



DEVELOPMENT REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Application Type

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

Site Information

Non-Residential: Proposed Sq. Ft.: _____ Site Acreage: _____

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

Property Owner(s)

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

Applicant/Representative, Title, Company

Street Address _____

City _____ State _____ Zip _____

Phone Number _____

Email Address _____

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

Authorized Agent _____

Property Owner(s) Signature(s) _____

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

General Information

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



Site Plan submittal requirements:

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

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

This Instrument Prepared By:
STACIE L. C. McELROY, ESQ.
Dean, Mead, Minton & Zwemer
1903 South 25th Street, Suite 200
Fort Pierce, Florida 34947

For Official Use Only
Tax Parcel Identification No.: **2428-321-0001-000/3**
2428-601-0252-000/6

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made as of the 22 day of May, 2006, by **MITCH GEVINSON and TERI GEVINSON, his wife, as to an undivided one-half (1/2) interest and JEFFREY PAPELL, as to an undivided one-half (1/2) interest**, whose address is 300 Meridian Avenue, Suite 6, Miami, Florida 33139 ("Grantor"), to **PRIVILEGE DEVELOPMENT LLC, a Florida limited liability company, Document Number L05000084809**, whose address is 3615 NE 207th Street, Suite 3108, Aventura, Florida 33180 ("Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, personal representatives and assigns of individuals and the successors and assigns of corporations, partnerships, governmental and quasi-governmental entities.)

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain parcel of real property (the "Land") situate in St. Lucie County, Florida and more particularly described as follows:

PARCEL 1:

The East 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, LESS AND EXCEPTING THEREFROM all rights-of-way for public roads and drainage canals.

PARCEL 2:

Lots 1 through 4; the West 130 feet of Lots 5 through 16; all of Lot 17; the West 130 feet of Lots 18 and 19, Block F, MARAVILLA HEIGHTS, according to the Plat thereof recorded in Plat Book 5, Page 1, of the Public Records of St. Lucie County, Florida.

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

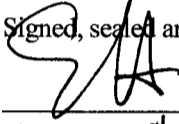
TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons whomsoever. This conveyance is subject to taxes accruing subsequent to December 31, 2005, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

THE LAND is unimproved property, and is not now, nor ever has been, the homestead of any of the Grantors, nor is it contiguous thereto.

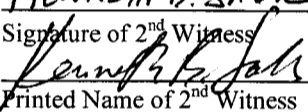
IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:




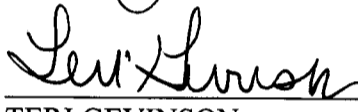
 Signature of 1st Witness
 Sheree Katzman

 Printed Name of 1st Witness
 KENNETH B. SALIK

 Signature of 2nd Witness


 Printed Name of 2nd Witness
 (As to Gevinson)




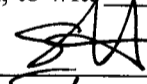
 MITCH GEVINSON


 TERI GEVINSON

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Mitch Gevinson and Teri Gevinson. Said persons (check one) are personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit: N/A

NOTARY PUBLIC-STATE OF FLORIDA
 Sheree Katzman (Notary Stamp)
 Commission # DD250887
 Expires: SEP 17, 2007
 Bonded Thru Atlantic Bonding Co., Inc.

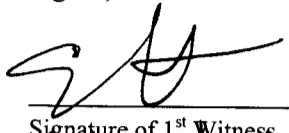


 Print Name: Sheree Katzman
 Notary Public, State of Florida
 Commission No.: _____
 My Commission Expires: _____

ADDITIONAL GRANTOR'S SIGNATURE ON FOLLOWING PAGE

IN WITNESS WHEREOF, the parties referred to above as Grantors have caused this instrument to be executed and delivered in their names and have intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered in the presence of:

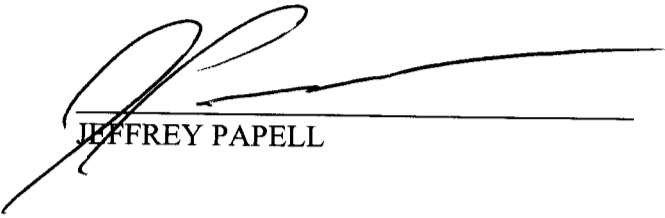


Signature of 1st Witness
Shere Katzman

Printed Name of 1st Witness

Signature of 2nd Witness
Timothy G Glass

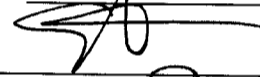
Printed Name of 2nd Witness
(As to Papell)


JEFFREY PAPELL

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 22 day of May, 2006, by Jeffrey Papell. Said person (check one) is personally known to me, produced a driver's license (issued by a state of the United States within the last five (5) years) as identification, or produced other identification, to wit:

N/A



Print Name: Shere Katzman

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

NOTARY PUBLIC-STATE OF FLORIDA
Shere Katzman
Commission # DD250887
Expires: SEP 17, 2007
Bonded Thru Atlantic Bonding Co., Inc.
{ Stamp

Privilege Development, LLC
704 E. Hallandale Beach Blvd.
Hallandale, FL 33008

AGENT CONSENT FORM

Project Name: Sunrise & Bell

Parcel ID: 2428-601-0252-000-6, 2428-321-0001-000-3, 2428-701-0004-000-0, 2428-701-0003-000-3, 2428-331-0001-030-3, 2428-331-0001-050-9, 2428-331-0002-000-1 and 2428-331-0004-010-8

BEFORE ME THIS DAY PERSONALLY APPEARED Simon Cohen, 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 12th day of September, 2019, by Simon Cohen (Name of Person Acknowledging) who is personally known to me or who has produced n/a (type of identification) as identification and who did (did not) take an oath.

Patricia Sesta
Notary Signature

Patricia Sesta
Printed Name of Notary



8/11/2020
My commission expires

Simon Sidney Cohen
Owner's Signature

Simon Sidney Cohen Privilege Development
Owner's Name

Po Box 3965
Street Address

HALLANDALE, FLORIDA 33008
City, State, Zip

RSK = 772-462-2455
Telephone / Email

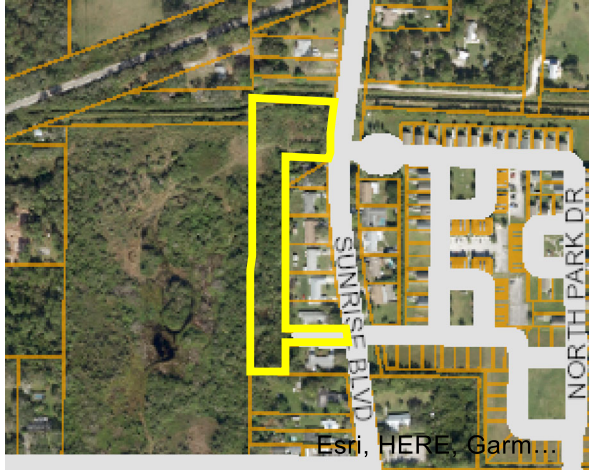
simon-cohen@hotmail.com



Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report



Parcel

Parcel ID: 2428-601-0252-000-6
Property ID: 32368
Owner 1: Privilege Development LLC
Site Address: 3315 SUNRISE BLVD

Owner

Owner 1: Privilege Development LLC
Owner 2:
Owner 3:
Mailing Address: PO Box 3945 Hallandale, FL
 33008-3945

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0022 - Fort Pierce
Subdivision: Maravilla Heights Subdivision
Just/Market Value: \$113,800
Finished Area:
Acres: 3.84
Total Area: 167,270.4

Legal Description

Legal Description: MARAVILLA HTS BLK F ALL LOTS 1 TO 4 INCL AND W 130 FT OF LOTS 5 TO 16 INCL AND ALL LOT 17 AND W 130 FT OF LOTS 18 AND 19 (3.84 AC) (OR 2575-681)

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
2018	\$113,800	\$0	\$113,800	\$0	\$65,098	\$0	\$65,098	\$48,702	\$0
2017	\$84,900	\$0	\$84,900	\$0	\$59,180	\$0	\$59,180	\$25,720	\$0
2016	\$53,800	\$0	\$53,800	\$0	\$53,800	\$0	\$53,800	\$0	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	3.84	\$67.20
Fort Pierce Stormwater Charge	2004	6	\$414.00

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Land Lines

Line Number	Units	Unit Type
1	3.84	Acre

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/22/2006	\$4,000,000	XX02	WD	Gavinson Mitch	2575-681	Clerk of Courts
12/05/2002	\$215,000	XX02	WD	Orend Sharon E	1624-2502	Clerk of Courts
05/01/2000	\$100	XX03	WD	Hargrave Maxine R	1299-758	Clerk of Courts
02/08/1999	\$100	XX01	DE	Doris M Radke	1202-2301	Clerk of Courts
10/25/1995	\$100	XX04	WD	Sharon E Orend	982-665	Clerk of Courts
11/24/1992	\$100	XX02	WD	Sharon E Orend	818-848	Clerk of Courts
11/22/1988	\$100	XX02	WD		612-2050	Clerk of Courts

Photos



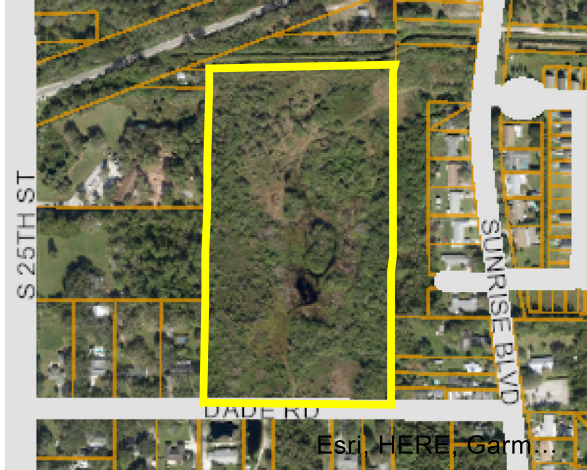


Saint Lucie County Property Appraiser

Michelle Franklin CFA

Report generated: Monday, July 08, 2019

Parcel Report



Parcel

Parcel ID: 2428-321-0001-000-3
Property ID: 32173
Owner 1: Privilege Development LLC
Site Address: SUNRISE BLVD

Owner

Owner 1: Privilege Development LLC
Owner 2:
Owner 3:
Mailing Address: PO Box 3945 Hallandale, FL
 33008-3945

Overview

Primary Land Use: 0000 - Vac Res
District Group: 0022 - Fort Pierce
Subdivision: Metes and Bounds
Just/Market Value: \$357,900
Finished Area:
Acres: 17.88
Total Area: 778,852.8

Legal Description

Legal Description: 28 35 40 E 1/2 OF NW 1/4 OF SW
 1/4-LESS CANAL, ROAD, FEC
 RR R/W- (17.88 AC) (OR 2575-
 681)

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
2018	\$357,900	\$0	\$357,900	\$0	\$278,850	\$0	\$278,850	\$79,050	\$0
2017	\$253,500	\$0	\$253,500	\$0	\$253,500	\$0	\$253,500	\$0	\$0
2016	\$250,300	\$0	\$250,300	\$0	\$250,300	\$0	\$250,300	\$0	\$0

Tax Links

[SLC Tax Collector's Office taxes for this parcel](#)

[Download TRIM notice for this parcel](#)

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	17.88	\$312.90
Fort Pierce Stormwater Charge	2004	29.4	\$2,028.60

Improvements

Building Sequence:	1
Bedrooms:	0
Bathrooms:	0
Building Type:	-
Story Height:	
No of Living Units:	
Total Finished Area:	0
Gross Sketched Area:	0
Year Built:	
Effective Year:	
Primary Roof Cover:	
Primary Roof Structure:	
Primary Wall:	
A/C %:	0

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/22/2006	\$4,000,000	XX02	WD	Gavinson Mitch	2575-681	Clerk of Courts
12/05/2002	\$215,000	XX02	WD	Orend Sharon E	1624-2502	Clerk of Courts
05/01/2000	\$100	XX03	WD	Hargrave Maxine R	1299-758	Clerk of Courts
02/08/1999	\$100	XX01	DE	Doris M Radke	1202-2301	Clerk of Courts
10/25/1995	\$100	XX04	WD	Sharon E Orend	982-665	Clerk of Courts
11/24/1992	\$100	XX02	WD	Sharon E Orend	818-848	Clerk of Courts
11/22/1988	\$100	XX02	WD		612-2050	Clerk of Courts

Photos**Land Lines**

Line Number	Units	Unit Type
1	17.88	Acre

Permits

Permit Number	Issue Date	Description
FE2006216	11/06/2006	Chainlink Fence
TT200618	10/27/2006	Unknown

PROJECT NARRATIVE & COVER LETTER
Privilege Development North
 Development, Design & Concurrency Review
 March 8, 2022

REQUEST

On behalf of the petitioner, Engineering Design & Construction, Inc. is requesting approval of a multi-family development known as Privilege Development North located east of Sunrise Boulevard and north of Dade Road in the City of Fort Pierce, Florida. The subject parcels total approximately 21.686 acres.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject properties are located in the City of Fort Pierce. Below is a list of the parcels associated with this request:

Parcel ID	Jurisdiction	FLU	Zoning
2428-601-0252-000-6	Fort Pierce	RM	R-4
2428-321-0001-000-3	Fort Pierce	RM	R-4
TOTAL ACREAGE:	21.686 Acres		

The subject parcels are located in the City of Fort Pierce and have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Medium Density Residential (R-4). A pre-application meeting was held in September 2019 and May 5, 2021 as City staff asked that an additional pre-application meeting be held prior to submittal of the formal applications.

The applicant is proposing a multi-family development consisting of 216 multifamily units with proposed office and clubhouse and associated site improvements. The subject parcels total 21.686 acres. A right-of-way dedication will be required as part of the development approval. The total acreage of the proposed development after the right-of-way take totals 21.53 acres.

The subject properties have a Future Land Use designation of Medium Density Residential (RM) and have a Zoning designation of Medium Density Residential (R-4). This allows for 6.5 – 12 du per acre. The proposed density for this site plan is 10 du per acre.

North of the parcels lies a large right-of-way owned and maintained by St. Lucie County.

South of the eastern parcel lies developed and undeveloped residential parcels. These parcels are located in St. Lucie County and have a Future Land Use designation of Medium Density Residential (RM) and an underlying Zoning designation of Residential, Multiple-Family – 9 (RM-9). South of the larger parcel lies the right of way of Dade Road

followed by developed and undeveloped residential parcels. These parcels are located in St. Lucie County and have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Agricultural, Residential-1 (AR-1) to the southwest and Residential, Single-Family – 2(RS-2) to the southeast.

East of the northern most point of the parcel lies the right-of-way of Sunrise Boulevard followed by residential homes. These parcels have a Future Land Use Designation of Low Density Residential (RL) and have an underlying Zoning designation of Planned Development. Directly east

Based on the above and attached information, the applicant respectfully requests general feedback in reference to obtaining approval of this development.

Z:\EDC-2019\19-352 - Privilege Dev - Dade Road (North Property)\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-03-08_Privilege_North_Justification_Site_Plan.docx

Parcel ID: 2428-321-0001-000-3
17.88 acres

Parcel ID: 2428-601-0252-000-6
3.84 acres



Privilege Development (North)

Aerial Map

Fort Pierce, FL



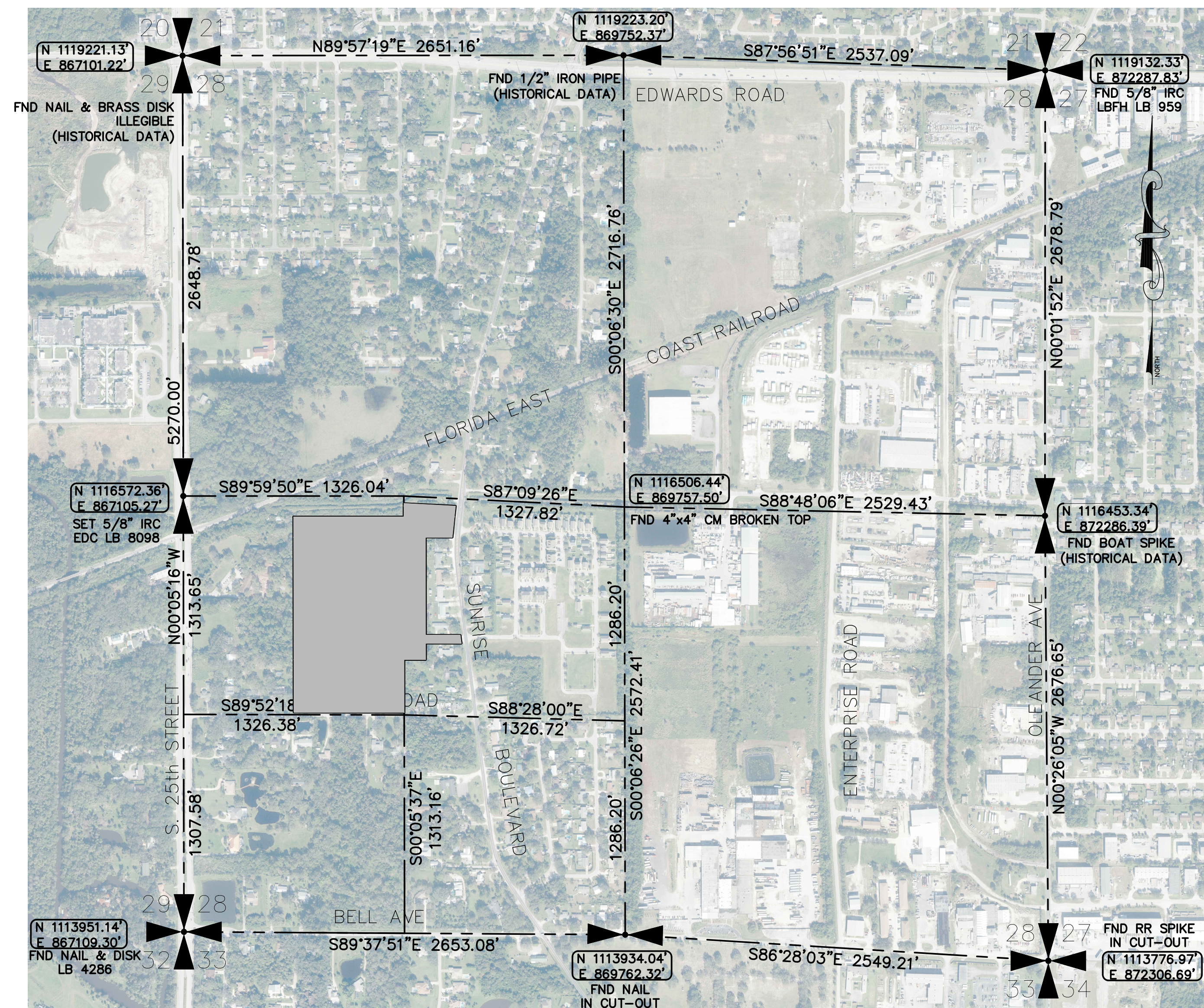
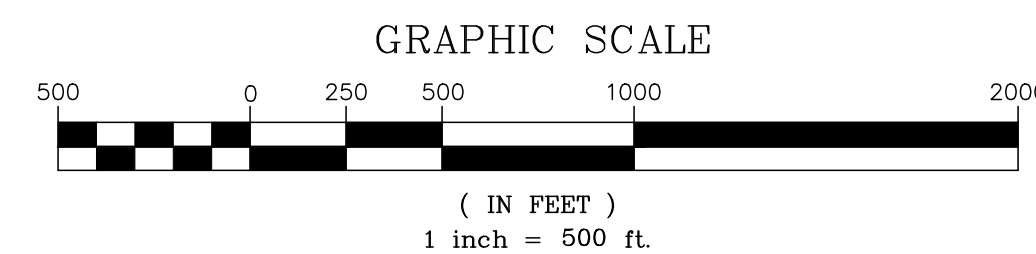
BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR: PRIVILEGE DEVELOPMENT

SYMBOL & ABBREVIATION LEGEND:

⊙	AIR RELEASE VALVE	DIP	DUCTILE IRON PIPE	HWF	HOG WIRE FENCE	PK/D	PARKER-KALON NAIL & DISK	⊗	SPIGOT
AL	ARC LENGTH	E	EAST/EASTING	HYD	HYDRANT	PCP	PERMANENT CONTROL POINT	⊕	SPRINKLER VALVE
ASPH	ASPHALT	EB	ELECTRIC BOX	IN	INCH	PRM	PERMANENT REFERENCE MONUMENT	S.L.C.	ST. LUCIE COUNTY
BFP	BACK FLOW PREVENTER	EH	ELECTRIC HAND HOLE (EH)	IP	IRON PIPE	P.B.	PLAT BOOK	STA	STATION
BM	BENCHMARK (BM)	EM	ELECTRIC METER	IR	IRON ROD	(P)	PLAT DATA	⊕	STORMWATER DRAINAGE MANHOLE
BRK	BIKE RACK	EP	ELECTRIC PANEL	IR/C	IRON ROD AND CAP	P.O.B.	POINT OF BEGINNING	⊕	STREET SIGN
CATV	CABLE RISER	EL/ELEV.	ELEVATION	IR/C	IRON ROD AND CAP	P.O.C.	POINT OF COMMENCEMENT	⊕	TELEPHONE RISER BOX
(C)	CALCULATED	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	L	LENGTH	P.C.C.	POINT OF CURVATURE	TOE	TOE OF SLOPE
CATCH	CATCH BASIN	F.O.	FIBER OPTIC	★	LIGHT POST	P.T.	POINT OF TANGENCY	TOB	TOP OF BANK/BERM
⊕	CENTERLINE	FOH	FIBER OPTIC HAND HOLE	MAG/D	MAG NAIL MAG BRAND	P.O.T.	POINT OF TERMINUS	T.O.N.	TOP OF NUT
CCR	CERTIFIED CORNER RECORD	F.O.M.	FIBER OPTIC MARKER	M	MAILBOX	P.V.C.	POLYVINYL CHLORIDE	X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
CHD	CHAIN LINK FENCE	M.C.	MARTIN COUNTY	MHW	MEAN HIGH WATER LINE	FL	FLORIDA	X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
CHD	CHORD	MHW	MEAN HIGH WATER LINE	MLWL	MEAN LOWER WATER LINE	PLS	PROFESSIONAL LAND SURVEYOR	X 0.00	TOWNSHIP
CO	CLEAN OUT	M	FIELD MEASURED	MLWL	MEAN LOWER WATER LINE	R	RADIUS	⊕	TRAFFIC HANDHOLD
COMM	COMMUNICATION RISER	F.F.E.	FINISHED FLOOR ELEVATION	☆	METAL LIGHT POST	RTK	REAL TIME KINEMATIC	⊕	TRAFFIC SIGNAL CONTROL BOX
CONC	CONCRETE	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	FL	FLORIDA	R/W	RIGHT-OF-WAY	TYP	TYPICAL
⊕	CONCRETE LIGHT POST	FPL	FLORIDA POWER AND LIGHT	⊕	MONITORING WELL	R/C	ROD AND CAP	UNK	UNKNOWN
CM	CONCRETE MONUMENT	FOOT	FOOT	MON	MONUMENT	RCP	REINFORCED CONCRETE PIPE	⊕	UNKNOWN HANDHOLD
⊕	CONCRETE POWER POLE (CPP)	FM	FORCE MAIN	NGVD29	NATIONAL GEODETIC VERTICAL DATUM OF 1929	R/W	RIGHT-OF-WAY	⊕	UNKNOWN RISER BOX
⊕	CONCRETE POWER POLE (CPP)	FND	FOUND	N/D	NON DESCRIPT NAIL AND DISK	R/W	RIGHT-OF-WAY	⊕	UNKNOWN TYPE MANHOLE
⊕	CONCRETE POWER POLE (CPP)	FT	FOOT	N.R.	NON RADIAL	R/C	ROD AND CAP	⊕	UTERIFIED CLAY PIPE
⊕	CONCRETE SIGNAL LIGHT POLE	SG FT.	SQUARE FEET	NAV08B	NORTH AMERICAN VERTICAL DATUM OF 1988	SEC	SECTION	⊕	WATER METER
⊕	CORRUGATED METAL PIPE	GIS	GIS	N	NORTH OR NORTHING	SET 5/8" IRC EDC LB 8098 UNLESS NOTED OTHERWISE	SV	SECTION VALVE	
⊕	CURB INLET	GND	GROUND	N	NORTH OR NORTHING	●	SET 5/8" IRC EDC LB 8098 UNLESS NOTED OTHERWISE	WV	WATER VALVE (WV)
⊕	DECORATIVE LIGHT POST	O.R.B.	OVER HEAD WIRE ANCHOR	No.	NUMBER	▲	RIGHT-OF-WAY CONTROL SIGN	W	WEST
⊕	DEED	PG	PAGE	O.R.B.	OVER HEAD WIRE ANCHOR	▲	RIGHT-OF-WAY CONTROL SIGN	WF	WOOD FENCE
⊕	DEED BOOK	PC	PAGE	PCN	PARCEL CONTROL NUMBER	▲	RIGHT-OF-WAY CONTROL SIGN	⊕	WOOD POLE STREET LIGHT
⊕	DIAMETER (DIA.)	HPDE	HIGH DENSITY POLYETHYLENE PIPE	PK NAIL	PARKER-KALON NAIL	▲	RIGHT-OF-WAY CONTROL SIGN	⊕	WOOD POWER POLE

SHEETS:

1. COVER SHEET
2. BOUNDARY SKETCH
3. IMPROVEMENTS AND TREES
4. TREE DATA TABLE



LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING MAY 25, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4064815.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
6. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
7. RELATIVE ACCURACY:
 - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
 - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS MAY 25, 2022.
3. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 F.A.C.), IS "RESIDENTIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
5. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE BOUNDARY SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 28, ST. LUCIE COUNTY, FLORIDA PER THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
9. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
10. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
11. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
12. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0188K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020, FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
13. IMPROVEMENTS SHOWN ARE DERIVED FROM AERIAL IMAGERY OBTAINED FROM F.D.O.T. DATED 2018.
14. AFTER REVIEW OF ADJOINING DESCRIPTIONS LYING WEST OF SUNRISE BOULEVARD, IT IS MY OPINION THAT THE NORTH AND SOUTH LINES AS DEFINED IN THE DESCRIPTIONS, DO NOT COINCIDE WITH THE LOT LINES OF THE PLAT OF MARAVILLA HEIGHTS.
15. THIS SURVEY IS BASED ON FOUND AND/OR CALCULATED SECTIONAL CONTROL FOR SECTION 28. THERE IS OCCUPATIONAL EVIDENCE THAT DISAGREES WITH THE TYPICAL BREAK-DOWN OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28-35S-40E.
16. IT IS THE OPINION OF THIS SURVEYOR THAT THE PROPERTY LINES WITHIN THE SOUTHWEST QUARTER SECTION 28-35S-40E ARE BASED ON VARIOUS RESOLUTIONS OF THE BREAKDOWN OF THE SECTION.
17. IT IS THE OPINION OF THIS SURVEYOR THAT THERE IS AN OVERLAP IN THE DEED CALLS FOR ADJACENT LAND AS DESCRIBED IN OFFICIAL RECORD BOOK 386B, PAGE 148 AND OFFICIAL RECORD BOOK 3639, PAGE 237S.
18. ALL THE DEEDS FOR THE ADJACENT LOTS WEST OF SUNRISE WERE BUILT BY HOLDING THE SOUTH LINE OF LOT 19AND WORKING BACK TO THE NORTH.
19. THE SOUTH LINE OF LOT 19 IS BASED ON THE TYPICAL BREAKDOWN OF THE SECTION.
20. IT IS THE OPINION OF THIS SURVEYOR THAT THE RIGHT-OF-WAY FOR DADE ROAD IS BASED ON A SKEW IN THE SECTION.
21. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV08B) AND ARE BASED ON THE FOLLOWING SAINT LUCIE COUNTY VERTICAL CONTROL BENCHMARK:
 - NAME: BRIDGE-25
 - ELEVATION: 5.98' (NAV08)
22. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REAL TIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.

LEGAL DESCRIPTION:

OWNERS POLICY
POLICY # OPM-2828063
EFFECTIVE DATE: MAY 30, 2006 AT 9:46 AM

PARCEL 1
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM ALL RIGHT-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2
LOTS 1 THROUGH 4; THE WEST 130 FEET OF LOTS 5 THROUGH 16; ALL OF LOT 17; THE WEST 130 FEET OF LOTS 18 AND 19, BLOCK F, MARAVILLA HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 21.686 ACRES, MORE OR LESS.

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

SIGNATURE DATE

ENGINEERS & SURVEYORS
ENVIRONMENTAL

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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9635
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	DATE
CHECKED BY	DATE
FIELD CHECK	DATE
FILE NAME	DATE
LAYOUT	DATE
AS SHOWN	DATE
SCALE	DATE
AS SHOWN	DATE
DATE	DATE

ADDED TOPOGRAPHIC ELEVATIONS (ASB)	DATE
ADDED TOPOGRAPHIC ELEVATIONS (ASB)	DATE
ADDED OCCUPATIONAL LINES AND INCREASE	DATE
ADDED OCCUPATIONAL LINES AND INCREASE	DATE

BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR: PRIVILEGE DEVELOPMENT

RECORD INFORMATION
SEC. 28, TOWNSHIP 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

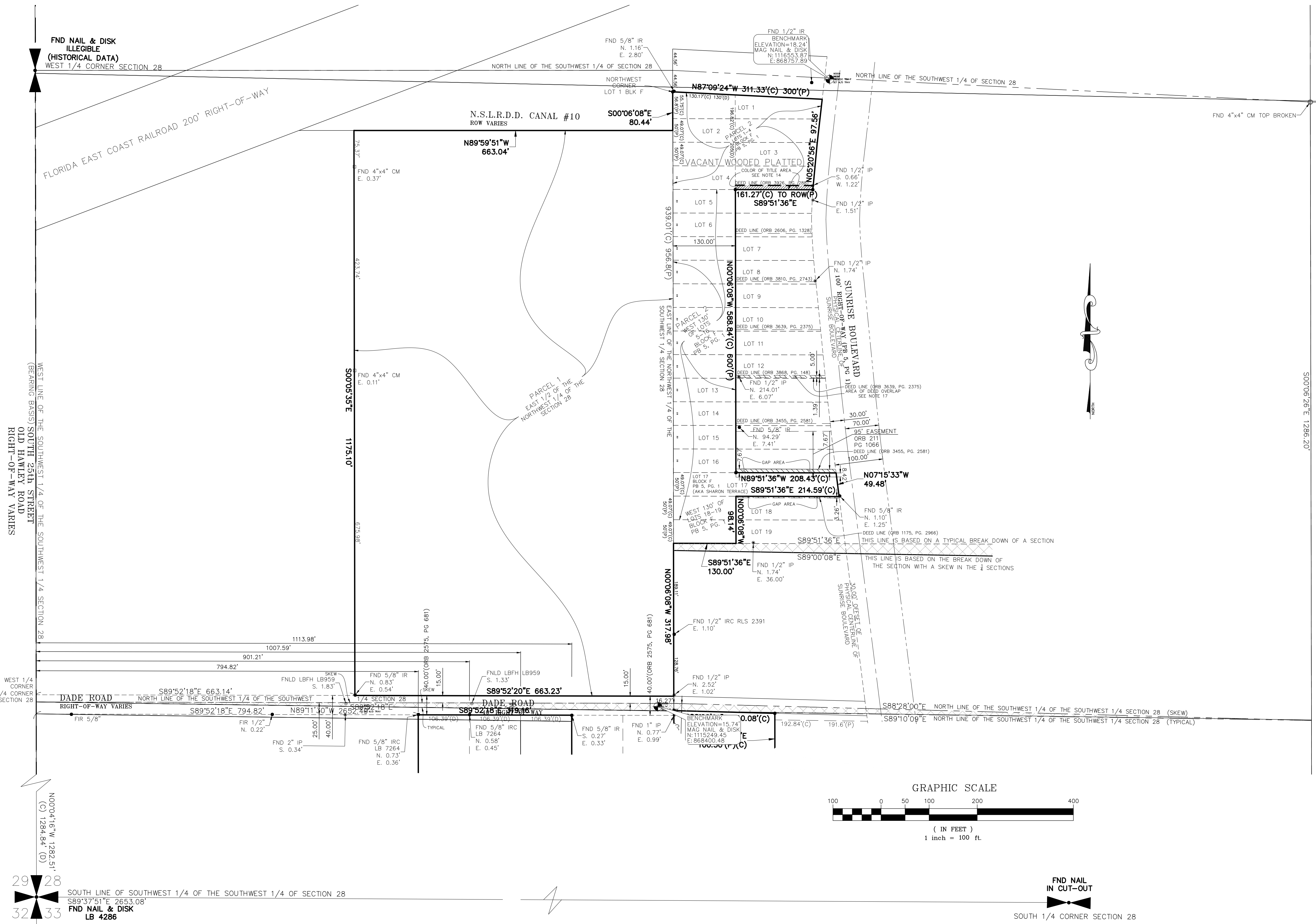
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

19-352

1 OF 4

Z:\EDC\081919-352 - Privilege Dev - Duke Road North Property\SURVEY\Drawings\PPS\Survey\19-352\04-46_SV_REV0.dwg, 02/20/2022 1:07 PM
 COPYRIGHT © 2020 BY EDC, INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
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BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR: PRIVILEGE DEVELOPMENT




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UNIT 201
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	MD
CHECKED BY	SV
FIELD CREW	FILENAME
LAYOUT	SCALE
AS SHOWN	DATE

ADDED TOPOGRAHY ELEVATIONS	DATE	REVISION COMMENTS
ADDED OCCUPATIONAL LINES AND ACRES	DATE	

**BOUNDARY, TOPOGRAPHIC &
TREE SURVEY
FOR: PRIVILEGE
DEVELOPMENT**

RECORD INFORMATION
SEC. 28, TWSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA



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

19-352

2 OF 4

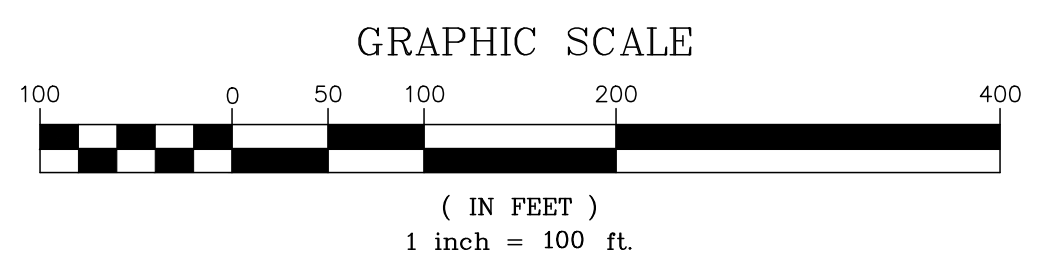
Z:\EDC\2019\19-352 - Privilege Dev - Dade Road North Property\SURVEYS\Drawings\19-352\2024\448 SV REV 04.dwg 6/23/2024 1:08 PM
 COPYRIGHT 2024 BY EDC-INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, COPIED OR IN ANY MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
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29 28
32 33

SOUTH LINE OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28
S89°37'51"E 2653.08'
FND NAIL & DISK
LB 4286

FND NAIL
IN CUT-OUT
SOUTH 1/4 CORNER SECTION 28

BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR: PRIVILEGE DEVELOPMENT



Z:\EDC\19181-352 - Privilege Dev - Dade Road (North Property)\SURVEY\Draw - PDF\Survey\19-352\20-446.SV, REV.0, 02/20/2022 1:10 PM.
 COPYRIGHT, 2020 BY EDC-INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	MTO
CHECKED BY	BY
FIELD CREW	FILE NAME
19-352\20-446.SV, REV.0.dwg	LAYOUT
AS SHOWN	SCALE
DATE	DATE
June 17, 2022	June 17, 2022

NO.	DATE	REVISION COMMENTS
02/20/2022	AS SHOWN	ADDED TOPOGRAPHIC ELEVATIONS, TREE ADDED, OCCUPATIONAL LINES AND ACREAGE
02/22/2021	AS SHOWN	ADDED OCCUPATIONAL LINES AND ACREAGE

BOUNDARY, TOPOGRAPHIC &
 TREE SURVEY
 FOR: PRIVILEGE
 DEVELOPMENT

RECORD INFORMATION
 SEC. 28, TOWNSHIP. 35 SOUTH, RGE. 40 EAST
 SAINT LUCIE COUNTY, FLORIDA



**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
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 UNIT 201
 PORT ST. LUCIE, FL 34987
 772-462-2455

19-352

3 OF 4



DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Property Owner(s)

Street Address _____

City State Zip _____

Phone Number _____

Email Address _____

Applicant/Representative, Title, Company

Street Address _____

City State Zip _____

Phone Number _____

Email Address _____

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

Authorized Agent _____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

<https://www.cityoffortpiece.com/971/Application-Submittal-for-Technical-Rev>

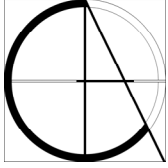
Design Review Application Checklist **(City Code of Ordinances 125-314)**

Submittal for Administrative Approval

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

Submittal for Board Approval

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



Claren Architecture + Design, Inc.

6400 Congress Ave, Suite 2150 Boca Raton, Florida 33487 P: 561-961-4884

March 10, 2022

City of Fort Pierce
Planning Department
100 N. US Highway 1
Ft. Pierce, FL 34950

Re: Privilege Development North Narrative
Multifamily Residential
Dade Road & Sunrise Blvd
City of Fort Pierce, FL

The subject property sits on the North-West corner of Dade Road and Sunrise Blvd. The site is relatively flat with no wetlands, and it is heavily wooded with existing trees and dense vegetation. The North property line of the site is bordered by a drainage canal and single-family residences. To the West there are single-family residences and a preschool, separated from the site by dense vegetation. The South property line is bordered by Dade Rd. with single-family residences across the street. On the East side there are existing single-family residences and duplexes.

A prevalent architectural character does not exist in the surrounding area. The proposed two and three-story apartment buildings will be built in the City Limits, in a rural community surrounded by green spaces, surrounded by spread-out single-family residences, and duplexes with no cohesive architectural theme. Most of the residential properties are large lots with ranch type homes with garage doors facing the street, low pitched roofs covered with asphalt shingles and or flat gravel roofs. There is no prevalent architectural character in this rural area. Please refer to the photographs at the end of this narrative.

The apartment buildings architectural style takes their cues from traditional proportional masonry vernacular building systems. The design, including landscape features offer open wide green spaces and a lake compatible with the surrounding undeveloped areas. The design avoids undue monotony in structural features by offering a combination of one- and two-story buildings, scattered around a large retention pond and bookend with a one-story clubhouse which compliments the architectural style of the apartment buildings. There is a tennis court and swimming pool amenities to support the clubhouse and apartment living style. All buildings are connected with a walking-jogging trail along the pond.

The roofs are symmetrical hip with a slope of 6:12 and intersecting overlaid hip to break up the long expanse or monotony. The roofs deep overhangs are extended over the balconies, providing coverage while visually articulating the roof expanse. Detailed eave brackets are incorporated on the balconies at both ends of the buildings. The finished roofing material shall be factory painted aluminum standing seam roofing system.

The placement of the fenestration and windows are strategically located to meet the life safety means of egress requirements as well as balance the façade and avoid large expanse of blank wall space. The aluminum windows have well-defined frames. No reflective glass will be used, but minimal tinting to meet the energy code requirements. The bottom of the windows at grade level are not lower than 24 inches from the grade or sidewalk.

The design of the building elevations reflects traditional proportions and architectural vocabularies consistent with regional precedents and eliminates blank walls. Materials for facades shall be stucco, cement horizontal siding in clapboard style boards. Stucco banding, quoins, and score lines are used to break up the stucco and proportionally create interest.

Decorative, low-level intensity, non-concealed lighting which defines the vehicular-parking areas and pedestrian ways are proposed along with the minimum required general lighting used for security purposes and to accentuate the buildings facades. The above architectural building features are combined to offer an aesthetically pleasing, well lit, and well-balanced buildings which fit in harmoniously with the surrounding areas and vernacular of the region.



Sunrise Blvd looking west



Sunrise Blvd looking east



Dade Road looking north



Dade Road looking south

Should you have any questions, please do not hesitate to contact me.

Respectfully,

A handwritten signature in blue ink, appearing to read "Stephan Claren".

Stephan Claren, AIA, NCARB
President



ENGINEERS • SURVEYORS • ENVIRONMENTAL

October 1, 2019

Privilege Development, LLC
PO Box 3945 Hallandale, FL 33008

Reference: **Environmental Assessment- North Parcels**
3315 Sunrise Blvd, Ft. Pierce, St Lucie County, Florida
Parcel ID # 2428-601-0252-000-6, 2428-321-0001-000-3

Dear Privilege Development,

EDC, Inc. (EDC) has completed this Environmental Assessment (EA) for the above referenced property. The purpose of this evaluation was to conduct a review of the above listed parcel by means of site visit, review of available aerial photography, listed species review, review of soil resources, and review of environmental regulation pertaining to this parcel.

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to St Lucie County regulations.

Please contact the undersigned if you have any questions regarding this report.

Respectfully submitted,
EDC, Inc.

Drew Gatewood, Ms, PWS
Project Manager/ Sr. Biologist

10250 SW Village Parkway
Port St Lucie, FL 34987
772.223.5200
772.223.5103 fax
www.edc-inc.com



ENVIRONMENTAL ASSESSMENT

3315 Sunrise Blvd
Ft Pierce, St Lucie County, Florida

Date: October 1, 2019
Project # 19-352

Prepared For:
Privilege Development

Prepared By:
EDC, Inc.
10250 SW Village Parkway
Port St Lucie, Florida 34987
(772) 223-5200

The subject property evaluated as part of this Environmental Assessment consists of a 22.12 acre site, located at 3315 Sunrise Blvd in Ft Pierce, St Lucie County, Florida. The parcel is currently undeveloped.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 1, 2019 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is native habitat located on site. This site consisted of the following vegetation; native vegetation – laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii* var. *densa*), cabbage palm (*Sabal palmetto*), saw palmetto (*Serenoa repens*), primrose willow (*Ludwigia*, sp) duck potato (*Sagittaria lancifolia*), pickerelweed (*Pontedaria cordata*); and exotic vegetation – Caesar's weed (*Urena lobata*), Melaleuca (*Melaleuca* sp), Bahia grass (*Paspalum notatum*), old world climbing fern (*Lygodium microphyllum*), and Brazilian pepper (*Schinus terebinthifolius*).

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there are wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. All of these components were found during the field reconnaissance on the property. A wetland determination has been previously done by the State (56-02552-P) and the USACOE (SAJ-2006-3727) and mitigation credits have been purchased by Bluefield Mitigation Bank to offset 5.3 credits of impacts (See attached Letter)

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises were found on the site nor, were any other state or federally listed species during the site visit.

SOIL COMPOSITION:

Based on a review of the USDA Web Soil the site is composed of:

Oldsmar sand depressional – This is a nearly level, poorly drained soil found in broad open areas of the flatwoods. The natural vegetation associated with this soil type is slash pine and an understory of saw palmetto, gallberry, fetterbush, running oak, and dwarf huckleberry. Grasses are pineland threeawn, bluestem and panicum. Typically, the surface layer is dark gray sand with a light gray and grayish brown subsurface layer. Under natural conditions, this soil is not suited to cultivate crops or for pasture because of ponding. However, if intensive management, soil improving measures and a good water control system are implemented, the soil is suitable for vegetable crops and pasture.

Ankona and Farmton sand – is poorly drained soil is found in broad areas of flatwoods. Typically the surface layer is very dark gray fine sand about 6 inches thick. The subsurface layer extends to a depth of 35 inches and is fine sand. The seasonal high water table in Immokalee soil is at a depth of 6 to 8 inches from June through September. During the remainder of the year it is typically at a depth of 18 to 40 inches. Natural vegetation consists of slash pine and scattered oak with an understory of saw palmetto, gallberry, fetterbush, pineland threeawn, chalky bluestem, and Indian grass. This soil is poorly suited for crops and citrus. Water control measures are needed to overcome excessive wetness.

Pepper and Eau Gallie sands – This soil is a nearly level, poorly drained soil in low poorly defined drainage ways in the flatwoods. The water table is typically at a depth of less than 10 inches for cumulative periods of 2 to 6 months during wet seasons, and recedes to a depth of 40 inches or more during extended dry periods.

St Lucie County Regulations

According to the St Lucie County Property Appraiser's Report, the subject property has a land use code of 0000 Vacant Residential. A tree survey may be required prior to any land clearing activities.

SUMMARY:

It is the professional opinion of EDC that there are wetlands/surface waters within the property boundaries, however previous mitigation is in place to offset their impacts. In addition, no gopher tortoises or any other state or federally listed species were found on the site.



Environmental Site Assessment

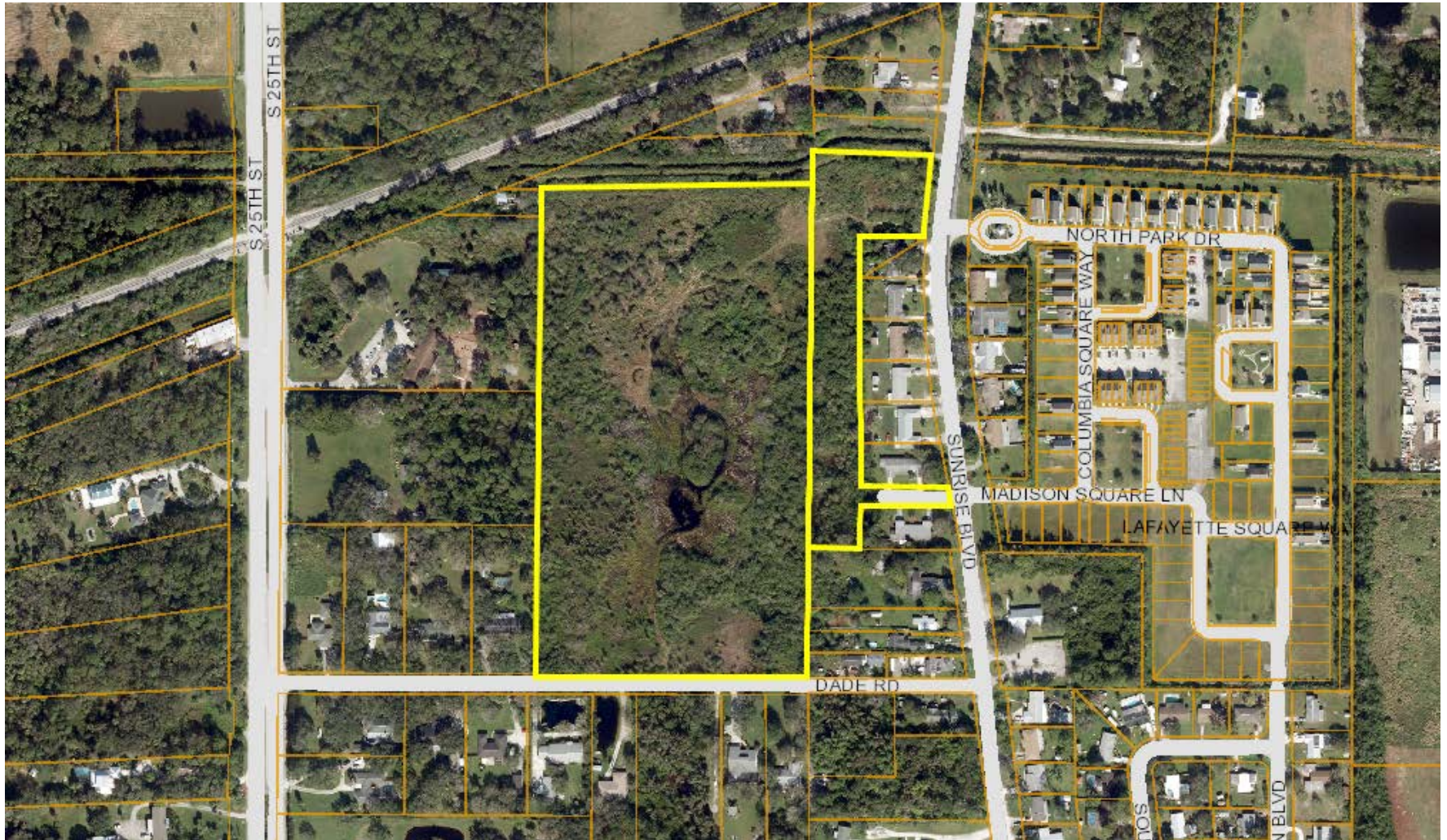
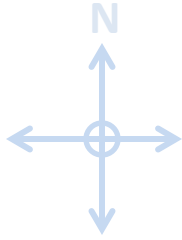
Sunrise Blvd
Fort Pierce, St. Lucie County, FL

Property Appraiser Map

Project: 19-352

North Parcels

9/20/2019





Environmental Site Assessment

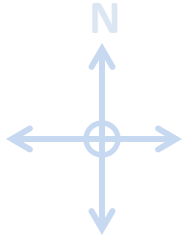
Sunrise Blvd
Fort Pierce, St. Lucie County, FL

Soil Map

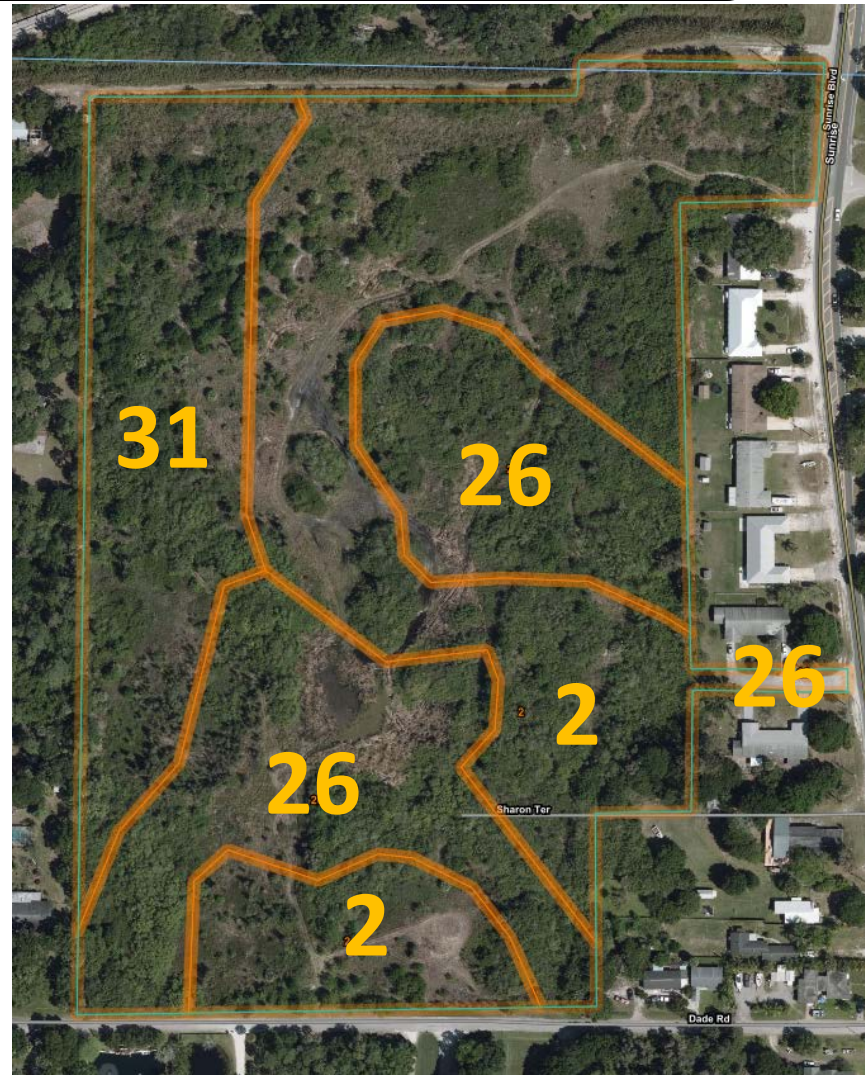
Project: 19-352

North Parcels

9/20/2019



St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	11.1	49.5%
26	Oldsmar sand, depressional	6.9	30.5%
31	Pepper and EauGallie sands	4.5	20.0%
Totals for Area of Interest		22.5	100.0%





ENGINEERS • SURVEYORS • ENVIRONMENTAL

Environmental Site Assessment

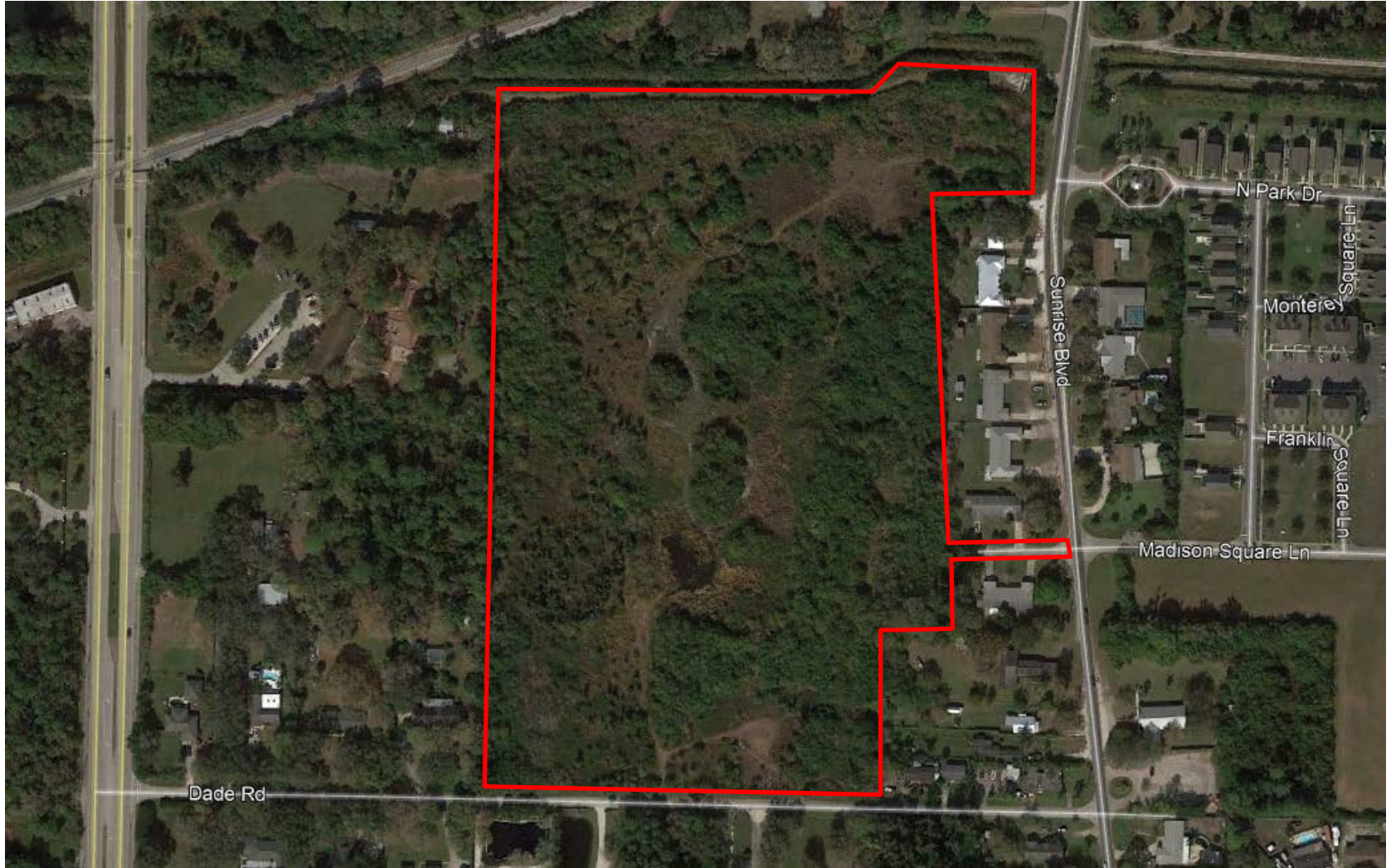
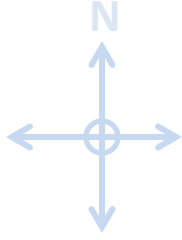
Sunrise Blvd
Fort Pierce, St. Lucie County, FL

Wetland Map

Project: 19-352

North Parcels

9/20/2019



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Clair

Bluefield Ranch Mitigation Bank

David McIntosh, Trustee
901 North Olive Avenue
West Palm Beach, FL 33401
Phone (561) 355-3900; Fax (561) 659-9811
C (561) 346-4072
DaveMcInt@bellsouth.net

Memorandum by fax

To: South Florida Water Management District
Environmental Resource Permitting (561-682-6896)

From: Dave McIntosh

Subject: Privilege Development, LLC; Sunrise Lakes
SFWMD Permit # 56-02552-P;
Mitigation at Bluefield Ranch Mitigation Bank

Date: January 24, 2007

Ladies and Gentlemen:

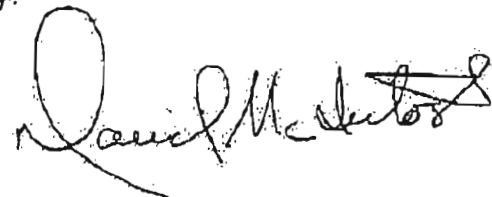
I hereby advise you that Privilege Development, LLC, has completed all its obligations under its contract with Bluefield Ranch Mitigation Bank for the purchase of five and three-tenths (5.3) herbaceous wetland mitigation credits. By completing its obligations, Privilege Development, LLC, has fully satisfied Special Condition 14 of the above-referenced SFWMD Permit.

As you are aware, Bluefield Ranch Mitigation Bank is permitted by SFWMD for the sale of such credits by virtue of Permit #56-00002-M.

Bluefield now requests your permanent withdrawal of those five and three-tenths (5.3) herbaceous credits from Bluefield's credit ledger and the permanent association of those credits with the Permit of Privilege Development, LLC, for its Sunrise Lakes project.

If you have any questions, please contact me directly.

Thank you.



✓ Cc: Mr. Simon Cohen (305-832-2228)

VIA HAND DELIVERY to AVI ON 1-25-07.

TOTAL PAGES TRANSMITTED - 1



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Dade & Sunrise – Parcels North

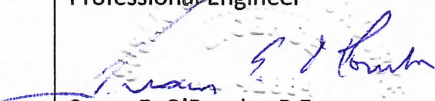
Prepared for:

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

Prepared by

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

**February 11, 2022
Revised June 17, 2022
SR22012.0**

<p>Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole St Stuart, Florida 34994 772-781-7918</p>	<p>Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 6/17/2022 License #: 42684</p>
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O'ROURKE
ENGINEERING & PLANNING

February 11, 2022

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

Re: Dade & Sunrise – Parcels North

Dear Mrs. Patricia Sesta:

O'Rourke Engineering & Planning has completed the analysis of 216 multi-family units located west of Sunrise Boulevard and north of Dade Road in Fort 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

Traffic Report – Dade & Sunrise-Parcels North.6.17.22

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INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic impact study for submittal to the City of Fort Pierce for the proposed 216 multi-family units. The purpose of this report is to determine the project's impact on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 21.72 acres located west of Sunrise Boulevard and north of Dade Road in Ft. Pierce, St. Lucie County, Florida. The property has a zoning of Medium Density Residential (R-4), and a Future Land Use of Medium Density Residential (RM), which allows 10 multi-family units dwelling units per acre. Therefore, a maximum of 217 multi-family dwelling units is possible. The proposed project consists of the construction of 216 multi-family units. The site is currently vacant.

The project location is shown in **Figure 1. Appendix A** shows the details of the site.



- Legend**
- = Project Location
 - = Signal
 - = Stop Sign
 - = Roundabout
 - #L = Existing Lanes
 - (XX) = Committed 5 Year Tip

Figure 1
 Project Location/Roadway Network
 Dade & Sunrise - North Parcels

OROURKE
 ENGINEERING & PLANNING

22 SE Seminole Street
 Stuart, FL, 34994
 Date: 6.17.2022

ROADWAY CONDITIONS

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

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

Existing/Proposed Lane Geometrics and Traffic Control

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

- Edwards Road is a four-lane divided urban minor arterial with an east/west alignment.
- S 25th Street is a four-lane divided urban principal arterial with a north/south alignment.
- Bell Avenue is a two-lane urban major collector roadway with an east/west alignment.
- Oleander Avenue is a two-lane urban minor arterial with a north/ south alignment.
- Sunrise Boulevard is a two-lane urban major collector with a north/south alignment.
- Midway Road is a two-lane urban minor arterial with an east/west alignment. Midway Rd is currently under construction under the St Lucie TPO Transportation Improvement Program to widen from two lanes to four lanes.
- Dade Road is a two-lane local road with an east/west alignment.

The roadway network is shown in **Figure 1** with notations for Existing and Existing + Committed. Roadway details are included in **Appendix B**.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO. 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 St. Lucie County Traffic Counts and Level of Service Report, which is included in **Appendix C**.

PROJECT TRAFFIC

To estimate future traffic generated by the project, the ITE Trip Generation, 11th Edition trip rates were applied. Multifamily Housing-Low Rise (Land Use Code 220) was applied to estimate the trips generated by the 216 units. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,460 new daily trips. There will be an increase of 90 new AM peak hour trips with an increase of 22 trips entering the project and 68 trips exiting the project. There will be 113 new PM peak hour trips with 71 trips entering the project and 42 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. The project has one primary access on the northeast side of the project via Sunrise Boulevard (Driveway 1). The other access is emergency access on Dade Road (Driveway 2). The project site is shown in **Appendix A**.

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 in **Tables 2a and 2b**, the project is significant on Dade Road and Sunrise Boulevard.

BACKGROUND TRAFFIC

Background traffic volumes represent the amount of traffic that will be on the area roadway network without the proposed development. This includes traffic growth that is associated with the general (historic) growth in the area and the growth due to the development of unbuilt portions of approved developments. The other projects include St. James Christian Academy and Springs Recovery Center.

Growth Rate

An average growth rate of 2.3% was calculated using the *Traffic Counts and Level of Service Report* historical data for S 25th Street and Sunrise Boulevard. Existing traffic volumes were grown to buildout year 2025. Details of the growth rate calculation are included in **Appendix D**.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	216	DU	$T = 6.41(X) + 75.31$	50%	50%	730	730	1,460
TOTALS							730	730	1,460

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	216	DU	$T = 0.31(X) + 22.85$	24%	76%	22	68	90
TOTALS							22	68	90

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	216	DU	$T = 0.43(X) + 20.55$	63%	37%	71	42	113
TOTALS							71	42	113

Source: ITE 11th Edition Trip Generation Rates

TABLE 2a - 2025 Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	NO	790	3	0.38%	15%
	25th St	Sunrise Blvd	WB	OUT	NO	790	10	1.27%	15%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	1	0.17%	2%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	0	0.00%	2%
Edwards Rd	Selvitz Rd	25th St	EB	IN	NO	880	3	0.34%	14%
	Selvitz Rd	25th St	WB	OUT	NO	880	10	1.14%	14%
	25th St	Sunrise Blvd	EB	IN	NO	1700	2	0.12%	10%
	25th St	Sunrise Blvd	WB	OUT	NO	1700	7	0.41%	10%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1700	12	0.71%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1700	4	0.24%	18%
	Oleander Ave	US 1	EB	OUT	NO	1700	6	0.35%	9%
Oleander Ave	US 1	WB	IN	NO	1700	2	0.12%	9%	
Midway Rd	Christensen Rd	25th St	EB	IN	NO	840	3	0.36%	13%
	Christensen Rd	25th St	WB	OUT	NO	840	9	1.07%	13%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	840	7	0.83%	10%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	840	2	0.24%	10%
Dade Rd	*25th St	Sunrise Blvd	EB	IN	YES	675	9	1.33%	42%
	*25th St	Sunrise Blvd	WB	OUT	YES	675	29	4.30%	42%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	7	0.33%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	22	1.05%	33%
	Bell Ave	Dade Rd	NB	IN	NO	2100	4	0.19%	18%
	Bell Ave	Dade Rd	SB	OUT	NO	2100	12	0.57%	18%
	Dade Rd	Edwards Rd	NB	OUT	NO	2100	16	0.76%	24%
	Dade Rd	Edwards Rd	SB	IN	NO	2100	5	0.24%	24%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	14	0.70%	20%
	Edwards Rd	Cortez Blvd	SB	IN	NO	2000	4	0.20%	20%
Sunrise Blvd	Midway Rd	Bell Ave	NB	IN	NO	540	2	0.37%	10%
	Midway Rd	Bell Ave	SB	OUT	NO	540	7	1.30%	10%
	*Bell Ave	Dade Rd	NB	IN	NO	750	6	0.80%	27%
	*Bell Ave	Dade Rd	SB	OUT	YES	750	18	2.40%	27%
	*Dade Rd	Project Driveway 1	NB	IN	NO	750	3	0.40%	15%
	*Dade Rd	Project Driveway 1	SB	OUT	YES	750	10	1.33%	15%
	*Project Driveway 1	Edwards Rd	NB	OUT	YES	750	21	2.80%	31%
	*Project Driveway 1	Edwards Rd	SB	IN	NO	750	7	0.93%	31%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	2	0.33%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	1	0.17%	3%
Oleander Ave	Bell Ave	Farmers Market	NB	OUT	NO	580	1	0.17%	2%
	Bell Ave	Farmers Market	SB	IN	NO	580	0	0.00%	2%
	Edwards Rd	Wisteria Ave	NB	OUT	NO	800	6	0.75%	9%
	Edwards Rd	Wisteria Ave	SB	IN	NO	800	2	0.25%	9%

*Adjacent Links

Two-Way: 90
Net In: 22
Net Out: 68

TABLE 2b - 2025 Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Bell Avenue	25th St	Sunrise Blvd	EB	IN	NO	790	11	1.39%	15%
	25th St	Sunrise Blvd	WB	OUT	NO	790	6	0.76%	15%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	600	1	0.17%	2%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	600	1	0.17%	2%
Edwards Rd	Selvitz Rd	25th St	EB	IN	NO	880	10	1.14%	14%
	Selvitz Rd	25th St	WB	OUT	NO	880	6	0.68%	14%
	25th St	Sunrise Blvd	EB	IN	NO	1700	7	0.41%	10%
	25th St	Sunrise Blvd	WB	OUT	NO	1700	4	0.24%	10%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	1700	8	0.47%	18%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	1700	13	0.76%	18%
	Oleander Ave	US 1	EB	OUT	NO	1700	4	0.24%	9%
Oleander Ave	US 1	WB	IN	NO	1700	6	0.35%	9%	
Midway Rd	Christensen Rd	25th St	EB	IN	NO	840	9	1.07%	13%
	Christensen Rd	25th St	WB	OUT	NO	840	5	0.60%	13%
	Sunrise Blvd	Oleander Ave	EB	OUT	NO	840	4	0.48%	10%
	Sunrise Blvd	Oleander Ave	WB	IN	NO	840	7	0.83%	10%
Dade Rd	*25th St	Sunrise Blvd	EB	IN	YES	675	30	4.44%	42%
	*25th St	Sunrise Blvd	WB	OUT	YES	675	18	2.67%	42%
25th St	Midway Rd	Bell Ave	NB	IN	NO	2100	7	0.33%	33%
	Midway Rd	Bell Ave	SB	OUT	NO	2100	22	1.05%	33%
	Bell Ave	Dade Rd	NB	IN	NO	2100	4	0.19%	18%
	Bell Ave	Dade Rd	SB	OUT	NO	2100	12	0.57%	18%
	Dade Rd	Edwards Rd	NB	OUT	NO	2100	16	0.76%	24%
	Dade Rd	Edwards Rd	SB	IN	NO	2100	5	0.24%	24%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	2000	8	0.40%	20%
	Edwards Rd	Cortez Blvd	SB	IN	NO	2000	14	0.70%	20%
Sunrise Blvd	Midway Rd	Bell Ave	NB	IN	NO	540	7	1.30%	10%
	Midway Rd	Bell Ave	SB	OUT	NO	540	4	0.74%	10%
	*Bell Ave	Dade Rd	NB	IN	YES	750	19	2.53%	27%
	*Bell Ave	Dade Rd	SB	OUT	YES	750	11	1.47%	27%
	*Dade Rd	Project Driveway 1	NB	IN	YES	750	11	1.47%	15%
	*Dade Rd	Project Driveway 1	SB	OUT	NO	750	6	0.80%	15%
	*Project Driveway 1	Edwards Rd	NB	OUT	YES	750	13	1.73%	31%
	*Project Driveway 1	Edwards Rd	SB	IN	YES	750	22	2.93%	31%
	Edwards Rd	Cortez Blvd	NB	OUT	NO	600	1	0.17%	3%
	Edwards Rd	Cortez Blvd	SB	IN	NO	600	2	0.33%	3%
Oleander Ave	Bell Ave	Farmers Market	NB	OUT	NO	580	1	0.17%	2%
	Bell Ave	Farmers Market	SB	IN	NO	580	1	0.17%	2%
	Edwards Rd	Wisteria Ave	NB	OUT	NO	800	4	0.50%	9%
	Edwards Rd	Wisteria Ave	SB	IN	NO	800	6	0.75%	9%

*Adjacent Links

Two-Way: 113
Net In: 71
Net Out: 42

LINK ANALYSIS

The links where the project traffic is significant were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout 2025.

INTERSECTION ANALYSIS

The intersections of Sunrise Boulevard at Dade Road and S 25th Street at Dade Road were counted for the AM and PM peak hours on Tuesday January 18, 2022, and Wednesday January 19, 2022, respectively. A growth rate of 2.3% was used. As seasonal counts, a seasonal factor of 1.00 was applied to the traffic counts (see **Appendix C**). Background traffic volumes were developed by adding the existing traffic volumes, traffic growth, and committed trips. The buildout 2025 traffic volumes were developed by adding the background traffic volume plus project traffic.

The intersection was analyzed using HCS for unsignalized intersections. As shown in **Table 4**, the S 25th Street at Dade Road intersection will operate at an acceptable LOS during the AM and PM peak hours with the existing lane configuration for Total Traffic 2025 conditions. The Sunrise Boulevard at Dade Road intersection will operate at LOS B or better for Total Traffic 2025 conditions.

Appendix E includes the intersection analysis and data.

Table 4 – LOS Results

INTERSECTION	2022-Existing				2025-Without Project				2025-With Project			
	AM		PM		AM		PM		AM		PM	
	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY	LOS	DELAY
S 25 th Street at Dade Road	D	26.8	B	14.6	D	30.4	C	15.4	D	33.7	C	16.3
Sunrise Blvd. at Dade Road	A	9.9	B	11.1	B	10.1	B	11.3	A	9.6	B	10.8
Sunrise Blvd. at Project Driveway 1	-	-	-	-	-	-	-	-	B	10.7	B	12.2
Dade Road at Project Driveway 2	-	-	-	-	-	-	-	-	A	8.6	A	8.6

DRIVEWAY ANALYSIS

There will be two project driveways, one located on Sunrise Boulevard to the east, and one located at Dade Road to the south. **Figure 3** illustrates the project traffic at the driveways. The need for a left turn is typically evaluated based on research in National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Research Guide. The report provides guidelines for left-turn lanes based on approaching and opposing traffic volumes and percent left turns. The though traffic at the driveways

was developed from the turning movement counts. The westbound traffic at Driveway 1 was developed from trip generations of the existing development.

The PM peak hour has the highest peak hour volumes for the inbound traffic. At Driveway 1 (via Sunrise Boulevard), a south bound right-turn lane is not required for 22 right turns during the PM peak hour. For a right-turn lane, a threshold of 125 vehicles is applied based on FDOT standards. A northbound left-turn lane will be provided.

As shown on **Table 4**, the project driveway will operate at a LOS B or better in the AM and PM peak hours for the 2025 with project scenario.

Appendix F includes the driveway data and analysis.

CONCLUSION

With 90 net new AM peak hour trips and 113 net new PM peak hour trips, all links and intersections are projected to operate at acceptable levels of service with the existing roadway network. In addition, the project will provide a northbound left at Driveway 1 but no turn lanes at Driveway 2. The project meets the requirements for concurrency.

TABLE 3a - 2025 Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor ¹	Peak Hour Peak Direction Volume ²	2022 Peak Hour Direction Volume	2022 Peak Hour Volume ³	Growth Rate ⁵	2025 AM Peak Hour + Growth	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Dade Rd	25th St	Sunrise	EB	IN	YES	-	-	-	12 ³	2.29%	13	13	675	9	22	1.33%	YES	42%
	25th St	Sunrise	WB	OUT	YES	-	-	-	11 ³	2.29%	12	12	675	29	41	4.30%	YES	42%
Sunrise Blvd	Bell Ave	Dade Rd	SB	OUT	YES	0.513	251	290	290	2.46%	312	312	750	18	330	2.40%	YES	27%
	Dade Rd	Project Driveway 1	SB	OUT	YES	0.519	251	290	290	2.46%	289	289	750	10	299	1.33%	YES	15%
	Project Driveway 1	Edwards Rd	NB	OUT	YES	0.481	251	290	269	2.46%	289	289	750	21	310	2.80%	YES	31%

¹ D factor calculated from traffic counts

² St. Lucie County Traffic Counts and LOS Report 2021

³ Peak Hour Direction Volume for Dade Rd from traffic counts.

⁴ Calculated using TPO peak hour volumes and D Factors from traffic counts.

⁵ Growth rate of 2.46% calculated from historical TPO volumes on Sunrise Blvd. Average growth rate on S 25th St and Sunrise Blvd 2.29%

Net In: 22
Net Out: 68
Years Grown: 3

TABLE 3b - 2025 Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor ¹	Peak Hour Peak Direction Volume ²	2022 Peak Hour Direction Volume	2022 Peak Hour Volume ³	Growth Rate ⁵	2025 AM Peak Hour + Growth	2025 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Dade Rd	25th St	Sunrise	EB	IN	YES	-	-	-	21 ³	2.29%	22	22	675	30	52	4.44%	YES	42%
	25th St	Sunrise	WB	OUT	YES	-	-	-	11 ³	2.29%	12	12	675	18	30	2.67%	YES	42%
Sunrise Blvd	Bell Ave	Dade Rd	NB	IN	YES	0.38	284	329	201	2.46%	216	216	750	19	235	2.53%	YES	27%
	Bell Ave	Dade Rd	SB	OUT	YES	0.62	284	329	329	2.46%	353	353	750	11	364	1.47%	YES	27%
	Dade Rd	Project Driveway 1	NB	IN	YES	0.37	284	329	196	2.46%	211	211	750	10	221	1.33%	YES	15%
	Project Driveway 1	Edwards Rd	NB	OUT	YES	0.37	284	329	196	2.46%	211	211	750	13	224	1.73%	YES	31%
	Project Driveway 1	Edwards Rd	SB	IN	YES	0.63	284	329	329	2.46%	353	353	750	22	375	2.93%	YES	31%

¹ D factor calculated from traffic counts

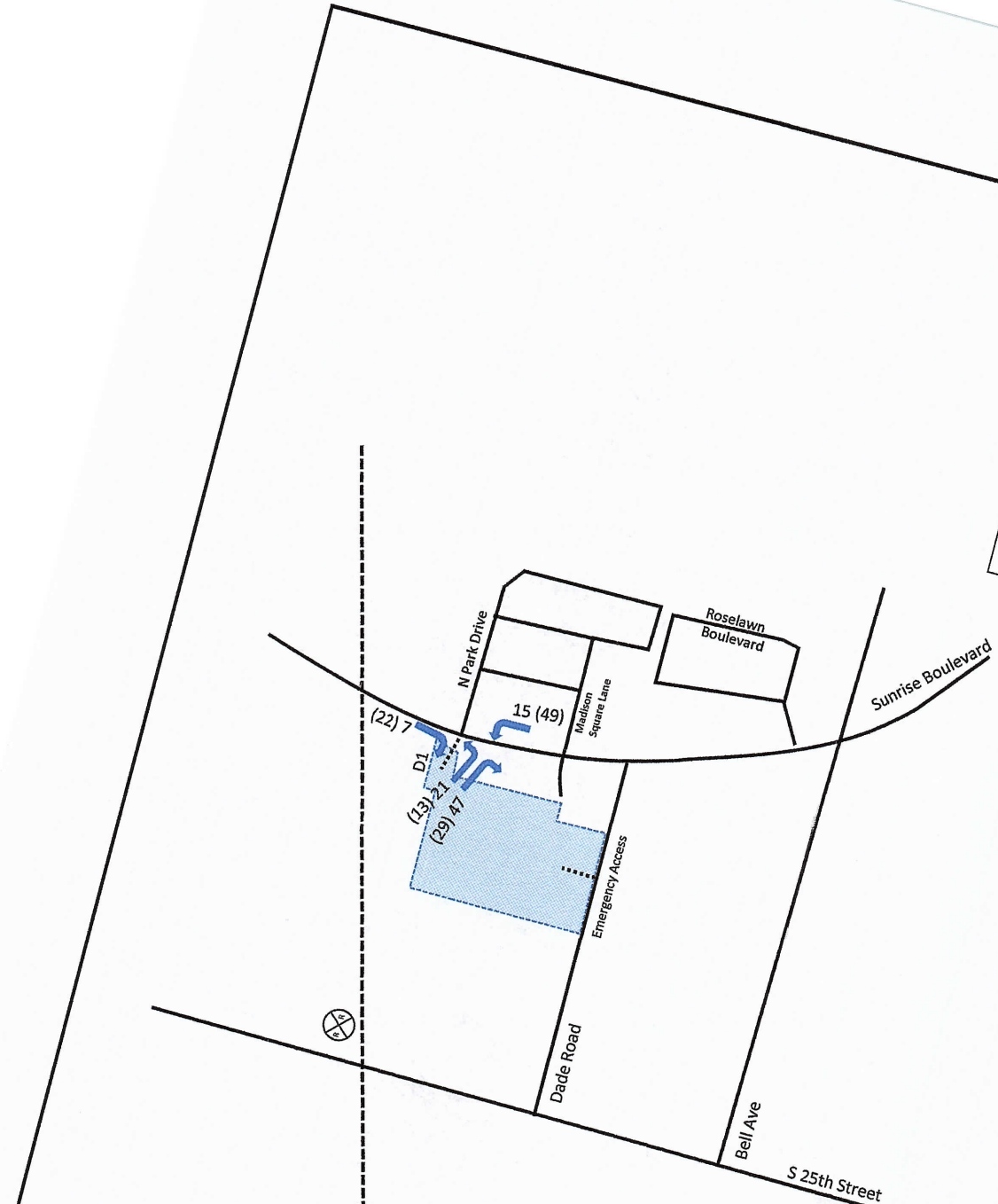
² St. Lucie County Traffic Counts and LOS Report 2021

³ Peak Hour Direction Volume for Dade Rd from traffic counts.

⁴ Calculated using TPO peak hour volumes and D Factors from traffic counts.

⁵ Growth rate of 2.46% calculated from historical TPO volumes on Sunrise Blvd. Average growth rate on S 25th St and Sunrise Blvd 2.29%

Net In: 71
Net Out: 42
Years Grown: 3



	IN	OUT	TOTAL
AM	22	68	90
PM	71	42	113



Figure 3
Driveway Volumes
Dade & Sunrise - North Parcels

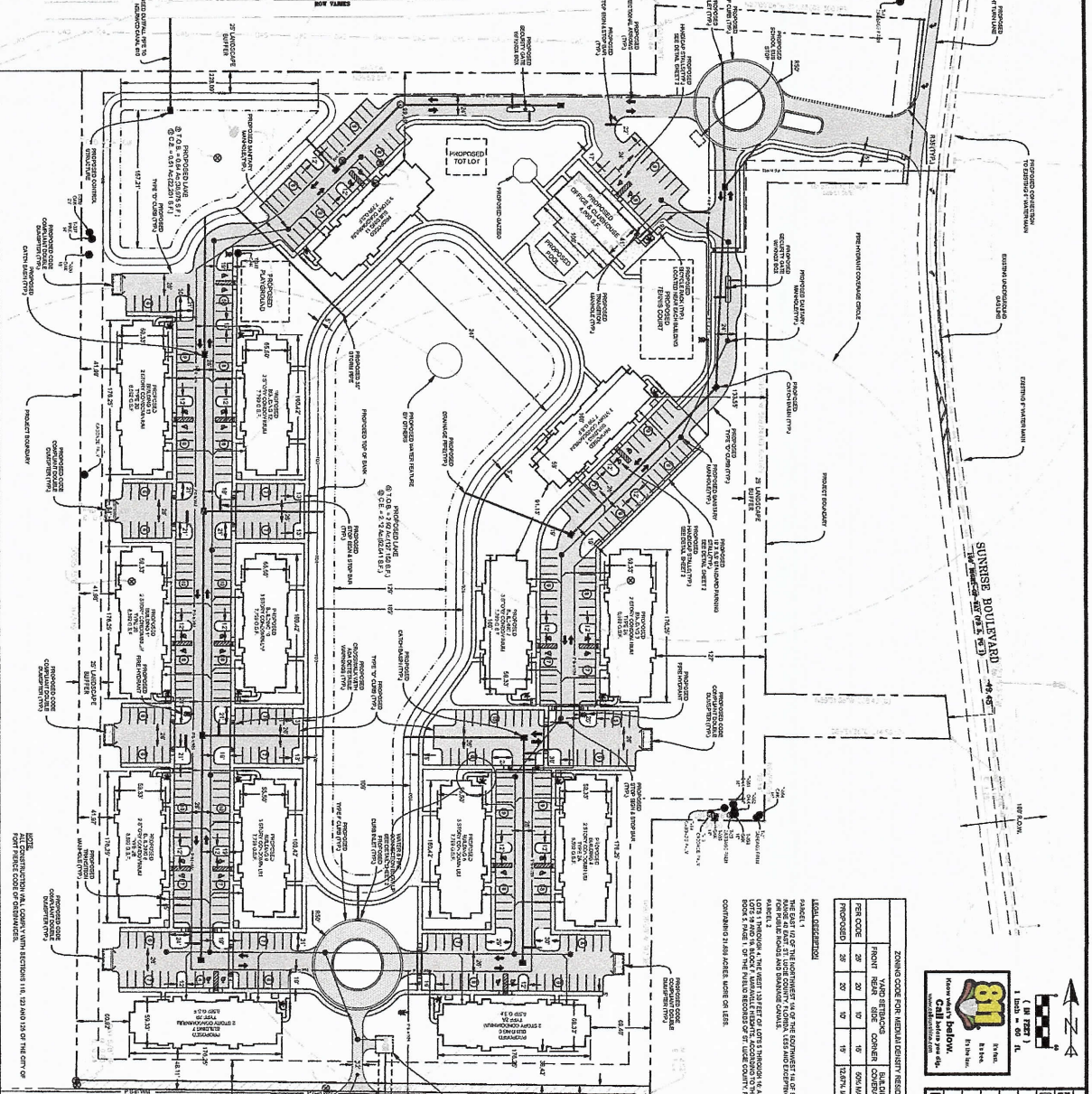
O'ROURKE
 ENGINEERING & PLANNING
 22 SE Seminole Street
 Stuart, FL 34994
 Date: 06.20.2022

NTS
 Job Number: SR22012.0

APPENDIX A

SITE DATA

N.S.L.R.W.C.D. CANAL #10
ROW VALUES



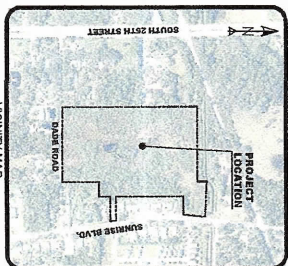
811
Call before you dig.
1-800-4-A-DIG
www.811.com

LEGEND

	EXISTING BUILDING		PROPOSED BUILDING
	EXISTING PARKING		PROPOSED PARKING
	EXISTING ROAD		PROPOSED ROAD
	EXISTING UTILITY		PROPOSED UTILITY
	EXISTING LANDSCAPING		PROPOSED LANDSCAPING
	EXISTING TREE		PROPOSED TREE
	EXISTING FENCE		PROPOSED FENCE
	EXISTING WALL		PROPOSED WALL
	EXISTING GATE		PROPOSED GATE
	EXISTING SIGN		PROPOSED SIGN
	EXISTING LIGHT		PROPOSED LIGHT
	EXISTING POLE		PROPOSED POLE
	EXISTING STRUCTURE		PROPOSED STRUCTURE
	EXISTING FOUNDATION		PROPOSED FOUNDATION
	EXISTING FOOTING		PROPOSED FOOTING
	EXISTING WALL FOOTING		PROPOSED WALL FOOTING
	EXISTING FOUNDATION FOOTING		PROPOSED FOUNDATION FOOTING
	EXISTING FOUNDATION WALL		PROPOSED FOUNDATION WALL
	EXISTING FOUNDATION FOOTING WALL		PROPOSED FOUNDATION FOOTING WALL
	EXISTING FOUNDATION FOOTING WALL FOOTING		PROPOSED FOUNDATION FOOTING WALL FOOTING
	EXISTING FOUNDATION FOOTING WALL FOOTING WALL		PROPOSED FOUNDATION FOOTING WALL FOOTING WALL

ZONING CODE FOR METROPOLITAN DISTRICT RESIDENTIAL (M-DR)

FRONT SETBACK	REAR SETBACK	MINIMUM SIDE SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK	MINIMUM FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM REAR YARD SETBACK
25'	10'	5'	10'	5'	10'	25'	10'	5'
30'	15'	10'	15'	10'	15'	30'	15'	10'
35'	20'	15'	20'	15'	20'	35'	20'	15'
40'	25'	20'	25'	20'	25'	40'	25'	20'
45'	30'	25'	30'	25'	30'	45'	30'	25'
50'	35'	30'	35'	30'	35'	50'	35'	30'



GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF FORT PIERCE.
3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.
5. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC ROADS AT ALL TIMES.
6. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC UTILITIES AT ALL TIMES.
7. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC SERVICES AT ALL TIMES.
8. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC SAFETY SERVICES AT ALL TIMES.
9. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC TRANSPORTATION SERVICES AT ALL TIMES.
10. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC RECREATION SERVICES AT ALL TIMES.
11. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC CULTURAL SERVICES AT ALL TIMES.
12. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC EDUCATIONAL SERVICES AT ALL TIMES.
13. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC HEALTH SERVICES AT ALL TIMES.
14. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC SOCIAL SERVICES AT ALL TIMES.
15. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC COMMUNITY SERVICES AT ALL TIMES.
16. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC ENVIRONMENTAL SERVICES AT ALL TIMES.
17. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC ECONOMIC SERVICES AT ALL TIMES.
18. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC INFRASTRUCTURE SERVICES AT ALL TIMES.
19. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC UTILITIES SERVICES AT ALL TIMES.
20. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC TRANSPORTATION SERVICES AT ALL TIMES.
21. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC RECREATION SERVICES AT ALL TIMES.
22. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC CULTURAL SERVICES AT ALL TIMES.
23. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC EDUCATIONAL SERVICES AT ALL TIMES.
24. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC HEALTH SERVICES AT ALL TIMES.
25. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC SOCIAL SERVICES AT ALL TIMES.
26. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC COMMUNITY SERVICES AT ALL TIMES.
27. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC ENVIRONMENTAL SERVICES AT ALL TIMES.
28. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC ECONOMIC SERVICES AT ALL TIMES.
29. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC INFRASTRUCTURE SERVICES AT ALL TIMES.
30. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC UTILITIES SERVICES AT ALL TIMES.

19-382

1 OF 2

PRIVILEGE DEVELOPMENT

DADE ROAD & SUNRISE BLVD

MULTI FAMILY RESIDENTIAL

SITE PLAN

CITY OF FORT PIERCE FLORIDA

REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/24	ISSUE FOR PERMIT

E.D.C.

ENGINEERS & SURVEYORS

10380 WALKER BLVD, SUITE 200

PORT ST. LUCIE, FL 34987

TEL: 888-248-2485

WWW.EDC.COM

APPENDIX B

ROADWAY DETAILS



TRANSPORTATION IMPROVEMENT PROGRAM FY 2021/22 - FY 2025/26

Adopted on June 2, 2021


Vice Chairwoman Stephanie Morgan

TIP CONTACT INFORMATION

466 SW Port St. Lucie Boulevard
Port St. Lucie, FL 34953

Yi Ding, Program Manager
www.stlucietpo.org

phone: (772) 462-1593
fax: (772) 462-2549

ENDORSEMENT: The Transportation Improvement Program of the St. Lucie Transportation Planning Organization has been developed consistent with Federal regulations 23 U.S.C. 134(j) and 23 CFR 450 and Florida Statute 339.175(8) in cooperation with the Florida Department of Transportation and public transit operators.

ACKNOWLEDGMENT: The preparation of this report has been funded in part through grants from the Federal Highway Administration and Federal Transit Administration, U.S. Department of Transportation (USDOT), under the Metropolitan Planning Program of the U.S. Code (Title 23, Section 104f). The contents of this report do not necessarily reflect the official views or policy of the USDOT.

TITLE VI STATEMENT: The St. Lucie TPO satisfies the requirements of various nondiscrimination laws and regulations including Title VI of the Civil Rights Act of 1964. Public participation is welcome without regard to race, color, national origin, age, sex, religion, disability, income, or family status. Persons wishing to express their concerns about nondiscrimination should contact Marceia Lathou, the Title VI/ADA Coordinator of the St. Lucie TPO, at 772-462-1593 or via email at lathoum@stlucieco.org.

KREYOL AYISYEN: Si ou ta renmen resewva enfòmasyon sa a nan lang Kreyòl Aisyen, tanpri rele nimewo 772-462-1593.

ESPAÑOL: Si usted desea recibir esta información en español, por favor llame al 772-462-1593.

B.8 ANNUAL LISTING OF OBLIGATED FEDERAL FUNDING/IMPLEMENTED PROJECTS

FHWA OBLIGATED FUNDING

PROJECT NUMBER	PROJECT NAME	DESCRIPTION	LENGTH	FUND TOTAL	FUND CODE	PROJECT TOTAL
2302566	SR-713/KINGS HWY FR 500 FEET S OF SR-70 TO NORTH OF PICOS ROAD	ADD LANES & RECONSTRUCT	2.200	9,690	GFSA	
				-34,401	SA	
				178,909	SJ	
				35,203	TALT	
				340,001	SU	
				9,690	GFSA	
				-34,401	SA	
				178,909	SU	
				35,203	TALT	
				340,001	SU	
2003384	SR-614/INDRIO ROAD FROM WEST OF SR-9/I-95 TO EAST OF SR-607/EMERSON AV	ADD LANES & RECONSTRUCT	2.709	100,259	NHPP	100,259
2314402	W. MIDWAY RD/CR-712 FROM S. 25TH STREET/SR-615 TO SR-5/US-1	ADD LANES & RECONSTRUCT	1.803	2,561,317	SA	
				61,305	SJ	
				-37	SA	
				-16,107	SA	
				-9	SA	
				-270,800	SJ	

APPENDIX C

**ST. LUCIE COUNTY 2021 LEVEL OF SERVICE REPORT
SEASONAL FACTOR**

Traffic Counts and Level of Service Report 2021

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

* 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 2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,500	2021	880	940	F	1.068	811	C	0.922
EASY ST	US 1 to BUCHANAN DR	106	5,400	2021	750	299	C	0.399	379	D	0.505
EASY ST	BUCHANAN DR to YUCCA DR	106	5,400	2021	540	299	D	0.554	379	D	0.702
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2021	630	529	C	0.84	533	C	0.846
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,500	2021	700	529	C	0.756	533	C	0.761
EDWARDS RD	SELVITZ RD to 25TH ST	110	14,500	2021	880	729	C	0.828	741	C	0.842
EDWARDS RD	25TH ST to SUNRISE BLVD	108	16,000	2021	1,700	778	D	0.458	778	D	0.458
EDWARDS RD	SUNRISE BLVD to OLEANDER AVE	502	15,401	2019	1,700	764	D	0.449	745	D	0.438
EDWARDS RD	OLEANDER AVE to US 1	173	9,616	2019	1,700	529	C	0.311	462	C	0.272
FARMER'S MARKET RD	OLEANDER AVE to US 1	112	1,848	2019	750	128	C	0.171	125	C	0.167
FLORESTA DR	OAKLYN ST to PORT ST LUCIE BLVD	317	17,572	2019	920	1,216	F	1.322	929	F	1.01
FLORESTA DR	THORNHILL DR to CROSSTOWN PKWY	315	15,459	2019	880	1,002	F	1.139	913	F	1.038
FLORESTA DR	PORT ST LUCIE BLVD to THORNHILL DR	315	15,459	2019	880	1,002	F	1.139	913	F	1.038
FLORESTA DR	CROSSTOWN PKWY to PRIMA VISTA BLVD	109	11,000	2021	920	609	C	0.662	559	C	0.608
FLORESTA DR	PRIMA VISTA BLVD to AIROSO BLVD	107	9,000	2021	920	497	C	0.54	549	C	0.597
FLORESTA DR	SELVITZ RD to BAYSHORE BLVD	313	4,400	2021	630	316	C	0.502	336	C	0.533
FLORESTA DR	AIROSO BLVD to SELVITZ RD	313	4,400	2021	880	316	C	0.359	336	C	0.382
FT PIERCE BLVD	INDRIO RD to EMERSON AVE	226	3,613	2019	580	271	D	0.467	277	D	0.478
GARDENIA AVE	OLEANDER AVE to US 1	666	2,867	2017	750	191	C	0.255	204	C	0.272
GATLIN BLVD	W OF I-95 to E OF I-95	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	945075	48,500	2020	3,170	3,352	F	1.057	2,732	C	0.862
GEORGIA AVE	25TH ST to OKEECHOBEE RD	667	4,778	2020	600	295	C	0.492	266	C	0.443

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Traffic Counts and Level of Service Report 2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
MCCARTY RD	WILLIAMS RD to MIDWAY RD	680	383	2017	540	33	C	0.061	36	C	0.067
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	681	391	2020	540	34	C	0.063	34	C	0.063
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	682	6,480	2020	790	396	D	0.501	395	D	0.5
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	682	6,480	2020	540	396	D	0.733	395	D	0.731
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	683	11,000	2021	920	647	C	0.703	617	C	0.671
MIDWAY RD	EAST TORINO PKWY to MILNER DR	134	20,500	2021	880	1,001	F	1.137	1,053	F	1.197
MIDWAY RD	MILNER DR to W OF SELVITZ RD	134	20,500	2021	790	1,001	F	1.267	1,053	F	1.333
MIDWAY RD	OKEECHOBEE RD to SHINN RD	940732	8,400	2020	760	408	C	0.537	519	C	0.683
MIDWAY RD	SHINN RD to MCCARTY RD	940732	8,400	2020	630	408	C	0.648	519	C	0.824
MIDWAY RD	MCCARTY RD to I-95	940732	8,400	2020	700	408	C	0.583	519	C	0.741
MIDWAY RD	I-95 to GLADES CUT-OFF RD	945140	19,400	2020	2,100	899	C	0.428	996	C	0.474
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	228	20,000	2021	2,100	1,056	C	0.503	1,087	C	0.518
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	134	20,500	2021	920	1,001	F	1.088	1,053	F	1.145
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	132	16,500	2021	920	793	C	0.862	756	C	0.822
MIDWAY RD	CHRISTENSEN RD to 25TH ST	132	16,500	2021	840	793	E	0.944	756	D	0.9
MIDWAY RD	25TH ST to SUNRISE BLVD	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	130	18,855	2016	840	1,029	F	1.225	945	F	1.125
MIDWAY RD	OLEANDER AVE to US 1	242	15,197	2016	840	802	E	0.955	794	E	0.945
MIDWAY RD	US 1 to WALLACE ST	940023	3,600	2020	840	196	C	0.233	216	C	0.257
MIDWAY RD	WALLACE ST to WEATHERBEE RD	940023	3,600	2020	920	196	C	0.213	216	C	0.235
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	940023	3,600	2020	630	196	C	0.311	216	C	0.343
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	333	2,577	2017	920	155	C	0.168	148	C	0.161
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	331	3,910	2020	880	311	C	0.353	330	C	0.375
NEBASKA AVE	25TH ST to 13TH ST	684	3,733	2017	1,710	232	C	0.136	196	C	0.115
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	621	6,623	2019	700	412	C	0.589	358	C	0.511

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

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Traffic Counts and Level of Service Report 2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
ST LUCIE WEST BLVD	CASHMERE BLVD to BAYSHORE BLVD	316	45,500	2021	3,170	1,995	C	0.629	2,125	C	0.67
SUNRISE BLVD	MIDWAY RD to BELL AVE	155	3,500	2021	540	211	C	0.391	223	C	0.413
SUNRISE BLVD	BELL AVE to EDWARDS RD	153	3,793	2016	750	251	C	0.335	284	C	0.379
SUNRISE BLVD	EDWARDS RD to CORTEZ BLVD	511	6,590	2020	600	584	D	0.973	465	D	0.775
SUNRISE BLVD	CORTEZ BLVD to VIRGINIA AVE	511	6,590	2020	750	584	D	0.779	465	D	0.62
SUNRISE BLVD	VIRGINIA AVE to OLEANDER AVE	509	5,073	2020	750	399	D	0.532	393	D	0.524
SUNRISE BLVD	OLEANDER AVE to 7TH ST	708	3,967	2017	1,540	247	C	0.16	287	C	0.186
SUNRISE BLVD	7TH ST to US 1	708	3,967	2017	1,710	247	C	0.144	287	C	0.168
TIFFANY AVE	US 1 to HILLMOOR DR	322	16,941	2019	2,100	966	C	0.46	973	C	0.463
TIFFANY AVE	HILLMOOR DR to VILLAGE GREEN DR	322	16,941	2019	2,100	966	C	0.46	973	C	0.463
TIFFANY AVE	VILLAGE GREEN DR to LENNARD RD	320	4,200	2021	2,100	204	C	0.097	198	C	0.094
TORINO PKWY	CASHMERE BLVD to CALIFORNIA BLVD	709	6,200	2021	630	397	C	0.63	362	C	0.575
TORINO PKWY	CALIFORNIA BLVD to EAST TORINO PKWY	238	4,700	2021	630	310	C	0.492	253	C	0.402
TRADITION PKWY	COMMUNITY BLVD to VILLAGE PKWY	711	6,200	2021	1,710	649	C	0.38	629	C	0.368
TRADITION PKWY	VILLAGE PKWY to W OF I-95	712	33,500	2021	3,170	1,691	C	0.533	1,833	C	0.578
TULIP BLVD	DARWIN BLVD to PORT ST LUCIE BLVD	713	8,471	2019	790	541	D	0.685	471	D	0.596
TULIP BLVD	PORT ST LUCIE BLVD to PAAR DR	714	8,800	2021	790	492	D	0.623	526	D	0.666
TULIP BLVD	PAAR DR to DARWIN BLVD	714	8,800	2021	790	492	D	0.623	526	D	0.666
TURNPIKE FEEDER RD	TURNPIKE FEEDER RD SB RAMP to US 1	940078	4,971	2015	660	447	C	0.677	447	C	0.677
TURNPIKE FEEDER RD	INDIAN PINES BLVD to TURNPIKE FEEDER RD SB R...	940269	11,200	2020	870	700	C	0.805	642	C	0.738
TURNPIKE FEEDER RD	INDRIO RD to INDIAN PINES BLVD	940745	12,400	2020	870	649	C	0.746	682	C	0.784
US 1	MARTIN C.L. to LENNARD RD	945071	58,500	2020	4,240	2,664	C	0.628	3,132	C	0.739
US 1	LENNARD RD to PORT ST LUCIE BLVD	945071	58,500	2020	4,040	2,664	C	0.659	3,132	C	0.775
US 1	PORT ST LUCIE BLVD to JENNINGS RD	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495
US 1	JENNINGS RD to TIFFANY AVE	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495

* 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.

2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 9401 CEN.-W OF US1 TO I95

WEEK	DATES	SF	MOCF: 0.93 PSCF
* 1	01/01/2020 - 01/04/2020	0.96	1.03
* 2	01/05/2020 - 01/11/2020	0.92	0.99
* 3	01/12/2020 - 01/18/2020	0.88	0.95
* 4	01/19/2020 - 01/25/2020	0.88	0.95
* 5	01/26/2020 - 02/01/2020	0.87	0.94
* 6	02/02/2020 - 02/08/2020	0.87	0.94
* 7	02/09/2020 - 02/15/2020	0.86	0.92
* 8	02/16/2020 - 02/22/2020	0.89	0.96
* 9	02/23/2020 - 02/29/2020	0.92	0.99
*10	03/01/2020 - 03/07/2020	0.94	1.01
*11	03/08/2020 - 03/14/2020	0.97	1.04
*12	03/15/2020 - 03/21/2020	1.00	1.08
*13	03/22/2020 - 03/28/2020	1.08	1.16
14	03/29/2020 - 04/04/2020	1.16	1.25
15	04/05/2020 - 04/11/2020	1.24	1.33
16	04/12/2020 - 04/18/2020	1.32	1.42
17	04/19/2020 - 04/25/2020	1.26	1.35
18	04/26/2020 - 05/02/2020	1.20	1.29
19	05/03/2020 - 05/09/2020	1.13	1.22
20	05/10/2020 - 05/16/2020	1.07	1.15
21	05/17/2020 - 05/23/2020	1.06	1.14
22	05/24/2020 - 05/30/2020	1.04	1.12
23	05/31/2020 - 06/06/2020	1.03	1.11
24	06/07/2020 - 06/13/2020	1.01	1.09
25	06/14/2020 - 06/20/2020	1.00	1.08
26	06/21/2020 - 06/27/2020	1.01	1.09
27	06/28/2020 - 07/04/2020	1.02	1.10
28	07/05/2020 - 07/11/2020	1.03	1.11
29	07/12/2020 - 07/18/2020	1.04	1.12
30	07/19/2020 - 07/25/2020	1.04	1.12
31	07/26/2020 - 08/01/2020	1.04	1.12
32	08/02/2020 - 08/08/2020	1.03	1.11
33	08/09/2020 - 08/15/2020	1.03	1.11
34	08/16/2020 - 08/22/2020	1.03	1.11
35	08/23/2020 - 08/29/2020	1.02	1.10
36	08/30/2020 - 09/05/2020	1.02	1.10
37	09/06/2020 - 09/12/2020	1.01	1.09
38	09/13/2020 - 09/19/2020	1.01	1.09
39	09/20/2020 - 09/26/2020	1.00	1.08
40	09/27/2020 - 10/03/2020	1.00	1.08
41	10/04/2020 - 10/10/2020	0.99	1.06
42	10/11/2020 - 10/17/2020	0.98	1.05
43	10/18/2020 - 10/24/2020	0.98	1.05
44	10/25/2020 - 10/31/2020	0.99	1.06
45	11/01/2020 - 11/07/2020	0.99	1.06
46	11/08/2020 - 11/14/2020	1.00	1.08
47	11/15/2020 - 11/21/2020	1.00	1.08
48	11/22/2020 - 11/28/2020	0.99	1.06
49	11/29/2020 - 12/05/2020	0.98	1.05
50	12/06/2020 - 12/12/2020	0.97	1.04
51	12/13/2020 - 12/19/2020	0.96	1.03
52	12/20/2020 - 12/26/2020	0.92	0.99
53	12/27/2020 - 12/31/2020	0.88	0.95

* PEAK SEASON

27-FEB-2021 10:30:04

830UPD

4_9401_PKSEASON.TXT

APPENDIX D

OTHER PROJECT DATA

GROWTH RATE DATA

AM APPROVED PROJECTS			St. James Christian Academy						Springs Recovery Center						SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Two Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net	
Oleander	Midway Rd	Weatherbee Rd	5%	8	3	4	0%	0	0	0	0	0%	0	0	4	0	4	0	3	0	4	
	Weatherbee Rd	Bell Ave	5%	8	3	4	0%	0	0	0	0	0%	0	0	4	0	4	0	3	0	4	
	Christensen Rd	25th St	21%	32	18	14	50%	91	8	2	6	0	19	0	20	0	20	0	19	0	20	
Midway Rd	25th St	Sunrise Blvd	21%	32	18	14	50%	91	8	2	6	0	19	0	20	0	20	0	19	0	20	
	Sunrise Blvd	Oleander Ave	21%	32	18	14	50%	91	8	2	6	0	19	0	20	0	20	0	19	0	20	
				151	In	84		381	15	In	12		182									
					Out	67				Out	3											

PM APPROVED PROJECTS			St. James Christian Academy						Springs Recovery Center						SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Two Way Trips	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Directional N/E	Directional S/W	%	Daily	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net	Double Count	Net	
Oleander	Midway Rd	Weatherbee Rd	5%	7	4	3	0%	0	0	0	0	0%	0	0	4	0	4	0	4	0	3	
	Weatherbee Rd	Bell Ave	5%	7	4	3	0%	0	0	0	0	0%	0	0	4	0	4	0	4	0	3	
	Christensen Rd	25th St	21%	29	13	16	50%	91	8	5	3	0	17	0	19	0	19	0	17	0	19	
Midway Rd	25th St	Sunrise Blvd	21%	29	13	16	50%	91	8	5	3	0	17	0	19	0	19	0	17	0	19	
	Sunrise Blvd	Oleander Ave	21%	29	13	16	50%	91	8	5	3	0	17	0	19	0	19	0	17	0	19	
				137	In	61		381	15	In	6		182									
					Out	76				Out	9											

Historical Growth Rate Calculation

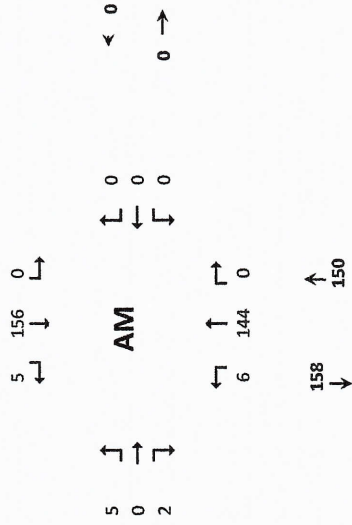
Segment	From	To	2015	2016	2019	2021	Historical Growth Rate
S 25th Street	Bell Ave	Edwards Rd	17,500		19,040		2.13%
Sunrise Blvd	Midway Rd	Bell Ave		3,100		3,500	2.46%
Average							2.29%

*Traffic Counts and Level of Service Report

APPENDIX E
INTERSECTION ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Sunrise Boulevard
 E/W STREET: Deade Road
 CONTROL: Unsignalized (TWSC)
 CITY: St Lucie
 FILENAME: Deade & Sunrise - North Parcels
 DAY: Tuesday
 COUNT DATE: 1/18/2022
 ANALYSIS YEAR: 2022
 REPORT DATE: 1/24/2022
 Existing Conditions



15 Min Period	Northbound			Southbound			Eastbound			Westbound			ONE HOUR SUM	
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR		TOTAL
7:00-7:15	1	23	0	0	28	3	1	0	2	0	0	0	58	313
7:15-7:30	1	32	0	0	52	3	1	0	2	0	0	0	91	318
7:30-7:45	2	47	0	0	40	1	2	0	0	0	0	0	92	299
7:45-8:00	1	33	0	0	36	1	1	0	0	0	0	0	72	266
8:00-8:15	2	32	0	0	28	0	1	0	0	0	0	0	63	270
8:15-8:30	2	37	0	0	30	1	0	0	2	0	0	0	72	
8:30-8:45	2	19	0	0	32	4	1	0	1	0	0	0	59	
8:45-9:00	1	28	0	0	38	3	2	0	4	0	0	0	76	

PHF 0.86

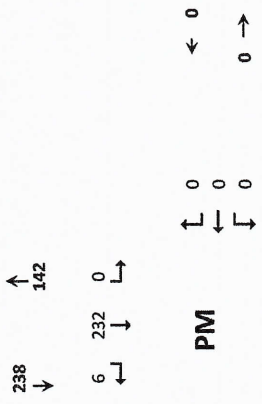
AM PEAK HOUR IS FROM: 7:15AM TO 8:15AM

Seasonal Factor: 1
Growth Rate: 1.023
Years Grown: 0

PROJECT	Percentage	In/Out	Volume	PHF	Trips In	Trips Out
0	0%	0	0	0	0	0
1	0%	0	0	0	0	0
2	0%	0	0	0	0	0
3	0%	0	0	0	0	0
4	0%	0	0	0	0	0
5	0%	0	0	0	0	0
6	0%	0	0	0	0	0
7	0%	0	0	0	0	0
8	0%	0	0	0	0	0
9	0%	0	0	0	0	0
10	0%	0	0	0	0	0
11	0%	0	0	0	0	0
12	0%	0	0	0	0	0
13	0%	0	0	0	0	0
14	0%	0	0	0	0	0
15	0%	0	0	0	0	0
16	0%	0	0	0	0	0
17	0%	0	0	0	0	0
18	0%	0	0	0	0	0
19	0%	0	0	0	0	0
20	0%	0	0	0	0	0
21	0%	0	0	0	0	0
22	0%	0	0	0	0	0
23	0%	0	0	0	0	0
24	0%	0	0	0	0	0
25	0%	0	0	0	0	0
26	0%	0	0	0	0	0
27	0%	0	0	0	0	0
28	0%	0	0	0	0	0
29	0%	0	0	0	0	0
30	0%	0	0	0	0	0
31	0%	0	0	0	0	0
32	0%	0	0	0	0	0
33	0%	0	0	0	0	0
34	0%	0	0	0	0	0
35	0%	0	0	0	0	0
36	0%	0	0	0	0	0
37	0%	0	0	0	0	0
38	0%	0	0	0	0	0
39	0%	0	0	0	0	0
40	0%	0	0	0	0	0
41	0%	0	0	0	0	0
42	0%	0	0	0	0	0
43	0%	0	0	0	0	0
44	0%	0	0	0	0	0
45	0%	0	0	0	0	0
46	0%	0	0	0	0	0
47	0%	0	0	0	0	0
48	0%	0	0	0	0	0
49	0%	0	0	0	0	0
50	0%	0	0	0	0	0
51	0%	0	0	0	0	0
52	0%	0	0	0	0	0
53	0%	0	0	0	0	0
54	0%	0	0	0	0	0
55	0%	0	0	0	0	0
56	0%	0	0	0	0	0
57	0%	0	0	0	0	0
58	0%	0	0	0	0	0
59	0%	0	0	0	0	0
60	0%	0	0	0	0	0
61	0%	0	0	0	0	0
62	0%	0	0	0	0	0
63	0%	0	0	0	0	0
64	0%	0	0	0	0	0
65	0%	0	0	0	0	0
66	0%	0	0	0	0	0
67	0%	0	0	0	0	0
68	0%	0	0	0	0	0
69	0%	0	0	0	0	0
70	0%	0	0	0	0	0
71	0%	0	0	0	0	0
72	0%	0	0	0	0	0
73	0%	0	0	0	0	0
74	0%	0	0	0	0	0
75	0%	0	0	0	0	0
76	0%	0	0	0	0	0
77	0%	0	0	0	0	0
78	0%	0	0	0	0	0
79	0%	0	0	0	0	0
80	0%	0	0	0	0	0
81	0%	0	0	0	0	0
82	0%	0	0	0	0	0
83	0%	0	0	0	0	0
84	0%	0	0	0	0	0
85	0%	0	0	0	0	0
86	0%	0	0	0	0	0
87	0%	0	0	0	0	0
88	0%	0	0	0	0	0
89	0%	0	0	0	0	0
90	0%	0	0	0	0	0
91	0%	0	0	0	0	0
92	0%	0	0	0	0	0
93	0%	0	0	0	0	0
94	0%	0	0	0	0	0
95	0%	0	0	0	0	0
96	0%	0	0	0	0	0
97	0%	0	0	0	0	0
98	0%	0	0	0	0	0
99	0%	0	0	0	0	0
100	0%	0	0	0	0	0
Subtotal	0	0	0	0	0	0
Total	6	144	0	0	156	5

TURNING MOVEMENT VOLUME COUNTS

Sunrise Boulevard / Dade Road - PM Existing Conditions
Existing Conditions



15 Min Period	Northbound			Southbound			Eastbound			Westbound			TOTAL	ONE HOUR SUM	
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR			
4:00-4:15	2	43	0	0	39	2	0	0	5	0	0	0	0	91	335
4:15-4:30	3	40	0	0	53	2	3	0	2	0	0	0	0	103	339
4:30-4:45	2	24	0	0	33	3	1	0	1	0	0	0	0	64	349
4:45-5:00	2	32	0	0	39	0	2	0	2	0	0	0	0	77	379
5:00-5:15	3	38	0	0	52	1	1	0	0	0	0	0	0	95	387
5:15-5:30	2	36	0	0	70	1	4	0	0	0	0	0	0	113	
5:30-5:45	2	32	0	0	57	3	0	0	0	0	0	0	0	94	
5:45-6:00	0	29	0	0	53	1	2	0	0	0	0	0	0	85	

PM PEAK HOUR IS FROM: 5:00PM TO 6:00PM

Volumes	7	135	0	0	232	6	7	0	0	0	0	0	0	0	387
Season Factor	7	135	0	0	232	6	7	0	0	0	0	0	0	0	387
Growth	7	135	0	0	232	6	7	0	0	0	0	0	0	0	387
In/Out	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBPROJECTS															

Seasonal Factor: 1.00
Growth Rate: 1.0229
Years Grown: 0
Pineapple Grove

	In/Out	Volume	%	Project	Trips In	Trips Out
Hunt	0	0	0.0%	Hunt	0	0
St. Lucie Commerce Center	0	0	0.0%	St. Lucie Commerce Center	0	0
Whispering Oaks	0	0	0.0%	Whispering Oaks	0	0
Bent Creek	0	0	0.0%	Bent Creek	0	0
Wawa Kings	0	0	0.0%	Wawa Kings	0	0
Kings Highway Warehouse	0	0	0.0%	Kings Highway Warehouse	0	0
Kings Highway Commerce Park	0	0	0.0%	Kings Highway Commerce Park	0	0
Walsh Crossroads	0	0	0.0%	Walsh Crossroads	0	0
Stone Mont	0	0	0.0%	Stone Mont	0	0
Celebration Pointe	0	0	0.0%	Celebration Pointe	0	0
Subtotal	7	135	0		0	0
Total	7	135	0		0	0

HCS7 Two-Way Stop-Control Report

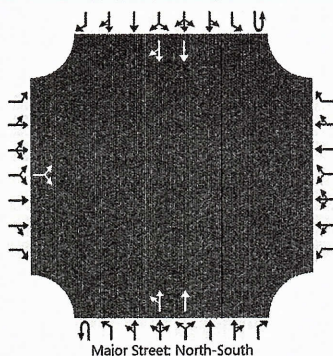
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2022
Time Analyzed	AM Peak Hour - Existing
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Dade Rd
Jurisdiction	St. Lucie
East/West Street	Dade Road
North/South Street	Sunrise Blvd
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

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																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0	
Configuration			LR							LT	T				T	TR	
Volume (veh/h)		5		2						6	144				156	5	
Percent Heavy Vehicles (%)		3		3						3							
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized																	
Median Type Storage		Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1							
Critical Headway (sec)		6.86		6.96						4.16							
Base Follow-Up Headway (sec)		3.5		3.3						2.2							
Follow-Up Headway (sec)		3.53		3.33						3.53							

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							7							
Capacity, c (veh/h)			735							899							
v/c Ratio			0.01							0.01							
95% Queue Length, Q ₉₅ (veh)			0.0							0.0							
Control Delay (s/veh)			9.9							9.0							
Level of Service (LOS)			A							A							
Approach Delay (s/veh)		9.9								0.4							
Approach LOS		A															

HCS7 Two-Way Stop-Control Report

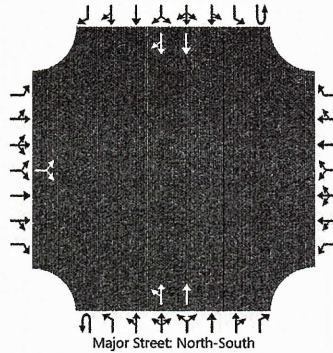
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2022
Time Analyzed	PM Peak Hour - Existing
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Dade Rd
Jurisdiction	St. Lucie
East/West Street	Dade Road
North/South Street	Sunrise Blvd
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

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																		
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6		
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0		
Configuration			LR							LT	T				T	TR		
Volume (veh/h)		7		0						7	135				232	6		
Percent Heavy Vehicles (%)		3		3						3								
Proportion Time Blocked																		
Percent Grade (%)		0																
Right Turn Channelized																		
Median Type Storage		Undivided																

Critical and Follow-up Headways

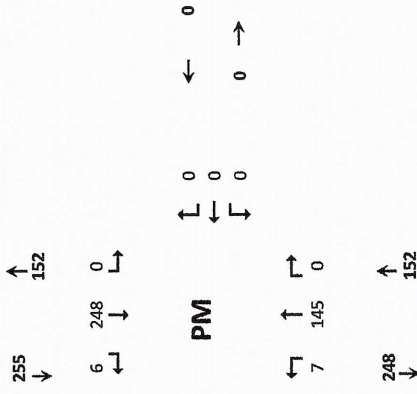
Base Critical Headway (sec)		7.5		6.9						4.1							
Critical Headway (sec)		6.86		6.96						4.16							
Base Follow-Up Headway (sec)		3.5		3.3						2.2							
Follow-Up Headway (sec)		3.53		3.33						3.53							

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							8							
Capacity, c (veh/h)			596							846							
v/c Ratio			0.01							0.01							
95% Queue Length, Q ₉₅ (veh)			0.0							0.0							
Control Delay (s/veh)			11.1							9.3							
Level of Service (LOS)			B							A							
Approach Delay (s/veh)		11.1								0.5							
Approach LOS		B								A							

TURNING MOVEMENT VOLUME COUNTS

Sunrise Boulevard / Dade Road - PM 2025
Without Project



15 Min Period	Northbound			Southbound			Eastbound			Westbound			ONE HOUR SUM	
	NBL	NBT	NBR	SBL	SFT	SBR	EBL	EBT	EBR	WBL	WBT	WBR		TOTAL
4:00-4:15	2	43	0	0	39	2	0	0	5	0	0	0	91	395
4:15-4:30	3	40	0	0	53	2	3	0	2	0	0	0	103	339
4:30-4:45	2	24	0	0	33	3	1	0	1	0	0	0	64	349
4:45-5:00	2	32	0	0	39	0	2	0	2	0	0	0	77	379
5:00-5:15	3	38	0	0	52	1	1	0	0	0	0	0	95	387
5:15-5:30	2	36	0	0	70	1	4	0	0	0	0	0	113	
5:30-5:45	2	32	0	0	57	3	0	0	0	0	0	0	94	
5:45-6:00	0	29	0	0	53	1	2	0	0	0	0	0	85	

PM PEAK HOUR IS FROM: 5:00PM TO 6:00PM

Seasonal Factor: 1

Growth Rate: 1.023

Years Growth: 3

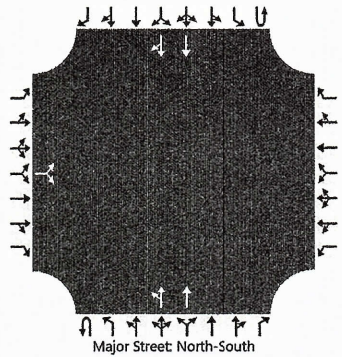
Dade & Sunrise - North Parcels

	%	In/Out	Volume	%	In/Out	Volume	%	In/Out	Volume	%	In/Out	Volume	Trips In	Trips Out
Volumes	0%	0	0	0%	0	0	0%	0	0	0%	0	0	0	0
Season Factor	7	135	0	0	232	6	7	0	0	0	0	0	387	387
Growth	7	145	0	0	248	6	7	0	0	0	0	0	414	414
Percentage	0%	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	0
SubPROJECTS	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	7	145	0	0	248	6	7	0	0	0	0	0	0	414

HCS7 Two-Way Stop-Control Report

General Information		Site Information	
Analyst	WA	Intersection	Sunrise Blvd & Dade Rd
Agency/Co.	O'Rourke Engineering	Jurisdiction	St. Lucie
Date Performed	02/24/2022	East/West Street	Dade Road
Analysis Year	2025	North/South Street	Sunrise Blvd
Time Analyzed	AM Peak Hour - wo Project	Peak Hour Factor	0.86
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description	Dade & Sunrise - Parcels North		

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																		
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6		
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0		
Configuration			LR							LT	T				T	TR		
Volume (veh/h)		5		2						6	154				167	5		
Percent Heavy Vehicles (%)		3		3						3								
Proportion Time Blocked																		
Percent Grade (%)		0																
Right Turn Channelized																		
Median Type Storage	Undivided																	

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1							
Critical Headway (sec)		6.86		6.96						4.16							
Base Follow-Up Headway (sec)		3.5		3.3						2.2							
Follow-Up Headway (sec)		3.53		3.33						3.53							

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							7							
Capacity, c (veh/h)			719							891							
v/c Ratio			0.01							0.01							
95% Queue Length, Q ₉₅ (veh)			0.0							0.0							
Control Delay (s/veh)			10.1							9.1							
Level of Service (LOS)			B							A							
Approach Delay (s/veh)		10.1								0.4							
Approach LOS		B															

HCS7 Two-Way Stop-Control Report

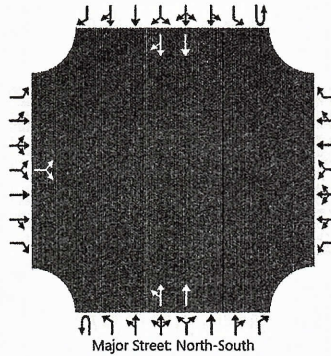
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour - wo Project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Dade Rd
Jurisdiction	St. Lucie
East/West Street	Dade Road
North/South Street	Sunrise Blvd
Peak Hour Factor	0.86
Analysis Time Period (hrs)	0.25

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																		
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6		
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0		
Configuration			LR							LT	T				T	TR		
Volume (veh/h)		7		0						7	145				248	6		
Percent Heavy Vehicles (%)		3		3						3								
Proportion Time Blocked																		
Percent Grade (%)		0																
Right Turn Channelized																		
Median Type Storage		Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1							
Critical Headway (sec)		6.86		6.96						4.16							
Base Follow-Up Headway (sec)		3.5		3.3						2.2							
Follow-Up Headway (sec)		3.53		3.33						3.53							

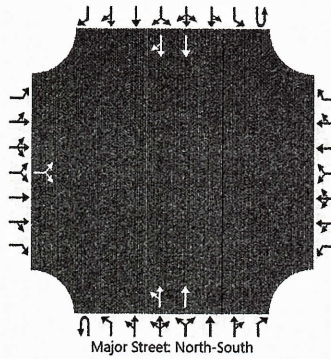
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			8							8							
Capacity, c (veh/h)			575							835							
v/c Ratio			0.01							0.01							
95% Queue Length, Q ₉₅ (veh)			0.0							0.0							
Control Delay (s/veh)			11.3							9.4							
Level of Service (LOS)			B							A							
Approach Delay (s/veh)		11.3								0.5							
Approach LOS		B								A							

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	WA			Intersection	Sunrise Blvd & Dade Rd		
Agency/Co.	O'Rourke Engineering			Jurisdiction	St. Lucie		
Date Performed	02/24/2022			East/West Street	Dade Road		
Analysis Year	2025			North/South Street	Sunrise Blvd		
Time Analyzed	AM Peak Hour - w Project			Peak Hour Factor	0.86		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Dade & Sunrise - Parcels North						

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																		
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6		
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0		
Configuration			LR							LT	T				T	TR		
Volume (veh/h)		5		10						9	157				177	5		
Percent Heavy Vehicles (%)		3		3						3								
Proportion Time Blocked																		
Percent Grade (%)		0																
Right Turn Channelized																		
Median Type Storage		Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1							
Critical Headway (sec)		6.86		6.96						4.16							
Base Follow-Up Headway (sec)		3.5		3.3						2.2							
Follow-Up Headway (sec)		3.53		3.33						3.53							

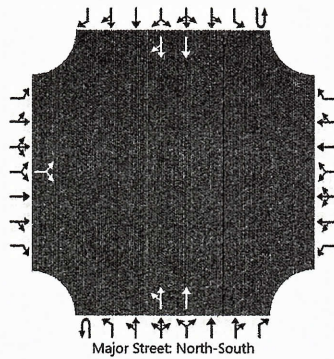
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		17								10								
Capacity, c (veh/h)		803								884								
v/c Ratio		0.02								0.01								
95% Queue Length, Q ₉₅ (veh)		0.1								0.0								
Control Delay (s/veh)		9.6								9.1								
Level of Service (LOS)		A								A								
Approach Delay (s/veh)		9.6								0.5								
Approach LOS		A																

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	WA	Intersection	Sunrise Blvd & Dade Rd				
Agency/Co.	O'Rourke Engineering	Jurisdiction	St. Lucie				
Date Performed	02/24/2022	East/West Street	Dade Road				
Analysis Year	2025	North/South Street	Sunrise Blvd				
Time Analyzed	PM Peak Hour - w Project	Peak Hour Factor	0.86				
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25				
Project Description	Dade & Sunrise - Parcels North						

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																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	1	0		0	0	0	0	0	2	0	0	0	2	0	
Configuration			LR							LT	T				T	TR	
Volume (veh/h)		7		5						16	156				255	6	
Percent Heavy Vehicles (%)		3		3						3							
Proportion Time Blocked																	
Percent Grade (%)		0															
Right Turn Channelized																	
Median Type Storage		Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.5		6.9						4.1							
Critical Headway (sec)		6.86		6.96						4.16							
Base Follow-Up Headway (sec)		3.5		3.3						2.2							
Follow-Up Headway (sec)		3.53		3.33						3.53							

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14							19							
Capacity, c (veh/h)			639							830							
v/c Ratio			0.02							0.02							
95% Queue Length, Q ₉₅ (veh)			0.1							0.1							
Control Delay (s/veh)			10.8							9.4							
Level of Service (LOS)			B							A							
Approach Delay (s/veh)		10.8								1.0							
Approach LOS		B								A							

TURNING MOVEMENT VOLUME COUNTS

CONTROL: Unsignalized (TWSC)

E/W STREET: Dade Road

N/S STREET: S 25th Street

FILENAME: Dade & Sunrise - North Parcels

COUNT DATE: 1/19/2022 DAY: Wednesday

REPORT DATE: 1/24/2022 ANALYSIS YEAR: 2022

CITY: St. Lucie

Existing Conditions



15 Min Period	Northbound				Southbound				Eastbound				Westbound				TOTAL	ONE HOUR SUM	
	NBL	NBT	NBR	SBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	WBR	WBR	WBR			WBR
7:00-7:15	0	217	0	0	2	236	0	0	0	0	0	0	0	0	0	0	0	455	2439
7:15-7:30	0	344	5	0	2	274	0	0	0	0	5	0	2	0	2	0	0	632	2370
7:30-7:45	0	403	1	0	0	244	0	0	0	0	2	0	0	0	0	0	0	650	2178
7:45-8:00	0	460	2	0	0	238	0	0	0	0	0	0	2	0	2	0	0	702	1907
8:00-8:15	0	220	2	0	2	161	0	0	0	0	1	0	0	0	0	0	0	386	1546
8:15-8:30	0	264	2	0	0	172	0	0	0	0	2	0	0	0	0	0	0	440	
8:30-8:45	0	219	4	1	1	153	0	0	0	0	1	0	1	0	1	0	1	379	
8:45-9:00	0	190	2	3	3	144	0	0	0	0	1	0	1	0	1	0	1	341	
																			0.87

AM PEAK HOUR IS FROM: 7:00AM TO 8:00AM
 Volumes 0 1424 8 4 992 0 0 0 0 0 0 7 0 0 4 2439
 Season Factor 0 1424 8 4 992 0 0 0 0 0 0 7 0 0 4 2439
 Growth 0 1424 8 4 992 0 0 0 0 0 0 7 0 0 4 2439

SUBPROJECTS	%	In/Out	Volume	%	In/Out	Volume	%	In/Out	Volume	%	In/Out	Volume	%	In/Out	Volume	Trips In	Trips Out
Pineapple Grove	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
Hunt	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
St. Lucie Commerce Center	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
Whispering Oaks	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
Bent Creek	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
Wawa Kings	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
Kings Highway Warehouse	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
Kings Highway Commerce Park	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
Walsh Crossroads	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
Stone Mont	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
Celebration Pointe	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0.0%	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	0	1424	8	4	992	0	0	0	0	0	7	0	4	2439			

HCS7 Two-Way Stop-Control Report

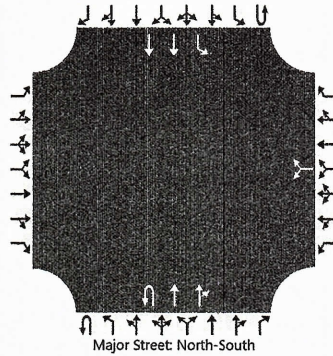
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2022
Time Analyzed	AM Peak Hour - Existing
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

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																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						7		4	0		1424	8	0	4	992	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type Storage																1

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4							4.1	
Critical Headway (sec)						6.86		6.96	6.46							4.16	
Base Follow-Up Headway (sec)						3.5		3.3	2.5							2.2	
Follow-Up Headway (sec)						2.23		3.33	2.53							2.23	

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						13		0								5	
Capacity, c (veh/h)						178		267								384	
v/c Ratio						0.07		0.00								0.01	
95% Queue Length, Q ₉₅ (veh)						0.2		0.0								0.0	
Control Delay (s/veh)						26.8		18.5								14.5	
Level of Service (LOS)						D		C								B	
Approach Delay (s/veh)						26.8					0.0					0.1	
Approach LOS						D											

HCS7 Two-Way Stop-Control Report

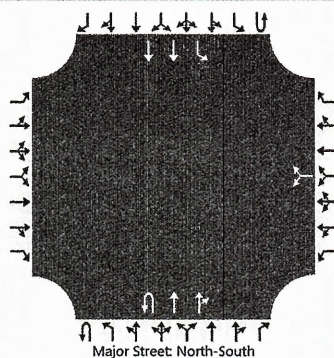
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2022
Time Analyzed	PM Peak Hour - Existing
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

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																	
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6	
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0	
Configuration							LR		U		T	TR		L	T		
Volume (veh/h)						5		6	0		834	14	0	7	1299		
Percent Heavy Vehicles (%)						3		3	3				3	3			
Proportion Time Blocked																	
Percent Grade (%)						0											
Right Turn Channelized																	
Median Type Storage						Left Only											1

Critical and Follow-up Headways

Base Critical Headway (sec)					7.5		6.9	6.4						4.1			
Critical Headway (sec)					6.86		6.96	6.46						4.16			
Base Follow-Up Headway (sec)					3.5		3.3	2.5						2.2			
Follow-Up Headway (sec)					2.23		3.33	2.53						2.23			

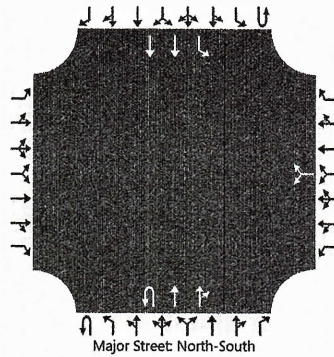
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						12		0						8			
Capacity, c (veh/h)						389		174						724			
v/c Ratio						0.03		0.00						0.01			
95% Queue Length, Q ₉₅ (veh)						0.1		0.0						0.0			
Control Delay (s/veh)						14.6		25.7						10.0			
Level of Service (LOS)						B		D						B			
Approach Delay (s/veh)						14.6		0.0						0.1			
Approach LOS						B											

HCS7 Two-Way Stop-Control Report

General Information				Site Information			
Analyst	WA			Intersection	S 25th St & Dade Rd		
Agency/Co.	O'Rourke Engineering			Jurisdiction	St Lucie		
Date Performed	02/24/2022			East/West Street	Dade Rd		
Analysis Year	2025			North/South Street	S 25th St		
Time Analyzed	AM Peak Hour - wo project			Peak Hour Factor	0.87		
Intersection Orientation	North-South			Analysis Time Period (hrs)	0.25		
Project Description	Dade & Sunrise - Parcels North						

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																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						7		4	0		1524	9	0	4	1062	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type Storage							Left Only									1

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4							4.1	
Critical Headway (sec)						6.86		6.96	6.46							4.16	
Base Follow-Up Headway (sec)						3.5		3.3	2.5							2.2	
Follow-Up Headway (sec)						2.23		3.33	2.53							2.23	

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						13		0								5	
Capacity, c (veh/h)						154		237								346	
v/c Ratio						0.08		0.00								0.01	
95% Queue Length, Q ₉₅ (veh)						0.3		0.0								0.0	
Control Delay (s/veh)						30.4		20.2								15.5	
Level of Service (LOS)						D		C								C	
Approach Delay (s/veh)						30.4						0.0					0.1
Approach LOS						D											

HCS7 Two-Way Stop-Control Report

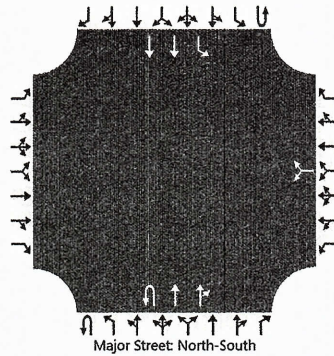
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour - wo Project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

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																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						5		6	0		893	15	0	7	1390	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type Storage							Left Only								1	

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4							4.1	
Critical Headway (sec)						6.86		6.96	6.46							4.16	
Base Follow-Up Headway (sec)						3.5		3.3	2.5							2.2	
Follow-Up Headway (sec)						2.23		3.33	2.53							2.23	

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						12		0								8	
Capacity, c (veh/h)						359		150								683	
v/c Ratio						0.03		0.00								0.01	
95% Queue Length, Q ₉₅ (veh)						0.1		0.0								0.0	
Control Delay (s/veh)						15.4		29.0								10.3	
Level of Service (LOS)						C		D								B	
Approach Delay (s/veh)						15.4		0.0								0.1	
Approach LOS						C											

HCS7 Two-Way Stop-Control Report

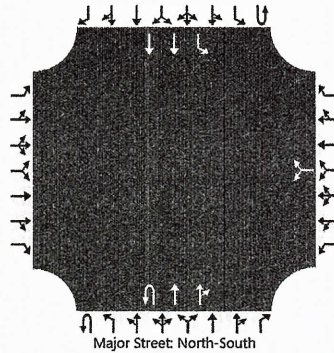
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	AM Peak Hour - w project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.87
Analysis Time Period (hrs)	0.25

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
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						20		21	0		1524	13	0	9	1062	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type Storage						Left Only										1

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4							4.1
Critical Headway (sec)						6.86		6.96	6.46							4.16
Base Follow-Up Headway (sec)						3.5		3.3	2.5							2.2
Follow-Up Headway (sec)						2.23		3.33	2.53							2.23

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						47		0								10	
Capacity, c (veh/h)						172		237								345	
v/c Ratio						0.27		0.00								0.03	
95% Queue Length, Q ₉₅ (veh)						1.1		0.0								0.1	
Control Delay (s/veh)						33.7		20.2								15.8	
Level of Service (LOS)						D		C								C	
Approach Delay (s/veh)						33.7				0.0				0.1			
Approach LOS						D											

HCS7 Two-Way Stop-Control Report

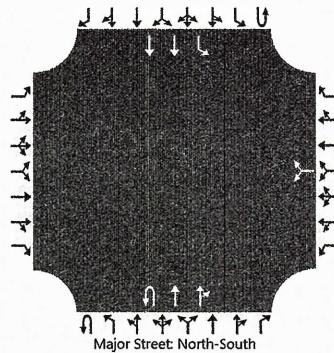
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	02/24/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour - w Project
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	S 25th St & Dade Rd
Jurisdiction	St Lucie
East/West Street	Dade Rd
North/South Street	S 25th St
Peak Hour Factor	0.91
Analysis Time Period (hrs)	0.25

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																
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	1	0	2	0	0	1	2	0
Configuration							LR		U		T	TR		L	T	
Volume (veh/h)						13		17	0		893	28	0	25	1390	
Percent Heavy Vehicles (%)						3		3	3				3	3		
Proportion Time Blocked																
Percent Grade (%)							0									
Right Turn Channelized																
Median Type Storage																1

Critical and Follow-up Headways

Base Critical Headway (sec)						7.5		6.9	6.4							4.1	
Critical Headway (sec)						6.86		6.96	6.46							4.16	
Base Follow-Up Headway (sec)						3.5		3.3	2.5							2.2	
Follow-Up Headway (sec)						2.23		3.33	2.53							2.23	

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						33		0								27	
Capacity, c (veh/h)						352		150								675	
v/c Ratio						0.09		0.00								0.04	
95% Queue Length, Q ₉₅ (veh)						0.3		0.0								0.1	
Control Delay (s/veh)						16.3		29.0								10.6	
Level of Service (LOS)						C		D								B	
Approach Delay (s/veh)						16.3		0.0								0.2	
Approach LOS						C											

APPENDIX F

DRIVEWAY ANALYSIS

HCS Two-Way Stop-Control Report

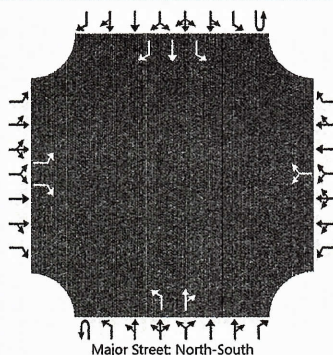
General Information

Analyst	CG
Agency/Co.	O'Rourke Engineering
Date Performed	6/15/2022
Analysis Year	2025
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Driveway 1
Jurisdiction	St. Lucie
East/West Street	Driveway 1
North/South Street	Sunrise Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

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																		
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6		
Number of Lanes		1	0	1		0	1	0	0	1	1	0	0	1	1	1		
Configuration		L		R			LR			L		TR		L	T	R		
Volume (veh/h)		21		47		37		34		15	147	12		12	135	7		
Percent Heavy Vehicles (%)		3		3		3		3		3				3				
Proportion Time Blocked																		
Percent Grade (%)		0				0												
Right Turn Channelized		No													No			
Median Type Storage		Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2		7.1		6.2		4.1					4.1		
Critical Headway (sec)		7.13		6.23		7.13		6.23		4.13					4.13		
Base Follow-Up Headway (sec)		3.5		3.3		3.5		3.3		2.2					2.2		
Follow-Up Headway (sec)		3.53		3.33		2.23		3.33		3.53					2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		22		49				75				16				13	
Capacity, c (veh/h)		560		903				844				924				1404	
v/c Ratio		0.04		0.05				0.09				0.02				0.01	
95% Queue Length, Q ₉₅ (veh)		0.1		0.2				0.3				0.1				0.0	
Control Delay (s/veh)		11.7		9.2				9.7				9.0				7.6	
Level of Service (LOS)		B		A				A				A				A	
Approach Delay (s/veh)		10.0				9.7				0.8				0.6			
Approach LOS		A				A				A				A			

HCS Two-Way Stop-Control Report

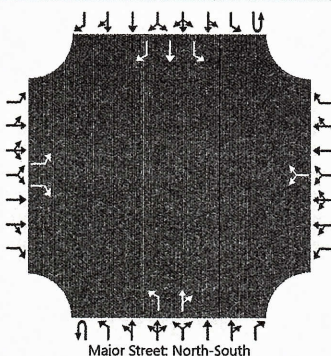
General Information

Analyst	CG
Agency/Co.	O'Rourke Engineering
Date Performed	6/15/2022
Analysis Year	2025
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Dade & Sunrise - Parcels North

Site Information

Intersection	Sunrise Blvd & Driveway 1
Jurisdiction	St. Lucie
East/West Street	Driveway 1
North/South Street	Sunrise Blvd
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

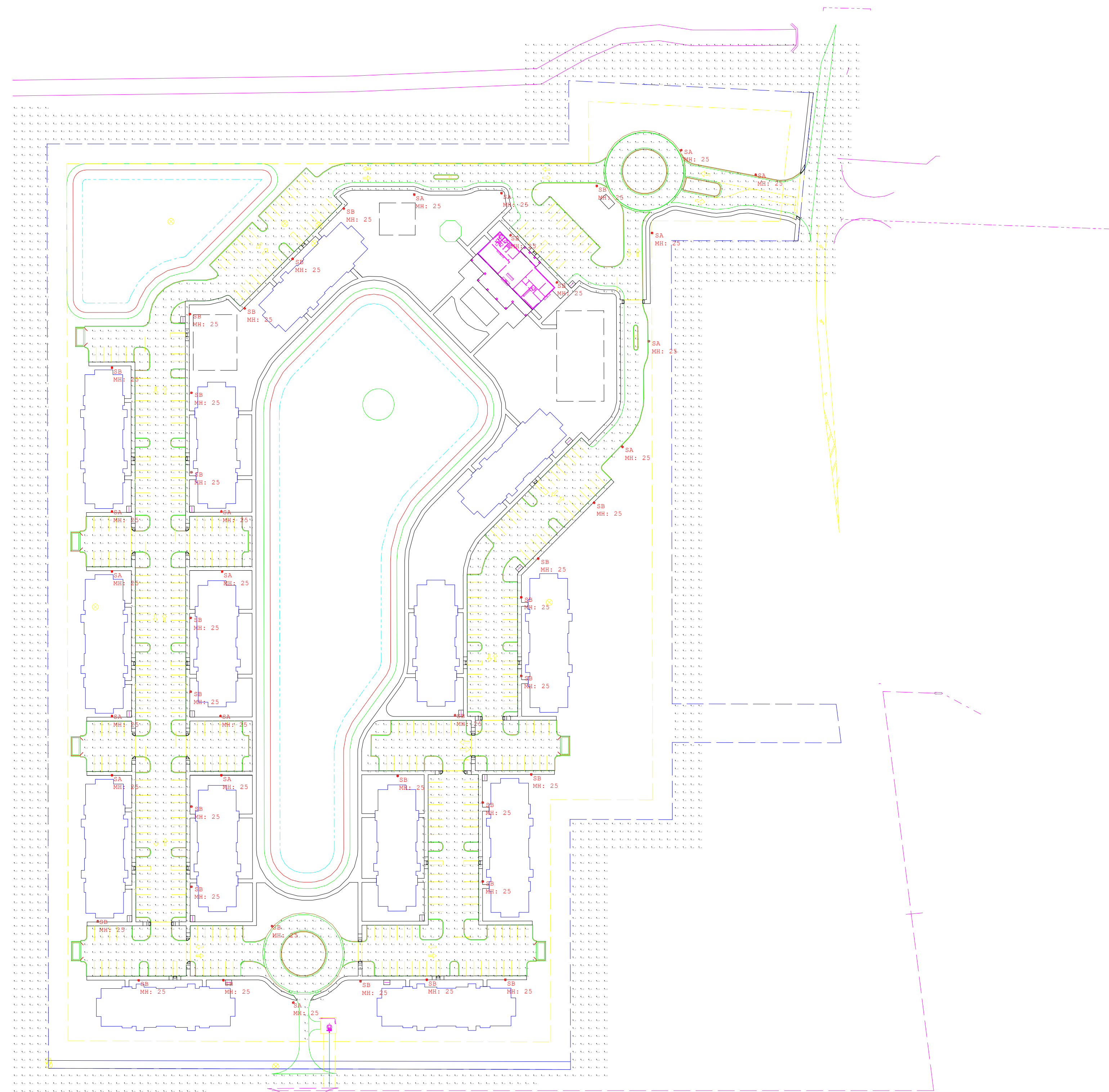
Approach	Eastbound				Westbound				Northbound				Southbound					
	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R		
Movement																		
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6		
Number of Lanes		1	0	1		0	1	0	0	1	1	0	0	1	1	1		
Configuration		L		R			LR			L		TR		L	T	R		
Volume (veh/h)		13		29		27		16		49	124	28		46	228	29		
Percent Heavy Vehicles (%)		3		3		3		3		3				3				
Proportion Time Blocked																		
Percent Grade (%)		0				0												
Right Turn Channelized		No													No			
Median Type Storage		Undivided																

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2		7.1		6.2		4.1					4.1		
Critical Headway (sec)		7.13		6.23		7.13		6.23		4.13					4.13		
Base Follow-Up Headway (sec)		3.5		3.3		3.5		3.3		2.2					2.2		
Follow-Up Headway (sec)		3.53		3.33		2.23		3.33		3.53					2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		14		31				45				52				48	
Capacity, c (veh/h)		383		796				623				851				1413	
v/c Ratio		0.04		0.04				0.07				0.06				0.03	
95% Queue Length, Q ₉₅ (veh)		0.1		0.1				0.2				0.2				0.1	
Control Delay (s/veh)		14.7		9.7				11.2				9.5				7.6	
Level of Service (LOS)		B		A				B				A				A	
Approach Delay (s/veh)		11.3				11.2				2.3				1.2			
Approach LOS		B				B				A				A			



Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
SB	30	SB	Single	Cree Lighting OSQ-M-B-16L-40K7-4M-XX-NM-XX / OSQ-BLSMF	0.900	12350	104	3120
SA	16	SA	Single	Cree Lighting OSQ-M-B-16L-40K7-3M-XX-NM-XX / OSQ-BLSMF	0.900	12700	104	1664

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking and Drive Lane	Illuminance	Fc	1.48	3.8	0.5	2.96	7.60
Spill	Illuminance	Fc	0.01	0.3	0.0	N.A.	N.A.

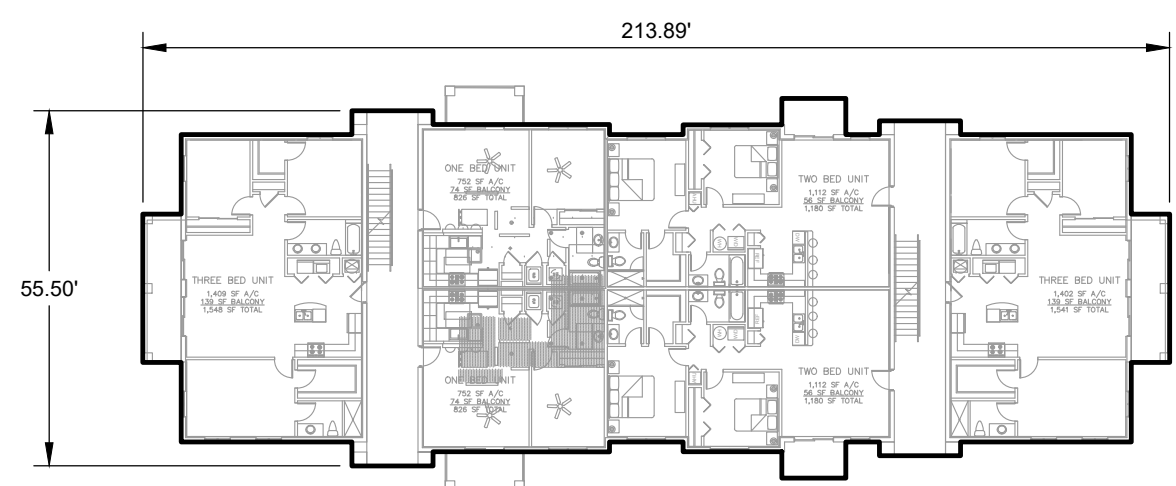


#	Date	Comments

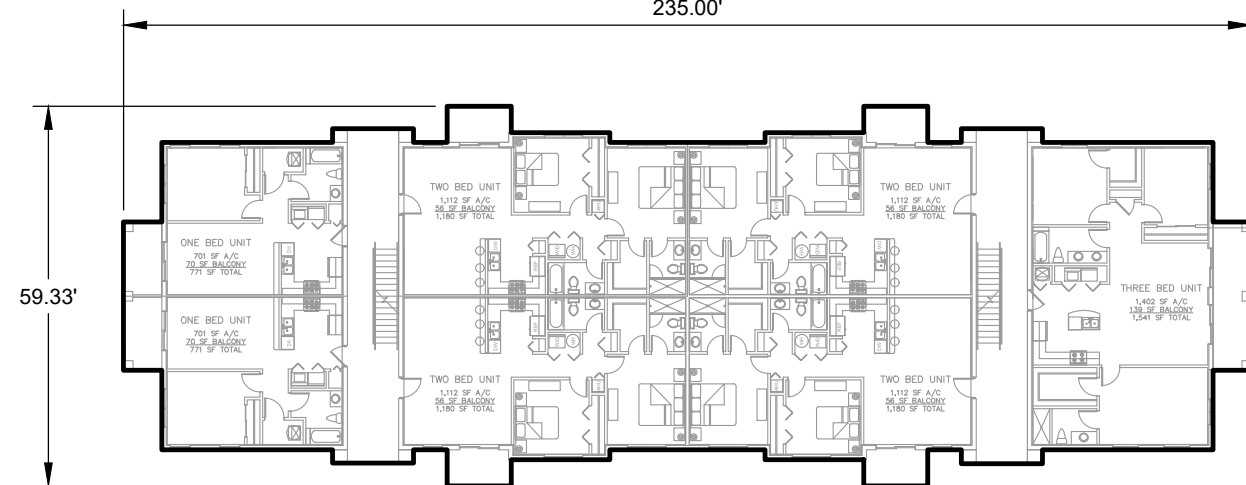
Drawn By: _____
 Checked By: _____
 Date: 6/28/2022
 Scale: _____

Privilege North

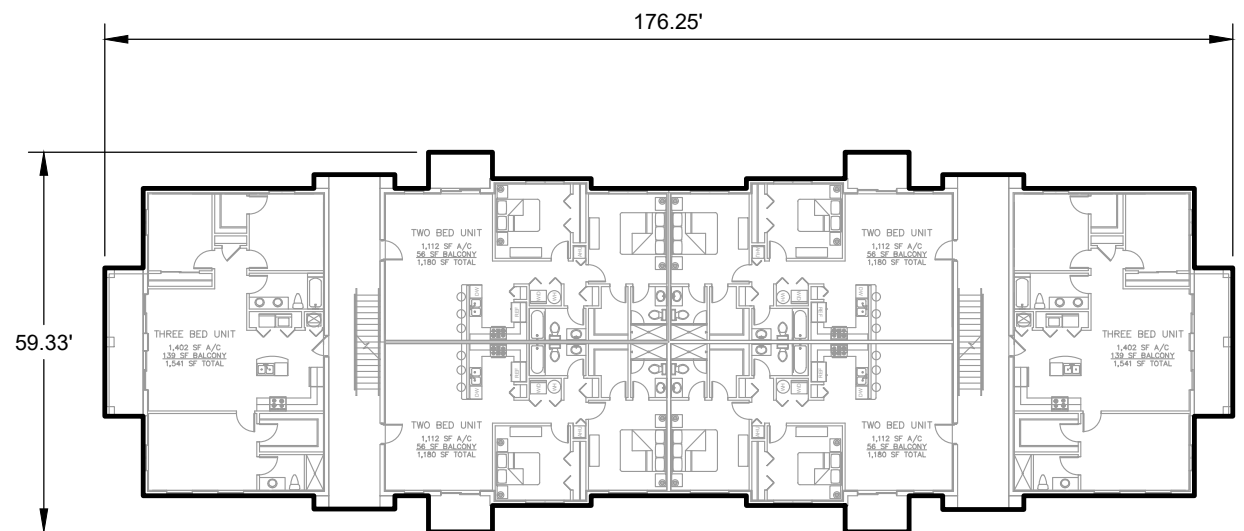
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT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



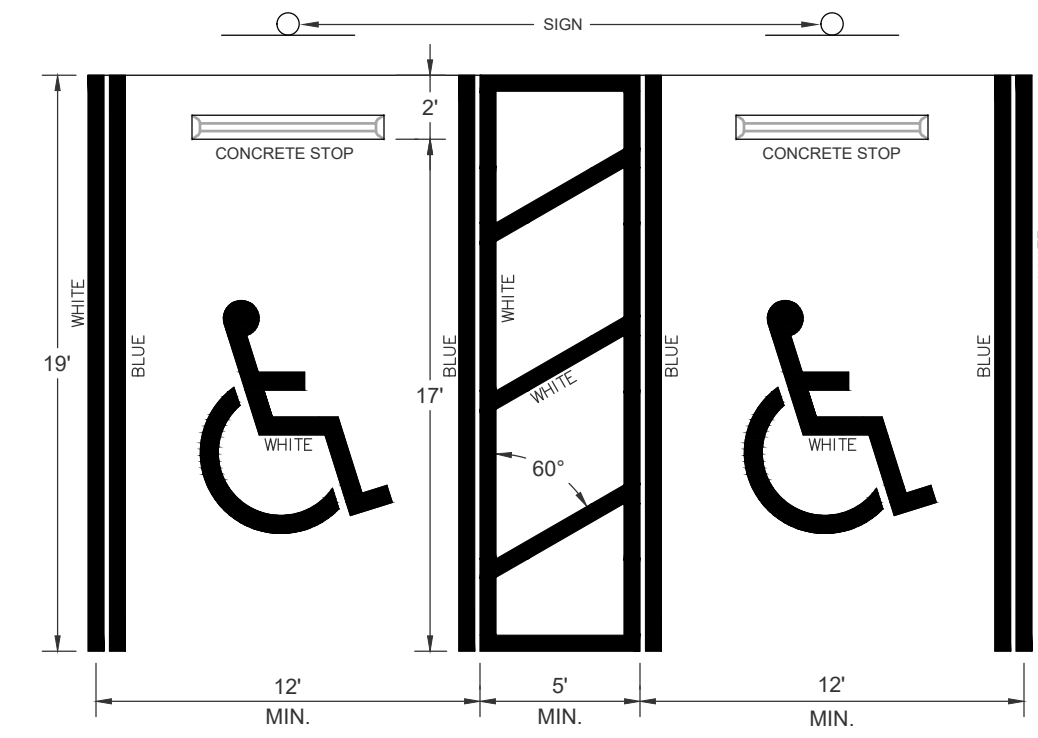
3-STORY BUILDING:
(2) 1-BEDS, (2) 2-BEDS, (2) 3-BEDS
PER FLOOR x 3 FLOORS
7,799 G.S.F.



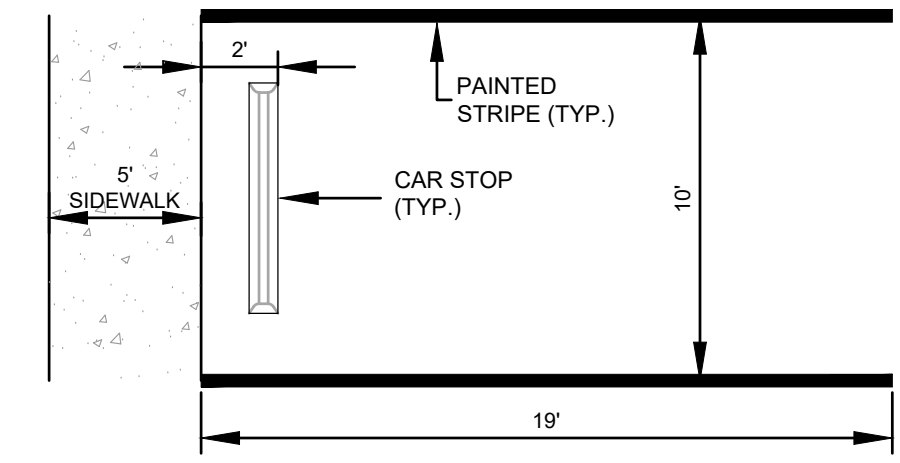
2-STORY BUILDING (TYPE 2A):
(2) 1-BEDS, (4) 2-BEDS, (1) 3-BEDS
PER FLOOR x 2 FLOORS
8,592 G.S.F.



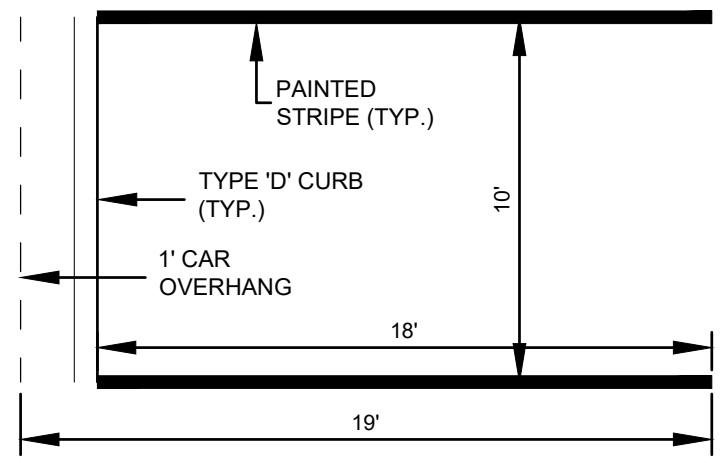
2-STORY BUILDING (TYPE 2B):
(0) 1-BEDS, (4) 2-BEDS, (2) 3-BEDS
PER FLOOR x 2 FLOORS
8,592 G.S.F.



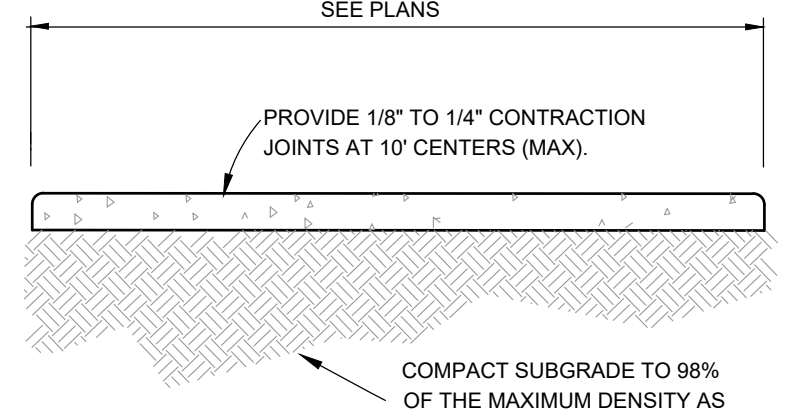
HANDICAPPED SPACE DETAIL



TYPICAL 19' PARKING STALL
 N.T.S.

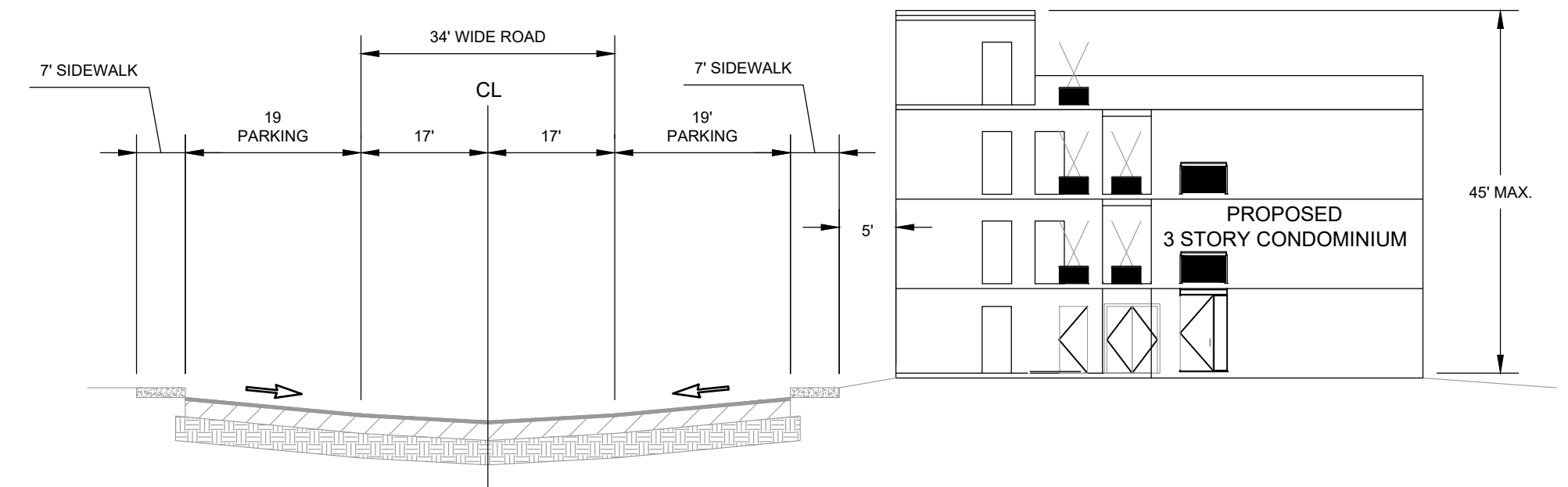


TYPICAL 18' PARKING STALL W/ OVERHANG
 N.T.S.

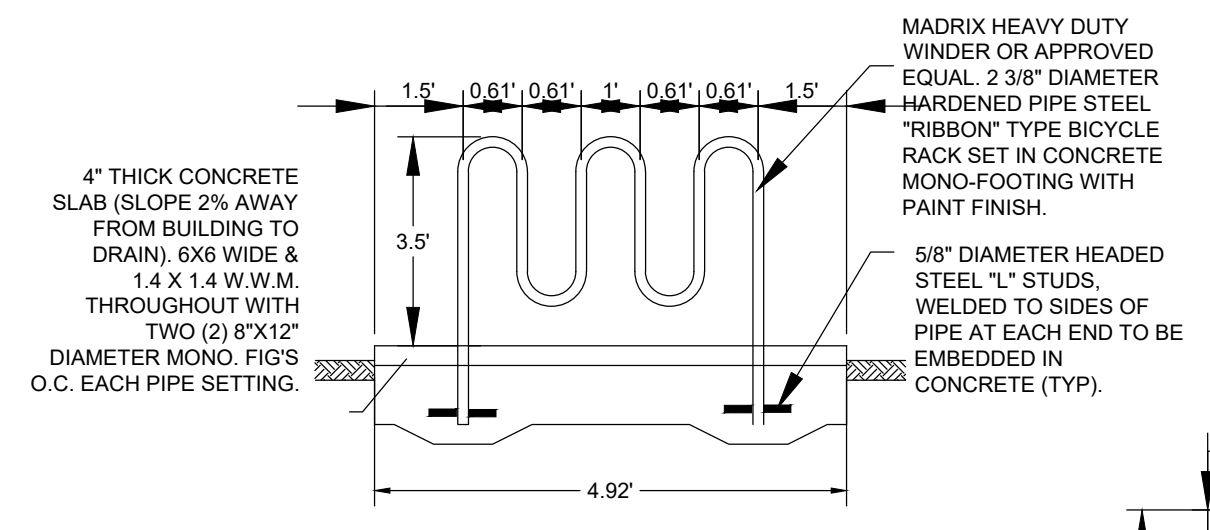


4" THICK SIDEWALK DETAIL

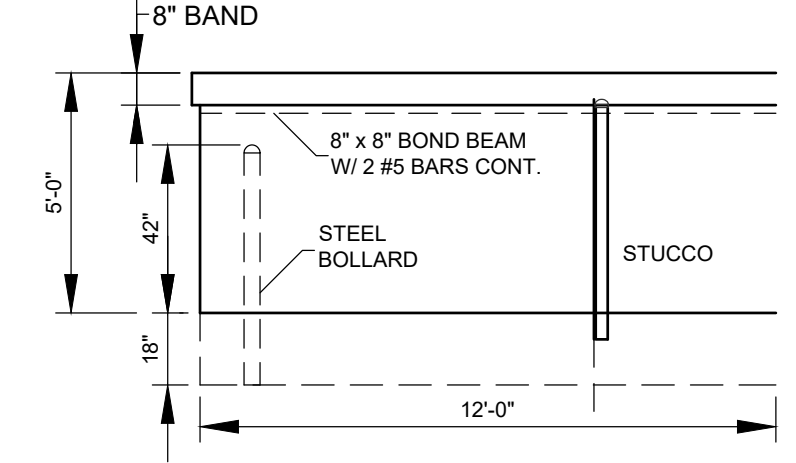
TYPICAL PAVEMENT SECTION
 N.T.S.



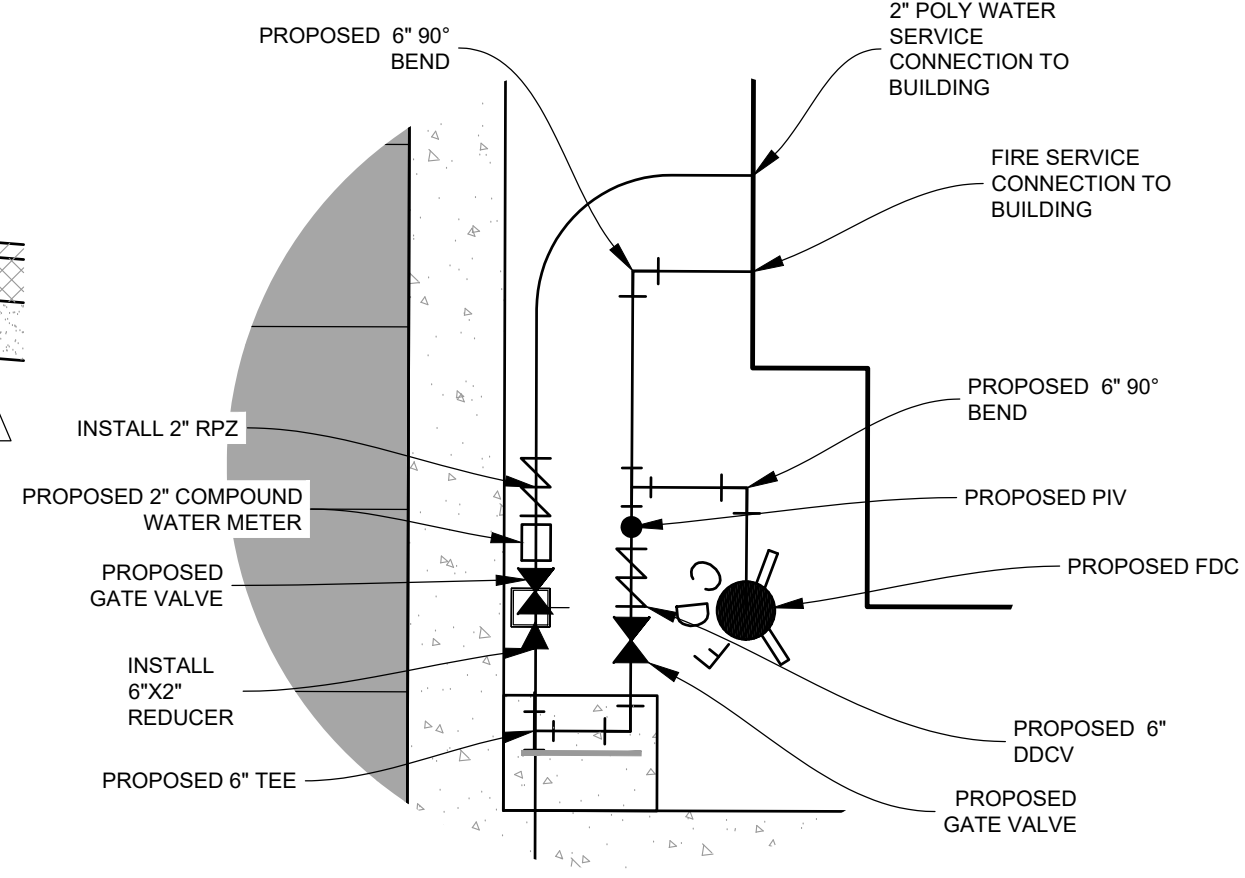
TYPICAL SECTION
 SCALE: 1"=10'



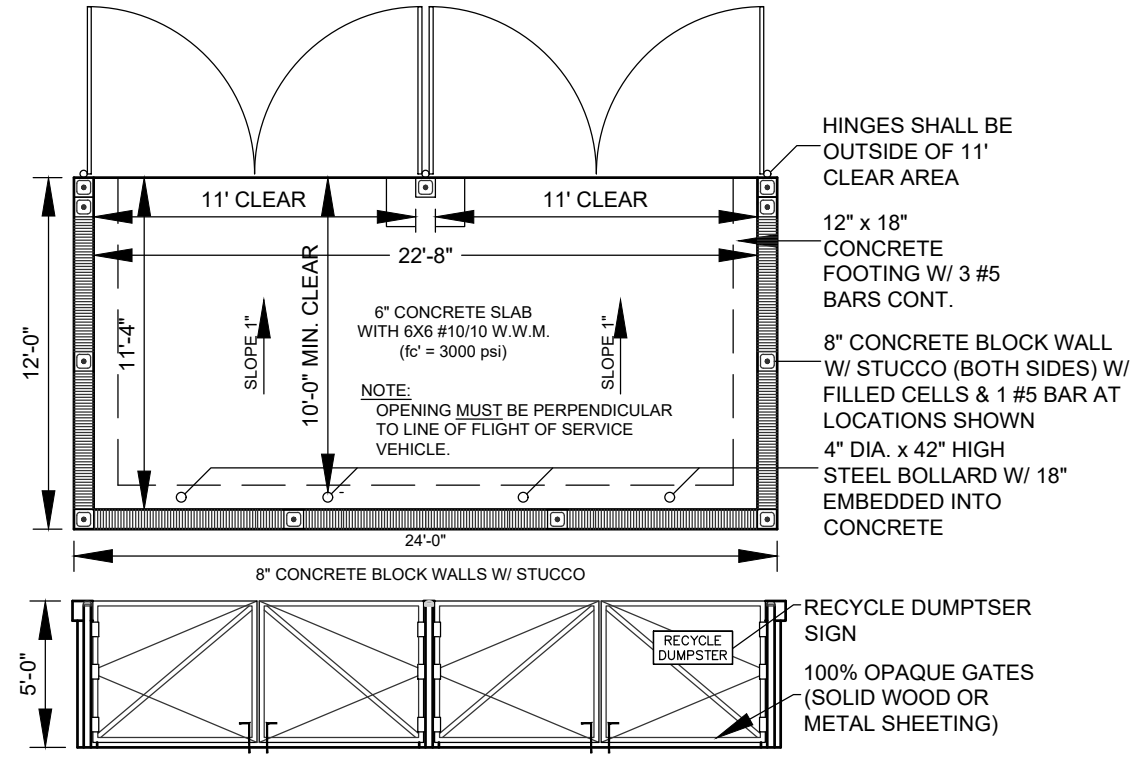
TYPICAL BIKE RACK DETAIL
 N.T.S.



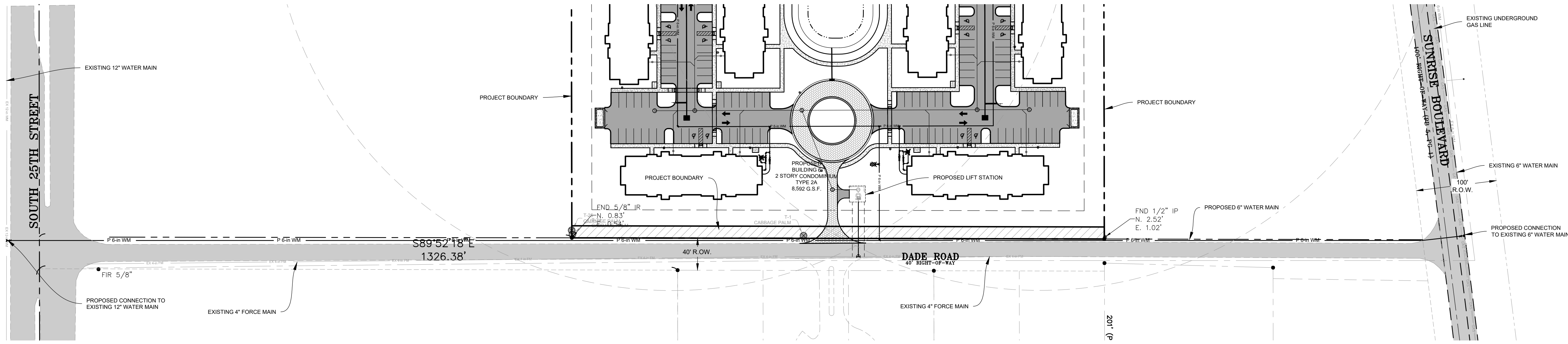
24'X12' DUMPSTER DETAIL



TYPICAL WATER SERVICE CONNECTION BLOW UP
 SCALE: 1" = 10'



OFFSITE WATER MAIN CONNECTION
 SCALE: 1" = 70'



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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 8993
 L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	VER
DRAWN BY	VER
CHECKED BY	VER
FILE NAME	19-352-001-06-06-20.dwg
DETAILS	LAYOUT
SCALE	AS SHOWN
DATE	06/20/22

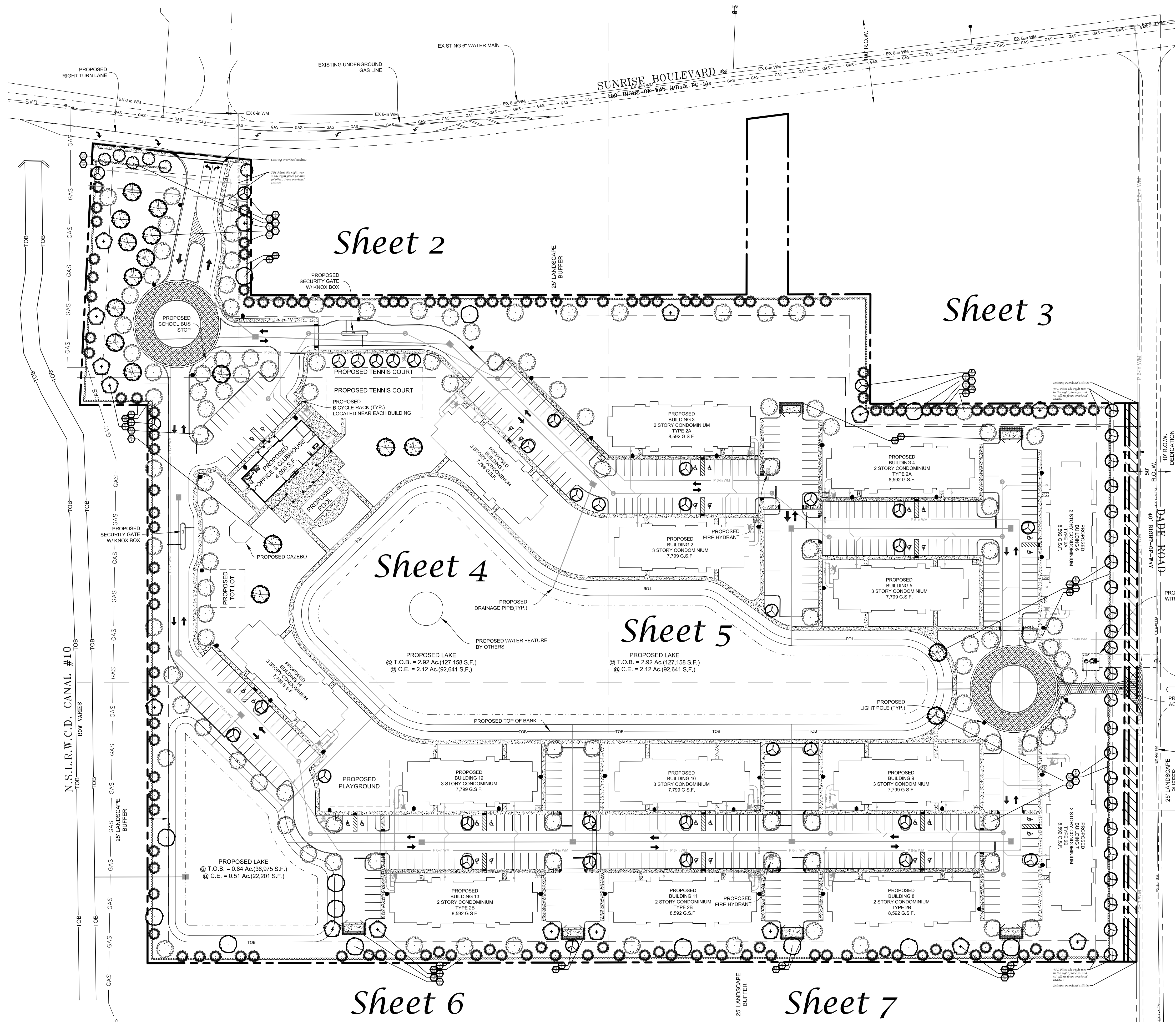
REVISION	DATE	DESCRIPTION
1	06/20/22	REVISED PER CITY & SPDA COMMENTS

PRIVILEGE DEVELOPMENT
DADE ROAD & SUNRISE BLVD
MULTI FAMILY RESIDENTIAL
SITE PLAN DETAILS
 FLORIDA
 CITY OF FORT PIERCE

EDC ENGINEERS & SURVEYORS ENVIRONMENTAL
 10250 SW VILLAGE PARKWAY - SUITE 201
 PORT SAINT LUCIE, FL 34987
 772-462-2455

19-352

2 OF 2



Sheet Legend

- Sheet L-1 Key Sheet
- Sheet L-2 Landscape Plan - North East Section
- Sheet L-3 Landscape Plan - South East Section
- Sheet L-4 Landscape Plan - North Center Section
- Sheet L-5 Landscape Plan - South Center Section
- Sheet L-6 Landscape Plan - North West Section
- Sheet L-7 Landscape Plan - South West Section
- Sheet L-8 Landscape Data, Plant List, Details & Specifications

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning

900 East Ocean Boulevard, Suite 130d
 Stuart, Florida 34994
 (772) 344-2340
 L.C. 26000198

Privilege Development

Dade Road & Sunrise Boulevard
 City of Fort Pierce, Florida

City Project Number:

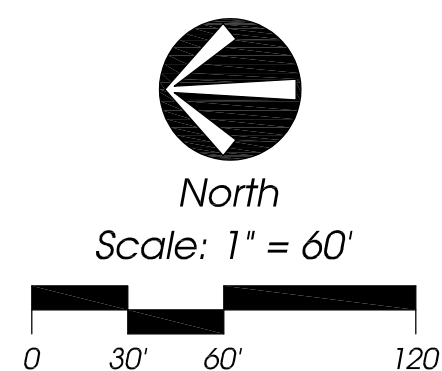
Jeffrey W. Smith, RLA
 Florida Registration Number:
 LA 0001635

Job No.	22-0301
Drawn By	JWS
Submittal Dates	3-7-2022 7-1-2022 11-2-2022
Revision Dates	
New Base	7-1-2022
New Base	11-2-2022

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-1 8
 Sheet of

Landscape Plan



Privilege Development

Dade Road & Sunrise Boulevard

City of Fort Pierce, Florida

City Project Number:

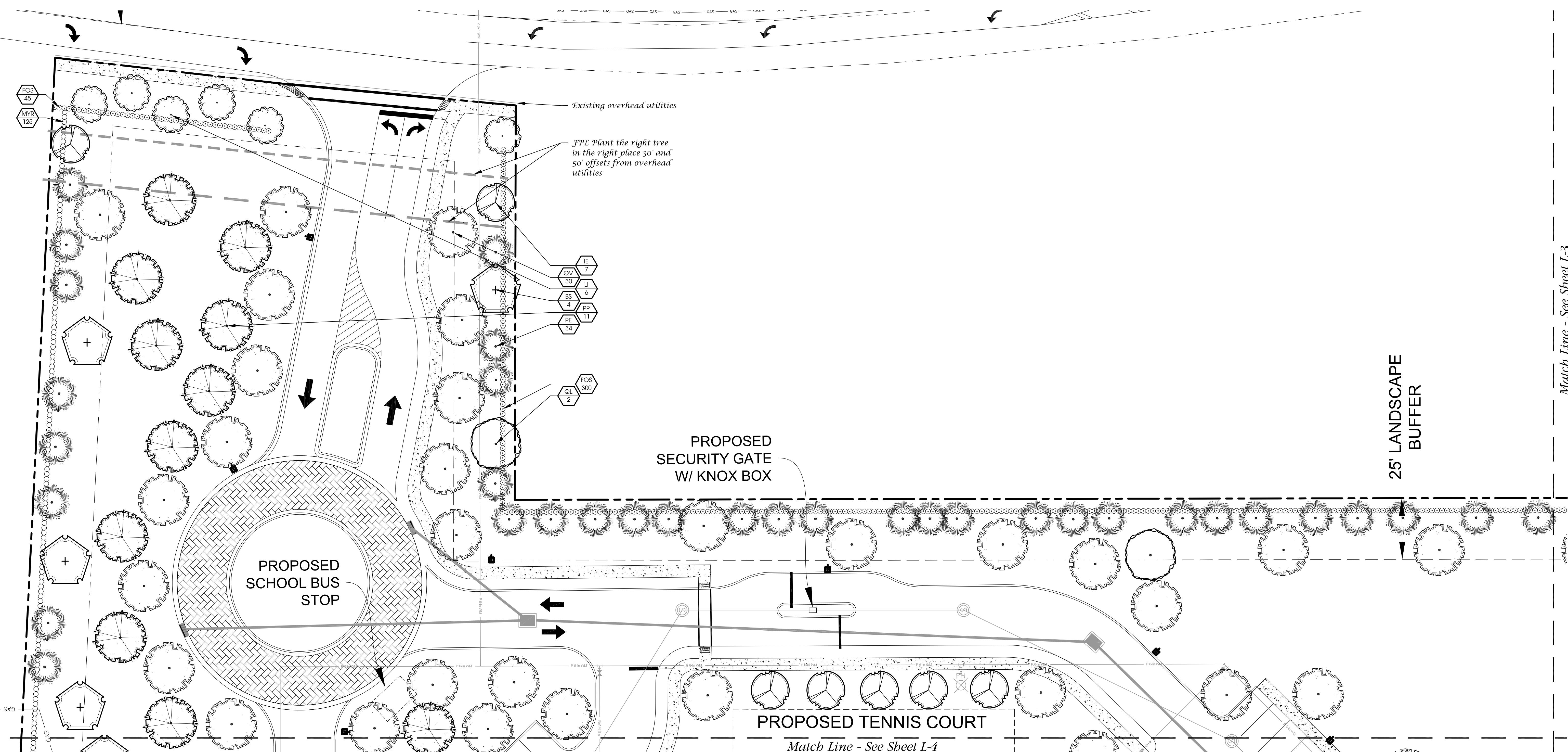
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 22-0301
Drawn By JWS
Submittal Dates 3-7-2022
7-1-2022
11-2-2022

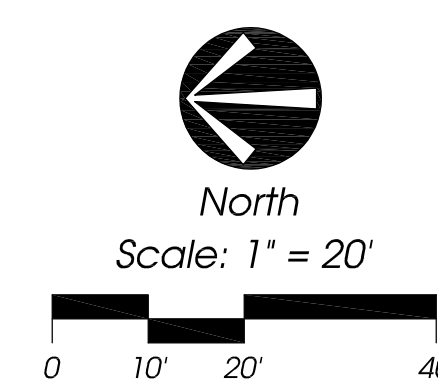
Revision Dates
New Base 7-1-2022
New Base 11-2-2022

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L-2 8
Sheet of



Landscape Plan



Privilege Development

Dade Road & Sunrise Boulevard

City of Fort Pierce, Florida

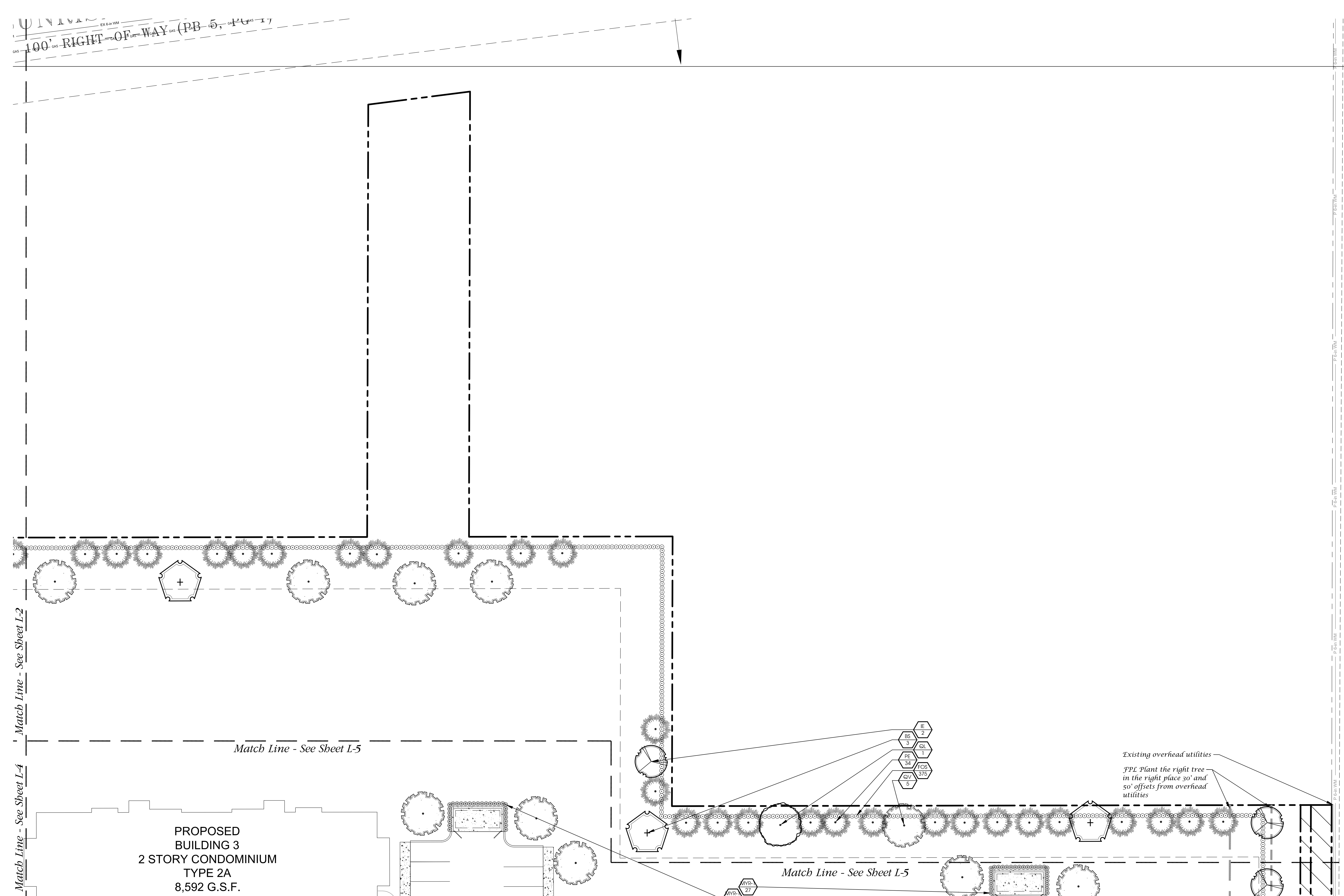
City Project Number:

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

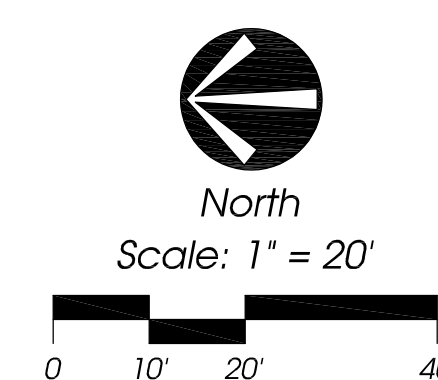
Job No.	22-0301
Drawn By	JWS
Submittal Dates	3-7-2022 7-1-2022 11-2-2022

Revision Dates	
New Base	7-1-2022
New Base	11-2-2022

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Landscape Plan



Privilege Development

Dade Road & Sunrise Boulevard

City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-0301
 Drawn By JWS
 Submittal Dates 3-7-2022
 7-1-2022
 11-2-2022

Revision Dates
 New Base 7-1-2022
 New Base 11-2-2022

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 8
 Sheet of

Match Line - See Sheet L-2

PROPOSED TENNIS COURT

PROPOSED BICYCLE RACK (TYP.) LOCATED NEAR EACH BUILDING

PROPOSED OFFICE & CLUBHOUSE 4,000 S.F.

PROPOSED POOL

3 STORY PROPOSED BUILDING 1 7,799 G.S.F.

3 STORY PROPOSED BUILDING 14 7,799 G.S.F.

PROPOSED LAKE
 @ T.O.B. = 2.92 Ac.(127,158 S.F.)
 @ C.E. = 2.12 Ac.(92,641 S.F.)

PROPOSED DRAINAGE PIPE(TYP.)

PROPOSED WATER FEATURE BY OTHERS

PROPOSED GAZEBO

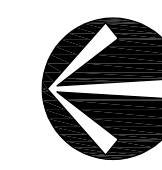
PROPOSED TOT LOT

PROPOSED SECURITY GATE W/ KNOX BOX

Match Line - See Sheet L-5

Match Line - See Sheet L-6

Landscape Plan



North
 Scale: 1" = 20'



Match Line - See Sheet L-3

Privilege Development

Dade Road & Sunrise Boulevard

City of Fort Pierce, Florida

City Project Number:

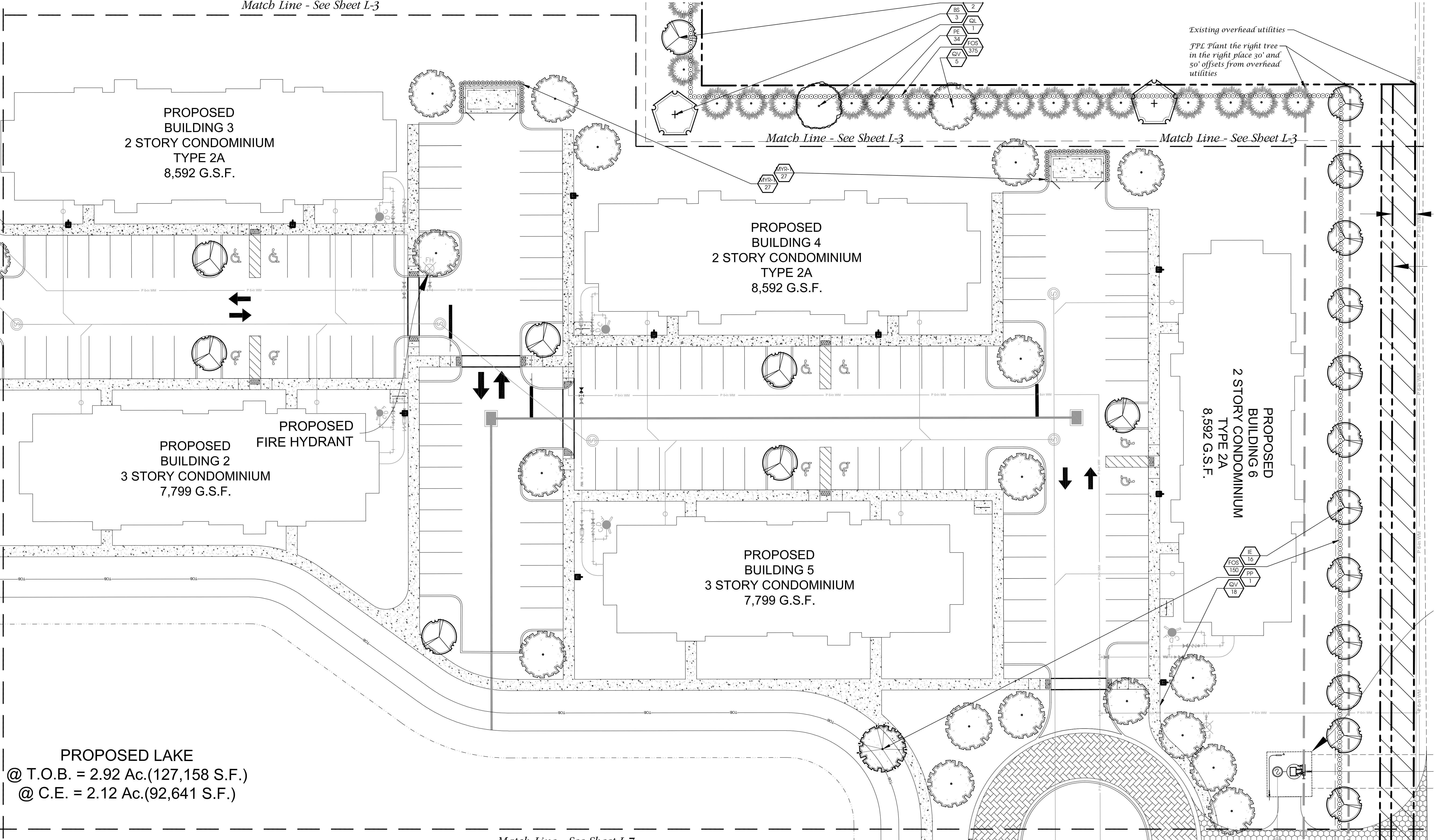
Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	22-0301
Drawn By	JWS
Submittal Dates	3-7-2022
	7-1-2022
	11-2-2022

Revision Dates	
New Base	7-1-2022
New Base	11-2-2022

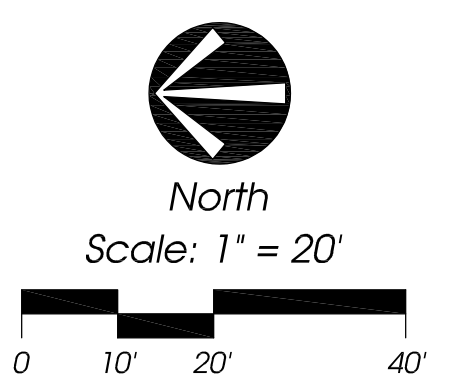
These drawings are the property of the landscape architect and are not to be used for other projects except by written permission from the landscape architect. Report any discrepancies immediately to the landscape architect.

Match Line - See Sheet L-4



Match Line - See Sheet L-7

Landscape Plan



Privilege Development
 Dade Road & Sunrise Boulevard
 City of Fort Pierce, Florida

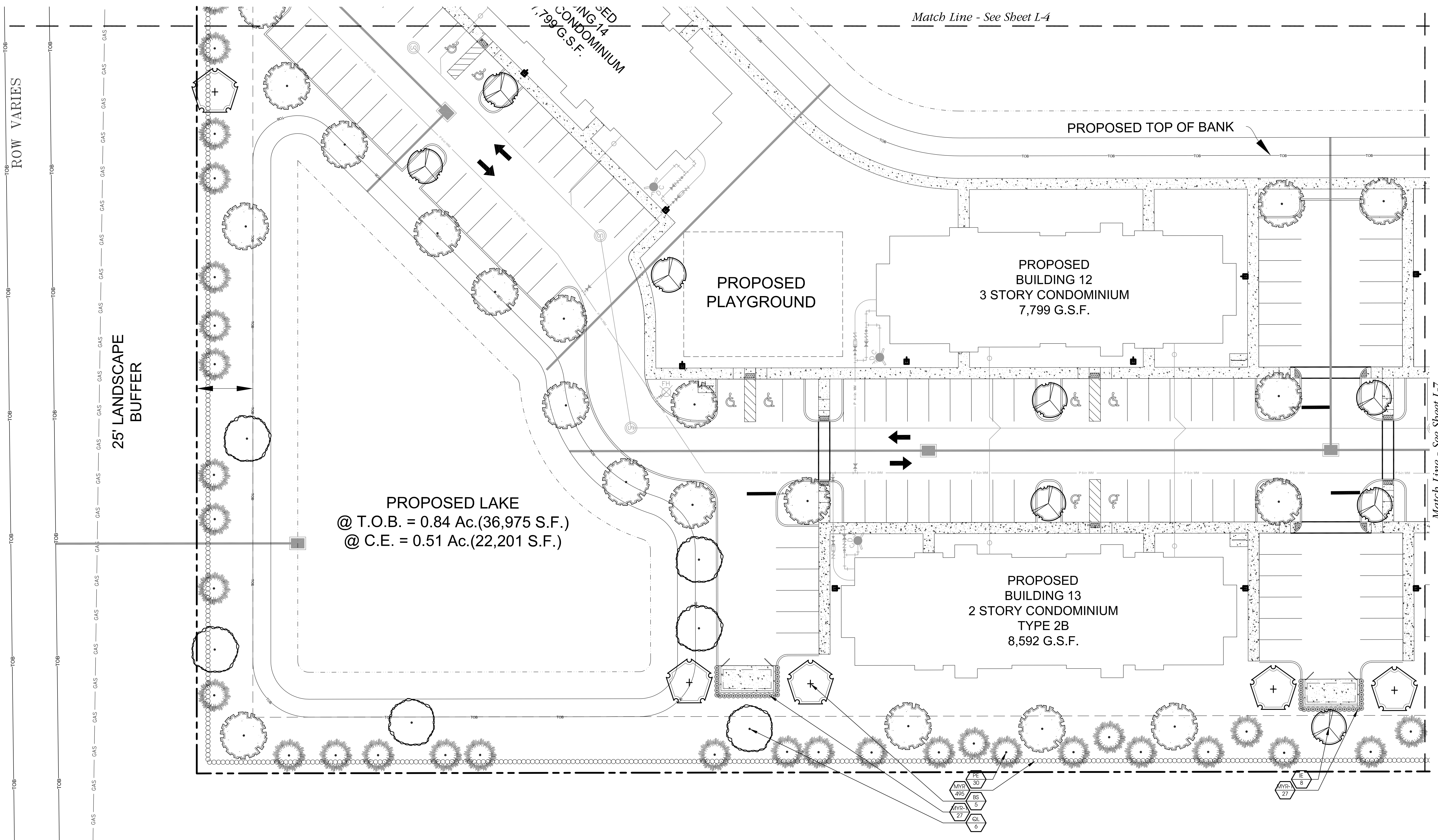
City Project Number:

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

Job No.	22-0301
Drawn By	JWS
Submittal Dates	3-7-2022 7-1-2022 11-2-2022

Revision Dates	
New Base	7-1-2022
New Base	11-2-2022

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Match Line - See Sheet L-4

Match Line - See Sheet L-7

ROW VARIES

25' LANDSCAPE BUFFER

PROPOSED LAKE
 @ T.O.B. = 0.84 Ac.(36,975 S.F.)
 @ C.E. = 0.51 Ac.(22,201 S.F.)

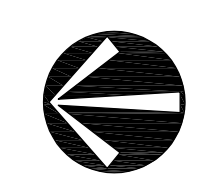
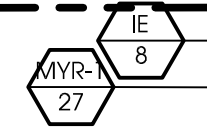
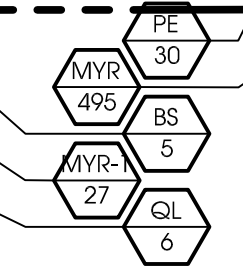
PROPOSED PLAYGROUND

PROPOSED BUILDING 12
 3 STORY CONDOMINIUM
 7,799 G.S.F.

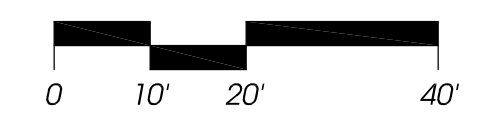
PROPOSED BUILDING 13
 2 STORY CONDOMINIUM
 TYPE 2B
 8,592 G.S.F.

PROPOSED BUILDING 14
 3 STORY CONDOMINIUM
 7,799 G.S.F.

PROPOSED TOP OF BANK



North
 Scale: 1" = 20'



Landscape Plan

PROPOSED LAKE
 @ T.O.B. = 2.92 Ac.(127,158 S.F.)
 @ C.E. = 2.12 Ac.(92,641 S.F.)

Match Line - See Sheet L-5

PROPOSED
 LIGHT POLE (TYP.)

PROPOSED
 BUILDING 10
 3 STORY CONDOMINIUM
 7,799 G.S.F.

PROPOSED
 BUILDING 9
 3 STORY CONDOMINIUM
 7,799 G.S.F.

PROPOSED
 BUILDING 7
 2 STORY CONDOMINIUM
 TYPE 2B
 8,592 G.S.F.

PROPOSED
 BUILDING 11
 2 STORY CONDOMINIUM
 TYPE 2B
 8,592 G.S.F.

PROPOSED
 FIRE HYDRANT

PROPOSED
 BUILDING 8
 2 STORY CONDOMINIUM
 TYPE 2B
 8,592 G.S.F.

CAPE
 ER

FPL Plant the right tree
 in the right place 30' and
 50' offsets from overhead
 utilities
 Existing overhead utilities

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

Privilege Development
 Dade Road & Sunrise Boulevard
 City of Fort Pierce, Florida

City Project Number:

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

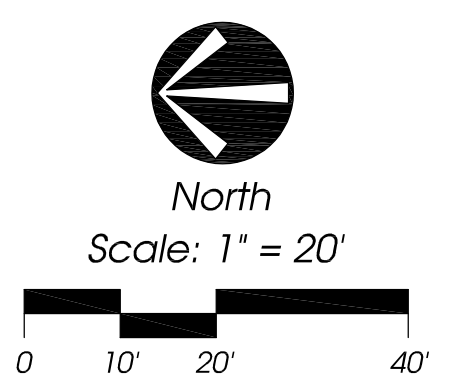
Job No. 22-0301
 Drawn By JWS
 Submittal Dates 3-7-2022
 7-1-2022
 11-2-2022

Revision Dates
 New Base 7-1-2022
 New Base 11-2-2022

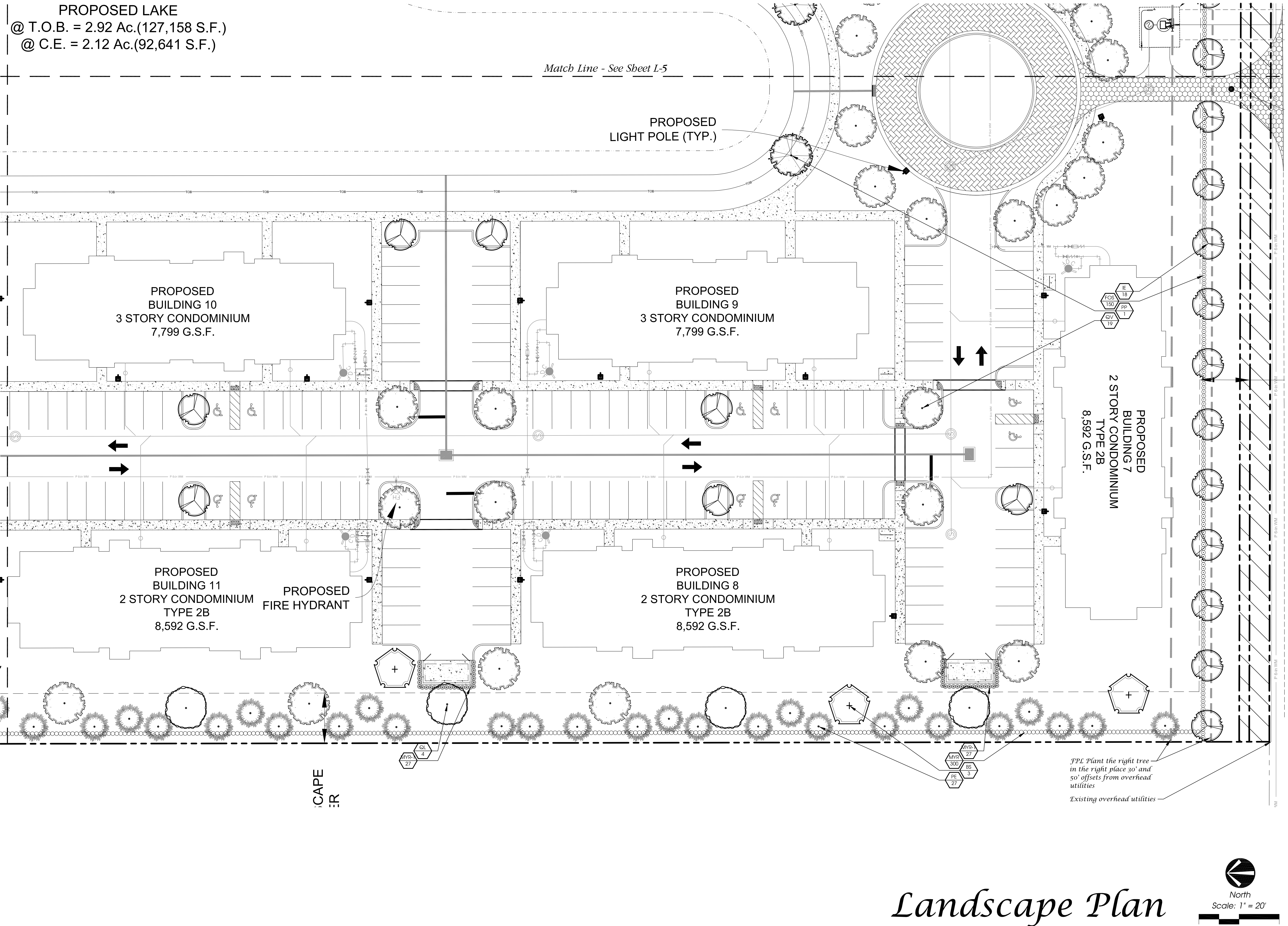
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L-7 8
 Sheet of

Landscape Plan



Match Line - See Sheet L-6



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.
- Underzering 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 EnviroMulch. 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 in 3 directions with galvanized wire, through flexible hose chafing 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 12-0-0). 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 BDU 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.

Agiform 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 roots. 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 disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
- 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.

- NOTES:
- Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in Item #9 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						
16	BS*	BURSERA SIMARUBA	GUMBO LIMBO	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
56	IE*	ILEX x ATENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
6	LI	LAGERSTROEMIA INDICA 'TUSKEGEE'	CREPE MYRTLE 'RED'	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
138	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
17	PP	PELTOPHORUM DUBIUM	YELLOW POINCIANA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
13	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
90	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
162	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
1,195	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
1,085	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
SOD-1						
		PASPALUM NOTATUM	BAHIA SOD			SEE SPECS
* = Florida Native						
NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE						

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (East Portion & South Buffer) 852.46'

Sec. 123-37(4)(b)
 Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
 852.46 l.f. x 10' = 8,524.6 s.f. / 300 = 29 Trees
 Provided = 29 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
 852.46 l.f. / 2' o.c. = 427 Shrubs
 Provided = 427 Shrubs

Vehicular Use Area Landscaping to Adjacent Property (North Buffer) 3,575'

Sec. 123-37(6)
 Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
 3,575 l.f. x 10' = 35,750 s.f. / 200 = 179 Trees
 Provided = 179

Shrubs Required = Continuous Hedge @ 2' o.c.
 3,575 l.f. / 2' o.c. = 1,788 Shrubs
 Provided = 1,788 Shrubs

Interior Vehicular Use Area

Sec. 123-37(7)(a & b)
 Required = 1 s.f. of interior landscaping per 15 s.f. of vehicular use area (192,920 s.f./15 = 12,862 s.f.)
 Landscape Area Provided = 12,862 s.f.
 Trees Required = 1 Tree/100 s.f. of interior landscape area
 192,920 s.f./100 = 1,929 Trees
 Provided = 129

Maximum Use of Palm Trees

Sec. 123-37(1)(a)(3)
 Required = Fifty (50) percent of the required trees shall be species other than palm trees
 Total Trees Required = 337 Trees
 Maximum Palms Allowed = 168 (337 / 2 = 168)
 Total Palms Provided = 0 (0%)

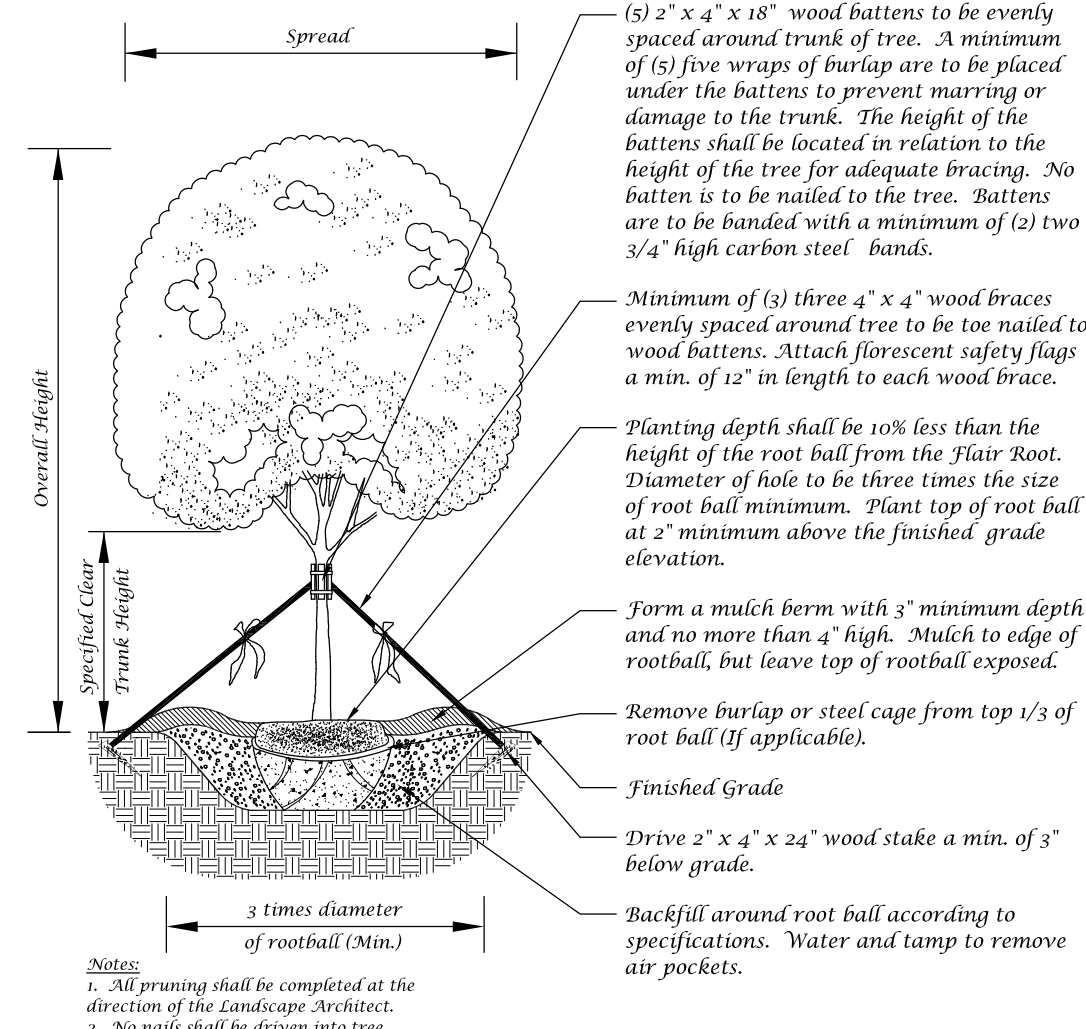
Total Trees Required = 337 Trees
 Total Trees Provided = 337 Trees
 337 Trees + 0 Palms @ 3:1 = 0 Trees = 337 Trees

Total Trees Required = 337 Trees
 Total Native Trees Provided = 314 (93%)

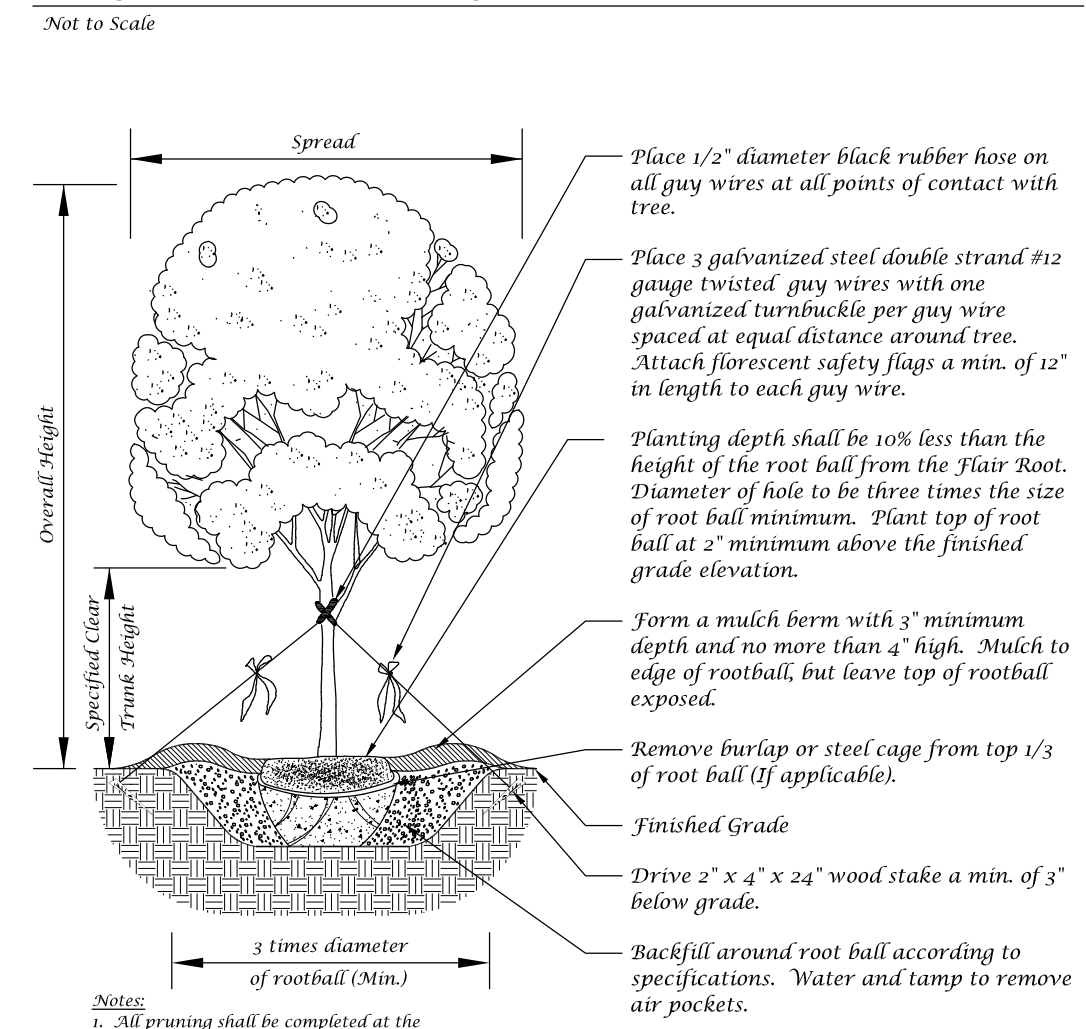
Total Palms Required = 0
 Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 2,377
 Total Native Shrubs Provided = 2,377 (100%)

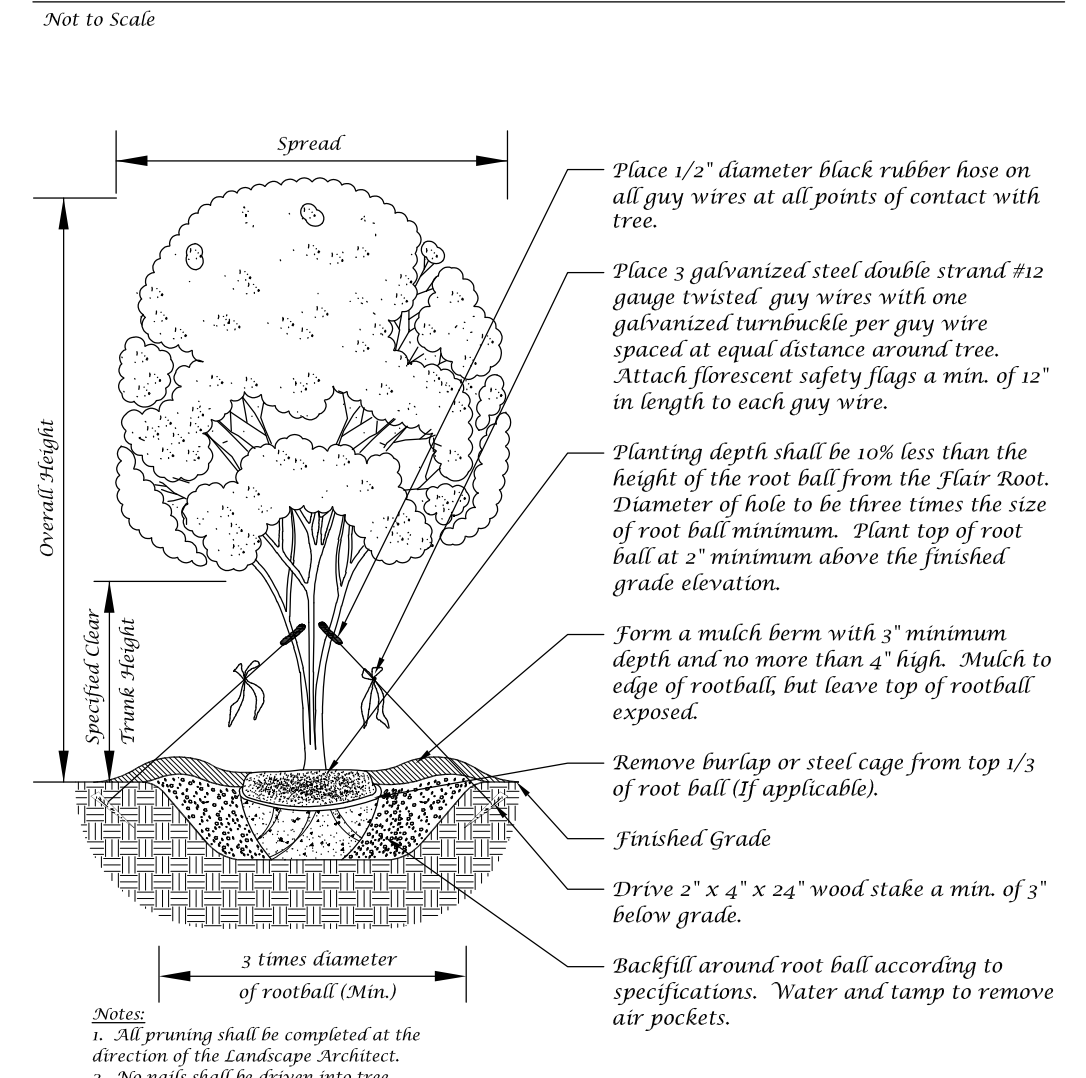
Landscape Details



Large Tree Planting Detail (5" Caliper or Greater)

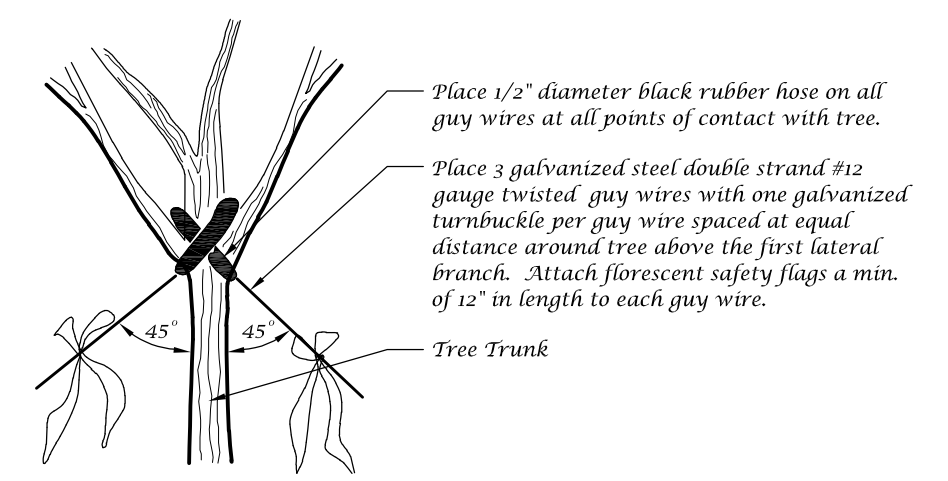


Tree Planting Detail



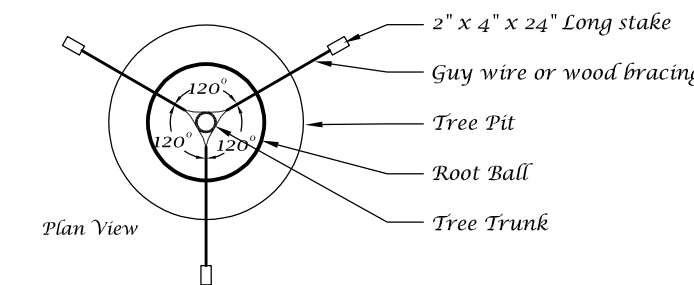
Multi-Trunk Tree Planting Detail

Not to Scale



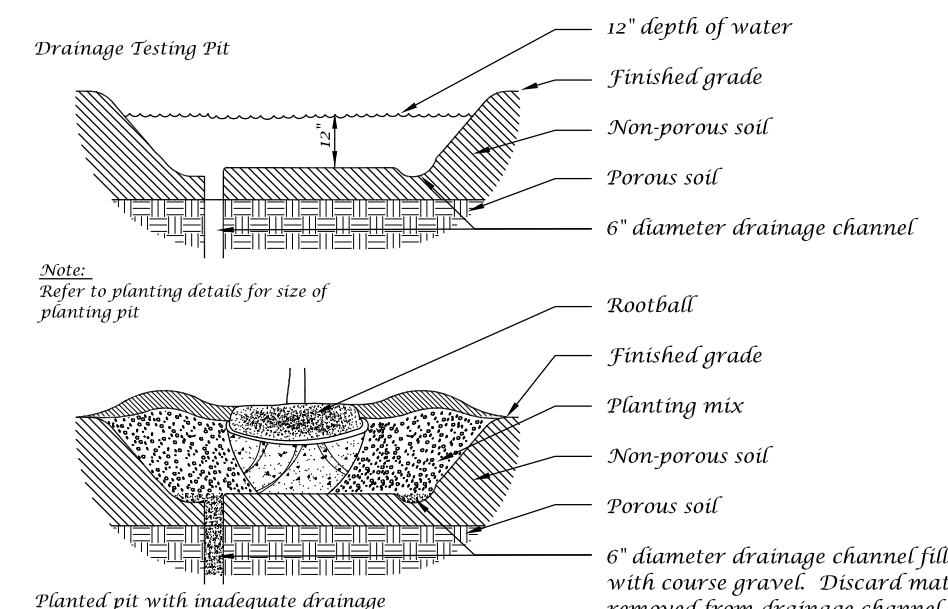
Guy Wire Attachment Detail

Not to Scale



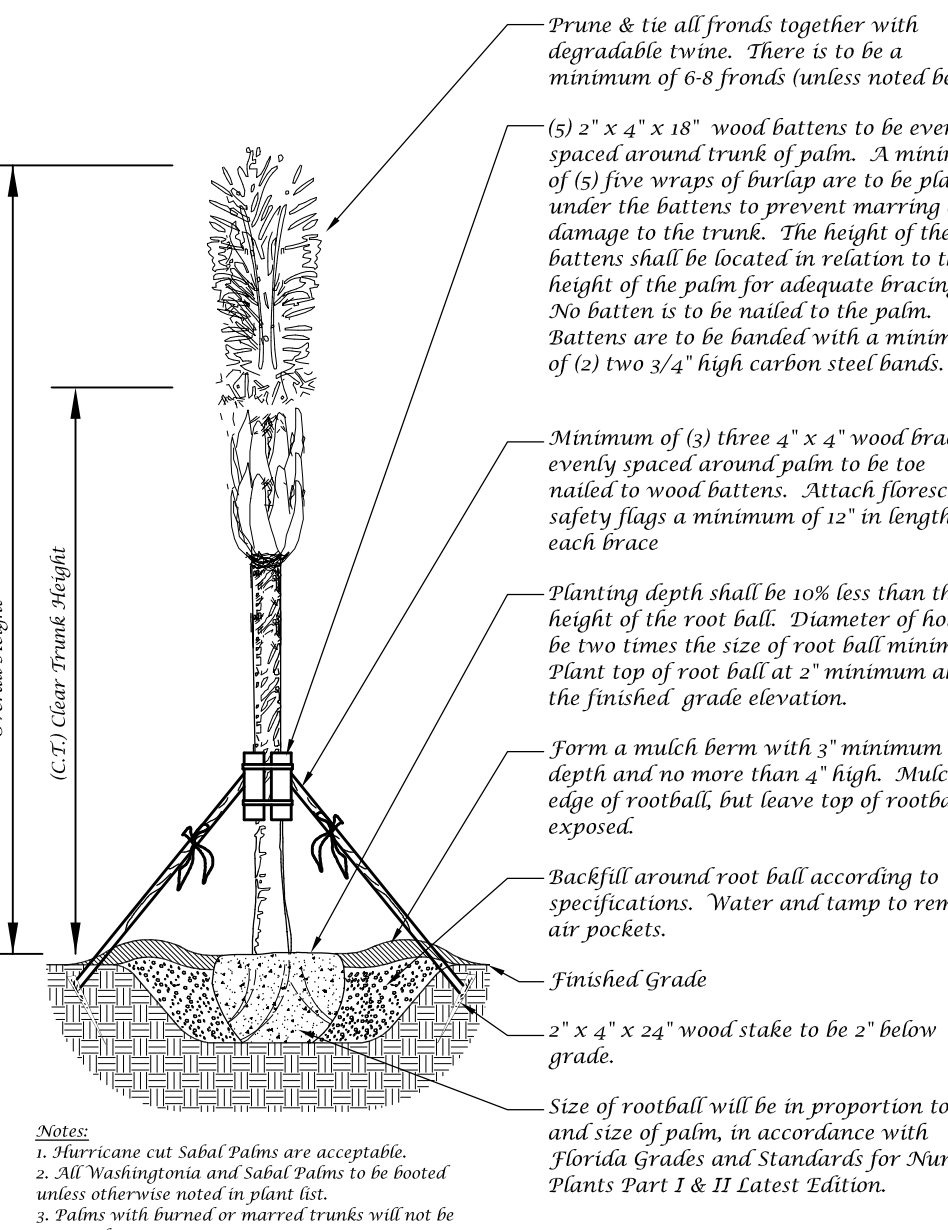
Staking Detail

Not to Scale



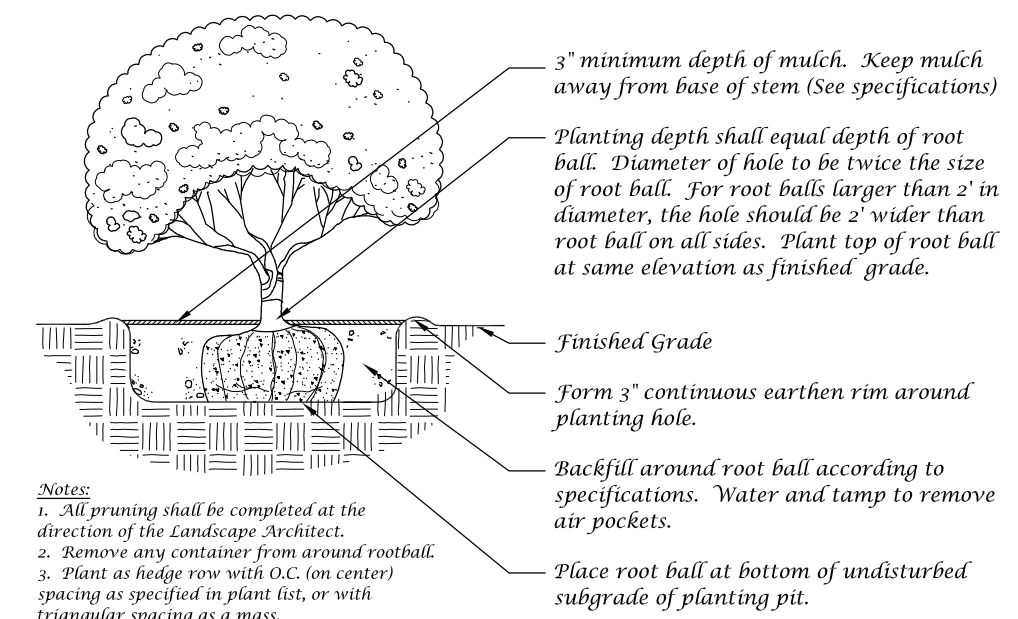
Drainage Testing Detail

Not to Scale



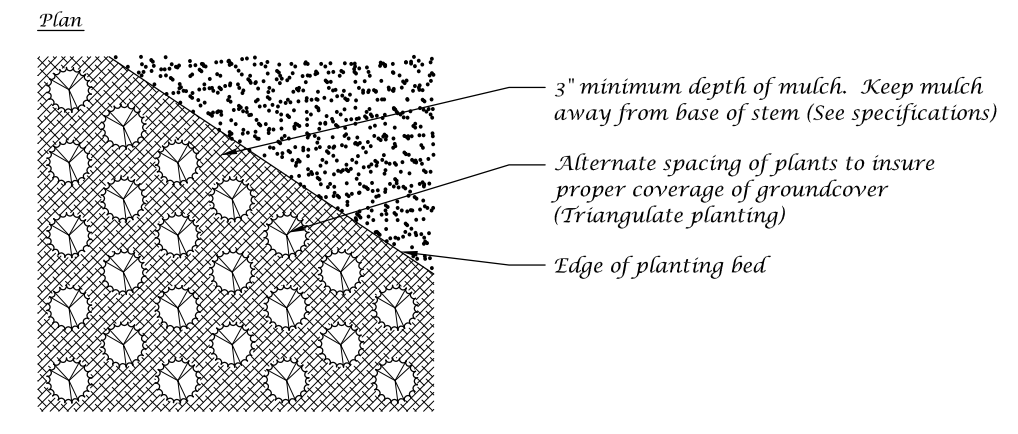
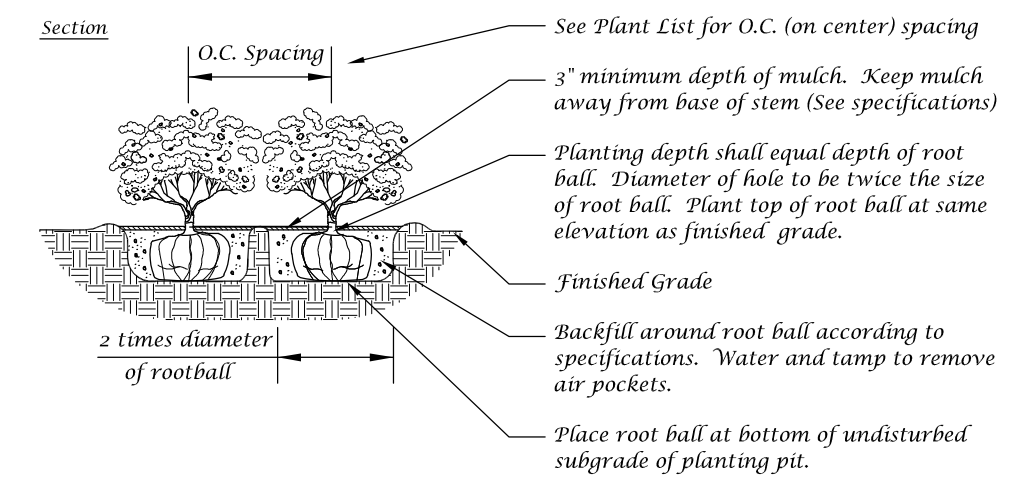
Palm Planting Detail

Not to Scale



Shrub 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
 LC: 26000198

Privilege Development

Dade Road & Sunrise Boulevard
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L-8 8
 Sheet of

Landscape Plan

IRREVOCABLE LICENSE AGREEMENT

THIS IRREVOCABLE LICENSE AGREEMENT (this “**License**”) is made this _____ day of _____, 2022 (the “**Effective Date**”) between PRIVILEGE DEVELOPMENT, LLC, a Florida limited liability company, whose address is P.O. Box 3945, Hallandale Beach, FL 33008, herein called (“**Licensor**”), and BEVERLY A. BUSTIN of 702 Sharon Terrace, Fort Pierce, FL 34982 and MARY E. RAYNER, 703 Sharon Terrace, Fort Pierce, FL 34982 (hereinafter collectively referred to as “**Licensee**”).

1. OCCUPANCY. Licensee currently occupies the Premises (as defined below) without benefit of title.

2. GRANT OF LICENSE. Licensor hereby grants to Licensee a license to occupy and use, subject to all of the terms and conditions hereof, the real property more specifically described in Exhibit "A" attached hereto and made a part hereof (the “**Premises**”).

3. LIMITATION TO DESCRIBED PURPOSE. The Premises may be occupied and used by Licensee solely for ingress and egress between Sunrise Boulevard and the residential structures currently designated as 702 and 703 Sharon Terrace in Fort Pierce, Florida, as generally indicated in Exhibit “B” attached hereto and made a part hereof (each a “**Property**,” collectively the “**Properties**”). This License shall be in effect for a limited duration, until it is terminated as hereinafter provided.

4. TERMINATION. This License is irrevocable with respect to Licensor. This License will automatically expire for each Property when the principal residential structure on that Property must be or is Rebuilt. For the purposes of this paragraph, “**Rebuilt**” means 70% or greater replacement of the structural and architectural elements of each structure, in relation to that structure on the Effective Date. When either structure is Rebuilt, this License and the rights contemplated herein shall expire with respect to that Property, and all future access to Sunrise Boulevard shall be directly from the Property, itself, without use of the Premises.

5. INDEMNIFICATION OF LICENSOR. Licensee shall indemnify and hold Licensor harmless from any and all liability for personal injuries, property damage, or for loss of life or property resulting from, or in any way connected with, the condition or use of the Premises by Licensee, its agents or invitees.

6. CONDITION OF PREMISES NOT WARRANTED. Licensor does not warrant or represent that the Premises is safe, healthful, or suitable for the purposes for which it is permitted to be used under the terms of this License. Licensee assumes all risk of occupancy.

8. NOT A GRANT OF AN INTEREST OR ESTATE. By this License Licensor does not intend to grant to Licensee any interest or estate in the Premises and specifically denies any such interest or estate in Licensee. This License is given at the request of the City of Fort Pierce, Florida as a condition to entitlement of Licensor’s neighboring property.

9. NO ASSIGNMENT. This License shall run with the land but cannot be separated from the Properties.

IN WITNESS WHEREOF, Licensor has subscribed its name and has caused this Irrevocable License Agreement to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence
of the following two witnesses:

GRANTOR:

**PRIVILEGE DEVELOPMENT, LLC, a
Florida limited liability company**

Print Name: _____

By: _____
Simon Cohen, Manager

Print Name: _____

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of ____, 2022 by **SIMON COHEN, as Manager of Privilege Development, LLC.** He is personally known to me OR has produced _____ as identification.

(Signature of Notary Public)
Print Name: _____
Notary Public, State of _____
Commission No.: _____
My Commission Expires: _____

EXHIBIT "A"
The Premises

EXHIBIT "B"
The Properties

NOTE:

THIS IS NOT A SURVEY

DESCRIPTION NOT
VALID WITHOUT
SKETCH.

EXHIBIT B

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 17, BLOCK F AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.
3. THE DIMENSIONS OF LOT 17 WERE PRORATED BASED ON FOUND CONTROL IN A BOUNDARY SURVEY PREPARED BY EDC, INC. UNDER PROJECT #19-352 LAST UPDATED ON JUNE 24, 2022.

ABBREVIATION LEGEND:

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ORB OFFICIAL RECORD BOOK
- PB PLAT BOOK
- PG PG
- R/W RIGHT OF WAY
- ☉ CENTER LINE

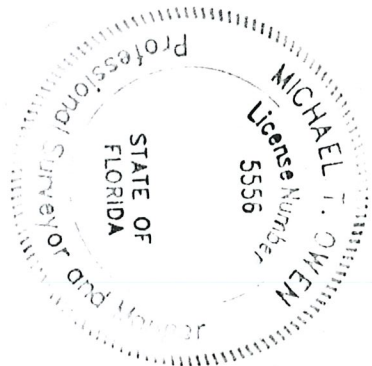
DESCRIPTION:

A PORTION OF LOT 17, BLOCK F OF MARAVILLA HEIGHTS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 1 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 17, BLOCK F, THENCE SOUTH 89°51'36" EAST ALONG THE SOUTH LINE OF SAID LOT, A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING.**

THENCE SOUTH 89°51'36" EAST, A DISTANCE OF 214.59 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SUNRISE BOULEVARD (A 100.00 FOOT WIDE RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY NORTH 07°15'33" WEST, A DISTANCE OF 49.48 FEET; THENCE LEAVING SAID RIGHT-OF-WAY NORTH 89°51'36" WEST ALONG THE NORTH LINE OF LOT 17, A DISTANCE OF 208.43 FEET TO A POINT 130.00 FEET EASTERLY OF THE WEST LINE OF LOT 17; THENCE SOUTH 00°06'08" EAST, A DISTANCE OF 49.07 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 10,378.69 SQUARE FEET (0.238 ACRES), MORE OR LESS



Michael T. Owen 9-30-2022
 MICHAEL T. OWEN
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION #5556
 SIGNATURE DATE

**SKETCH & DESCRIPTION OF:
ACCESS EASEMENT**

PREPARED FOR:
**PRIVILEGE
DEVELOPMENT**

PORT SAINT LUCIE OFFICE
 10250 SW VILLAGE PARKWAY
 SUITE 201
 PORT SAINT LUCIE, FL 34987
 ☎ 772-462-2455
 🌐 www.edc-inc.com

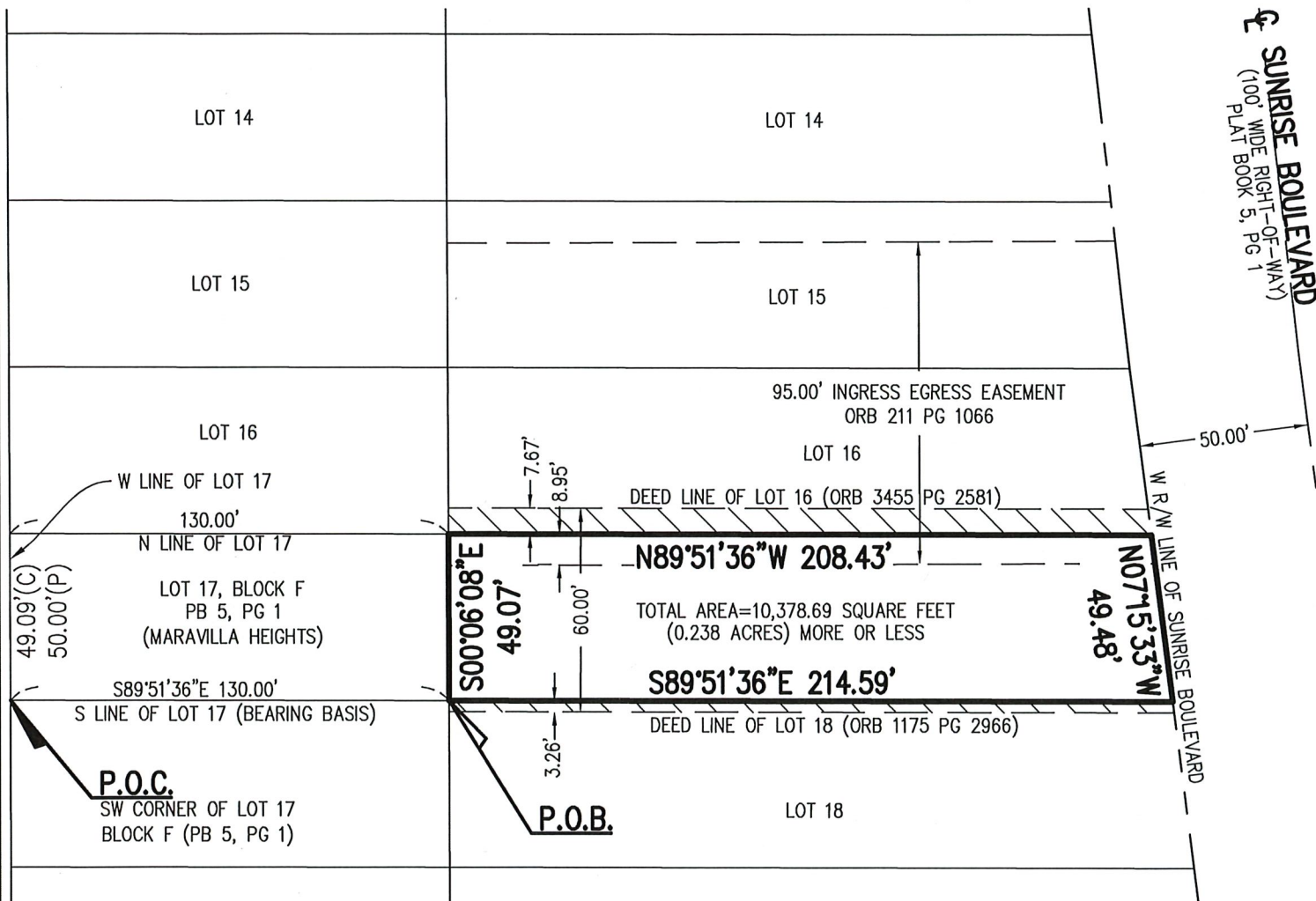
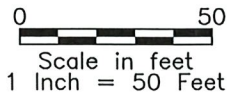


**ENGINEERS & SURVEYORS
ENVIRONMENTAL**
 F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
 L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE



<p>SKETCH & DESCRIPTION OF: ACCESS EASEMENT</p>	<p>PORT SAINT LUCIE OFFICE 10250 SW VILLAGE PARKWAY SUITE 201 PORT SAINT LUCIE, FL 34987 ☎ 772-462-2455 🌐 www.edc-inc.com</p>	<p>ENGINEERS & SURVEYORS ENVIRONMENTAL F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935 L.B. CERTIFICATE OF AUTHORIZATION 8098</p>
<p>PREPARED FOR: PRIVILEGE DEVELOPMENT</p>		

REVISIONS	
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