CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, March 13, 2023 - 2:00 p.m.
City Hall - City Commission Chambers, 100 North U.S. #1, Fort Pierce, Florida

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CONSIDERATION OF ABSENCES**

5. **APPROVAL OF MINUTES**

   a. Minutes from the February 13, 2023 meeting

6. **NEW BUSINESS**

   a. Annexation - Weatherbee - Parcel ID: 3403-502-0015-000-5

   b. Conditional Use - Techno Arts Academy - 2817 Peters Road

   c. Site Plan and Conditional Use with New Construction - Love Ministries Telecom Tower - 3111 Avenue D

   d. Site Plan and Conditional Use - JDA Self-Storage and Vehicle Storage Facility - 5553 Okeechobee Road

   e. Site Plan - Twin Vee - 3101 S. US Highway 1

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

g. Preliminary Plat - Fort Pierce Commercial - 5553, 5555 and 5575 Okeechobee Road

7. **COMMENTS FROM THE PUBLIC**

Any person who wishes to comment on any subject may be heard at this time. Please limit your comments to three (3) minutes or less, as directed by the Chair, as this section of the Agenda is limited to thirty minutes. The Planning Board will not be able to take any official actions under Comments from the Public. Speakers will address the Board and the Public with respect. Inappropriate language will not be tolerated.

8. **DIRECTOR'S REPORT**

9. **BOARD COMMENTS**

10. **ADJOURNMENT**

Any person seeking to appeal any decision by the Planning Board with respect to any matter considered at this meeting is advised that a record of proceedings is required in any such appeal and that such person may need to insure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.
Persons who require special accommodations under the Americans with Disabilities Act (ADA) should contact (772) 467-3729, at least five (5) days prior to the meeting. Persons who are hearing or speech impaired may use the Florida Relay System by dialing 711.

Planning Board **5. a.**

Meeting Date: 03/13/2023

Re: Planning Board Minutes 2/13/23

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Minutes from the February 13, 2023 meeting

Attachments

Planning Board Minutes 2/13/23

Form Review

Form Started By: Alicia Rosenthal Started On: 02/15/2023 04:57 PM

Final Approval Date: 02/16/2023

D R A F T

CITY OF FORT PIERCE

PLANNING BOARD

Planning Board Minutes

OF THE REGULAR MEETING OF THE FORT PIERCE CITY PLANNING BOARD HELD ON MONDAY, FEBRUARY 13, 2023, IN FORT PIERCE CITY HALL, COMMISSION CHAMBERS, 100 NORTH US HIGHWAY 1, FORT PIERCE, FLORIDA.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present: John Heaning; Alexander Edwards; Nichelle Clemons; Uline Daniel; Harold Albury; Anton Kreisl; Frank Creyaufmiller, Chairman

Staff Present: Kev Freeman, Planning Director
Sara Hedges, Assistant City Attorney
Shyanne Helms, Economic Development Manager
Vennis Gilmore, Assistant Planning Director
Ryan Altizer, Senior Planner
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Minutes from the January 9, 2023, meeting

Motion was made by Nichelle Clemons, and seconded by Alexander Edwards to approve the minutes from the January 9, 2023 meeting.

AYE: Nichelle Clemons, Uline Daniel, Harold Albury, Anton Kreisl, John Heaning, Alexander Edwards, Chairman Frank Creyaufmiller

Passed

6. HEARING OF THE LOCAL PLANNING AGENCY

a. Future Land Use Map Amendment - Resurrection Life - 1910 S. Jenkins Road - Parcel ID: 2418-322-0001-000-5

Mr. Edwards recused himself from voting.

Mr. Altizer gave an overview of the Future Land Use Map Amendment. He explained the request is to change the future land use classification from Medium Density Residential (RM) to High Density Residential (RH) for 4.883 acres of the parcel.

Brad Currie, Applicant Representative from EDC, Inc., said this is the first of many applications that will be coming forward on the project. Mr. Currie said the intent is to develop the northern piece of the 13 acres as a church facility with three components, consisting of a worship center, education facility and sports facility. The multifamily housing that is being proposed on this property will interact with the church by having a campus style facility where people can walk from building to building. Mr. Currie stated the applicant will be submitting Planned Development zoning applications for the residential piece and for the church facility. Mr. Currie concluded by highlighting that this is a one of a kind facility in Ft. Pierce and possibly in the country.

Trevor Banks, Representative for Resurrection Life and RLCEDC Developer, stated they are planning to offer a village stye project with affordable, work force housing as well as a community health and wellness center in a 36,0000 square foot dome facility. The whole facility is a tri-dome. The church facility is a 36,000 dome, and it will neighbor two connecting domes that will be 36,000 square feet. One will be an education facility and the other dome will be the community health and wellness center. There will also be an entrepreneurship incubator business facility center.

Mr. Banks answered questions from the Board on the number of residential units, if the church will be open to the public, federal and city government funding, security at workforce housing and if community is gated.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to move the proposed Future Land Use Map Amendment for approval to City Commission.

AYE: Uline Daniel, Harold Albury, Anton Kreisl, John Heaning, Nichelle Clemons, Chairman Frank Creyaufmiller

Other: Alexander Edwards (ABSTAIN)

Passed

7. NEW BUSINESS

Mr. Freeman stated that Mr. Sanders notified him that he would not be attending the Planning Board meeting and he has no objections to any of the items on the agenda.

a. **Annexation - Joseph Land - Parcel ID - 2427-801-0085-000-5**

Mr. Gilmore gave an overview of the annexation. He stated the request is for a voluntary annexation for one (1) parcel of land at or near 277 Dixieland Drive. Mr. Gilmore explained that the subject property has a St. Lucie County Future Land Use designation of Residential High (RH), 15 dwelling units an acre and a St. Lucie County Zoning designation of Residential, Multi-Family, (RM-11), 11 dwelling units an acre. The applicant is proposing Future Land Use designations of High Density Residential (RH) with a Zoning classification of High-Density Residential Zone (R-5).

Chairman Creyaufmiller mentioned potiential serious flooding issues by continuing to allow R-5 high-density residential in little pieces of property along US Highway 1.

Mr. Freeman said that drainage and stormwater treatment within the city should be the priority, and it needs to be addressed as a whole city. In terms of individual developments, the pervious/impervious issue will be the same ratio, regardless of zoning. The issue is how do we treat the stormwater from whatever development occurs on the property.

Mr. Gilmore stated the current St. Lucie County Future Land Use density is the same as the recommended city Future Land Use density.

Mr. Kreisl observed that the R-4 zoning is a more like for like zoning instead of R-5 zoning.

Mr. Freeman explained that the Future Land Use looks at the capacity of the whole and when you are calculating the likely impacts on the city the Future Land Use is used. He compared the zoning to layers on a cake and the Future Land Use as the cake itself. The zoning is sliced in different proportions and controlled by the city. Mr. Freeman noted that ultimately the property owner has the underlying Future Land Use as the maximum that can be built, and could be claimed as entitlement. Mr. Freeman stated It is difficult to say that R-4 or R-5 zoning is the ultimate number of properties that are put on the site. He also said It could also be converted to Planned Development.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to forward a recommendation of approval to the City Commission for the annexation of parcel ID# 2427-801-0085-000-5.

AYE: Harold Albury, Anton Kreisl, John Heaning, Alexander Edwards, Nichelle Clemons, Uline Daniel, Chairman Frank Creyaufmiller

Passed

b. **Zoning Atlas Map Amendment - Oak Alley Planned Development Scrivener's Error - 4483 S. 25th Street**

Mr. Gilmore explained that a scrivener’s error occurred on Ordinance # L-303 on December 2, 2013. He stated the subject property located at 4483 S. 25th Street was annexed in the City of Fort Pierce, and it was accidentally annexed with the Oak Alley Subdivision Planned Development zoning designation. Mr. Gilmore noted that a Zoning Atlas Map Amendment will correct the error and the property owner has signed the attached application for the City to proceed with the correction. The application will amend the zoning Classification to R-1, Single-Family Low-Density Residential Zone.

Mr. Gilmore answered questions from the Board.

Motion was made by Nichelle Clemons, and seconded by Harold Albury to approve the proposed Ordinance; amending Ordinance L-303 in order to correct a scrivener's error of a parcel included within the adopted ordinance; removing the subject parcel located at 4483 S. 25th Street and amending its Zoning Classification to R-1, Single-Family Low-Density Residential Zone.

AYE: Anton Kreisl, John Heaning, Alexander Edwards, Nichelle Clemons, Uline Daniel, Harold Albury, Chairman Frank Creyaufmiller

Passed

c. **Resolution 23-R17 - Extending the Peacock Arts District Boundaries and Providing for an Effective Date**

This item was moved up and presented as 7a.

Ms. Harnage showed a map of the proposed Peacock Arts District boundaries. Ms. Harnage explained the Peacock Arts District (PAD) was formally established on January 3, 2017, and subsequently expanded on August 19, 2019. The southern boundary of the expanded area was listed as Delaware Avenue; however the parcels on the south side of the street were not included. Resolution 23-R17 corrects that issue by incorporating the parcels on both sides of Delaware Avenue in the Peacock Arts District. Ms. Harnage answered questions from the Board.

Chairman Creyaufmiller made Ms. Harnage aware of the Waiver of Distance exemption for alcoholic beverage sales might not be included in parts of the Peacock Arts District.

Motion was made by Harold Albury, and seconded by Nichelle Clemons to forward a recommendation of approval of Resolution 23-R17 to the City Commission.

AYE: John Heaning, Alexander Edwards, Nichelle Clemons, Uline Daniel, Harold Albury, Anton Kreisl, Chairman Frank Creyaufmiller

Passed

d. **Sunshine Presentation**

Sara Hedges, Assistant City Attorney, gave a presentation to the Board on Florida's open government laws, which included the Sunshine Law, Florida's Public Records Act and Voting Conflicts of Interest. Ms. Hedges explained who the law applies to and types of gathering and communications that constitute a meeting. Ms Hedges also spoke about the policies governing opportunity of the public to be heard at public meetings and the behavior by members of the public. Ms. Hedges noted the prohibited restrictions on meetings and the consequences of violating the Sunshine Law. Ms. Hedges highlighted the seriousness of the Sunshine Law.

After the Sunshine discussion Ms. Hedges spoke about public records. She explained personal communications, retention, requests, and penalties for noncompliance.

Ms. Hedges finished with an explanation of voting conflicts of interest.

Ms. Hedges answered questions from the Board on speaking to commissioners one on one, speaking to applicants, and if the law is different for elected or appointed members.

Ms. Hedges encouraged the Board members to call her or the Commission on Ethics with

any questions or issues. She also highlighted that when a Board member has conversations with an applicant, it does not hurt to over disclose at the Board meeting, as it shows you are open with the public.

8. **COMMENTS FROM THE PUBLIC**

There were no comments from the public.

9. **DIRECTOR'S REPORT**

Mr. Freeman said he has been working on the city's strategic plan with the directors, consultant and city manager. He is waiting on the commissions decision on which planning priorities they want to move forward with.

Mr. Freeman said there was discussion at the last City Commission meeting regarding public notice, because a citizen did not get their mail delivery in a timely manner. The City Manager asked for an alternative methodology in notifying the public of when an application may affect them. Mr. Freeman is proposing a notification far in advance of when an application is being scheduled for Planning Board and City Commission.

Mr. Freeman said he is waiting on confirmation from Human Resources for a new planner to start early March 2023.

Mr. Freeman answered Mr. Albury's question regarding form based zoning in the downtown master plan. Mr. Freeman said this is only for the downtown, and it may be part of the strategic plan, and if so, it will be passed on to the Planning department.

Mr. Freeman said he has asked staff to create guidelines for adopting Historic District regulations. From the regulations he would like citizens to value the city and understand planning design and quality projects. He said the standard needs to be raised of the way the citizens live, so that they have pride with what's going on, and this will in turn, encourage people to invest in the city.

10. BOARD COMMENTS

Chairman Creyaufmiller asked the Board to recuse themselves prior to an item being presented, if a recusal is required.

Chairman Creyaufmiller stated he is beginning to work on changes to the Board's operating procedures, and he will bring the changes to the Board for review, with a vote at the following meeting after the review.

11. ADJOURNMENT

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE
Edwards, Alexander Q	Planning Board
MAILING ADDRESS 1900 Valencia Ave St. Lucie	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: ☑ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY
CITY COUNTY	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 4/13/23	MY POSITION IS: ☐ ELECTIVE ☑ APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office MUST ABSTAIN from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also MUST ABSTAIN from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * * * * * * * * * * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * * * * * * * * * * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Alexander Edwards, hereby disclose that on Feb 13th, 20 23:

(a) A measure came or will come before my agency which (check one or more)

___ inured to my special private gain or loss;

___ inured to the special gain or loss of my business associate, _____;

___ inured to the special gain or loss of my relative, _____;

✓ inured to the special gain or loss of Resurrection Life Redevelopment Corp., by whom I am retained; or

___ inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

I am a board member of the RLRDC

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

4/13/23
Date Filed

Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED $10,000.

Planning Board **6. a.**

Meeting Date: 03/13/2023

Re: Annexation - Weatherbee - Parcel ID: 3403-502-0015-000-5

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Annexation - Weatherbee - Parcel ID: 3403-502-0015-000-5

SUMMARY:

Request for review of an application for an annexation of one (1) parcel into the city, with a City Future Land Use of RM, Medium Density Residential, and a City Zoning of R-4, Medium Density Residential.

RECOMMENDATION:

Staff recommendation is for the Planning Board to move the proposed annexation for APPROVAL to City Commission.

ALTERNATIVES:

- Recommend approval with conditions
- Recommend Disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

- Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 03/06/2023 01:58 PM

Final Approval Date: 03/06/2023

CITY OF FORT PIERCE

PLANNING BOARD

March 13th, 2023

Weatherbee Annexation
Parcel ID: 3403-502-0015-000-5

APPLICANT

REDTAIL DG. Tod Mowery

PROPERTY OWNER(S)

Hoffman Family Limited Prtnshp

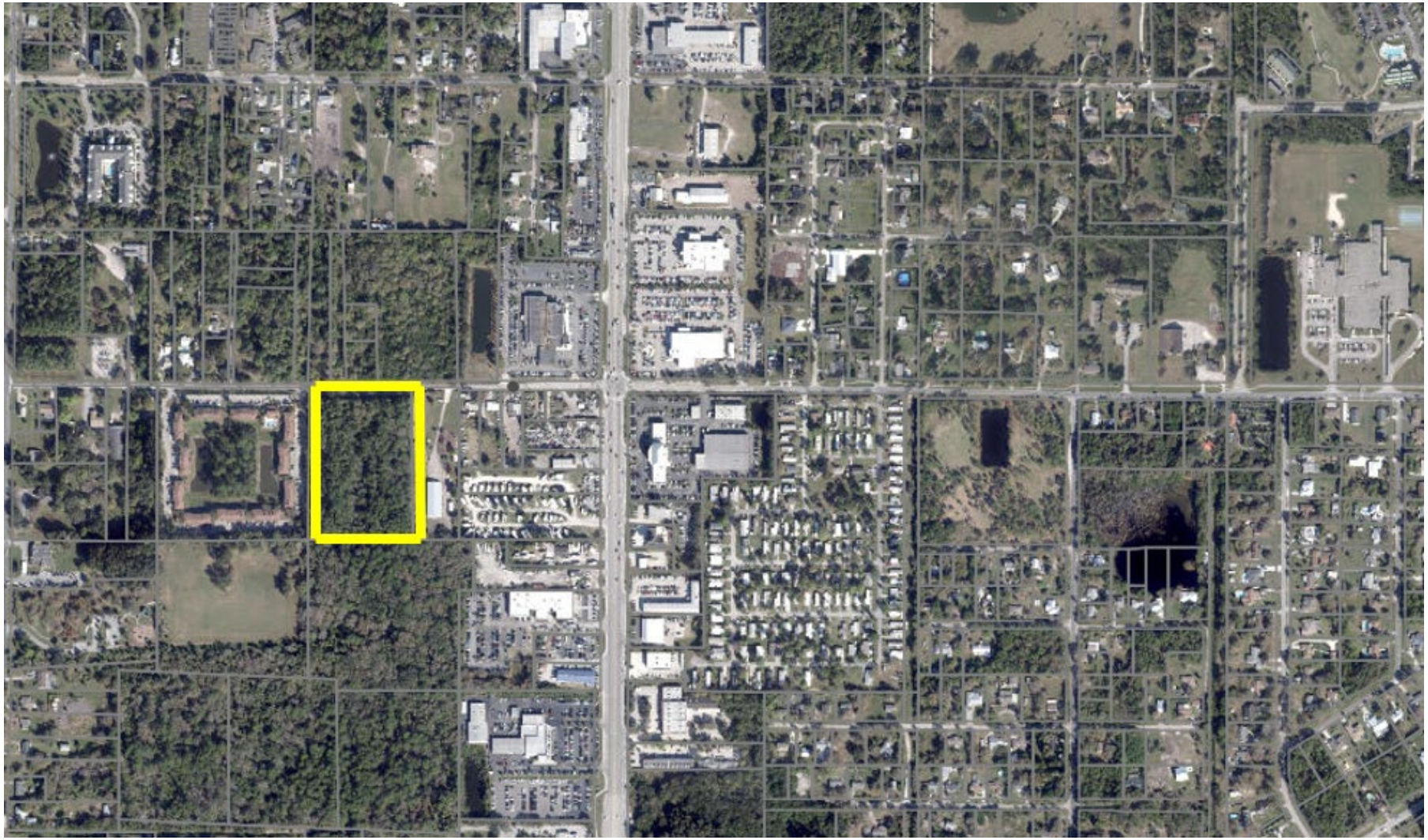
PARCEL ID #(S):

3403-502-0015-000-5

SUMMARY

Request for review of an application for an annexation of one (1) parcel into the city, with a City Future Land Use of RM, Medium Density Residential, and a City Zoning of R-4, Medium Density Residential.

SITE LOCATION

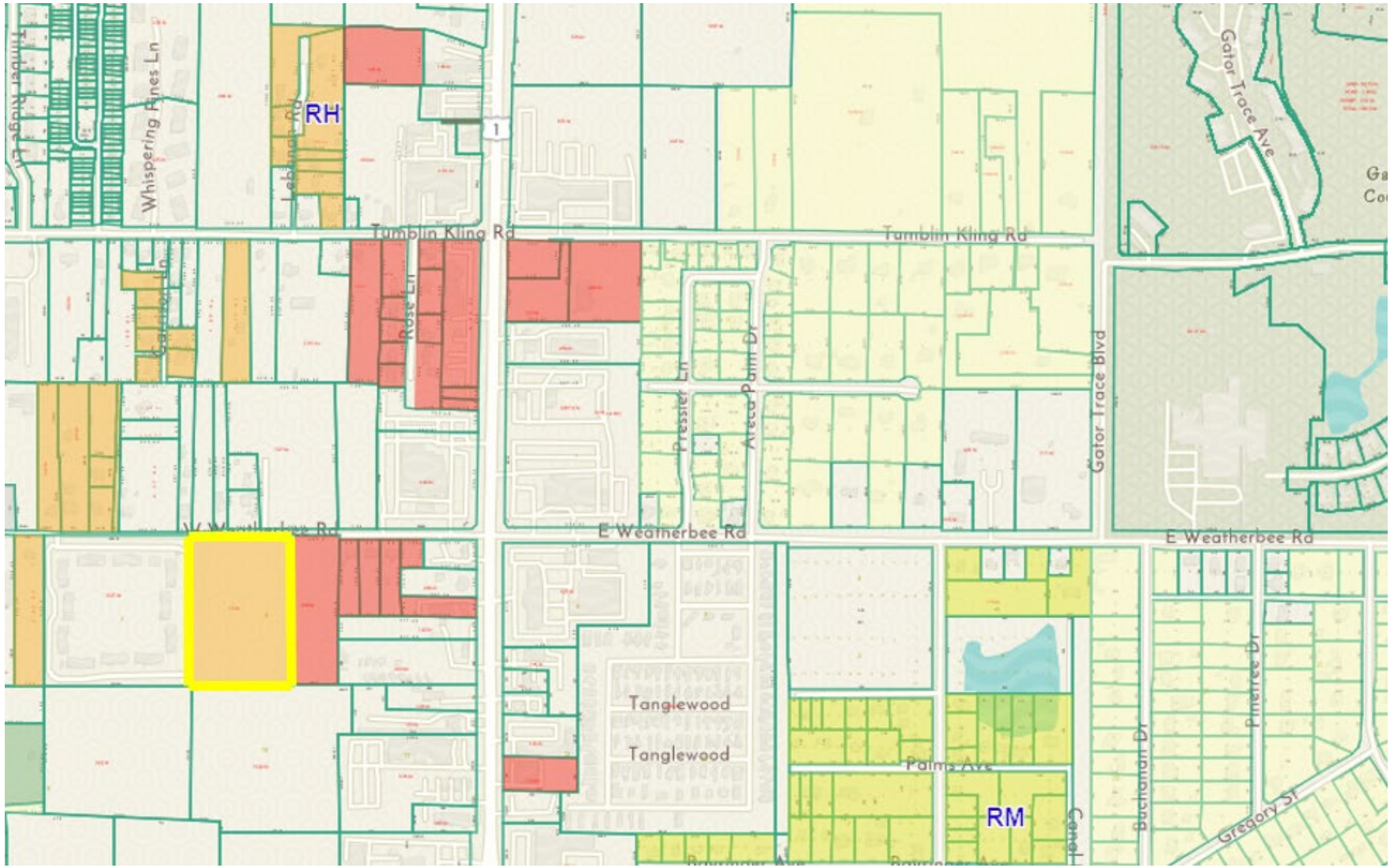


SITE AREA= 6.94 +/- Acres

EXISTING/PROPOSED FUTURE LAND USE

Current FLU RH (Residential High, 15 du/a – St. Lucie County)

Proposed FLU RM (Medium Density Residential – City of Fort Pierce)

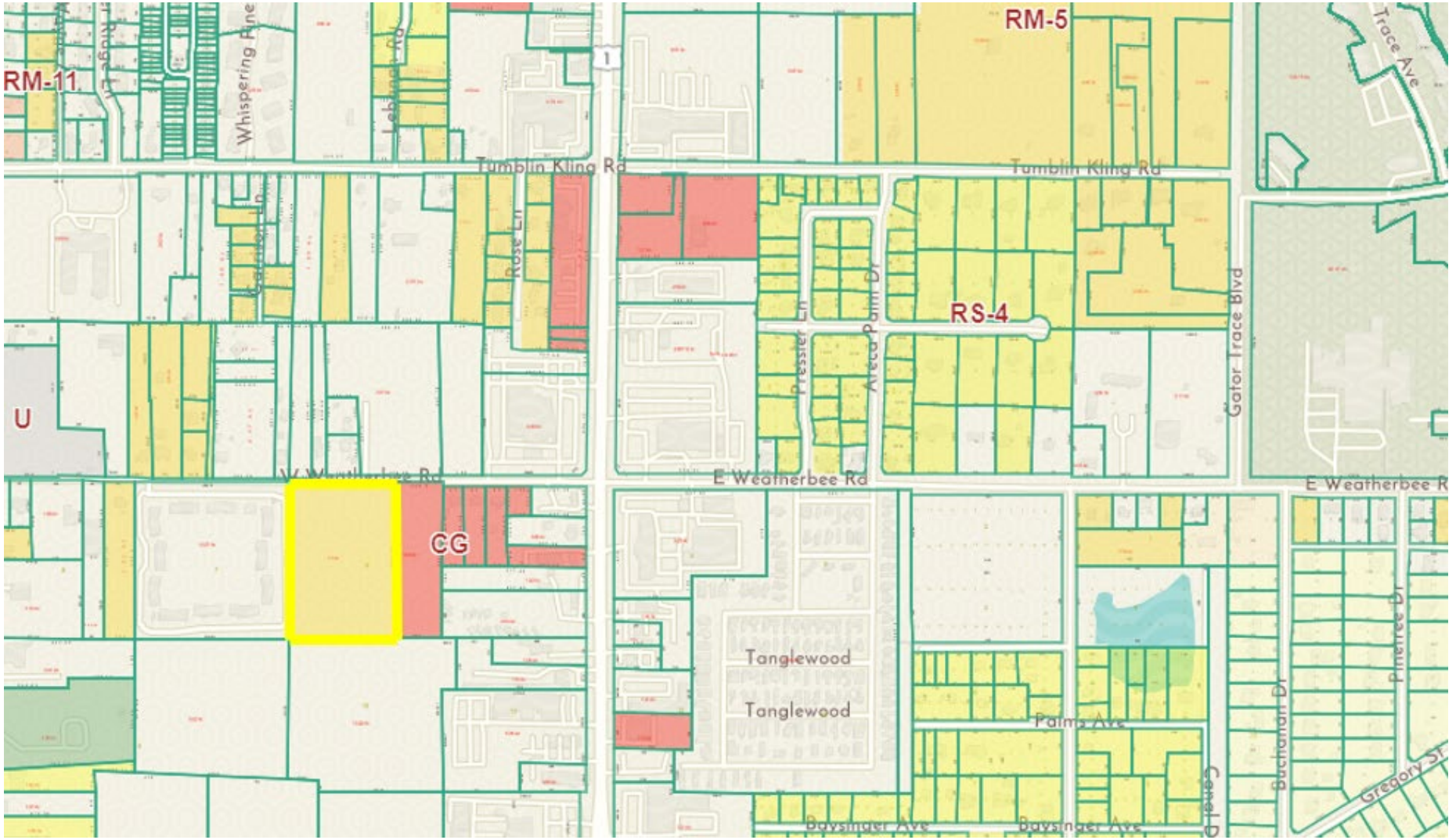


PARCEL ID 3403-502-0015-000-5 – ANNEXATION

EXISTING/PROPOSED ZONING

Currently Zoned RM-11 (Residential, Multi-family-11 du/a – St. Lucie County)

Proposed Zoning R-4 (Medium Density Residential – City of Fort Pierce)



PARCEL ID 3403-502-0015-000-5 – ANNEXATION

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Annexation for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Tod Mowery, AICP
100 S. 2nd Street
Fort Pierce, FL 34950

Subject: Annexation – Weatherbee: Parcel ID 3403-502-0015-000-5 – Technical Review Committee Comments for February 15, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. Is there any information as to what will be proposed on this parcel after it has been annexed into the city?

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

Fort Pierce Police Department

Comments may be forthcoming

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved,

Water and wastewater (via forcemain) is available to serve the subject parcel. To connect to these services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review and a commercial service application. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved. No further comments.

St. Lucie County Fire District

No comments at this time

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
- **City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- Warranty Deed
- Current Survey (completed within the last 12 months)

1. Address: TBD

2. Legal description of real property for which annexation is being requested:
WHITE CITY S/D 03 36 40 W 7 ACRES OF LOT 6 (MAP 34/03N) (7.00 AC) (OR 1459-2703)

Property Tax ID: 3403-502-0015-000-5

3. Size of described property: 6.79 Acres (According to Survey)

4. Project description: Annexation - Zoning: County RM-11 to City R-4 / Future Land Use: County RH to City RM

5. Current St. Lucie County Future Land Use Designation: RH

6. Current St. Lucie County Zoning: RM-11

7. Is this a Historic property? No

8. Appraised value: $184,800

9. Name of Owner(s): Hoffman Family Limited Prtnshp

Signature of Owner(s): See Agent Authorization Letter
Mailing Address: Hc 89 Box 119
City Pocono Summit State PA Zip 18346
Phone _____ Fax _____

10. Name of Representative: Tod Mowery, AICP

Signature of representative: Tod Mowery

Mailing Address: 100 S. 2nd Street

City) Fort Pierce State FL Zip 34950

Phone 772-742-1555 Fax

E-mail: todm@redtaildg.com

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

OFFICE USE:

DATE RECEIVED: Signed:

File Number: Check No: Receipt No:

TRC Review: Planning Board Review: City Commission:

Ordinance No: Date Approved:

Hoffman Family Limited Partnership
83 South Street
Morristown, NJ 07960

AGENT CONSENT FORM

Project Name: Multifamily Weatherbee Road

Parcel ID: 3403-502-0015-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Randy P. Hoffman, Robin L. McShea WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Redtail DG 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 residential development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 04 day of 01, 2023 by Randy P. Hoffman, Robin L. McShea (Name of Person Acknowledging) who is personally known to me or who has produced P.A. Drivers License (type of identification) as identification and who did (did not) take an oath.

Gladys M Roberts
Notary Signature

Gladys M. Roberts
Printed Name of Notary

Commonwealth of Pennsylvania - Notary Seal
Gladys M. Roberts, Notary Public
Luzerne County
My commission expires December 7, 2025
Commission number 1268123
Member, Pennsylvania Association of Notaries

December 7, 2025
My commission expires

Randy P Hoffman
Owner's Signature

Robin L McShea
Owner's Signature

Owner's Name
RANDY P HOFFMAN ROBIN L MCSHEA

Street Address
2446 Rt 940 Pocono Summit PA

City, State, Zip 18346

570-499-9208 5709725597
Telephone / Email

January 20, 2023 Via Email

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

RE: Weatherbee Annexation

Dear Planning Staff,

We are pleased to present the City of Fort Pierce with an application for Annexation, for an unaddressed vacant property (approx. 6.79 acres) located west of US Highway 1 on the south side of Weatherbee Road. The Parcel ID for the property is as follows:

1. 3403-502-0015-000-5:
   Current SLC Zoning = Residential, Multi-Family, 11 du/ac (RM-11)
   Current SLC Future Land Use = Residential High 15 du/ac (RH)

   Proposed FP Zoning = Medium Density Residential (R-4)
   Proposed FP Future Land Use = Medium Density Residential (RM)

Through the annexation process we ask that the City grant the property a zoning of Medium Density Residential (R-4) and a Future Land Use designation of Medium Density Residential (RM). As the current County zoning on the property allows up to 11 units per acre, the City zoning of R-4, which allows up to 12 units per acre is the most compatible zoning district and would be considered a like for like designation. Likewise, the current County Future Land Use allows up to 15 units per acre and the request for the city designation of RM, which allows up to 12 units per acre, which would be consistent as well.

While the County RH and City RM designations are not necessarily like for like, Policy 1.11.5 of the Comprehensive Plan allows for the City Commission to designate an alternative Future Land Use at its discretion during the annexation process without having to file for a separate Comprehensive Plan Map Amendment. This request of an RM Future Land Use designation would be consistent/compatible with the zoning designation of R-4 that the property is likely to receive and would be consistent/compatible with the Future Land Use designations of surrounding properties that are within the City Limits.

We look forward to your assistance and response.

Sincerely,

Thank you,
Tod Mowery
Tod Mowery, AICP
President

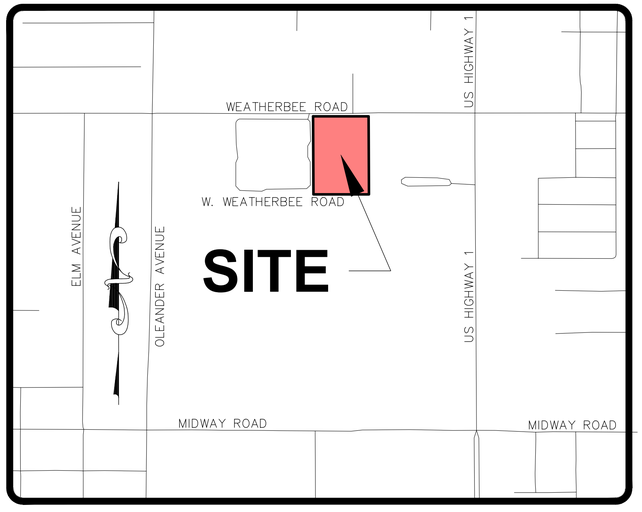
ALTA/NSPS LAND TITLE SURVEY

PREPARED WITH TOPOGRAPHY
FOR JEREMIAH BARON

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # 22126732
COMMITMENT DATE: SEPTEMBER 9, 2022, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
5. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2022 AND SUBSEQUENT YEARS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
7. ALL MATTERS CONTAINED ON THE PLAT OF WHITE CITY, RECORDED IN PLAT BOOK 1, PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   AFFECTS SUBJECT PROPERTY; SHOWN HEREON.



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING NOVEMBER 11, 2022 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING DJI TERRA AND TRIMBLE BUSINESS CENTER.
3. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NUMBER 4481104.
4. GROUND ELEVATIONS WERE SPOT CHECKED WITH GLOBAL POSITIONING SYSTEM (GPS) REAL TIME KINEMATIC (RTK) OBSERVATION.
5. 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.
6. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

LEGAL DESCRIPTION:

THE WEST SEVEN ACRES OF LOT 6 OF THE SUBDIVISION OF WHITE CITY IN SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, AS PER PLAT OF SAID SUBDIVISION ON FILE IN PLAT BOOK 1, AT PAGE 23, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR DRAINAGE CANALS AND PUBLIC ROADS.

CONTAINING 6.79 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 29, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS NOVEMBER 29, 2022.
4. LEGAL DESCRIPTION AND MATTERS OF RECORD HEREON SHOWN IN REFERENCE TO THE TITLE COMMITMENT PREPARED BY LIBERTY TITLE COMPANY OF AMERICA, INC., COMMITMENT NUMBER 22126732, HAVING AN EFFECTIVE DATE OF SEPTEMBER 9, 2022.
5. PARCEL(S) CONTAIN A TOTAL OF 6.79 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0189K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CERTIFIED TO:

1. BENJAMIN HOLDINGS LLC
2. LIBERTY TITLE
3. COMPANY OF AMERICA, INC.
4. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 13, 14, 15, 16, 17, 18, & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 29, 2022.

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

SIGNATURE DATE:

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

MJ/ABS/SPT — DRAWN BY
MTO — CHECKED BY
SV — FIELD CREW
22-424 ALTA.dwg — FILENAME
AS SHOWN — SCALE
December 8, 2022 — DATE

REVISION COMMENTS — DATE

ALTA/NSPS LAND TITLE SURVEY
PREPARED WITH TOPOGRAPHY
FOR: JEREMIAH BARON
WEST 7 ACRES OF LOT 6
SUBDIVISON OF WHITE CITY
SEC. 03, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

22-424

1 OF 2

Z:\EDC-2022\22-424 - J Baron - 7 acres Weatherbee\SURVEY\Dwg - PDF\Survey\22-424 ALTA.dwg, 12/8/2022 4:22 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 EXPRESSED, 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.
THESE PLANS PREPARED, RELEASED AND UPON PAYMENT IN FULL FOR SERVICES RENDERED, GRANTS THE OWNER NAMED HEREIN A NON-EXCLUSIVE LICENSE FOR THE USE OF THESE DRAWINGS AND DOCUMENTS FOR THE PURPOSE FOR WHICH THEY WERE PREPARED. ANY USE OF THESE DRAWINGS AND DOCUMENTS BY ANY PARTY OTHER THAN THE OWNER NAMED HEREIN IS UNAUTHORIZED AND AT THE SOLE RISK OF SAID PARTY WITH NO LIABILITY TO EDC, INC.

ALTA/NSPS LAND TITLE SURVEY

PREPARED WITH TOPOGRAPHY
FOR JEREMIAH BARON

SYMBOL & ABBREVIATION LEGEND:

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

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Z:\EDC-2022\22-424 - J Baron - 7 acres Weatherbee\SURVEY\Dwg - PDF\Survey\22-424 ALTA.dwg, 12/8/2022 4:22 PM, CHIP.WOOTH

ENGINEERS ◔ SURVEYORS
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L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	MD/AB/BS/PT
CHECKED BY	MTD
FIELD CREW	SV
FILENAME	22-424 ALTA.dwg
SCALE	AS SHOWN
DATE	December 8, 2022

REVISION COMMENTS

DATE

ALTA/NSPS LAND TITLE SURVEY
PREPARED WITH TOPOGRAPHY
FOR: JEREMIAH BARON
WEST 7 ACRES OF LOT 6
SUBDIVISON OF WHITE CITY
SEC. 03, TWNSHP. 36 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

22-424

2 OF 2

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1980533 OR BOOK 1459 PAGE 2703
Recorded:11/28/01 11:29

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

This Deed,

Made this 5th day of November, 2001

BETWEEN Lois Hoffman, Widower, of HC 89, Box 119, Pocono Summit, Pennsylvania 18436-9711, hereinafter referred to as Grantor

A
N
D

Hoffman Family Limited Partnership, of HC 89, Box 119, Pocono Summit, Pennsylvania 18436-9711, hereinafter referred to as Grantee.

WITNESSETH, that the said Grantor for and in consideration of the sum of **One and no/100 ($1.00) Dollars** to her in hand paid by the said Grantee at or before the sealing and delivery hereof, receipt whereof is hereby acknowledged, has granted, conveyed, bargained, sold, assigned, released and confirmed unto the said Grantee, its successors and assigns,

ALL THAT CERTAIN parcel of land lying and being in the County of St. Lucie, and State of Florida, more particularly described as follows:

The west seven acres of Lot 6 of the Subdivision of White City in Section 3, Township 36 South, Range 40 East, as per plat of said Subdivision on file in Plat Book 1, at page 23, of the public records of St. Lucie County, Florida, excepting therefrom all rights of way for drainage canals and Public Roads.

BEING the same premises which Paul Browning and Eula Browning, his wife, by their certain deed dated March 1, 1968, granted and conveyed unto Paul Hoffman and Lois Hoffman, his wife, said deed being recorded in St. Lucie County Deed Book 236 at page 132-133, on March 6, 1958. The said Paul Hoffman having departed this life on the 22nd day of January, 1996, leaving his wife, Lois Hoffman as owner in fee by operation of law.

SUBJECT to the exceptions, reservations, easements, conditions, covenants and restrictions as contained in the chain of title.

E. Nellie & Coleman PC

Parcel Identification Number - 340350200150005.

TO HAVE AND TO HOLD the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted or mentioned, and intended to be, with the appurtenances, unto the Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns forever.

AND the said Grantor does hereby Warrant GENERALLY the property hereby conveyed.

NO TITLE SEARCH WAS REQUESTED OR PERFORMED AND NO WARRANTY MADE WITH RESPECT THERETO BY THE LAWFIRM OF TELLIE AND COLEMAN, P.C.

This Deed was prepared by the Law Office of Tellie and Coleman, P.C., 310 E. Drinker Street, Dunmore, Pennsylvania 18512.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hands and seals the day and year first above written.

WITNESS:

NICHOLAS D. TELLIE

DAWNA McHALE

Lois Hoffman

OR BOOK 1459 PAGE 2705

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF Lackawanna :

ON THIS, the 5th day of November, 2001, before me the undersigned officer, personally appeared Lois Hoffman, Widower, known to me or satisfactorily proven, to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and seal.

NOTARIAL SEAL
PATRICIA A. SCHMALZLE, Notary Public
Dunmore Boro., Lackawanna County
My Commission Expires FEB. 2, 2002

Patricia A Schmalzle
Notary Public

I hereby certify that the precise residence of the Grantee is:

HC 89 Box 119
Pocono Summit Pa 18436-9711

BY: [signature]

Planning Board **6. b.**

Meeting Date: 03/13/2023

Re: Conditional Use - Techno Arts Academy - 2817 Peters Road

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Conditional Use - Techno Arts Academy - 2817 Peters Road

SUMMARY:

The applicant is requesting the review of an application for a conditional use for a charter elementary school located at 2817 Peters Road. The applicant is seeking to operate the school in an existing, stand alone 11,346 square feet building.

RECOMMENDATION:

Staff recommendation is for the Planning Board to vote APPROVAL of the proposed Conditional Use to move to City Commission.

ALTERNATIVES:

- Recommend approval with conditions
- Recommend disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

- Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 03/06/2023 02:33 PM

Final Approval Date: 03/06/2023

CITY OF FORT PIERCE

Planning Board

March 13th, 2023

Techno Arts Academy – Conditional Use

APPLICANT

Dawn Hauptner, CEO – iSTEAM Inc.

PROPERTY OWNER(S)

Crossroads Plaza FP/LLC

PARCEL ID #:

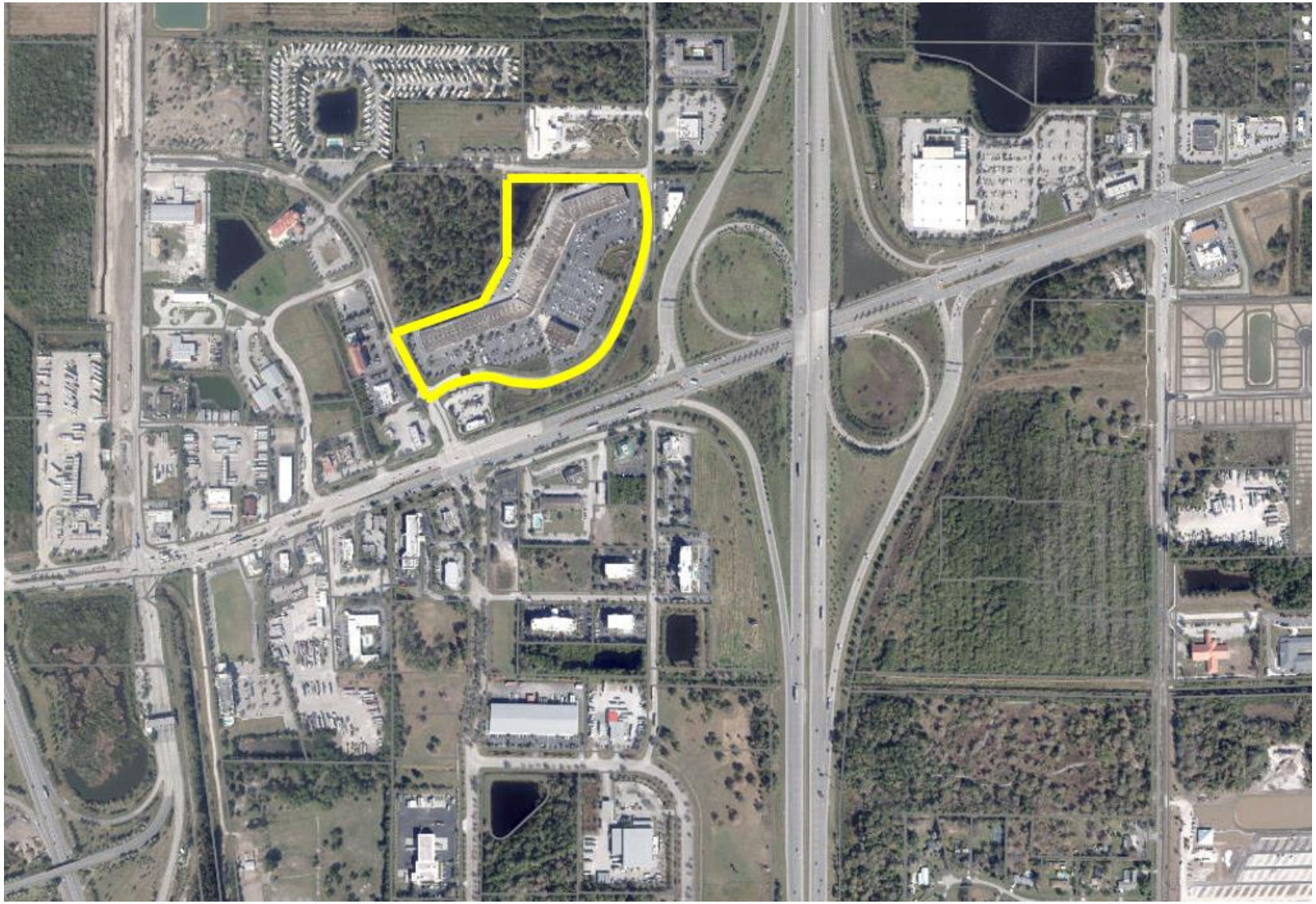
2324-311-0005-000-1

SUMMARY

In accordance with Section 125-76 and 125-133 of the City Code, the applicant is requesting the review of an application for a Conditional Use for a charter Elementary School located at 2817 Peters Road. The applicant is seeking to operate the school in an existing, stand alone 11,346 sq. ft. building.

7 classrooms, a main office, 4 bathrooms, a teachers lounge and a cafeteria (there will be no food cooked on premise) are proposed in the floor plan. The applicant is proposing a phased growth of the school, starting with approx. 126 K-2 graders. Each year a grade will be added till an approx. 320 K-5 grade students attend the school. The school would employ around 25 staff members and school hours would be between 7 am – 4 pm.

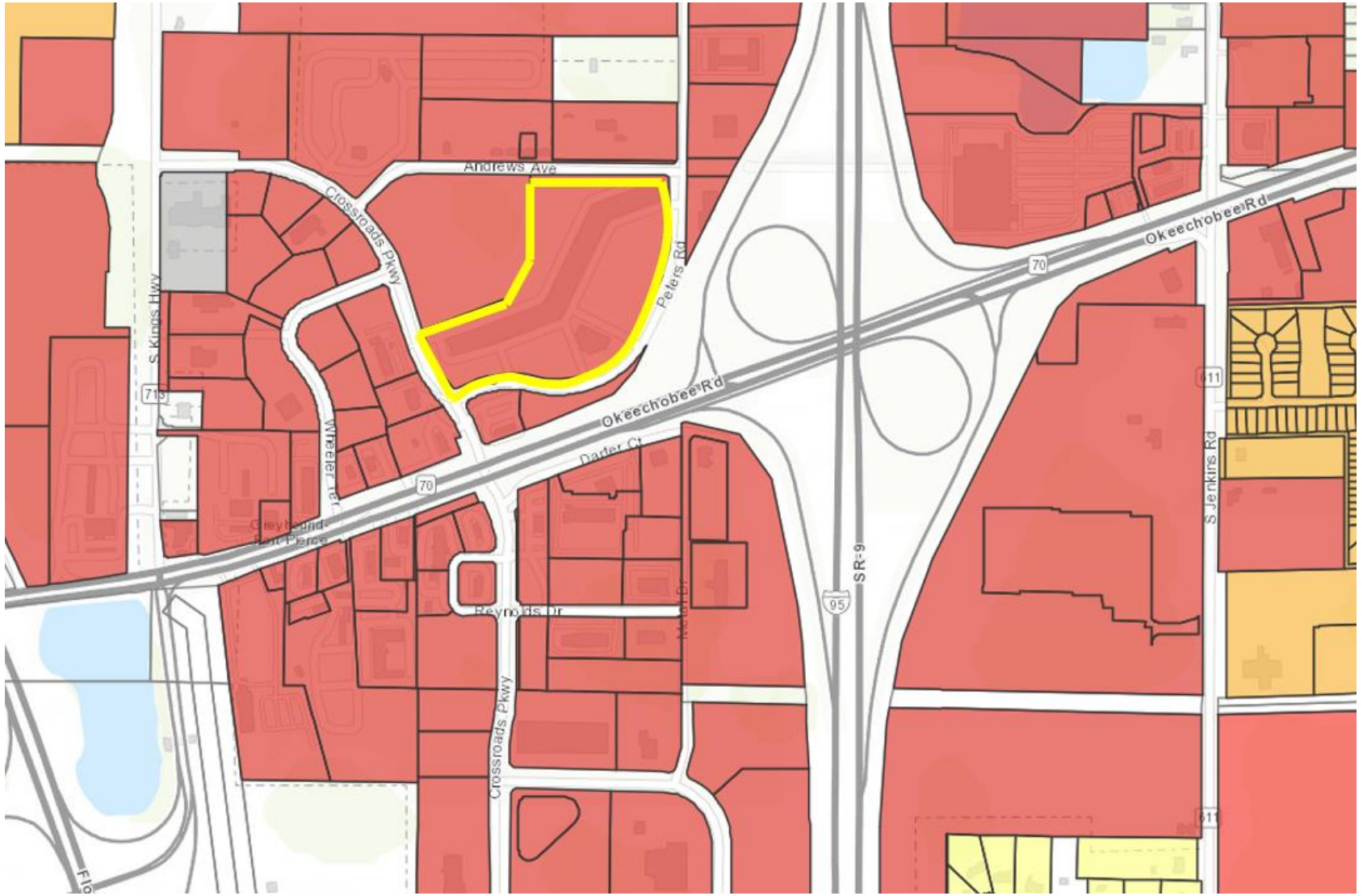
SITE LOCATION



SITE AREA= 18.27 +/- Acres

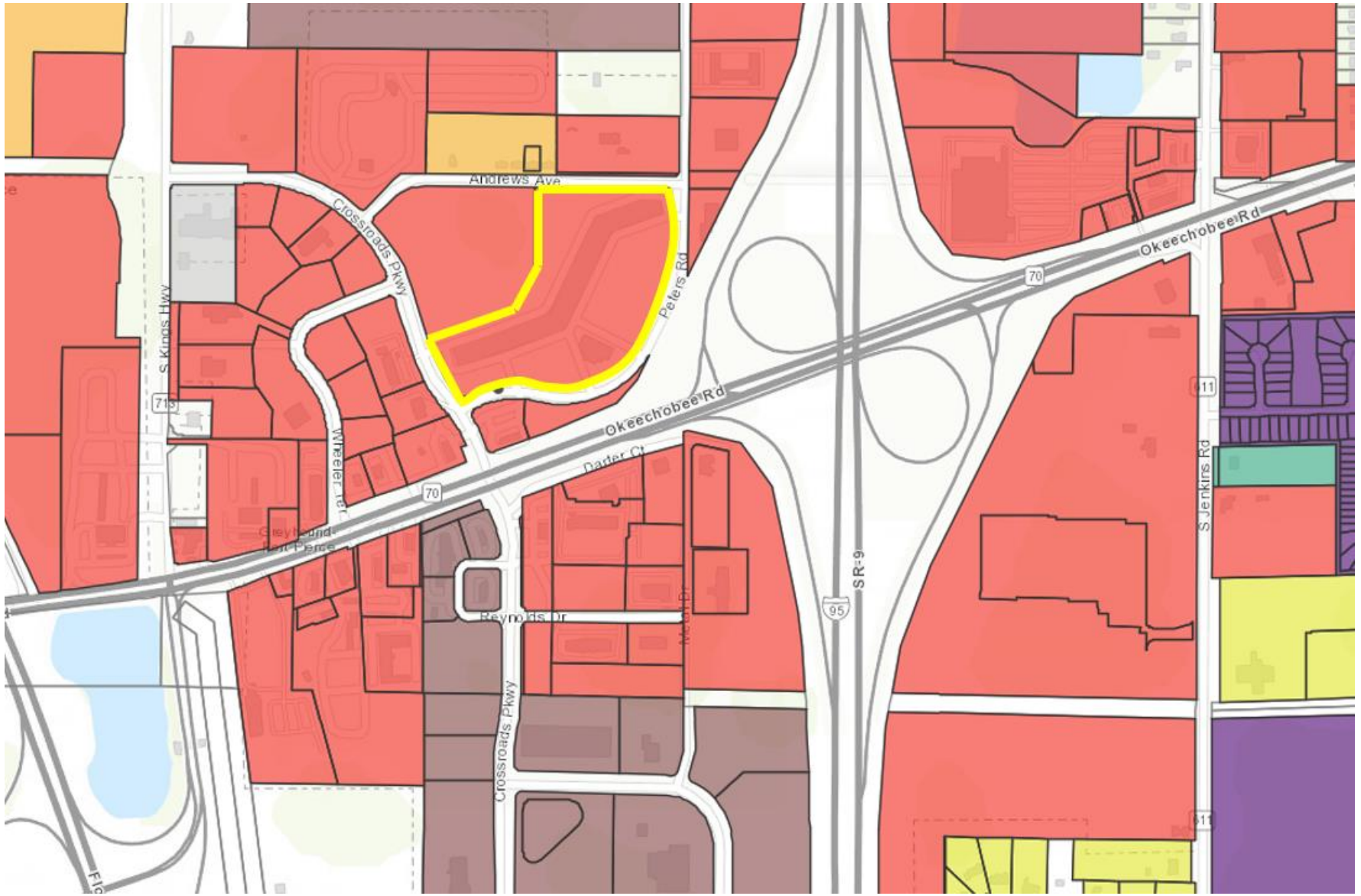
FUTURE LAND USE

Future Land Use: GC (General Commercial)



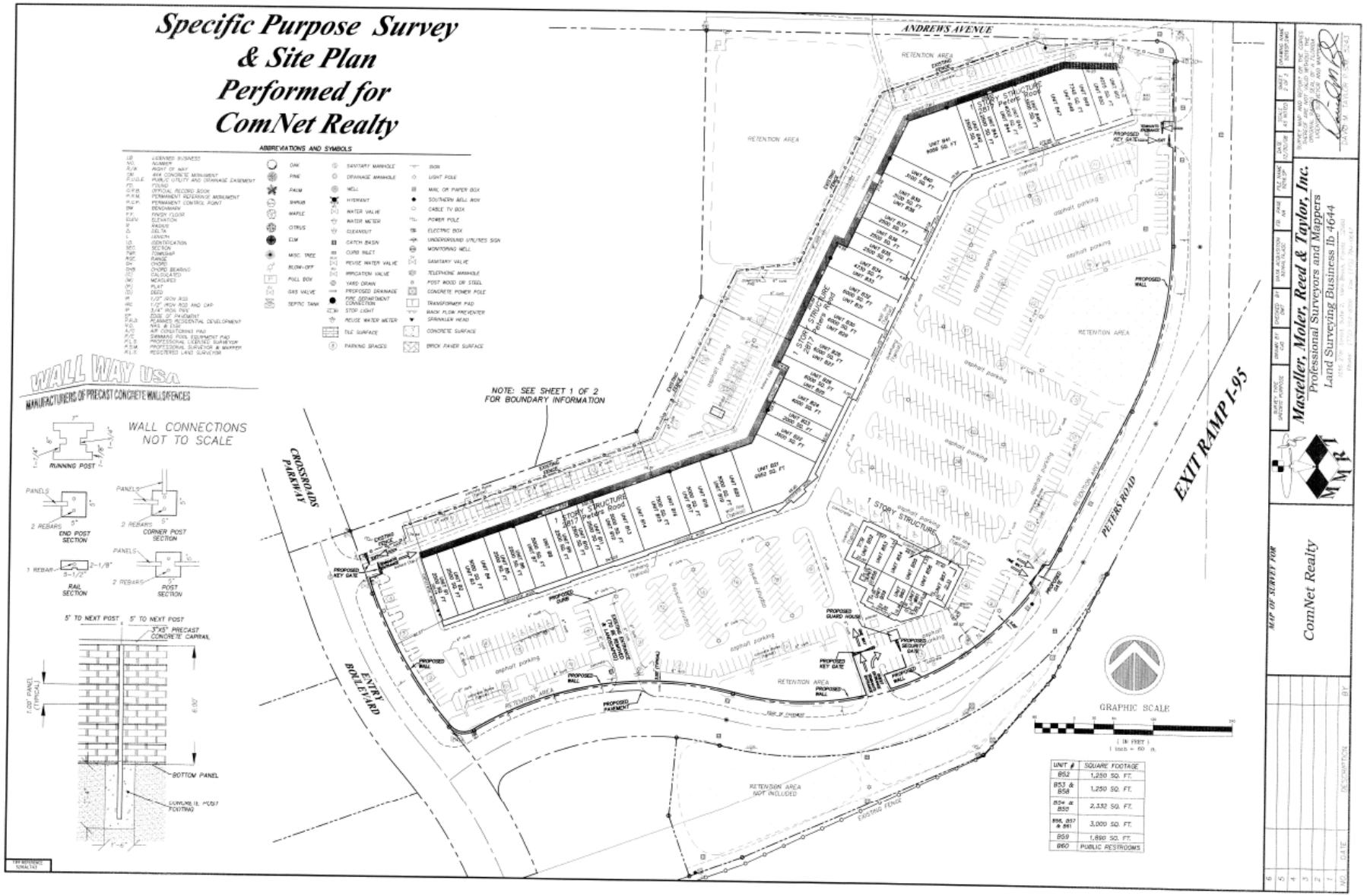
ZONING

Zoning: C-3 (General Commercial)



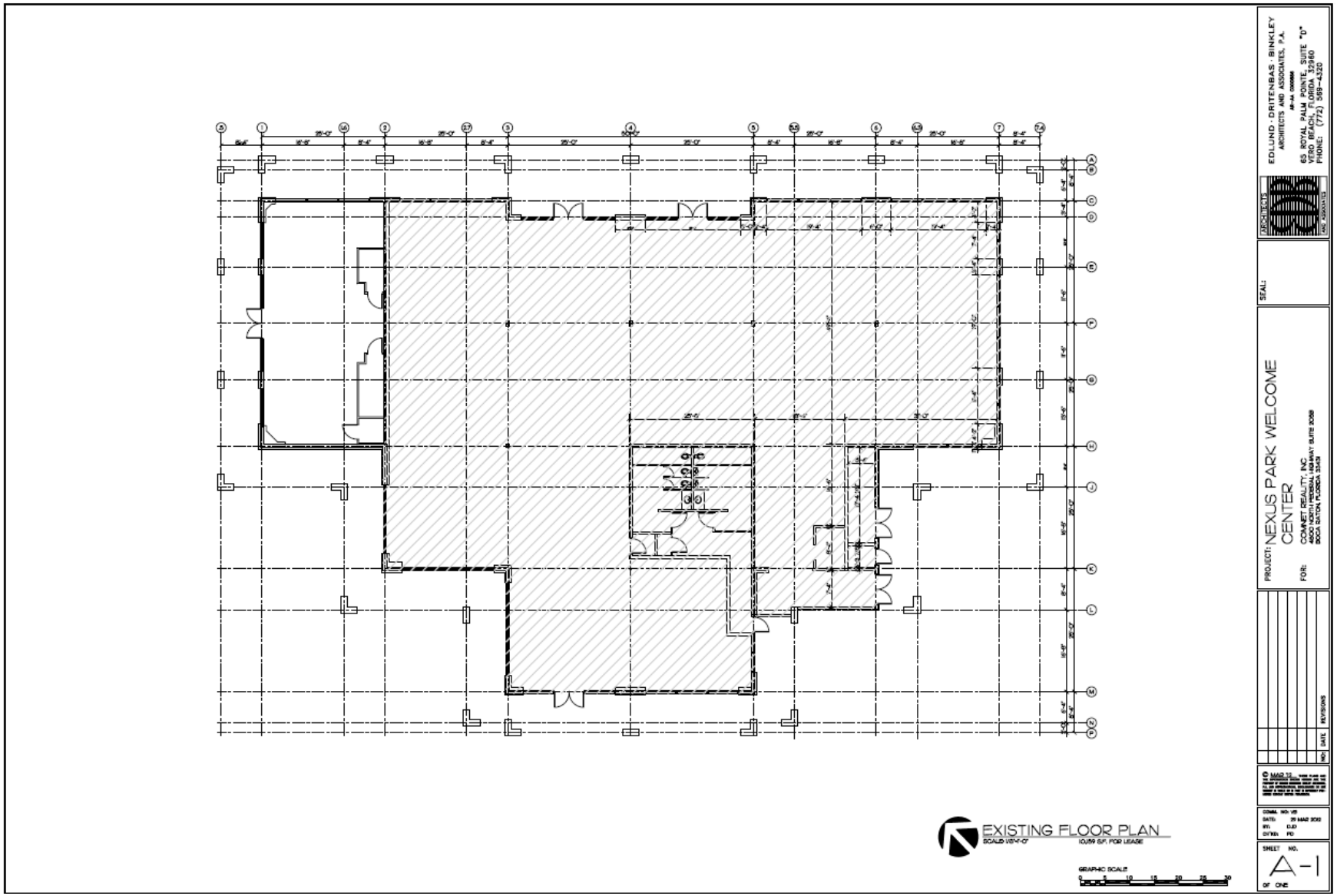
Techno Arts Academy – Conditional Use – 2817 Peters Road

SITE PLAN



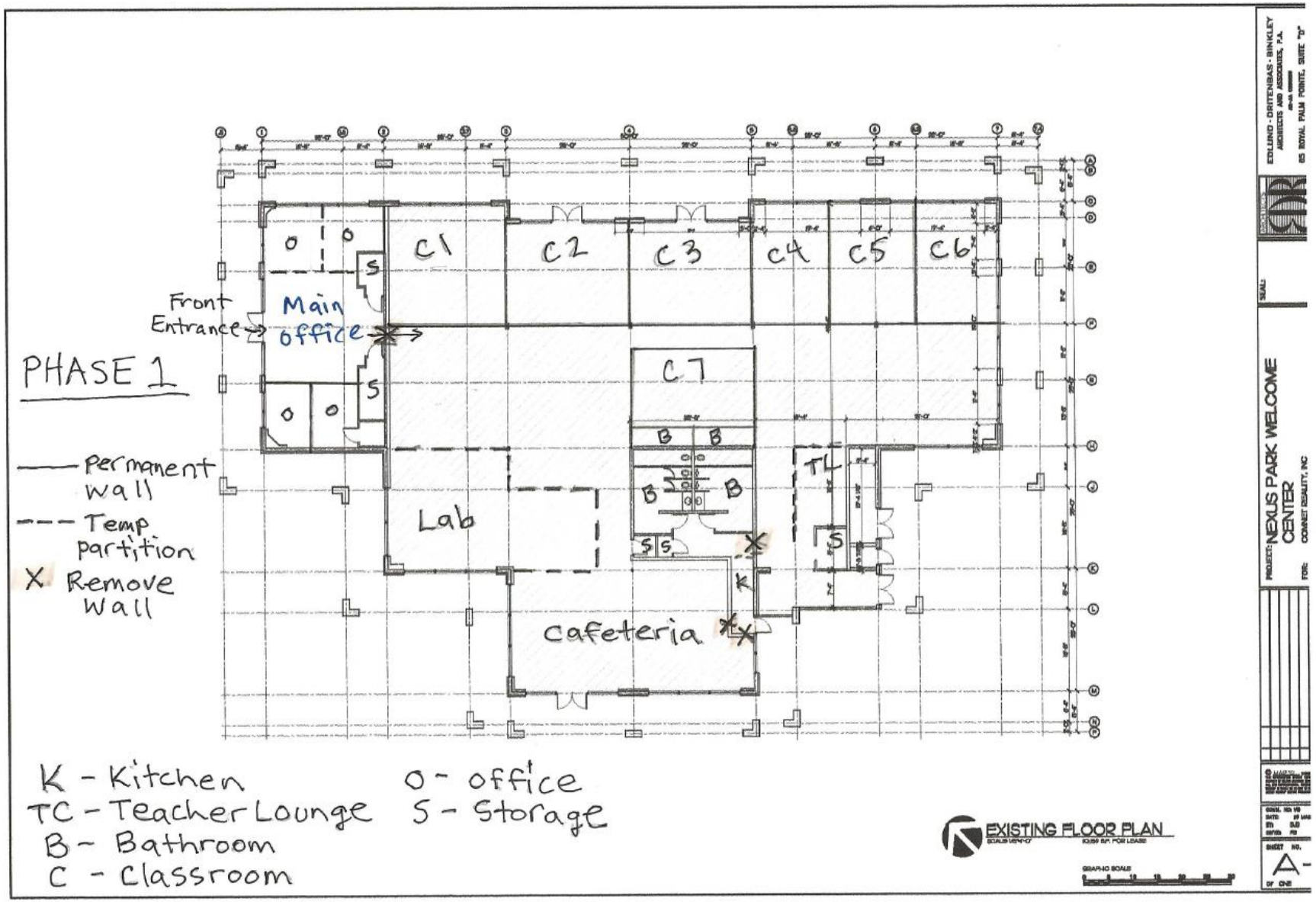
Techno Arts Academy – Conditional Use – 2817 Peters Road

FLOOR PLAN



Techno Arts Academy – Conditional Use – 2817 Peters Road

FLOOR PLAN


PHASE 1
Front Entrance
Main office
C1
C2
C3
C4
C5
C6
C7
Lab
cafeteria
TL
Permanent wall
Temp partition
X Remove Wall
K - Kitchen
TC - Teacher Lounge
B - Bathroom
C - Classroom
O - office
S - Storage
EXISTING FLOOR PLAN
NEXUS PARK WELCOME CENTER

PICK-UP/DROP-OFF

RECOMMENDATION

Staff recommendation is for the Planning Board to vote APPROVAL of the proposed Conditional Use to move to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with alternative conditions.

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Dawn Hauptner
12870 Briarlake Dr, #204
Palm Beach Gardens, FL 33418

Subject: Conditional Use- Techno Arts Academy 2817 Peters Road – Technical Review Committee Comments for October 20, 2022 TRC Meeting

City of Fort Pierce Planning Department

1. Can you please provide a detailed layout of the floor plan with what each of the rooms will be used for.

2. For clarity, will there be any cooking of food on the premises?

Fort Pierce Engineering Department

No comments at this time

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

3. Must meet the following Accessibility requirements: accessible route, handicapped parking spaces and means of egress.

4. Change of Use required: to include a signed and sealed Life Safety Plan and to include a signed and sealed detailed comprehensive building plan.

5. Building Permit required.

6. Signed and sealed construction drawings required.

7. Will need to meet the Fire Code

Fort Pierce Police Department

Comments may be forthcoming

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the water and wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved. No further comments.

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

3. Please send the Fire District electronic plans for the site and buildings.

4. A separate review and permit are required for Underground Fire Mains connected to standpipes or sprinkler systems.

5. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will

have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.

6. Be advised, although there is no new construction planned for this project it will be subject to a New Business Inspection and possibly a Change of Occupancy Review. The project will have to meet all of the Occupancy requirements at that time to be in compliance with the currently adopted version of the Florida Fire Prevention Codes.

7. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

8. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

9. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

10. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

11. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.

12. Minimum Size of Water Mains
    The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

Comments may be forthcoming

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT # 23- 04000001
Conditional Use for Techno Arts Academy

Comments

FPUA W/WW Engineering: This location currently has FPUA services, if additional capacity is required to facilitate improvements, please contact the water and wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida. For more information please contact John Biggs at 772 466 1600 ext. 3474.

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**. No further comments.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : TRC

From : Selena Griffett, P.E.

Thru : Tracy Telle – Assistant City Engineer

Re : Techno Arts Academy – Conditional Use 23-04000001

Date February 8, 2023

This is to advise you that we have completed the review of the following documents as received by this office on February 3, 2023:

- ☐ Development Permit Compliance Review
- ☐ Site Plan
- ☒ Conditional Use
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☒ Approval
- ☐ Variance Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☐ See Attached for Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

PROJECT: FLORIDA NEXUS PARK TECHNOARTS ACADEMY ST. LUCIE

Contact: Dawn Hauptner | 561-818-8654 | dawnhauptner@gmail.com
Property owner: Harry Zukar | 772-465-2000 x102| hzukar@comnetrealty.com

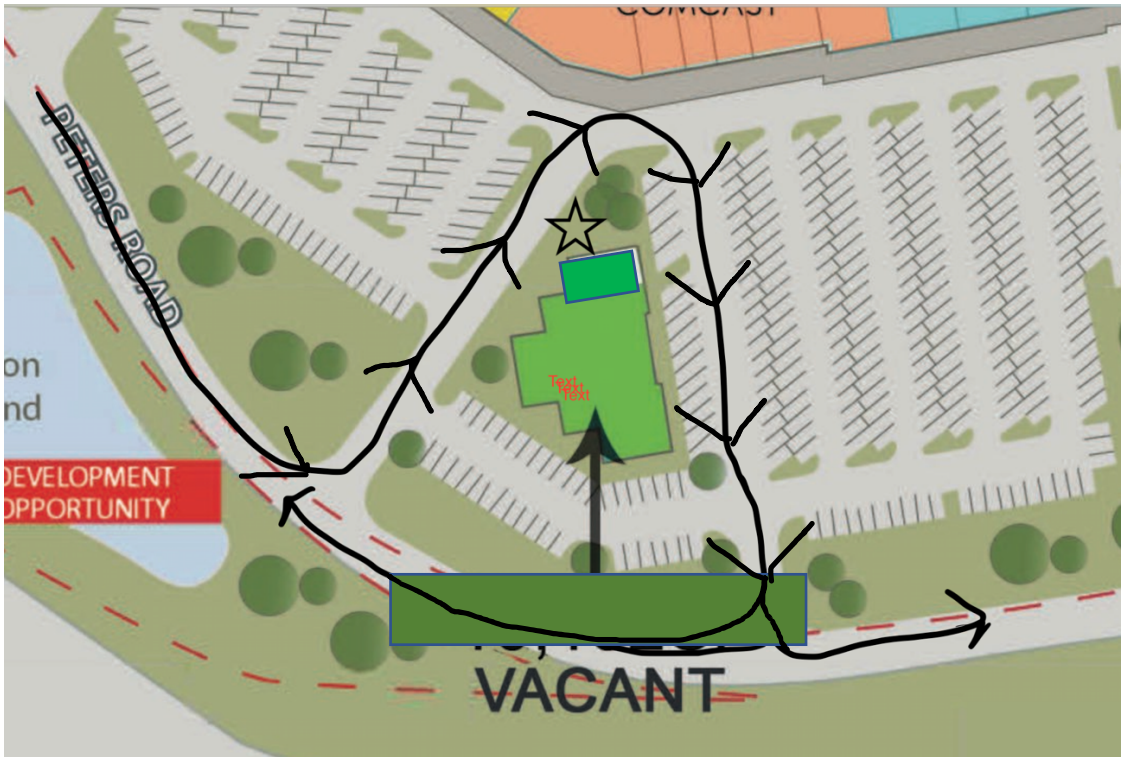
This application is for a charter elementary school with a proposed location of 2817 Peters Road, Fort Pierce, FL. The property is known as Florida Nexus Park and includes a retail shopping center consisting of one 146,954 sq. ft. multi-tenant building and one stand-alone 11,346 sq. ft. building. The existing tenants include: Goodwill, GB Tech, Comcast, Bee Electronics, Bravo Supermarket (coming soon), Upright Open MRI, uSave LED, Maximus (FL Children's Health), Justee Medical (Nursing College), Corradino Group, Amazon and the Management Office. Burger King is located adjacent to the property to the West and Cracker Barrel is located to the North of the property. The property is located on 18.61 acres in the city limits of Fort Pierce and currently zoned CG-Commercial General. The proposed location for the school is the stand-alone 11,346 sq. ft. building.

The applicant is iSTEAM Inc., a tax-exempt non-profit organization incorporated in Florida d/b/a TechnoArts Academy St. Lucie. Our website is technoartscharter.org. TechnoArts Academy St. Lucie is a proposed charter elementary school projected to open in August 2023 with approximately 126 students in grades K-2. Each year we will add a grade up until we are a kindergarten to grade 5 school with approximately 320 students. If the stand-alone building does not sufficiently accommodate our entire enrollment at capacity, the landlord will offer us additional space within the shopping center or add on to the existing building. TechnoArts was designed to increase Literacy proficiency by offering a 150-minute literacy block daily and systematically integrating literacy into every subject area. We are the only school in St. Lucie County that has this intensive of a literacy program. We have also created a specialized program for English Language Learners (ELL- students who speak limited to no English) called the TEd. Transitional Program. This program was designed with an AI company (Timekettle) and will use artificial intelligence to aid and transition non-English speaking students into an all-English curriculum in 3 years while keeping them on grade level in all subject areas. Our other focus areas include Computer Science & Coding and an Arts program (Film, Theater, Acting, Visual, & Music).

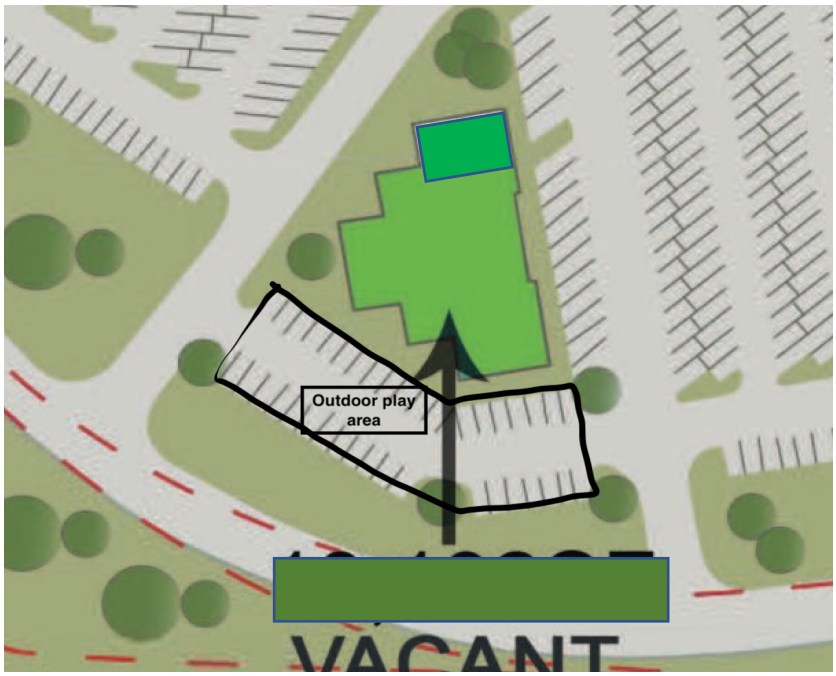
This proposed location would make us the western-most elementary school in St. Lucie County. There are three sizable housing developments about 1-3 miles west of the location along with open housing located on side roads beginning less than a mile west of the location and continuing to the western border of St. Lucie County. There are no other elementary schools out west to serve the students in that area. The closest school is Gaines Academy. Because of the continued growth west and on Jenkins Rd. going south, the need for an additional elementary school in this area is eminent. There is also a higher number of ELL students in that area that would benefit from our cutting-edge TEd. Transitional Program.

The school would have a designated drop-off/pick-up route for parents and buses. Parents/buses would enter the property via Okeechobee Rd., turn on to Crossroads Parkway then on to Peters Rd. They would turn on the road on the west side of the building, drop students off at the main entrance (represented by the star), continue on the road to the east of the building bringing parents back out to Peters Rd. (See illustration 1 below). Drop-off in the morning would occur

from about 7:30-7:50 am and pick-up would occur around 3:20-3:40 pm. The school would offer before and after school care along with after school clubs. Parents would park in designated parking spots to pick children up or drop off early because students would need to be signed in/out. Designated parking spots would be the first row of parking spaces immediately to the east of the building. The school would have one to two buses and would work with the landlord as to where to keep the buses parked.



The school is required to have an outdoor play area. We have worked it out with the landlord to block off the 40 parking spaces to the south of the building, fence it in and use it for outdoor play and PE. (See Illustration 2 below).



In year one, we will hire about 7 teachers and have 3 additional staff members. At full capacity we will have around 25+ employees. Parking for our employees will be the first double row of parking spaces to the east of the building. (See Illustration 3 below).

TechnoArts plans on contracting with the St. Lucie County School District to become a District Sponsored Site for the Satellite Food Service Program. Our school may consist of a lunchroom/common area that meets state nutritional and sanitation standards with the necessary equipment for holding, freezing, cooling, and warming the food at the required temperatures. We will adhere to two annual health inspections by the State Department of Health, County Department at which the school will pass with satisfactory ratings as required to maintain our Permit for Food Service. As required by Florida Statute §1013.12(2)b, the results of our semiannual sanitation certificate and a copy of its most recent sanitation inspection will be posted in a visible location in the school's cafeteria and a copy of it will be located on the school's website.

TechnoArts Academy will make sure our school's environment is both safe and secure for our students, staff, and visitors. We will be installing a security software program to track visitors, staff and students and secure our school and property. Staff and students will be required to wear an ID badge at all times when on the property. The school will have only one entrance for entering the building/s with a camera and all visitors will be required to check in at the main office and will be electronically scanned by an armed security officer. All school staff assigned to check in visitors will follow the guidelines and procedures set forth in the Charter's Schools Visitor Management System Guidelines and Procedures. The visitor access management system will allow our personnel to produce visitor badges and electronically check all visitors against registered sex offender databases using the visitor's state/military issued picture ID.

To further ensure the safety of our students and staff on our property, we will keep all classroom doors locked at all times when students and staff are present on campus with the ONLY exception being if students are transitioning between classes.

To fully protect our students, we will be keeping in compliance with the Jessica Lunsford Act and will not hire any employees, consultants or vendors who have been convicted of certain qualifying offenses. In accordance with s. 1006.07(4), F.S., we will implement a mobile panic alert system (Alyssa's Alert) capable of connecting emergency services technologies to ensure real-time coordination between multiple first responder agencies and local public safety answering point infrastructure to transmit 911 calls.

The school will perform safety/security sweeps of the campus to maximize the security of our students and staff. This additional measure will prevent accidents, unnecessary emergencies, or crisis situations through early detection and response. The safety/security sweeps will be conducted by our administration and our School Safety Specialist at random times during the day to ensure all doors are locked and secure. A sweep will also be conducted prior to the beginning of the school day. Should there be an emergency, staff will be instructed to dial 911 to report any accidents, fire, serious injury, medical emergency, crime, or other events that require an immediate response.

The school will regularly perform fire and active assailant drills as required by law. The drills will be coordinated with the school's security officer and documentation will be provided to the School District's School Safety Specialist noting the method and time of the drill.

The school's Governing Board will adopt an active assailant response plan as provided in s. 1006.07(6)(c), F.S. Our active assailant response plan will include, at a minimum, plans and expectations for responding to an active assailant situation using the following three strategies: evading or evacuating, taking cover, or hiding, and responding to or fighting back. Our staff will be trained before the school opens and annually on the procedures in the school's active assailant response plan. Documentation of the completion of this training will take place by October 1 of each year in the FSSAT. Armed assailant procedures will be posted in every classroom and student occupied space.

In conclusion, our school will ingrain itself into the Fort Pierce community as an upstanding high-quality business and school. We will actively take part in community events and look forward to future partnerships with local businesses and proudly serve the families and students of Fort Pierce and St. Lucie County.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location
2817 Peters Road, Fort Pierce FL

Parcel ID #(s)
2324-311-0005-000-1

Project description
Charter School

Site Information

Building Size: 11,442 Parking Spaces: 40

Crossroads Plaza FP/LLC

Property Owner(s)

2735 Peters Rd.
Street Address

Fort Pierce FL 34945
City State Zip

772-465-2000
Phone Number

hzuker@comnetrealty.com
Email Address

iSTEAM, Inc d/b/a Techno Arts Academy st. LLC

Applicant/Representative, Title, Company
Dawn Hauptner, CEO,
12870 Briarlake Dr. #204
Street Address

Palm Bch Gardens FL 33418
City State Zip

561-818-8654
Phone Number

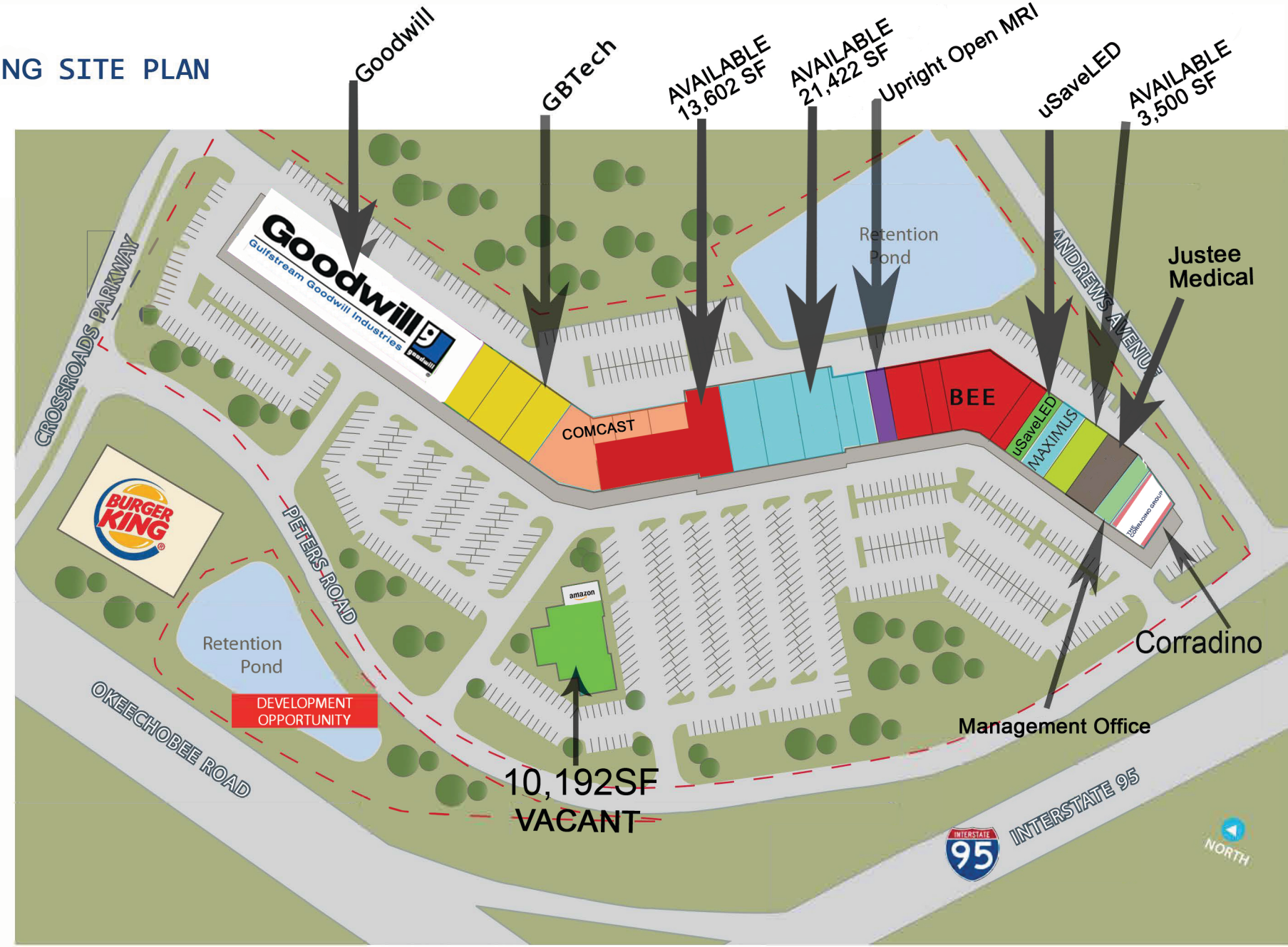
dawnhauptner@gmail.com
Email Address

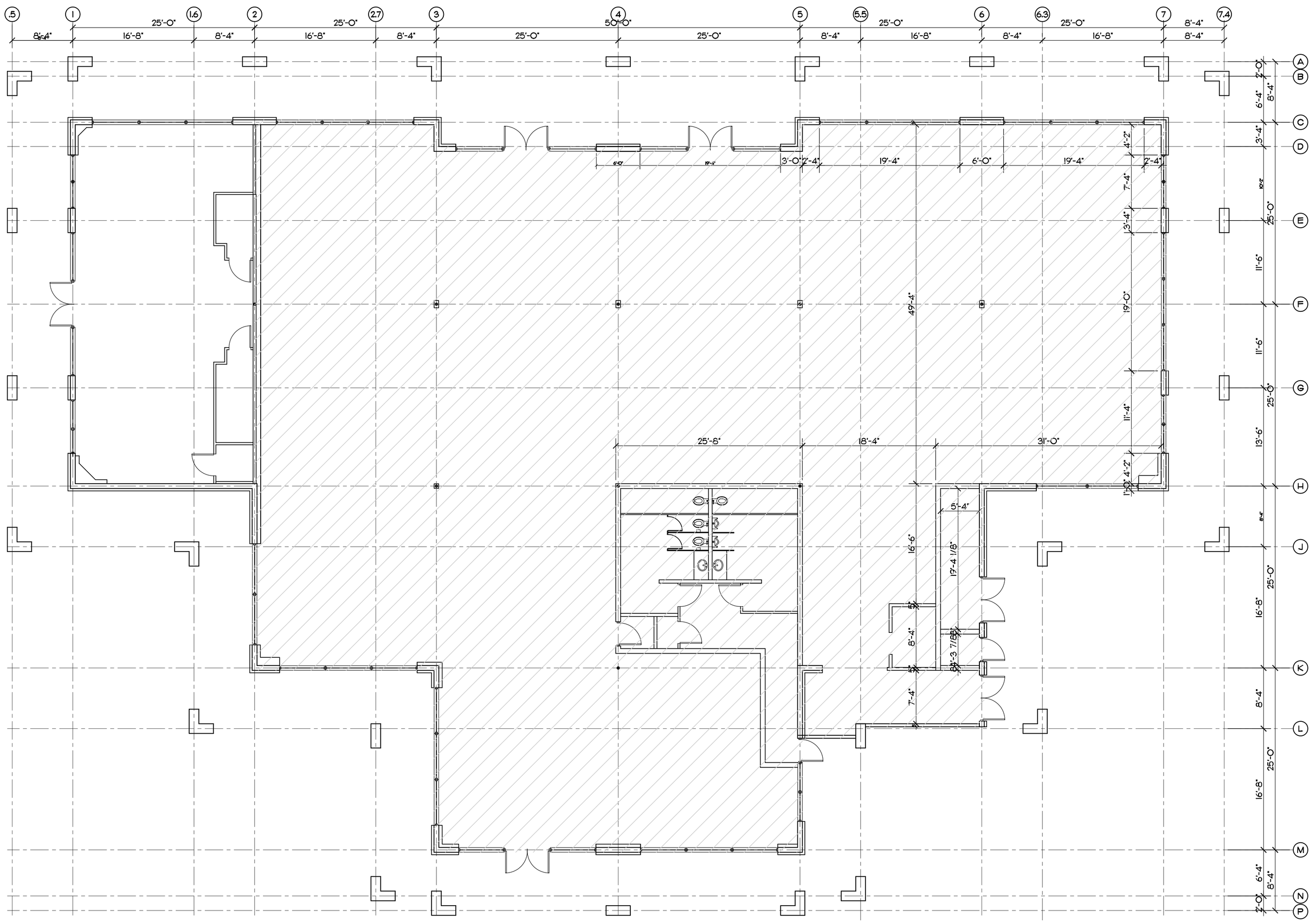
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other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

Property Owner(s) Signature(s)

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

LEASING SITE PLAN





EXISTING FLOOR PLAN

SCALE: 1/8"=1'-0" 10,159 S.F. FOR LEASE

GRAPHIC SCALE

0 5 10 15 20 25 30

EDLUND · DRITENBAS · BINKLEY
ARCHITECTS AND ASSOCIATES, P.A.
AR-AA C000886
65 ROYAL PALM POINTE, SUITE "D"
VERO BEACH, FLORIDA 32960
PHONE: (772) 569-4320

SEAL:

PROJECT: NEXUS PARK WELCOME CENTER

FOR: COMMET REALITY, INC
4800 NORTH FEDERAL HIGHWAY SUITE 205B
BOCA RATON, FLORIDA 33431

NO:	DATE	REVISIONS

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COMM. NO: VB
DATE: 29 MAR 2012
BY: DJD
CH'KD: PD

SHEET NO.
A-1
OF ONE

Specific Purpose Survey & Site Plan Performed for ComNet Realty

ABBREVIATIONS AND SYMBOLS

LB	LICENSED BUSINESS
NO.	NUMBER
R/W	RIGHT OF WAY
CM	4X4 CONCRETE MONUMENT
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
FD.	FOUND
O.R.B.	OFFICIAL RECORD BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
BM	BENCHMARK
F.F.	FINISH FLOOR
ELEV.	ELEVATION
R	RADIUS
Δ	DELTA
L	LENGTH
I.D.	IDENTIFICATION
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
CH	CHORD
CHB.	CHORD BEARING
(C)	CALCULATED
(M.)	MEASURED
(P)	PLAT
(D)	DEED
IR	1/2" IRON ROD
IRC	1/2" IRON ROD AND CAP
IP	3/4" IRON PIPE
EP	EDGE OF PAVEMENT
P.R.D.	PLANNED RESIDENTIAL DEVELOPMENT
N.D.	NAIL & DISK
A/C	AIR CONDITIONING PAD
P/E	SWIMMING POOL EQUIPMENT PAD
P.L.S.	PROFESSIONAL LICENSED SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R.L.S.	REGISTERED LAND SURVEYOR

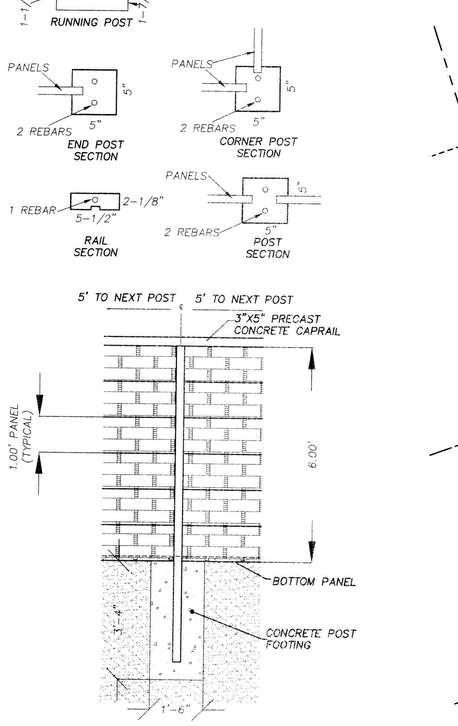
OAK, PINE, PALM, SHRUB, MAPLE, CITRUS, ELM, MISC. TREE, BLOW-OFF, PULL BOX, GAS VALVE, SEPTIC TANK

SANITARY MANHOLE, DRAINAGE MANHOLE, WELL, HYDRANT, WATER VALVE, WATER METER, CLEANOUT, CATCH BASIN, CURB INLET, REUSE WATER VALVE, IRRIGATION VALVE, YARD DRAIN, PROPOSED DRAINAGE, FIRE DEPARTMENT CONNECTION, STOP LIGHT, REUSE WATER METER, TILE SURFACE, (8) PARKING SPACES

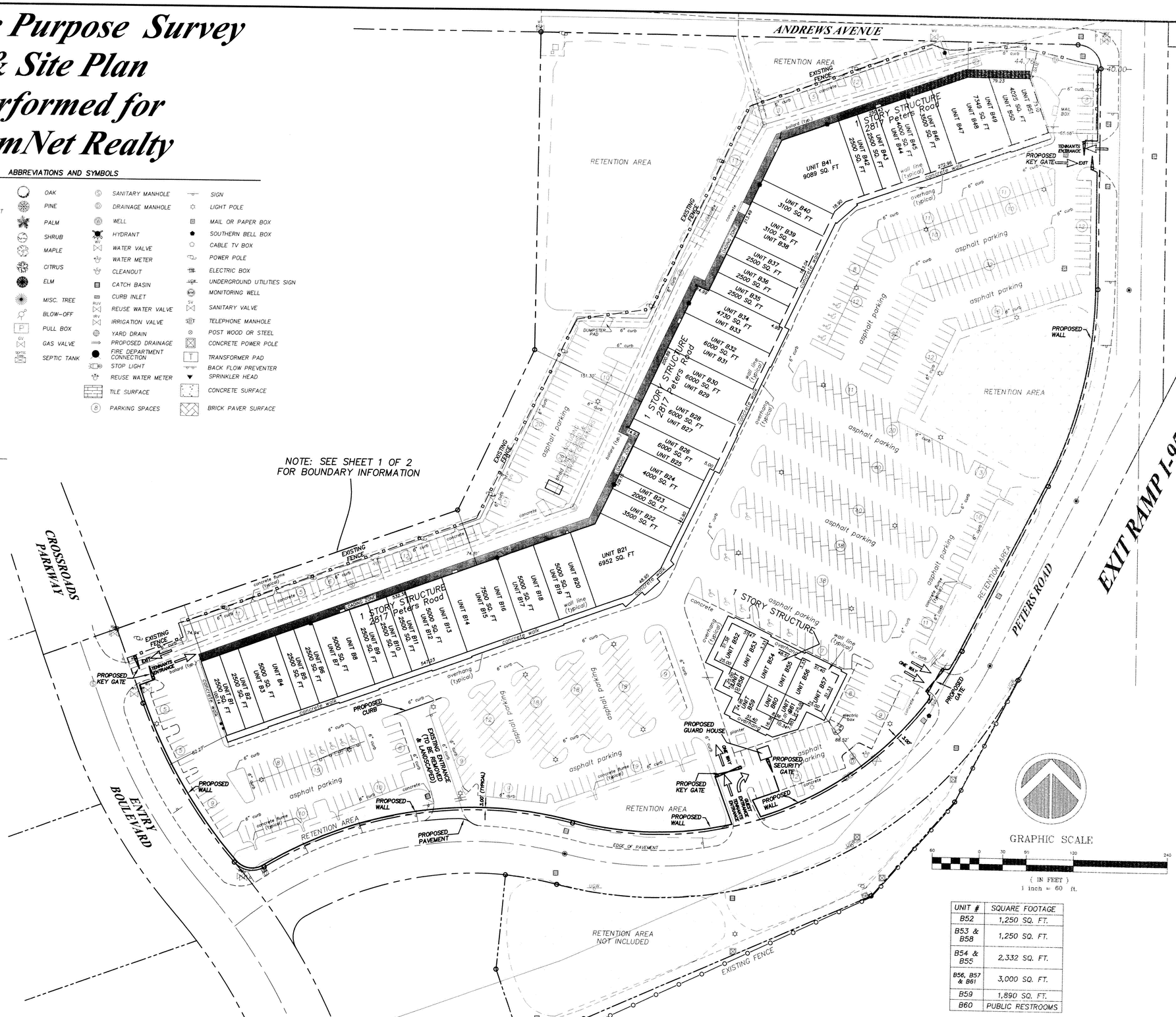
SIGN, LIGHT POLE, MAIL OR PAPER BOX, SOUTHERN BELL BOX, CABLE TV BOX, POWER POLE, ELECTRIC BOX, UNDERGROUND UTILITIES SIGN, MONITORING WELL, SANITARY VALVE, TELEPHONE MANHOLE, POST WOOD OR STEEL, CONCRETE POWER POLE, TRANSFORMER PAD, BACK FLOW PREVENTER, SPRINKLER HEAD, CONCRETE SURFACE, BRICK PAVER SURFACE

WALL WAY USA
MANUFACTURERS OF PRECAST CONCRETE WALLS/FENCES

WALL CONNECTIONS NOT TO SCALE



NOTE: SEE SHEET 1 OF 2 FOR BOUNDARY INFORMATION



GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.

UNIT #	SQUARE FOOTAGE
B52	1,250 SQ. FT.
B53 & B58	1,250 SQ. FT.
B54 & B55	2,332 SQ. FT.
B56, B57 & B61	3,000 SQ. FT.
B59	1,890 SQ. FT.
B60	PUBLIC RESTROOMS

TIFF REFERENCE 52%ALT43

DRAWING NAME 2478SD.DWG
SHEET 2 OF 2
SCALE AS NOTED
DATE 12/30/08
FILE NAME 5216.SP
FB PAGE NA
DATA ACQUISITION 52%ALT.A,ASC
CHECKED BY DMT
DRAWN BY CAD
SURVEY TYPE SPECIFIC PURPOSE

SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DAVID M. TAYLOR P.S.M. 5243

Masteller, Moler, Reed & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business lb 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone: (772) 562-6000 Fax: (772) 794-0747

MAP OF SURVEY FOR
ComNet Realty

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

Planning Board **6. c.**

Meeting Date: 03/13/2023

Re: Development Review and Conditional Use - Love Ministries Telecom Tower - 3111 Avenue D

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Site Plan and Conditional Use with New Construction - Love Ministries Telecom Tower - 3111 Avenue D

SUMMARY:

The applicant is requesting the review of an application for a Conditional Use for a Telecommunications Tower located at 3111 Avenue D. The applicant is seeking to install the unmanned wireless facility consisting of a 199-foot monopole and associated ground equipment within a 60 ft x 60 ft secure equipment compound with access from Avenue D. The monopole is designed to have a maximum of 4 carriers.

RECOMMENDATION:

Staff recommends APPROVAL of the proposed Conditional Use and to be moved to City Commission.

ALTERNATIVES:

- Approval with conditions
- Denial

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

- Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Applicant Presentation

Form Review

Form Started By: Ryan Altizer Started On: 03/06/2023 01:47 PM
Final Approval Date: 03/06/2023

CITY OF FORT PIERCE

Planning Board

March 13th, 2023

Love Ministries Telecom Tower– Conditional Use

APPLICANT

Deborah L Martohue, Esp. AICP

PROPERTY OWNER(S)

The Love Center Regeneration Ministries

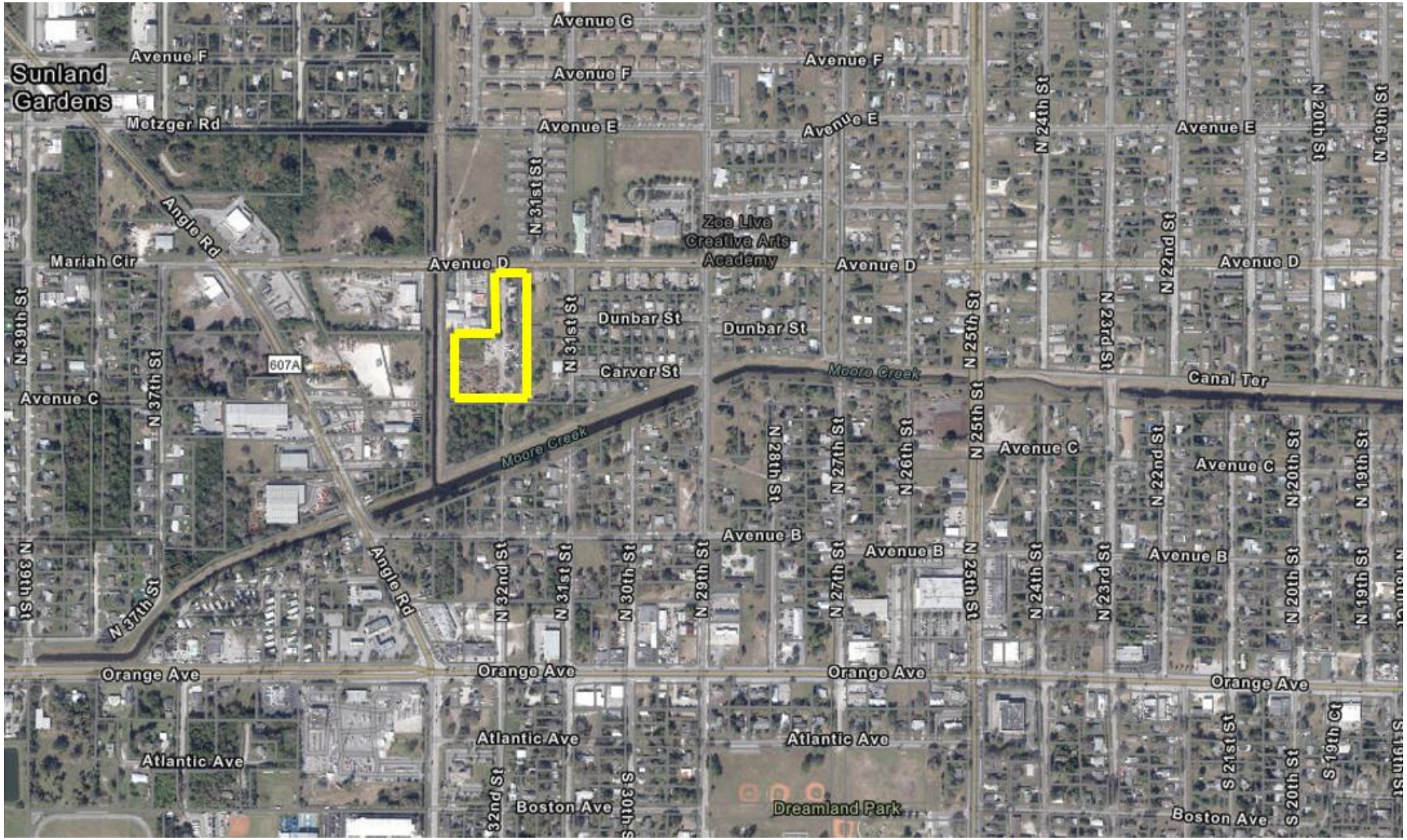
PARCEL ID #:

2408-123-0008-000-2

SUMMARY

The applicant is requesting the review of an application for a Conditional Use for a Telecommunications Tower located at 3111 Avenue D. The applicant is seeking to install the unmanned wireless facility consisting of a 199-foot monopole and associated ground equipment within a 60 ft x 60 ft secure equipment compound with access from Avenue D. The monopole is designed to have a maximum of 4 carriers.

SITE LOCATION

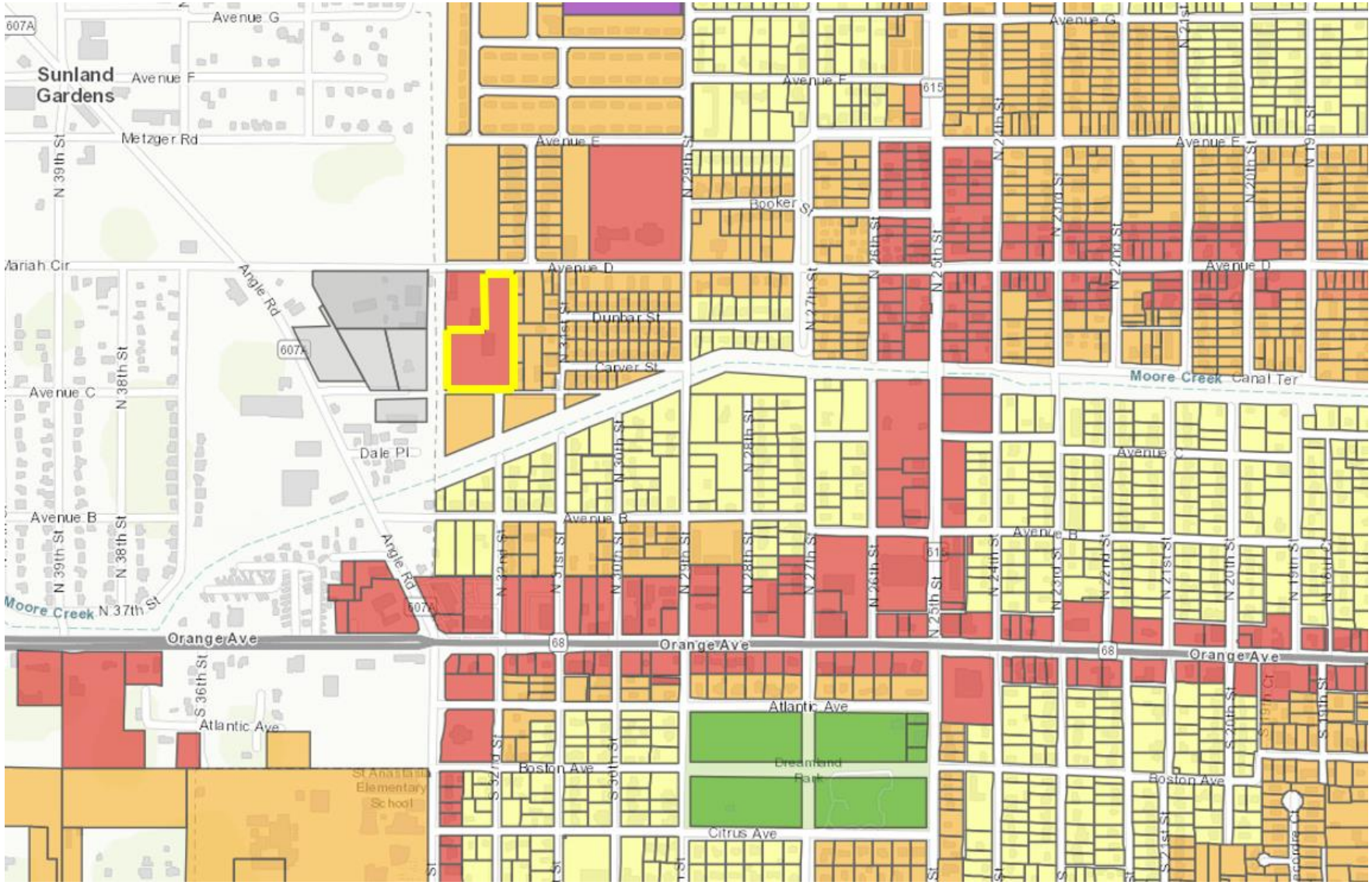


SITE AREA= 3.74 +/- Acres

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

FUTURE LAND USE

Future Land Use: GC (General Commercial)



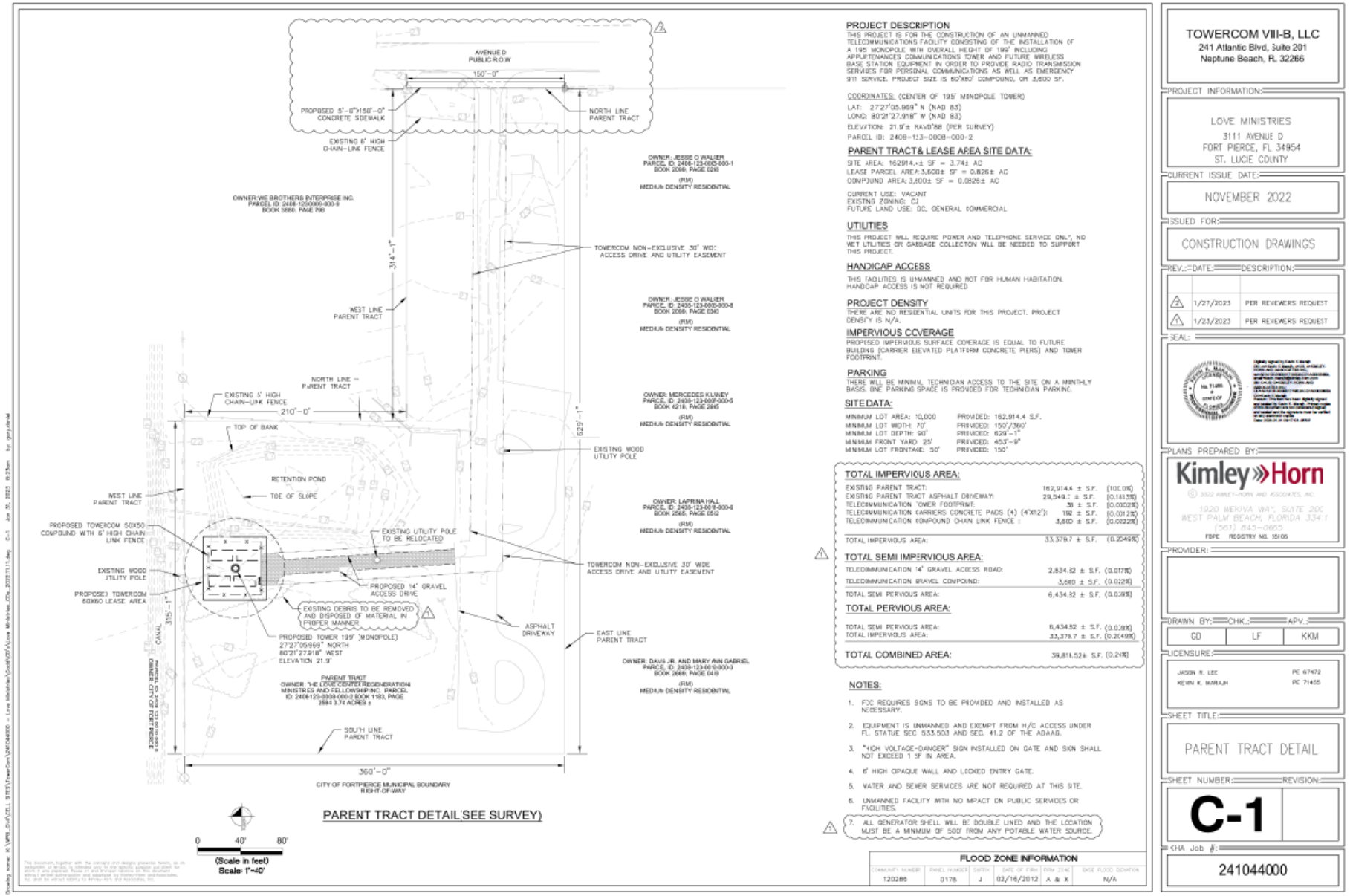
Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

ZONING

Zoning: C-3 (General Commercial)

Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

SITE PLAN



PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195 MONOPOLE WITH OVERALL HEIGHT OF 199' INCLUDING APPURTENANCES COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)
LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

PARENT TRACT& LEASE AREA SITE DATA:

SITE AREA: 162914.4± SF = 3.741 AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: VACANT
EXISTING ZONING: CI
FUTURE LAND USE: GC, GENERAL COMMERCIAL

UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTON WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMPERVIOUS CCVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

PARKING

THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MINTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

SITE DATA:

MINIMUM LOT AREA: 10,000	PROVIDED: 162,914.4 S.F.	
MINIMUM LOT WIDTH: 70'	PROVIDED: 150'/360'	
MINIMUM LOT DEPTH: 90'	PROVIDED: 629'-1"	
MINIMUM FRONT YARD: 25'	PROVIDED: 453'-9"	
MINIMUM LOT FRONTAGE: 50'	PROVIDED: 150'	

TOTAL IMPERVIOUS AREA:

EXISTING PARENT TRACT:	162,914.4 ± S.F.	(100.0%)
EXISTING PARENT TRACT ASPHALT DRIVEWAY:	29,549.3 ± S.F.	(0.181.5%)
TELECOMMUNICATION TOWER FOOTPRINT:	39 ± S.F.	(0.0002%)
TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12'):	192 ± S.F.	(0.001.2%)
TELECOMMUNICATION COMPOUND CHAIN LINK FENCE :	3,600 ± S.F.	(0.0022%)
TOTAL IMPERVIOUS AREA:	33,379.7 ± S.F.	(0.2049%)

TOTAL SEMI IMPERVIOUS AREA:

TELECOMMUNICATION 14' GRAVEL ACCESS ROAD:	2,834.82 ± S.F.	(0.0175%)
TELECOMMUNICATION GRAVEL COMPOUND:	3,600 ± S.F.	(0.0221%)
TOTAL SEMI PERVIOUS AREA:	6,434.82 ± S.F.	(0.0.395%)

TOTAL PERVIOUS AREA:

TOTAL SEMI PERVIOUS AREA:	6,434.82 ± S.F.	(0.0.395%)
TOTAL IMPERVIOUS AREA:	33,379.7 ± S.F.	(0.2049%)
TOTAL COMBINED AREA:	39,811.52± S.F.	(0.243)

NOTES:

1. FJC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NCESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL STATUE SEC 553.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR FACILITIES.
7. ALL GENERATOR SHELL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:
2	1/27/2023	PER REVIEWERS REQUEST
1	1/23/2023	PER REVIEWERS REQUEST

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:
JASON R. LEE — PE 67472
KEVIN K. MARAJH — PE 71455

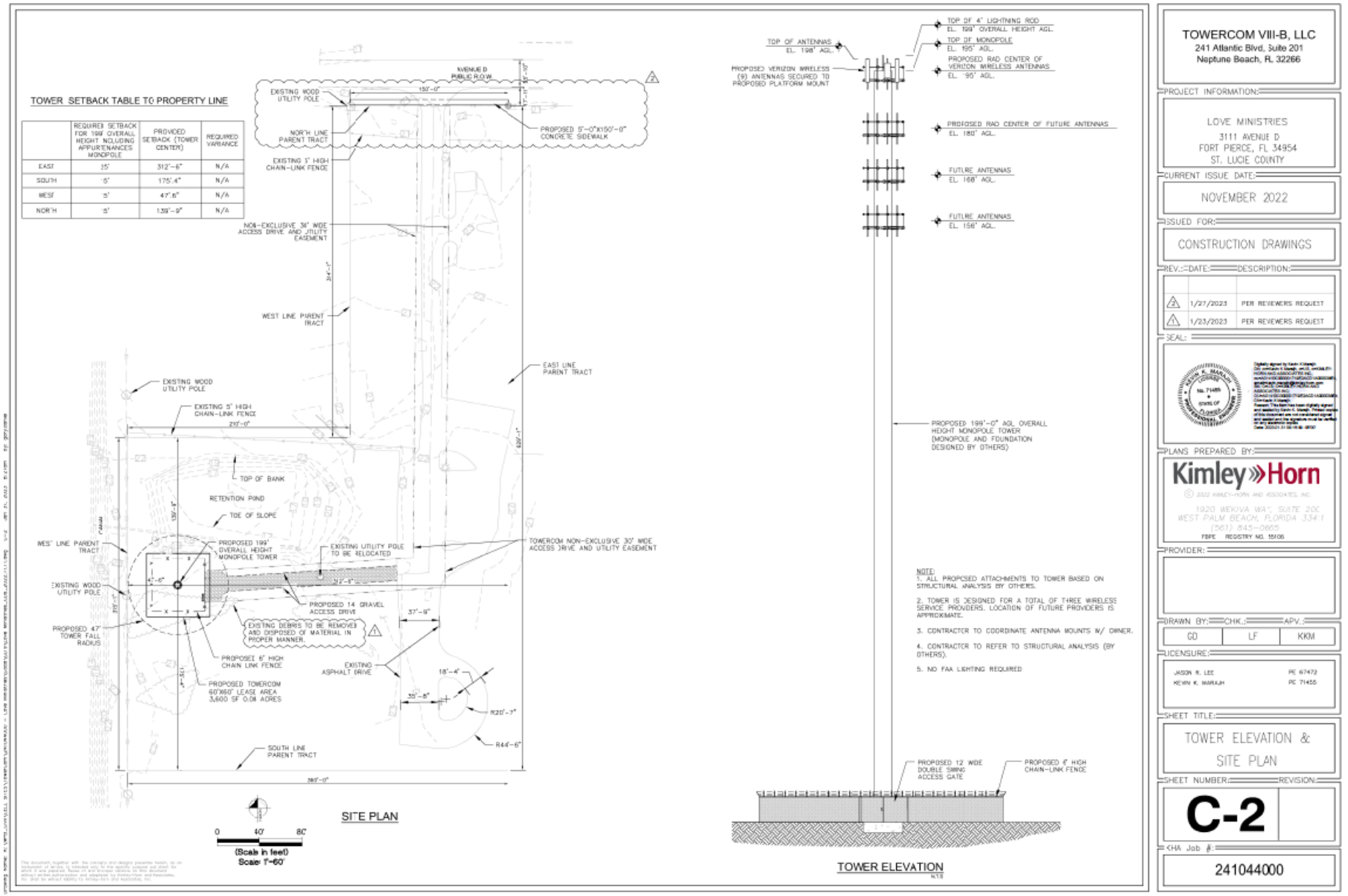
SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1
REVISION:

CHA Job #:
241044000

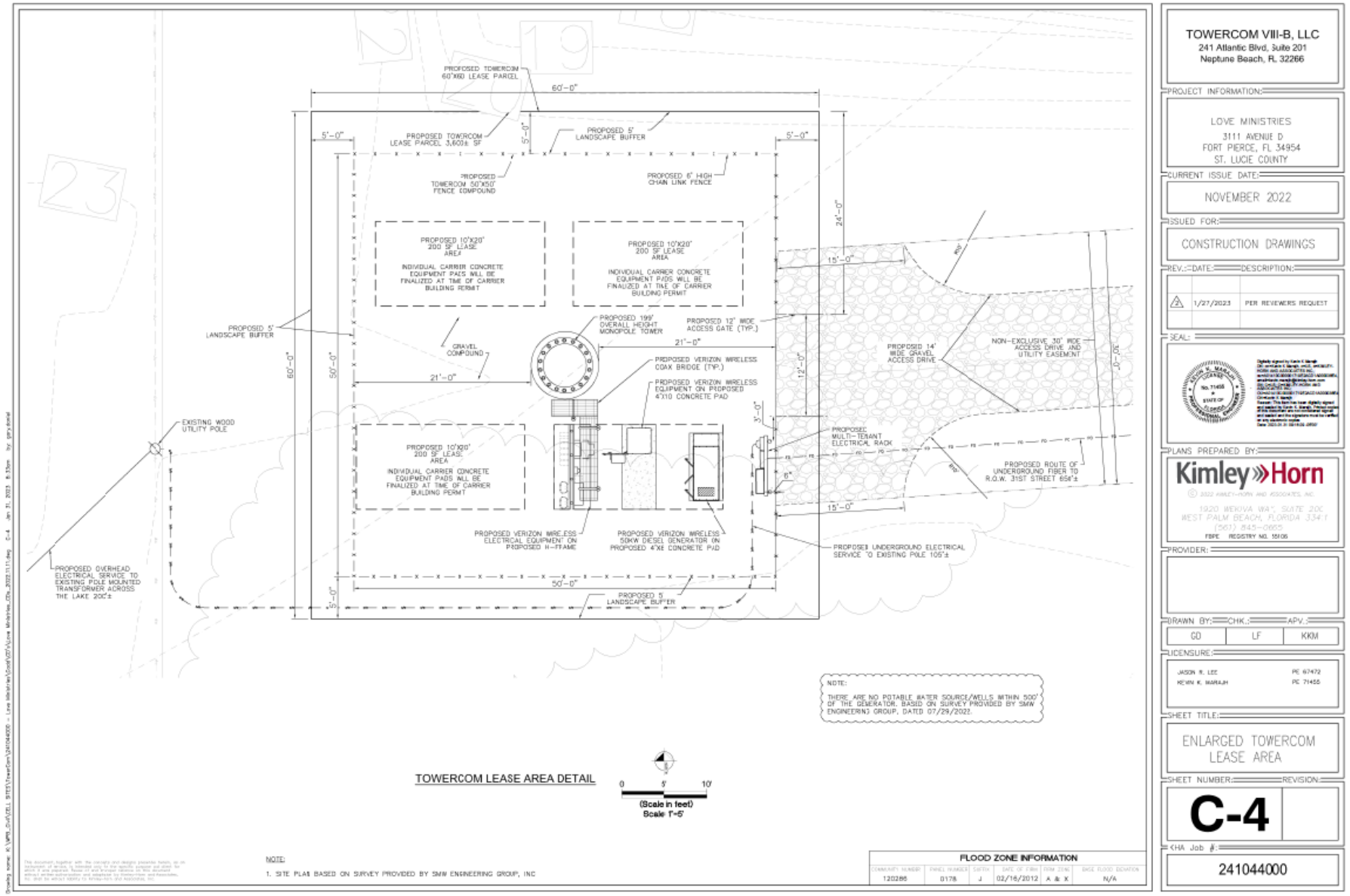
Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

SITE PLAN



Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

SITE PLAN



Love Ministries Telecommunication Tower– Conditional Use – 3111 Avenue D

RECOMMENDATION

Staff recommendation is for the Planning Board to vote APPROVAL of the proposed Conditional Use to move to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with alternative conditions.

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Deborah L Martohue Esq., AICP
1036 23rd Avenue N
St. Petersburg, FL 33704

Subject: Site Plan and Conditional Use – 3111 Avenue D – Technical Review Committee Comments for January 19, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. Strongly recommend reaching out to the surrounding property owners and holding a project discussion about the telecommunications tower.

2. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

3. Are there any other perspective providers who are interested in adding to this monopole besides Verizon?

4. With the protected species portion of the Environmental Assessment, was a separate gopher tortoise survey done?

5. The zero-fall zone referenced in one of the letters would mean that the monopole would fall into itself if the pole were to fall?

6. Have any designs been considered in a way to camouflage the 195-foot pole?

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

1. Building Official or his represent olive hos no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Building Permit required.

Fort Pierce Police Department

Based on feedback from a recent and similar project proposed in a neighborhood nearby, please diligently conduct the necessary research with regards to this project as it relates to the residential neighbors around the location of this project. (I do see the letters sent to the neighbors, Thank you.)

Should a town hall meeting be held, please pay special attention to making contact with the neighbors who may want to attend the meeting, to possibly include signs or banners that are prominently erected to notify and remind the neighboring residents of any proposed meetings.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

No comments at this time

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Approved as noted,

Water and wastewater services are available to serve the subject property. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947. Please use the link below to our website for a step-by-step guide through the entire process, including utility details and permit applications. For questions please contact John Biggs at 772-466-1600 ext. 3474

https://fpua.com/water-and-wastewater-engineering-downloads/

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved. 1-phase electric service is available from the north property line.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca

Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

3. Please send the Fire District electronic plans for the site and buildings.

4. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).

5. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

6. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

7. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.

8. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

9. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

No comments at this time

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : File/TRC

From : Selena Griffett, P.E.

Thru : Tracy Telle – Assistant City Engineer

Re : Site Plan and Conditional Use # 22-07000030
Love Ministries Telecom Tower
3111 Avenue D
2nd Submittal

Date : February 10, 2023

This is to advise you that we have completed the review of the following documents as received by this office on February 2, 2023:

- ☐ Development Permit Compliance Review
- ☐ Construction Drawings
- ☒ Site Plan
- ☐ Test Reports & Related Documents
- ☒ Conditional Use
- ☐ Record Drawings
- ☐ Permits
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend
- ☒ Approval
- ☐ Variance Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See Attached for Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

1. Conditional Use and Site Plan cannot be approved until unpaid/outstanding Stormwater Fees have been addressed by the property owner (please see attached information).

2. All FAA communications and all other agency permits will be required for DPCR (Building Permit).

3. Sheet C-4 note still shows a "Proposed rout of underground fiber to **R.O.W. 31st** Street 650' ±." However, comment responses and revised plan shows fiber route to **AVENUE D**. Please revise.

Selena Griffett

From: Alicia Forbis
Sent: Thursday, February 2, 2023 2:15 PM
To: Tracy Telle; Selena Griffett
Subject: FW: Love Ministries Telecommunications Tower Resubmittal
Attachments: Love Ministries Telecom Tower - Site Plan and Conditional Use- 2nd Submittal -TRC Packet.pdf

This property has not paid their SMU fees since 2009, they have a large amount past due.

From: Ryan Altizer <raltizer@cityoffortpierce.com>
Sent: Thursday, February 2, 2023 2:09 PM
To: Engineering Department <engineering_dl@cityoffortpierce.com>
Cc: Planning Department <planning@cityoffortpierce.com>
Subject: Love Ministries Telecommunications Tower Resubmittal

Hello all,

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Site Plan (Development Review) and Conditional Use for 3111 Avenue D.

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

If you have comments, please contact the Planning Department at 772-467-3737 or my direct line at 772-467-3742.

Thank you.

Ryan Altizer | Senior Planner | City of Fort Pierce
Planning Department
Phone: 772.467.3742 Fax: 772.466.5808 100 North U.S. 1 Fort Pierce, FL 34950

THE SUNRISE CITY FORT PIERCE Florida

LOVE CENTER REGENERATIONS MINISTRIES
PO BOX 2384
FT PIERCE, FL 34954
C# 2923/2923

Facility & Parcel Nos:	ERU's	$/ERU	Amount
2404-443-0019-000/3	0.4	$69	$27.60
2404-813-0031-000/8	11.6	$69	$800.40
2408-123-0008-000/2	16.7	$69	$1,152.30
AMOUNT DUE FOR 2022 YR	28.7		$1,980.30
PAST DUE AMOUNT FOR 2021 YR	28.2		$1,945.80
PAST DUE AMOUNT FOR 2020 YR	28.2		$1,945.80
PAST DUE AMOUNT FOR 2019 YR	32.9		$1,776.60
PAST DUE AMOUNT FOR 2018 YR	31.4		$1,695.60
PAST DUE AMOUNT FOR 2017 YR	31.4		$1,695.60
PAST DUE AMOUNT FOR 2016 YR	31.4		$1,695.60
PAST DUE AMOUNT FOR 2015 YR	31.4		$1,695.60
PAST DUE AMOUNT FOR 2014 YR	30.9		$1,668.60
PAST DUE AMOUNT FOR 2013 YR	30.3		$1,636.20
PAST DUE AMOUNT FOR 2012 YR	30.3		$1,636.20
PAST DUE AMOUNT FOR 2011 YR	39.0		$2,106.00
PAST DUE AMOUNT FOR 2010 YR	16.0		$863.40
TOTAL AMOUNT DUE	**390.1**		**$22,341.30**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Phor
lem

DESIGN REVIEW

Property Information

Property address or Location 3111 Avenue D, Fort Pierce, FL 34954

Parcel ID #(s) 2408-123-008-000-2

Project description installation of an unmanned wireless facility consisting of 195' Monopole with an overall height of 199' inclusive of appurtenances with associated ground cabinet equipment located within a secured 60' x 60' compound (3600 sf) with access from Avenue D on a vacant parcel zoned GC . Monopole designed for minimum 4 carriers

The Love Center Regeneration Ministries	Deborah L Martohue, Esq. AICP
Property Owner(s)	Martohue Land Use Law PA
PO BOX 2384	1036 23rd Avenue N
Street Address	Street Address
Fort Pierce, FL 34954	St. Petersburg FL 33704
City State Zip	City State Zip
(772) 361-5998	727-256-1211
Phone Number	
jrhyantenterprise@gmail.com	dmartohuelaw@outlook.com
Email Address	Email Address

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

Property Owner(s) Signature(s) President of the love C. Regministe llowship

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

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property address or Location 3111 Avenue D, Fort Pierce, FL 34954

Parcel ID #(s) 2408-123-008-000-2

Project description installation of unmanned wireless facility consisting of a 199' overal height Monopole & associated ground equipment within a 60' x 60' secured equipment compound with access from Avenue D. Monopole to be designed for minimum 4 carriers equipment

The Love Center Regeneration Ministries	Deborah L Martohue Esq., AICP Martohue Land Use Law PA
Property Owner(s)	
PO BOX 2384	1036 23rd Avenue N
Street Address	
Fort Pierce, FL 34954	St. Petersburg FL 33704
City State Zip	City State Zip
(772) 361-5998	727-256-1211
Phone Number	
jrhyantenterprise@gmail.com	dmartohuelaw@outlook.com
Email Address	Email Address

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

President of The love C. Reg Min. & fellowship

Property Owner(S) Signature(s)

STATE OF FLORIDA -- ST LUCIE COUNTY

The foregoing instrument was acknowledged before me this 5th day of DECEMBER, 2022, by JEROME RHYANT who is personally known to me or has produced _____ as identification.

Signature of Notary

(seal)

JEFFREY S. LINDSTROM
MY COMMISSION # HH 020496
EXPIRES: August 27, 2024
Bonded Thru Notary Public Underwriters

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

TO BE COMPLETED BY STAFF

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

Pre-Application Meeting Date_____ Fees_____ Control #_____ B. Permit #_____

Intake Planner_____

Planner Assigned_____

Approved By_____ Date _____

Comments_____

Intake Date Stamp

☐ DEVELOPMENT REVIEW

General Information

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

Choose Application Type:

Application Type		
☐ Site Plan	☒ Conditional Use with New Const.	☐ Major Amendment
☐ Conceptual Development Plan		☐ Minor Amendment

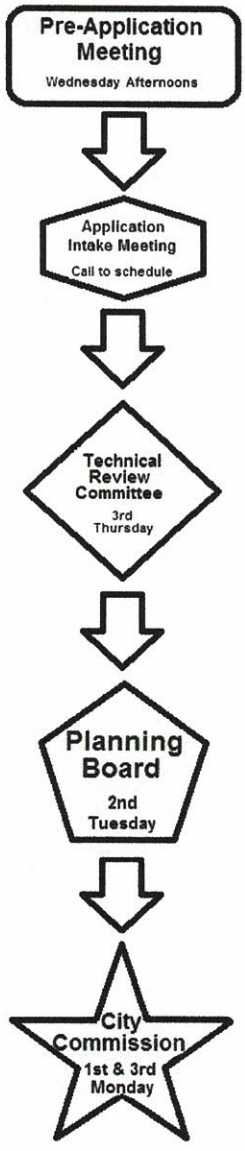
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

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

North	South	East	West
Industrial/ Ave D ROW	Municipal Boundary	Residential	Industrial
	Avenue C Unimproved		

Application Outlook



Site Plan submittal requirements:

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

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

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

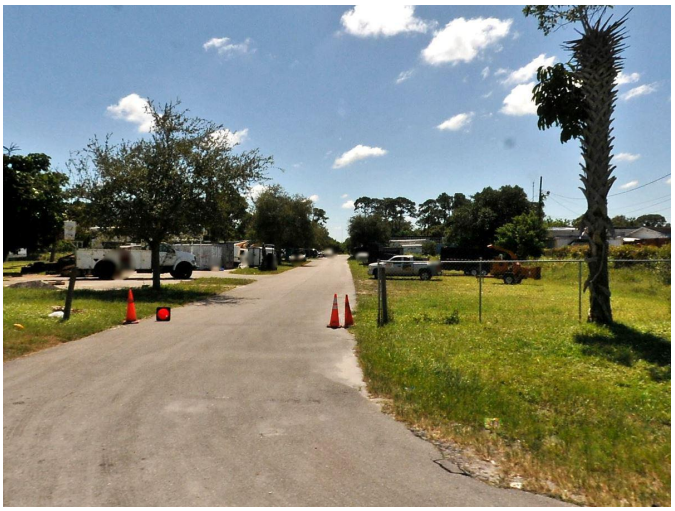
Property Identification

Site Address: 3111 Avenue D
Sec/Town/Range: 08/35S/40E
Parcel ID: 2408-123-0008-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 19990
Map ID: 24/08N
Zoning: General Co

Ownership

The Love Center Regeneration Ministries
and Fellowship Inc
PO Box 2384
Fort Pierce, FL 34954



Legal Description

8 35 40 BEG 50 FT E OF SW COR OF SW 1/4 OF NW 1/4 OF NE 1/4, TH N 315.05 FT, TH E 210 FT, TH N 314.05 FT TO S R/W OF AV D, TH E 150 FT, TH S 630 FT M/L, TH W 360 FT TO POB (OR 1183-2594)

Current Values

Just/Market Value:	$30,600
Assessed Value:	$30,600
Exemptions:	$0
Taxable Value:	$30,600

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	3.74
Land Size (SF):	162,914

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Oct 29, 1998	1183 / 2594	XX01	WD	Piowaty James W	$50,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$30,600
Just/Market:	$30,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$30,600
Exemption(s):	$0
Taxable:	$30,600

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable

2022	$30,600	$30,600	$0	$30,600
2021	$30,600	$30,600	$0	$30,600
2020	$30,600	$30,600	$0	$30,600
2019	$30,600	$30,600	$30,600	$0

Permits

Number	Issue Date	Description	Amount	Fee
F99-000921	Sep 9, 1999	Commercial New Construction	$50,000	$50,000
F01-00001401	Oct 18, 2001	Roof	$0	$0
F01-1508	Nov 9, 2001	Alterations/Remodeling	$0	$0
F01-1508B	Nov 9, 2001	Alterations/Remodeling	$50,000	$0
RF20051132	Mar 10, 2005	Roof	$3,000	$155
0800000339	Apr 16, 2008	Fence	$3,000	$100
BP10-2692	Dec 9, 2010	Electric	$75	$75
BP11-0326	Feb 9, 2012	Alterations/Remodeling	$7,500	$129
BP12-0695	Apr 20, 2012	Demolition	$3,000	$515

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

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

I, the undersigned, KATHE POST, being 18 years of age or older, hereby certify that I have mailed to the following 57 named property owners attached as Exhibit A, as obtained from the St. Lucie County Property Appraiser website, on November 14, 2022 within the residential area bounded by the subject property located at 3111 Avenue D, Fort Pierce, FL to the East, Avenue D to the North, N. 29th Street to the East, and the canal south of Avenue C to the South, a community outreach letter notifying residents located in the aforedescribed area of Towercom VIII-B LLC's proposed wireless communications facility intent to file a zoning application for the project. Said Outreach Letter with enclosures is attached as Composite Exhibit B and was mailed this 15th day of November, 2022.

KATHE POST

DATED: November 15th, 2022

STATE OF North Carolina

COUNTY OF Wake

The foregoing instrument was acknowledge by me this 15th day of November, 2022, by Kathe Post, who is personally known to me or has produced Driver's License as identification.

SIGNATURE OF NOTARY PUBLIC – STATE OF North Carolina

Caitlin Bossert Emelio

PRNTED NAME OF NOTARY PUBLIC

My commission expires Aug. 14th 2023

SEAL:

November 28, 2022

AFFIDAVIT OF COLOCATION

Project: Love Ministries
Property Location: 3111 Avenue D., Ft. Pierce FL
Parcel ID: 2408-123-0008-000-2
Jurisdiction: City of Fort Pierce

Affiant, GEORGE W. DAVIS, as SVP & Managing Partner, of TOWERCOM VIII-B, LLC, the Applicant /Lessee at the captioned location, do hereby acknowledge and affirm:

1. I am 18 years of age or older.
2. The proposed Love Ministries Wireless Telecommunications Tower with an overall proposed height of 199' will be structural design to enable the colocation of a minimum of four communications carriers.
3. Towercom VIII-B LLC will act in good faith to allow the colocation of wireless communications antennas by other communications carriers at a reasonable market rate.
4. Further Affiant sayeth naught.

George W. Davis, VP & Managing Partner, Towercom

STATE OF NORTH CAROLINA
COUNTY OF Durham

Sworn to and subscribed before me by means of (Check one) X physical presence OR ___ online notarization this 29th day of November, 2022 by GEORGE W. DAVIS.

(Signature of Notary Public)

SEAL:

KATHERINE M POST
Notary Public, North Carolina
Wake County
My Commission Expires
July 10, 2027

Katherine M Post

(Print Name of Notary Public)

Commission Expires 7/10/2027

(Check One) Personally appeared X OR produced identification _____.
Type of identification produced _____

November 28, 2022

City of Ft. Pierce
Planning Department
100 North U.S.1
Fort Pierce, FL 34950

RE: AUTHORIZED AGENT LETTER
Property Location: 3111 Avenue D., Ft. Pierce FL
Parcel ID: 2408-123-0008-000-2
Jurisdiction: City of Fort Pierce

TO WHOM IT MAY CONCERN:

I, GEORGE W. DAVIS, as SVP & Managing Partner, of TOWERCOM VIII-B, LLC, the Applicant /Lessee at the captioned location, do hereby authorize MARTOHUE LAND USE LAW PA/ DEBORAH L. MARTOHUE, ESQ., AICP and JEFF LINDSTROM to act as my agents. This consent and authorization includes, but is not limited to, the submittal/resubmittal of all development and building permit applications, including required materials and documents, and to attend and represent Towercom VIII-B, LLC at all meetings and public hearings, as well as any administrative appeals as appropriate or necessary, pertaining to the subject Applications regarding the proposed communications tower.

George W. Davis
Vice President & Managing Partner - TowerCom

STATE OF NORTH CAROLINA
COUNTY OF Durham

Sworn to and subscribed before me by means of (Check one) X physical presence OR ___ online notarization this 29th day of November, 2022 by GEORGE W. DAVIS.

(Signature of Notary Public)

KATHERINE M POST
(Print Name of Notary Public)

SEAL:

KATHERINE M POST
Notary Public, North Carolina
Wake County
My Commission Expires
July 10, 2027

Commission expires 7/10/2027

(Check One) Personally appeared X OR produced identification ____.

Type of identification produced ____

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Telephone: (205) 252-6985
Facsimile: (205) 320-1504

1-A CERTIFICATION

Date: July 18, 2022

RE: Site Name: Love Ministries

Ground Elevation: 21.9'

City Name: Fort Pierce County: St. Lucie State: Florida

I certify that the Latitude of 27 Degrees 27 Min. 05.969 Sec. North and the Longitude of 80 Degrees 21 Min. 27.918 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).

Decimal Format

27.451658 Latitude
-80.357755 Longitude

State of Florida Date: 7/18/22

William H. Sommerville, III
Florida Registered No. 0006141
SMW Job No. 22-1231
Prepared By: BMS

Parcel Information:

Parcel ID	Site Address	Owner	Finished Area	Acres	Land Use	DistrictGroup	Owner1	Owner2	Owner3	Mailing Address 1	Mailing Address 2	Mailing City State Zip	LastSaleDate	LastSalePrice
2408-123-0008-000-2	3111 Avenue D	The Love Center Regeneration Ministries and Fellowship Inc		3.73999081726	1000 - Vac Comm	9022 - Fort Pierce	The Love Center Regeneration Ministries and Fellowship Inc			PO Box 2384		Fort Pierce; FL 34954-2384	10/29/1998	50000

PHOTOS

Looking North

Looking East

Looking South

Looking West

Compound Area

Closest Power

JoAnne Holman, Clerk of the Circuit Court - St. Lucie County
File Number:1705410 OR BOOK 1210 PAGE 0460
Recorded: 03-17-99 03:56 P.M.

This Instrument Prepared By
and Return to:
Michael D. Fowler, Esquire
NEILL, GRIFFIN, JEFFRIES, FOWLER,
TIERNEY & NEILL
311 South Second Street
Fort Pierce, Florida 34950
Courthouse Box #50

PARCEL I.D. NO. 2409-816-0006-000/8

* Doc Assump: $ 0.00
* Doc Tax : $ 0.70
* Int Tax : $ 0.00

[Space Above This Line For Recording Data]

QUITCLAIM DEED

This Indenture made and executed this 15 day of March, 1999, by and between CHRISTIAN FELLOWSHIP ALIVE MINISTRIES, INC., (hereinafter "Grantor"), whose post office address is P. O. Box 8422, Port St. Lucie, FL 34985-8422, and THE LOVE CENTER REGENERATION MINISTRIES, INC., whose post office address is P. O. Box 2384, Fort Pierce, FL 34954, of the County of St. Lucie, State of Florida, (hereinafter "Grantee").

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

Lot 10 and the West 5 feet of Lot 11, Block One, of W. W. Carlton's Subdivision, as per plat thereof, recorded in Plat Book 4, Page 25, of the Public Records of St. Lucie County, Florida

SUBJECT TO restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 1998;

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

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

Signed, Sealed and Delivered
in the presence of:

Elizabeth K. Jorgen
Print Name: Elizabeth K. Jorgensen

Brenda Cooley
Print Name: Brenda J. Cooley

CHRISTIAN FELLOWSHIP ALIVE
MINISTRIES, INC.

By: Michael Baumgartner
Michael Baumgartner, President

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me, this 15 day of March, 1999, by MICHAEL BAUMGARTNER, as President of CHRISTIAN FELLOWSHIP ALIVE MINISTRIES, INC., [✓] who is personally known to me, or [ ] who has produced his driver's license as identification.

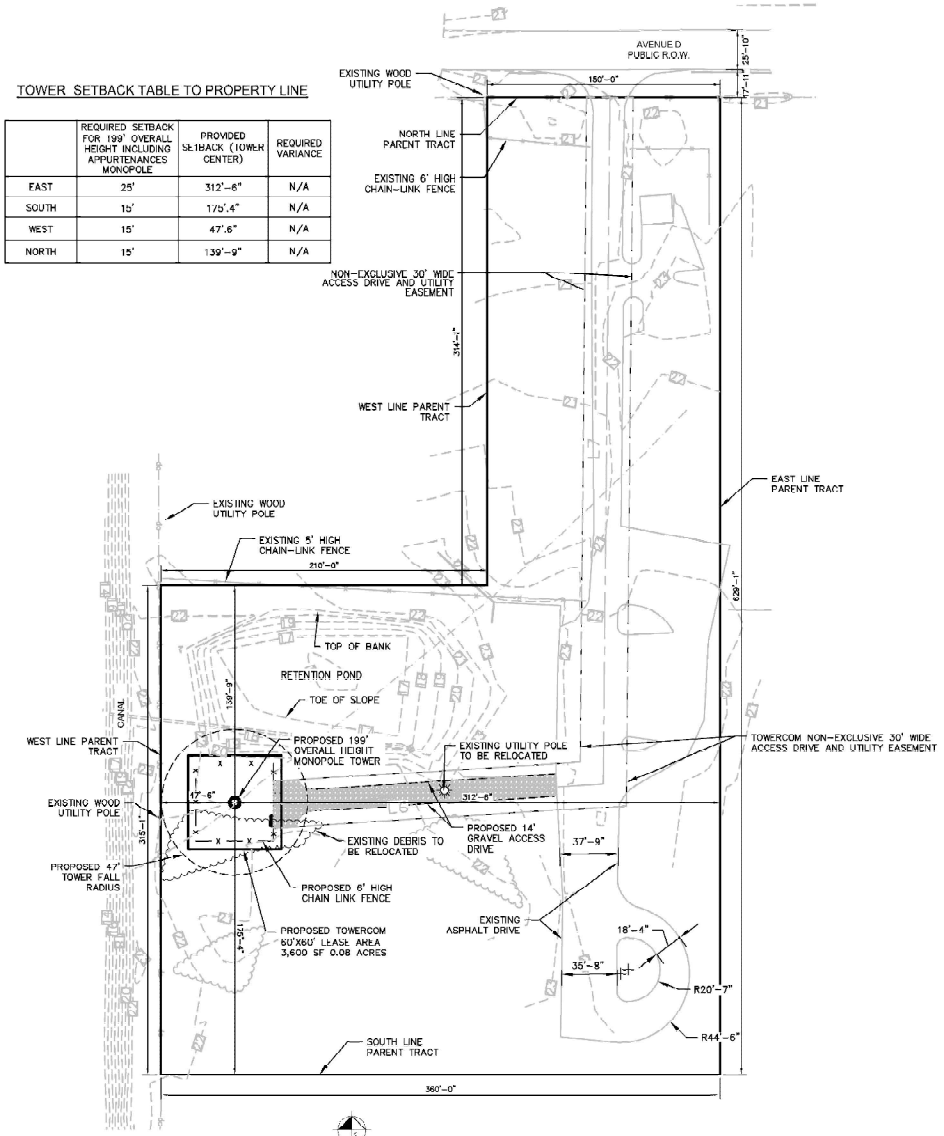
BRENDA J. COOLEY
MY COMMISSION # CC 784651
EXPIRES: 11/01/2002
1-800-3-NOTARY Fla Notary Services & Bonding Co

(NOTARY SEAL)

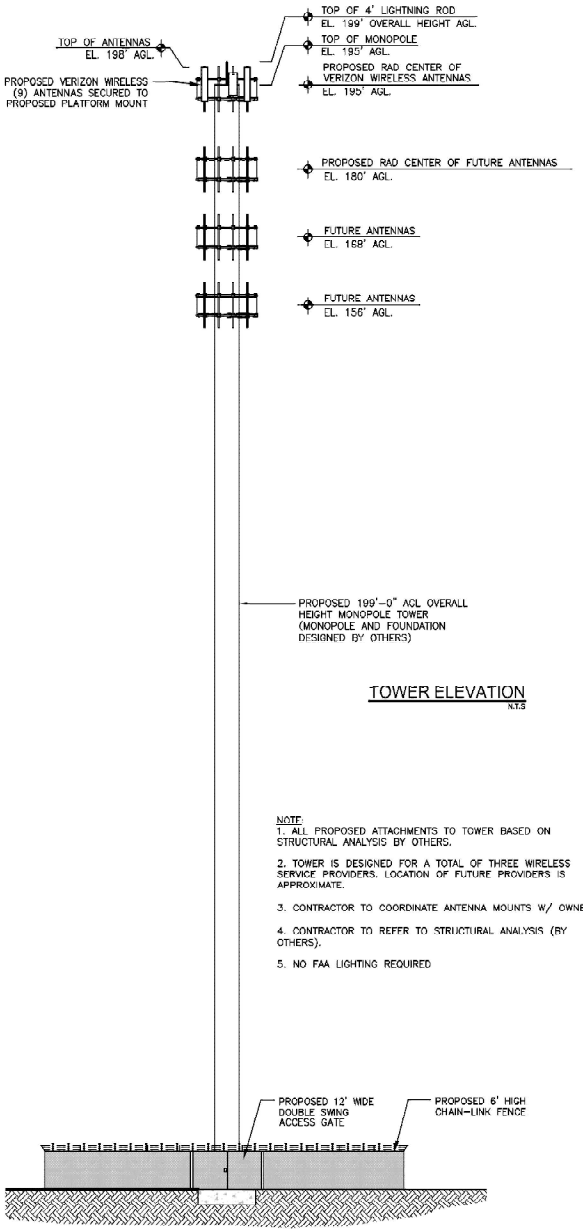
Brenda Cooley
Notary Public
Print Name: Brenda J. Cooley
STATE OF FLORIDA AT LARGE
My Commission Expires:

TOWER SETBACK TABLE TO PROPERTY LINE

	REQUIRED SETBACK FOR 199' OVERALL HEIGHT INCLUDING APPURTENANCES MONOPOLE	PROVIDED SETBACK (TOWER CENTER)	REQUIRED VARIANCE
EAST	25'	312'-6"	N/A
SOUTH	15'	175'.4"	N/A
WEST	15'	47'.6"	N/A
NORTH	15'	139'-9"	N/A



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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



TOWER ELEVATION

N.T.S

NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.
2. TOWER IS DESIGNED FOR A TOTAL OF THREE WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.
3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.
4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).
5. NO FAA LIGHTING REQUIRED

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
SEPTEMBER 2022

ISSUED FOR:
ZONING DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

JASON R. LEE	PE 67472
KEVIN K. MARAJH	PE 71455

SHEET TITLE:
TOWER ELEVATION & SETBACK TABLE

SHEET NUMBER: C-2 REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\2D\Love Ministries_2Da_2022.09.13.dwg C-2 Nov 02, 2022 12:38pm by: garyconlee

Parcel ID	Site Address	Owner	Finished Area	Acres	Land Use	DistrictGroup	Owner1
2408-123-0001-000-3	421 N 31st ST	Lorenzo A Jones	1003	0.110192837	0100 - SF Res	9022 - Fort Pierce	Lorenzo A Jones
2408-123-0002-000-0	419 N 31st ST	Angela Williams	829	0.154958678	0100 - SF Res	9022 - Fort Pierce	Angela Williams
2408-123-0002-010-3	417 N 31st ST	Angela Williams	829	0.154958678	0100 - SF Res	9022 - Fort Pierce	Angela Williams
2408-123-0003-000-7	3103 Avenue D	Robert E Brown	676	0.137741047	0100 - SF Res	9022 - Fort Pierce	Robert E Brown
2408-123-0004-000-4	Avenue D	Jesse O Walker		0.619834711	0000 - Vac Res	9022 - Fort Pierce	Jesse O Walker
2408-123-0005-000-1	3109 Avenue D	Jesse O Walker	1928	0.137741047	0100 - SF Res	9022 - Fort Pierce	Jesse O Walker
2408-123-0006-000-8	TBD	Jesse O Walker		0.14	0000 - Vac Res	9022 - Fort Pierce	Jesse O Walker
2408-123-0007-000-5	413 N 31st ST	Mercedes K Laney	1152	0.330578512	0100 - SF Res	9022 - Fort Pierce	Mercedes K Laney
2408-123-0011-000-6	Avenue D	Laprina Hall		0.17	0000 - Vac Res	9022 - Fort Pierce	Laprina Hall
2408-123-0012-000-3	3110 Avenue C	Mary Ann Gabriel and James Davis Jr and Patricia L Jackson	1392	0.172176309	0100 - SF Res	9022 - Fort Pierce	Mary Ann Gabriel
2408-123-0013-000-0	Avenue C	2nd Generation Building Corporation		0.688705234	0000 - Vac Res	9022 - Fort Pierce	2nd Generation Building Corporation
2408-123-0015-000-4	409 N 31st ST	Jeanne Arias	805	0.20661157	0100 - SF Res	9022 - Fort Pierce	Jeanne Arias
2408-123-0016-000-1	407 N 31st ST	Laconia C Boatwright	2082	0.20661157	0100 - SF Res	9022 - Fort Pierce	Laconia C Boatwright
2408-123-0018-000-5	403 N 31st ST	Booker T Eckles Jr	1500	0.129132231	0800 - M-F < 10U	9022 - Fort Pierce	Booker T Eckles Jr
2408-504-0001-000-2	3009 Avenue D	Lenders Plus Inc		0.141460055	1000 - Vac Comm	9022 - Fort Pierce	Lenders Plus Inc
2408-504-0002-000-9	2901 Avenue D	Saint Lucie Building LLC	20296	1.334641873	0300 - M-F >= 10U	9022 - Fort Pierce	Saint Lucie Building LLC
2408-504-0012-000-2	2902 DUNBAR ST	Olive Tree Realty LLC	624	0.140748393	0100 - SF Res	9022 - Fort Pierce	Olive Tree Realty LLC
2408-504-0013-000-9	2904 DUNBAR ST	Milonet Lochard	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Milonet Lochard
2408-504-0014-000-6	2906 DUNBAR ST	Milonet Lochard	976	0.132575758	0100 - SF Res	9022 - Fort Pierce	Milonet Lochard
2408-504-0015-000-3	2908 DUNBAR ST	JJ & MF Holdings LLC	942	0.132575758	0100 - SF Res	9022 - Fort Pierce	JJ & MF Holdings LLC
2408-504-0016-000-0	2910 DUNBAR ST	Betty Dunbar and Clarence B Taylor Jr	904	0.132575758	0100 - SF Res	9022 - Fort Pierce	Betty Dunbar
2408-504-0017-000-7	2912 DUNBAR ST	Joseph Brown (EST)	1322	0.132575758	0100 - SF Res	9022 - Fort Pierce	Joseph Brown (EST)
2408-504-0018-000-4	3002 DUNBAR ST	Anthony Wilson and Angela Wilson	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Anthony Wilson
2408-504-0019-000-1	3004 DUNBAR ST	Cynthia C Howard	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Cynthia C Howard
2408-504-0020-000-1	3006 DUNBAR ST	Shirley Lyons and David Reed and Donald Reed	904	0.132575758	0100 - SF Res	9022 - Fort Pierce	Shirley Lyons
2408-504-0021-000-8	3008 DUNBAR ST	Paul J Hemmers and Jessie M Hemmers	881	0.132575758	0100 - SF Res	9022 - Fort Pierce	Paul J Hemmers
2408-504-0022-000-5	420 N 31st ST	Ramon Olivo and Mariela Olivo	958	0.141460055	0100 - SF Res	9022 - Fort Pierce	Ramon Olivo
2408-504-0023-000-2	3009 DUNBAR ST	Dan Williams	904	0.141460055	0100 - SF Res	9022 - Fort Pierce	Dan Williams
2408-504-0024-000-9	3007 DUNBAR ST	Arrie L Carlton and Adrian D Speed	932	0.132575758	0100 - SF Res	9022 - Fort Pierce	Arrie L Carlton
2408-504-0025-000-6	3005 DUNBAR ST	Lillie M Jones (EST)	1135	0.132575758	0100 - SF Res	9022 - Fort Pierce	Lillie M Jones (EST)
2408-504-0026-000-3	3003 DUNBAR ST	US Bank Trust NA (TR)	1372	0.132575758	0100 - SF Res	9022 - Fort Pierce	US Bank Trust NA (TR)
2408-504-0027-000-0	3001 DUNBAR ST	James Hatfield	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	James Hatfield
2408-504-0028-000-7	2911 DUNBAR ST	Jonathan Mason and Kadeem Hawkins and Sarah Young	797	0.132575758	0100 - SF Res	9022 - Fort Pierce	Jonathan Mason
2408-504-0030-000-4	2907 DUNBAR ST	Derrick Bailey and Yvonne P Bailey	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Derrick Bailey
2408-504-0031-000-1	2905 DUNBAR ST	Jabarey D Warren	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Jabarey D Warren
2408-504-0032-000-8	2903 DUNBAR ST	Richard Ruggiero	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Richard Ruggiero
2408-504-0033-000-5	2901 DUNBAR ST	Stephen E Bailey	1048	0.140564738	0100 - SF Res	9022 - Fort Pierce	Stephen E Bailey
2408-504-0034-000-2	2902 CARVER ST	Eugene Jenkins and Cappie L Mims (EST) and McClenton Jenkins (ES	805	0.139830119	0100 - SF Res	9022 - Fort Pierce	Eugene Jenkins
2408-504-0035-000-9	2904 CARVER ST	Roberto Garcia and Roslia Garcia	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Roberto Garcia
2408-504-0036-000-6	2906 CARVER ST	Parnes Realty One And Two LLC	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Parnes Realty One And Two LLC
2408-504-0037-000-3	2908 CARVER ST	Parnes Realty One And Two LLC	676	0.132575758	0100 - SF Res	9022 - Fort Pierce	Parnes Realty One And Two LLC

Parcel ID	Site Address	Owner	Finished Area	Acres	Land Use	DistrictGroup	Owner1
2408-504-0038-000-0	2910 CARVER ST	Walter U Escobar Cordero	1647	0.132575758	0100 - SF Res	9022 - Fort Pierce	Walter U Escobar Cordero
2408-504-0039-000-7	2912 CARVER ST	Kenneth Dentson	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Kenneth Dentson
2408-504-0040-000-7	3002 CARVER ST	Norris Copeland	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Norris Copeland
2408-504-0041-000-4	3004 CARVER ST	Regina Williams	906	0.132575758	0100 - SF Res	9022 - Fort Pierce	Regina Williams
2408-504-0042-000-1	3006 CARVER ST	Ruth M Hall (EST)	1014	0.132575758	0100 - SF Res	9022 - Fort Pierce	Ruth M Hall (EST)
2408-504-0043-000-8	3008 CARVER ST	Ebony M Anderson	988	0.132575758	0100 - SF Res	9022 - Fort Pierce	Ebony M Anderson
2408-504-0044-000-5	3010 CARVER ST	Yvonne Jones	676	0.141460055	0100 - SF Res	9022 - Fort Pierce	Yvonne Jones
2408-504-0045-000-2	3009 CARVER ST	Annie M Barnes and Traci Barnes-Davidson	1207	0.141460055	0100 - SF Res	9022 - Fort Pierce	Annie M Barnes
2408-504-0046-000-9	3007 CARVER ST	Beatrice Noble	1111	0.132575758	0100 - SF Res	9022 - Fort Pierce	Beatrice Noble
2408-504-0047-000-6	3005 CARVER ST	Marthaniel L Alexander	805	0.132575758	0100 - SF Res	9022 - Fort Pierce	Marthaniel L Alexander
2408-504-0048-000-3	3003 CARVER ST	Simon Galarza and Sandra Galarza	1302	0.132575758	0100 - SF Res	9022 - Fort Pierce	Simon Galarza
2408-504-0049-000-0	3001 CARVER ST	Juan Rafael Nunez Quinones	676	0.138888889	0100 - SF Res	9022 - Fort Pierce	Juan Rafael Nunez Quinones
2408-504-0050-000-0	2911 CARVER ST	Ronald Argrett and Shirlene Argrett	676	0.524793388	0100 - SF Res	9022 - Fort Pierce	Ronald Argrett
2408-506-0061-000-6	TBD	Monika Woloszyn		0.218112948	0000 - Vac Res	9022 - Fort Pierce	Monika Woloszyn
2408-506-0065-000-4	TBD	Jorge C Gordillo		2.653236915	0000 - Vac Res	9022 - Fort Pierce	Jorge C Gordillo
2408-506-0065-000-4	TBD	Jorge C Gordillo		2.653236915	0000 - Vac Res	9022 - Fort Pierce	Jorge C Gordillo

Parcel ID	Site Address	Owner2	Owner3	Mailing Address 1	Mailing Address 2	Mailing City State Zip	LastSaleDate	LastSalePrice
2408-123-0001-000-3	421 N 31st ST			421 N 31st ST		Fort Pierce; FL 34947-2616	1/24/2008	100
2408-123-0002-000-0	419 N 31st ST			PO Box 2034		Fort Pierce; FL 34954-2034	7/16/2006	42500
2408-123-0002-010-3	417 N 31st ST			PO Box 2034		Fort Pierce; FL 34954-2034	7/16/2006	42500
2408-123-0003-000-7	3103 Avenue D			601 N 15th ST		Fort Pierce; FL 34950-2815	2/8/2021	100
2408-123-0004-000-4	Avenue D			3002 Juanita AVE		Fort Pierce; FL 34946-7119	4/8/2013	100
2408-123-0005-000-1	3109 Avenue D			3002 Juanita AVE		Fort Pierce; FL 34946-7119	11/19/2004	100
2408-123-0006-000-8	TBD			3002 Juanita AVE		Fort Pierce; FL 34946-7119	11/19/2004	100
2408-123-0007-000-5	413 N 31st ST			413 N 31st ST		Fort Pierce; FL 34947-2616	12/26/2018	84000
2408-123-0011-000-6	Avenue D			4120 Waverly DR		West Palm Beach; FL 33407-3552	1/25/2006	100
2408-123-0012-000-3	3110 Avenue C	James Davis Jr	Patricia L Jackson	214 N 39th ST		Fort Pierce; FL 34947-2575	9/25/2006	0
2408-123-0013-000-0	Avenue C			966 NW Leonardo CIR		Port St Lucie; FL 34986-4350	10/11/2021	100
2408-123-0015-000-4	409 N 31st ST			223 N 2nd ST		Fort Pierce; FL 34950-4433	1/8/2018	0
2408-123-0016-000-1	407 N 31st ST			407 N 31st St		Fort Pierce; FL 34947-2616	6/4/2009	47500
2408-123-0018-000-5	403 N 31st ST			5008 El Nueva Ave		Fort Pierce; FL 34946-1038	7/21/1998	100
2408-504-0001-000-2	3009 Avenue D			1228 Chinaberry DR		Weston; FL 33327-2016	2/26/2004	900000
2408-504-0002-000-9	2901 Avenue D			710 NE 126th ST		North Miami; FL 33161-4823	6/1/2008	925000
2408-504-0012-000-2	2902 DUNBAR ST			893 Central AVE		Woodmere; NY 11598-2146	1/11/2019	55000
2408-504-0013-000-9	2904 DUNBAR ST			2821 S 28th St		Fort Pierce; FL 34981	3/3/1995	42500
2408-504-0014-000-6	2906 DUNBAR ST			2821 S 28th St		Fort Pierce; FL 34981	3/3/1995	42500
2408-504-0015-000-3	2908 DUNBAR ST			7958 Pines BLVD; Unit # 130		Pembroke Pines; FL 33024-6918	8/12/2015	100
2408-504-0016-000-0	2910 DUNBAR ST	Clarence B Taylor Jr		2910 Dunbar St		Fort Pierce; FL 34981	5/9/2008	100
2408-504-0017-000-7	2912 DUNBAR ST			2912 Dunbar ST		Fort Pierce; FL 34947-2643	7/5/1966	0
2408-504-0018-000-4	3002 DUNBAR ST	Angela Wilson		1200 N 37th ST		Fort Pierce; FL 34947-2393	2/7/2020	100
2408-504-0019-000-1	3004 DUNBAR ST			3004 Dunbar St		Fort Pierce; FL 34947-2621	3/8/2010	100
2408-504-0020-000-1	3006 DUNBAR ST	David Reed	Donald Reed	641 SW Curtis ST		Port St Lucie; FL 34983-1932	7/1/2022	0
2408-504-0021-000-8	3008 DUNBAR ST	Jessie M Hemmers		4 Palmetto DR		Stuart; FL 34996-6745	3/3/2022	145000
2408-504-0022-000-5	420 N 31st ST	Mariela Olivo		3291 SW Martin ST		Port St Lucie; FL 34953-4714	12/14/2021	150000
2408-504-0023-000-2	3009 DUNBAR ST			PO Box 2034		Fort Pierce; FL 34954-2034	3/14/2017	20000
2408-504-0024-000-9	3007 DUNBAR ST	Adrian D Speed		1048 Myrtle Ln		Cocoa; FL 32922-6749	9/13/1996	2400
2408-504-0025-000-6	3005 DUNBAR ST			3005 Dunbar St		Fort Pierce; FL 34947-2655	1/1/1900	0
2408-504-0026-000-3	3003 DUNBAR ST			c/o Hudson Homes Management LLC	3701 Regent Blvd Ste 200	Irving; TX 75063-2296	2/12/2018	29100
2408-504-0027-000-0	3001 DUNBAR ST			PO Box 4447		Fort Pierce; FL 34948-4447	6/5/2017	0
2408-504-0028-000-7	2911 DUNBAR ST	Kadeem Hawkins	Sarah Young	2911 Dunbar ST		Fort Pierce; FL 34947-2642	4/27/2017	100
2408-504-0030-000-4	2907 DUNBAR ST	Yvonne P Bailey		2203 N 51st St		Fort Pierce; FL 34946-1068	6/27/2001	21000
2408-504-0031-000-1	2905 DUNBAR ST			2905 Dunbar ST		Fort Pierce; FL 34947-2642	12/23/2020	121500
2408-504-0032-000-8	2903 DUNBAR ST			2783 Harson Way		Fort Pierce; FL 34946-1714	12/17/2013	8400
2408-504-0033-000-5	2901 DUNBAR ST			1004 N 17th ST; Unit # A		Fort Pierce; FL 34950-3258	1/24/2008	27000
2408-504-0034-000-2	2902 CARVER ST	Cappie L Mims (EST)	McClenton Jenkins (EST)	510 Hawthorne DR		Fayetteville; GA 30214-1217	9/15/1992	0
2408-504-0035-000-9	2904 CARVER ST	Roslia Garcia		285 NW Biltmore St		Port St Lucie; FL 34983	3/28/2012	11500
2408-504-0036-000-6	2906 CARVER ST			893 Central AVE		Woodmere; NY 11598-2146	2/10/2017	0
2408-504-0037-000-3	2908 CARVER ST			893 Central AVE		Woodmere; NY 11598-2146	4/20/2017	50000

Parcel ID	Site Address	Owner2	Owner3	Mailing Address 1	Mailing Address 2	Mailing City State Zip	LastSaleDate	LastSalePrice
2408-504-0038-000-0	2910 CARVER ST			405 S 23rd ST		Fort Pierce; FL 34950-6216	1/7/2022	100
2408-504-0039-000-7	2912 CARVER ST			2912 Carver ST		Fort Pierce; FL 34947-2631	2/9/2004	100
2408-504-0040-000-7	3002 CARVER ST			426 N 19 St		Fort Pierce; FL 34950-2707	1/1/1900	0
2408-504-0041-000-4	3004 CARVER ST			3004 Carver St		Fort Pierce; FL 34950	6/10/2004	65800
2408-504-0042-000-1	3006 CARVER ST			3006 Carver St		Fort Pierce; FL 34947-2652	1/1/1900	0
2408-504-0043-000-8	3008 CARVER ST			6950 30th Sq Apt 204		Vero Beach; FL 32966-8869	3/30/2012	7500
2408-504-0044-000-5	3010 CARVER ST			3010 Carver ST		Fort Pierce; FL 34947-2652	1/17/2008	24000
2408-504-0045-000-2	3009 CARVER ST	Traci Barnes-Davidson		3009 Carver St		Fort Pierce; FL 34947-2630	12/17/2001	100
2408-504-0046-000-9	3007 CARVER ST			3007 Carver St		Fort Pierce; FL 34947-2630	1/1/1900	0
2408-504-0047-000-6	3005 CARVER ST			3005 Carver ST		Fort Pierce; FL 34947-2630	7/1/2015	100
2408-504-0048-000-3	3003 CARVER ST	Sandra Galarza		4706 Buchanan DR		Fort Pierce; FL 34982-7108	6/26/2020	110000
2408-504-0049-000-0	3001 CARVER ST			3001 Carver ST		Fort Pierce; FL 34947-2630	9/16/2022	80000
2408-504-0050-000-0	2911 CARVER ST	Shirlene Argrett		1504 Juanita Ave		Fort Pierce; FL 34946-1254	2/10/2006	100
2408-506-0061-000-6	TBD			775 Amberton Close		Suwanee; GA 30024-3032	10/17/2017	0
2408-506-0065-000-4	TBD			4196 Worlington Terr		Fort Pierce; FL 34947	10/31/2014	12000
2408-506-0065-000-4	TBD			4196 Worlington Terr		Fort Pierce; FL 34947	10/31/2014	12000

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Lorenzo A Jones
421 N 31st ST
Fort Pierce FL 34947-2616

Parcel ID & Address: 2408-123-0001-000-3 & 421 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

We are enclosing the proposed site plan for your review. The landscape buffer will include 6 shade trees and a continuous hedge surrounding the fence except for the access gate. The FAA will not require any tower lighting. We are required and will comply with all FCC regulations which include ensuring that our communications signals will not interfere with other communications signals by other wireless providers, local public safety communications or television broadcast or streaming services. In fact, our communications tower will enhance 911 wireless services in your area by providing more reliable and stronger communications signals from Verizon and other future providers.

We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Angela Williams
PO Box 2034
Fort Pierce FL 34954-2034

Parcel ID & Address: 2408-123-0002-000-0 & 419 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Angela Williams
PO Box 2034
Fort Pierce FL 34954-2034

Parcel ID & Address: 2408-123-0002-010-3 & 417 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Robert E Brown
601 N 15th ST
Fort Pierce FL 34950-2815

Parcel ID & Address: 2408-123-0003-000-7 & 3103 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jesse O Walker
3002 Juanita AVE
Fort Pierce FL 34946-7119

Parcel ID & Address: 2408-123-0004-000-4 & Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jesse O Walker
3002 Juanita AVE
Fort Pierce FL 34946-7119

Parcel ID & Address: 2408-123-0005-000-1 & 3109 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jesse O Walker
3002 Juanita AVE
Fort Pierce FL 34946-7119

Parcel ID & Address: 2408-123-0006-000-8 & TBD

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Mercedes K Laney
413 N 31st ST
Fort Pierce FL 34947-2616

Parcel ID & Address: 2408-123-0007-000-5 & 413 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Laprina Hall
4120 Waverly DR
West Palm Beach FL 33407-3552

Parcel ID & Address: 2408-123-0011-000-6 & Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Mary Ann Gabriel and James Davis Jr and Patricia L Jackson
214 N 39th ST
Fort Pierce FL 34947-2575

Parcel ID & Address: 2408-123-0012-000-3 & 3110 Avenue C

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

2nd Generation Building Corporation
966 NW Leonardo CIR
Port St Lucie FL 34986-4350

Parcel ID & Address: 2408-123-0013-000-0 & Avenue C

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jeanne Arias
223 N 2nd ST
Fort Pierce FL 34950-4433

Parcel ID & Address: 2408-123-0015-000-4 & 409 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Laconia C Boatwright
407 N 31st St
Fort Pierce FL 34947-2616

Parcel ID & Address: 2408-123-0016-000-1 & 407 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Booker T Eckles Jr
5008 El Nueva Ave
Fort Pierce FL 34946-1038

Parcel ID & Address: 2408-123-0018-000-5 & 403 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Lenders Plus Inc
1228 Chinaberry DR
Weston FL 33327-2016

Parcel ID & Address: 2408-504-0001-000-2 & 3009 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Saint Lucie Building LLC
710 NE 126th ST
North Miami FL 33161-4823

Parcel ID & Address: 2408-504-0002-000-9 & 2901 Avenue D

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Olive Tree Realty LLC
893 Central AVE
Woodmere NY 11598-2146

Parcel ID & Address: 2408-504-0012-000-2 & 2902 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Milonet Lochard
2821 S 28th St
Fort Pierce FL 34981

Parcel ID & Address: 2408-504-0013-000-9 & 2904 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Milonet Lochard
2821 S 28th St
Fort Pierce FL 34981

Parcel ID & Address: 2408-504-0014-000-6 & 2906 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

JJ & MF Holdings LLC
7958 Pines BLVD; Unit # 130
Pembroke Pines FL 33024-6918

Parcel ID & Address: 2408-504-0015-000-3 & 2908 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Betty Dunbar and Clarence B Taylor Jr
2910 Dunbar St
Fort Pierce FL 34981

Parcel ID & Address: 2408-504-0016-000-0 & 2910 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Joseph Brown (EST)
2912 Dunbar ST
Fort Pierce FL 34947-2643

Parcel ID & Address: 2408-504-0017-000-7 & 2912 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Anthony Wilson and Angela Wilson
1200 N 37th ST
Fort Pierce FL 34947-2393

Parcel ID & Address: 2408-504-0018-000-4 & 3002 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Cynthia C Howard
3004 Dunbar St
Fort Pierce FL 34947-2621

Parcel ID & Address: 2408-504-0019-000-1 & 3004 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Shirley Lyons and David Reed and Donald Reed
641 SW Curtis ST
Port St Lucie FL 34983-1932

Parcel ID & Address: 2408-504-0020-000-1 & 3006 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Paul J Hemmers and Jessie M Hemmers
4 Palmetto DR
Stuart FL 34996-6745

Parcel ID & Address: 2408-504-0021-000-8 & 3008 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ramon Olivo and Mariela Olivo
3291 SW Martin ST
Port St Lucie FL 34953-4714

Parcel ID & Address: 2408-504-0022-000-5 & 420 N 31st ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Dan Williams
PO Box 2034
Fort Pierce FL 34954-2034

Parcel ID & Address: 2408-504-0023-000-2 & 3009 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Arrie L Carlton and Adrian D Speed
1048 Myrtle Ln
Cocoa FL 32922-6749

Parcel ID & Address: 2408-504-0024-000-9 & 3007 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Lillie M Jones (EST)
3005 Dunbar St
Fort Pierce FL 34947-2655

Parcel ID & Address: 2408-504-0025-000-6 & 3005 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

US Bank Trust NA (TR)
3701 Regent Blvd Ste 200
c/o Hudson Homes Management LLC
Irving TX 75063-2296

Parcel ID & Address: 2408-504-0026-000-3 & 3003 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

James Hatfield
PO Box 4447
Fort Pierce FL 34948-4447

Parcel ID & Address: 2408-504-0027-000-0 & 3001 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jonathan Mason and Kadeem Hawkins and Sarah Young
2911 Dunbar ST
Fort Pierce FL 34947-2642

Parcel ID & Address: 2408-504-0028-000-7 & 2911 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Derrick Bailey and Yvonne P Bailey
2203 N 51st St
Fort Pierce FL 34946-1068

Parcel ID & Address: 2408-504-0030-000-4 & 2907 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jabarey D Warren
2905 Dunbar ST
Fort Pierce FL 34947-2642

Parcel ID & Address: 2408-504-0031-000-1 & 2905 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Richard Ruggiero
2783 Harson Way
Fort Pierce FL 34946-1714

Parcel ID & Address: 2408-504-0032-000-8 & 2903 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Stephen E Bailey
1004 N 17th ST; Unit # A
Fort Pierce FL 34950-3258

Parcel ID & Address: 2408-504-0033-000-5 & 2901 DUNBAR ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Eugene Jenkins and Cappie L Mims (EST) and McClenton Jenkins (EST)
510 Hawthorne DR
Fayetteville GA 30214-1217

Parcel ID & Address: 2408-504-0034-000-2 & 2902 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Roberto Garcia and Roslia Garcia
285 NW Biltmore St
Port St Lucie FL 34983

Parcel ID & Address: 2408-504-0035-000-9 & 2904 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Parnes Realty One And Two LLC
893 Central AVE
Woodmere NY 11598-2146

Parcel ID & Address: 2408-504-0036-000-6 & 2906 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

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We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Parnes Realty One And Two LLC
893 Central AVE
Woodmere NY 11598-2146

Parcel ID & Address: 2408-504-0037-000-3 & 2908 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Walter U Escobar Cordero
405 S 23rd ST
Fort Pierce FL 34950-6216

Parcel ID & Address: 2408-504-0038-000-0 & 2910 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Kenneth Dentson
2912 Carver ST
Fort Pierce FL 34947-2631

Parcel ID & Address: 2408-504-0039-000-7 & 2912 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Norris Copeland
426 N 19 St
Fort Pierce FL 34950-2707

Parcel ID & Address: 2408-504-0040-000-7 & 3002 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Regina Williams
3004 Carver St
Fort Pierce FL 34950

Parcel ID & Address: 2408-504-0041-000-4 & 3004 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ruth M Hall (EST)
3006 Carver St
Fort Pierce FL 34947-2652

Parcel ID & Address: 2408-504-0042-000-1 & 3006 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ebony M Anderson
6950 30th Sq Apt 204
Vero Beach FL 32966-8869

Parcel ID & Address: 2408-504-0043-000-8 & 3008 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Yvonne Jones
3010 Carver ST
Fort Pierce FL 34947-2652

Parcel ID & Address: 2408-504-0044-000-5 & 3010 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

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We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Annie M Barnes and Traci Barnes-Davidson
3009 Carver St
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0045-000-2 & 3009 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Beatrice Noble
3007 Carver St
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0046-000-9 & 3007 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Marthaniel L Alexander
3005 Carver ST
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0047-000-6 & 3005 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Simon Galarza and Sandra Galarza
4706 Buchanan DR
Fort Pierce FL 34982-7108

Parcel ID & Address: 2408-504-0048-000-3 & 3003 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Juan Rafael Nunez Quinones
3001 Carver ST
Fort Pierce FL 34947-2630

Parcel ID & Address: 2408-504-0049-000-0 & 3001 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Ronald Argrett and Shirlene Argrett
1504 Juanita Ave
Fort Pierce FL 34946-1254

Parcel ID & Address: 2408-504-0050-000-0 & 2911 CARVER ST

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Monika Woloszyn
775 Amberton Close
Suwanee GA 30024-3032

Parcel ID & Address: 2408-506-0061-000-6 & TBD

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jorge C Gordillo
4196 Worlington Terr
Fort Pierce FL 34947

Parcel ID & Address: 2408-506-0065-000-4 & TBD

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

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Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

241 Atlantic Blvd., Suite 201
Neptune Beach, FL 32266

11/15/2022

Jorge C Gordillo
4196 Worlington Terr
Fort Pierce FL 34947

Parcel ID & Address: 2408-506-0065-000-4 & TBD

RE: Neighborhood Outreach for a Proposed Unmanned Wireless Communications Facility
Address: 3111 Avenue D, Ft. Pierce, FL 34954

Dear Sir or Madam,

Towercom VIII-B is a Florida-based infrastructure provider that works with wireless communications providers such as Verizon, T-Mobile, AT & T, Sprint, Metro PCS, DISH and others to provide communities throughout Florida reliable wireless communications services, including 911 services. We are working with a neighboring property owner, The Love Center Regeneration Ministries, who own the vacant parcel located at 3111 Avenue D, west of your neighborhood, to install a communications facility that includes a tower and ground equipment within a secured compound. We are contacting you prior to submitting our zoning application with the City of Ft. Pierce to provide you pertinent project information, a site plan and photo simulations of the proposed facility as part of our company's community outreach efforts. After your review, if you have any questions, feedback or are interested in attending a community meeting at the St. Lucie County Library located immediately North of your neighborhood, please contact me at the email address or phone number provided at the end of this letter.

In selecting any site, including this one, we strive to find and lease one that is located within a commercial/industrial area that is nearby to the residents and businesses that our wireless communications providers need to improve service to its customers. It is a years long process just to get to this point when we have an anchor tenant onboard, a site selected and plans prepared that we can share with the community.

This particular location is located on commercially zoned land with commercial and industrial uses located to the North, Northwest, West and Southwest. To the South, there is heavily wooded vacant land with a canal south of that parcel. Your neighborhood is the nearest residential area and you are located to the East of our proposed project site. . In addition to the site plan, we are also enclosing a couple photo simulations taken from around your neighborhood. We have included the key map so you can see the exact location of each view.

The proposed facility includes a monopole tower that will have an overall height of 199 feet and will be designed for 4 wireless communications providers with ground equipment cabinets located at its base

within a secured fenced and landscaped compound. Our anchor tenant is Verizon Wireless. The tower compound is proposed towards the rear of the property on the far west side of the 3-3/4 acre parcel. Our lease area is only 3600 square feet (a 60 foot x 60 foot area) with a gravel access drive from Avenue D.

We are enclosing the proposed site plan for your review. The landscape buffer will include 6 shade trees and a continuous hedge surrounding the fence except for the access gate. The FAA will not require any tower lighting. We are required and will comply with all FCC regulations which include ensuring that our communications signals will not interfere with other communications signals by other wireless providers, local public safety communications or television broadcast or streaming services. In fact, our communications tower will enhance 911 wireless services in your area by providing more reliable and stronger communications signals from Verizon and other future providers.

We appreciate you taking the time to review the information enclosed. Do you have any questions or comments? If yes, please contact me at (919) 666-2903 or gdavis@towercomenterprises.com. Would you attend a community meeting if we scheduled one at the St. Lucie County Library on a weekday (Monday through Thursday) evening? Please let me know by emailing me your interest at gdavis@towercomenterprises.com. We would appreciate a response no later than 12/1/2022 if you want a community meeting so we can get one scheduled before the end of this year or very early next year.

Thank you for your time and consideration. You can call or email me at the email address and phone number above.

Sincerely,

George Davis
Vice President & Managing Partner

Enclosures: Site Plan
Photo Simulations & Key Map

ASAC SITE SPECIFIC EVALUATION
FOR
Site Name: Love Ministries
Site Number:
Site Location: Fort Pierce, FL

Requestors Name: Kathe Post
Company Name: TowerCom IV, LLC
Street Address: 5561 NC Highway 55, STE 201
City and Zip: Durham, NC. 27713

This is an evaluation based on application of surfaces identified in Federal Aviation Regulation (FAR) Part 77 and Federal Communication Commission (FCC) Rules Part 17.

EXECUTIVE SUMMARY

- **The max height that can be built at this site without notice to the FAA is 131 feet AGL or 153 feet AMSL.**
- **The max No Extended Study height at this site is 201 AGL, or 223 AMSL.**
- **The max no hazard height at this site is 297 AGL, or 319 AMSL.**
- **The max no marking and lighting height at this site is 200 AGL, or 222 AMSL.**

SITE DATA

Structure Type: Antenna Tower

Coordinates of site:	**Lat:**	**27°27'5.96"**
	Long:	**80°21'27.91"**
	Datum:	**NAD 83**

Site ground elevation:	**22**
Total height above the ground of the entire structure (AGL):	**199**
Total height above mean sea level (AMSL):	**221**

AIRPORT/HELIPORT INFORMATION

Nearest public use or Government Use (DOD) facility: Treasure Coast International.

This structure will be located 2.8 NM or 17365 FT from the airport on a bearing of 343 degrees true to the airport.

Nearest private use landing facility is: HCA Florida Lawnwood Hospital.

This structure will be located 1.2 NM from the helipad on a bearing of 151 degrees true to the helipad.

STUDY FINDINGS

FAA FAR Part 77 paragraph 9 (FAR 77.9): (Construction or Alteration requiring notice.) (These are the imaginary surfaces that the FAA has implemented to provide general criteria for notification purposes.)

This structure does require notification to the FAA.

FAA FAR Part 77 paragraph 17(FAR 77.17): (Standards for Determining Obstructions.)(These are the imaginary surfaces that the FAA has implemented to protect aircraft safety. If any of these surfaces are penetrated, the structure may pose a Hazard to Air Navigation.)

This structure does not exceed these surfaces.

FCC Notice Requirements:
(FCC Rules, Part 17)

This structure does require notification to the FAA or FCC based on these rules.

FAA EMI:
(The FAA protects certain air navigational aids, radio transmitters, and RADAR facilities from possible interference. The distance and direction are dependent on the type of facility being evaluated. Some of these transmission and receiver facilities are listed in the National Flight Data Center (NFDC) database.)

This site would not affect any FAA air navigational aids or transmitters.

Military Airspace:
(This would include low level visual and instrument routes along with operations areas and special use airspace.)

This structure will not affect this airspace.

AM Facilities:
(The FCC protects AM radio stations from possible interference for a distance of 3.0 km for directional facilities, and 1.0 km for non-directional facilities. New changes to the FCC critical distances are calculated based on the AM transmission Movement Method Proof evaluation.)

This site was evaluated against the FCC's AM antenna database using the Movement Method proof calculations and will require further evaluation by your AM contractor. This site is located near AM station WJNX.

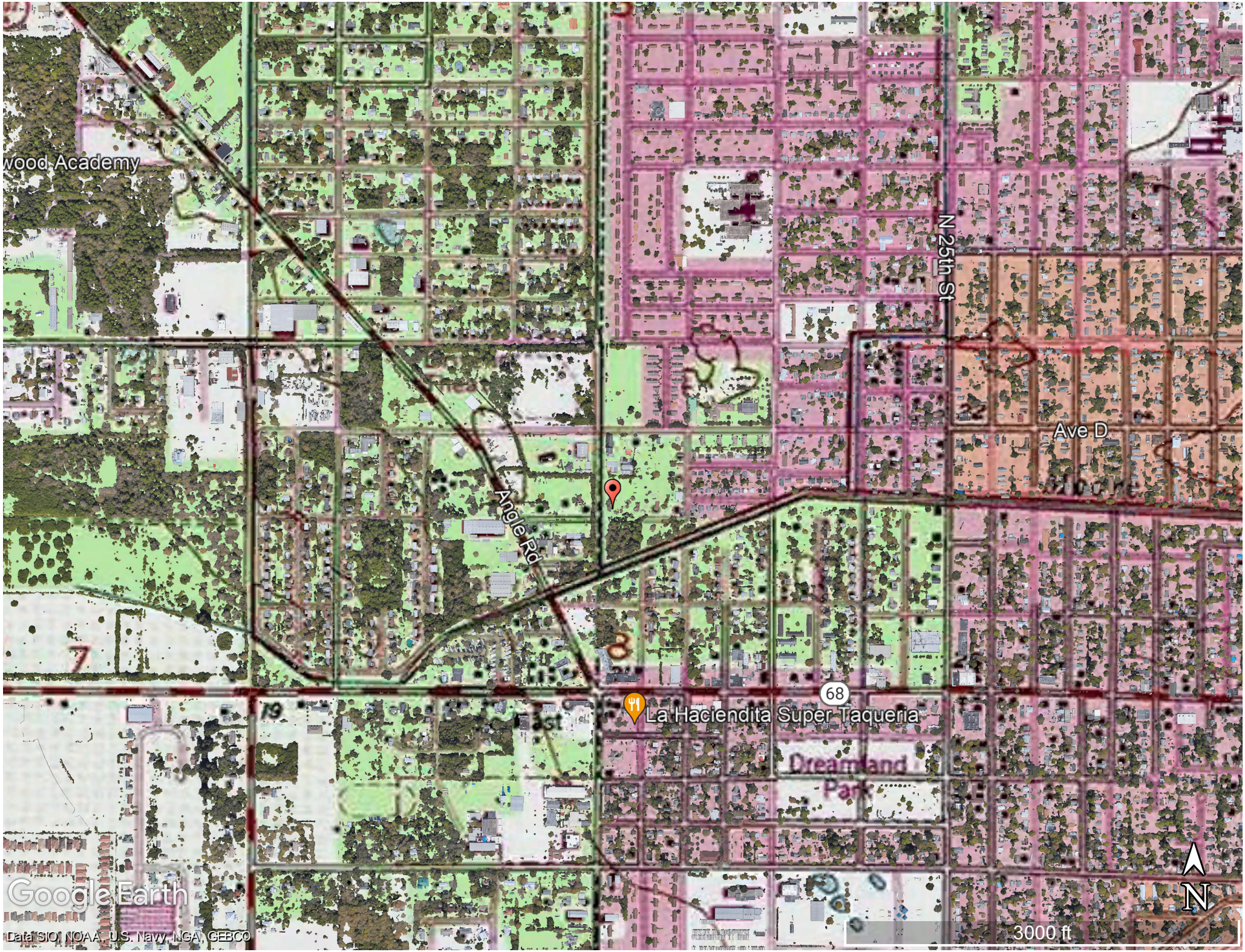
MARKING AND LIGHTING

FAA Advisory Circular 70/7460-1:

Marking and lighting is not required for this structure.

RECOMMENDATIONS

This site was evaluated in accordance with the requirements specified by the FAA under Federal Aviation Rules part 77, and found not to be a hazard to air navigation.


wood Academy
N 25th St
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Angle Rd
68
La Haciendita Super Taqueria
Dreamland Park
Google Earth
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
N
3000 ft

Federal Aviation Administration

« OE/AAA

Notice of Proposed Construction or Alteration - Off Airport

Add a New Case (Off Airport) - Desk Reference Guide V_2018.2.1

Add a New Case (Off Airport) for Wind Turbines - Met Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V_2018.2.1

Project Name: TOWER-000741889-22 **Sponsor:** Tower Com (KP)

Details for Case : Love Ministries

Show Project Summary

Case Status

ASN:	2022-ASO-32720-OE	**Date Accepted:**	08/19/2022
Status:	Accepted	**Date Determined:**	
		Letters:	None
		Documents:	None
Public Comments:	None		Project Documents: None

Construction / Alteration Information

Notice Of: Construction

Duration: Permanent

if Temporary : Months: Days:

Work Schedule - Start:

Work Schedule - End:

For temporary cranes-Does the permanent structure require separate notice to the FAA?
To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed.
If it is not filed, please state the reason in the Description of Proposal.

State Filing:

Structure Summary

Structure Type: POLE | Monopole

Structure Name: Love Ministries

FDC NOTAM:

NOTAM Number:

FCC Number:

Prior ASN:

Structure Details

Latitude:	27° 27' 5.96" N
Longitude:	80° 21' 27.91" W
Horizontal Datum:	NAD83
Site Elevation (SE):	22 (nearest foot) PASSED
Structure Height (AGL):	199 (nearest foot)
Current Height (AGL): ** For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal*	(nearest foot)
Minimum Operating Height (AGL): ** For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.*	(nearest foot)
Requested Marking/Lighting:	None
Other :	
Recommended Marking/Lighting:	
Current Marking/Lighting:	None
Other :	
Nearest City:	Fort Pierce
Nearest State:	Florida
Description of Location: *On the Project Summary page upload any certified survey.*	see map
Description of Proposal:	Proposed new construction with standard frequencies.

Proposed Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERP Unit
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

Previous Back to Search Result Next

Date: 11/18/2022

Customer Name: TowerCom VIII-B

Attn: To Whom It May Concern

SUBJECT: Project Number: 569549
Site Name: Love Ministries
Pole Designed with a Theoretical Fall Radius of 0-ft

Communications monopole structures designed by Valmont are sized in accordance with the latest governing revision of the ANSI/TIA 222 standard unless otherwise requested by our customer. This standard has been approved by ANSI/ASCE, which has dealt with the design of antenna support structures for over 50 years. The TIA standard, based on provisions of this nationally known specification, has a long history of reliability. Its core philosophy is first and foremost to safeguard and maintain the health and welfare of the public.

Valmont's communication poles have proven to be very reliable products. To our knowledge Valmont has never experienced an in-service failure of a communication pole due to weather induced overloading. We use the latest standards, wind speed information, and sophisticated analytical tools to ensure that we maintain our unblemished record for quality.

This structure is designed to the following criteria:

- Exposure Category B
- Topographical Category 1, and a Crest height of 0 feet
- Risk Category II Site Elevation 15 feet
- 158 MPH Ultimate Wind Speed (no ice) per ASCE 7-16
- 30 MPH with 0 inch ice per ANSI/TIA-222-H

The theoretical failure point is at the structure midpoint or above by purposely over designing the structural components below this point. The predicted mode of wind induced failure would be local buckling of the shafts at or above the midpoint with the upper sections folding over onto the intact lower sections. The result, if it were to fail, would be a theoretical "zero fall zone" at ground level.

I hope these comments address any issues that you might encounter relative to the anticipated performance of this structure.

Sincerely,

Yatong Zeng, P.E.
Design Engineer

NATHANAEL JOSEPH TOENIES
LICENSE
No. 94335
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

By NJT1 at 12:23:18 PM, 11/18/2022

Valmont Industries, Inc
PO Box 358, 28800 Ida Street
Valley, NE 68064 USA

AFFIDAVIT OF OWNER

Project: Love Ministries
Property Location: 3111 Avenue D., Ft. Pierce FL
Parcel ID: 2408-123-0008-000-2
Jurisdiction: City of Fort Pierce

Affiant, Jerome Rhyant, as President of The Love Center Regeneration Ministries and Fellowship Inc., the Owner of the captioned parcel of land do hereby acknowledge and affirm:

1. I am 18 years of age or older.
2. I am duly authorized to execute this Affidavit on behalf of The Love Center Regeneration Ministries and Fellowship Inc.
3. I accept the requirements of abandonment set forth in Section 125-365, Ft. Pierce Land Development Code. The proposed Love Ministries Wireless Telecommunications Tower with an overall proposed height of 199' will be structural design to enable the colocation of a minimum of four communications carriers.
4. Further Affiant sayeth naught.

Signature

Jerome Rhyant · President

Print Name & Title

STATE OF FLORIDA

COUNTY OF ST LUCIE

Sworn to and subscribed before me by means of (Check one) X physical presence OR ___ online notarization this 5TH day of DECEMBER, 2022 by JEROME RHYANT.

(Signature of Notary Public)

SEAL:

JEFFREY S. LINDSTROM
MY COMMISSION # HH 020496
EXPIRES: August 27, 2024
Bonded Thru Notary Public Underwriters

JEFFREY S LINDSTROM

(Print Name of Notary Public)

(Check One) Personally appeared X OR produced identification _____.

Type of identification produced _____

TOWERCOM VIII-B, LLC

241 ATLANTIC BLVD, STE 201
NEPTUNE BEACH, FL. 32266

WIRELESS TELECOMMUNICATIONS TOWER
LOVE MINISTRIES

3111 AVENUE D
FORT PIERCE, FL 34954
LATITUDE 27°27'05.969"N, LONGITUDE 80°21'27.918"W

VICINITY MAP

NORTH

FROM TOWERCOM OFFICE, PROCEED SOUTH TOWARD LEMON ST, TURN RIGHT ONTO LEMON ST, TURN LEFT ONTO 3RD ST, USE THE RIGHT LANE TO TAKE THE FL-202 W/BUTLER BLVD RAMP TO I-95/JACKSONVILLE, CONTINUE ONTO FL-202 W/BUTLER BLVD, USE THE RIGHT 2 LANES TO MERGE ONTO I-295 S TOWARD DAYTONA BEACH, KEEP LEFT AT THE FORK TO CONTINUE ON FL-9B S, FOLLOW SIGNS FOR US-1/ST AUGUSTINE, USE THE LEFT 2 LANES TO TAKE THE EXIT 4B TO MERGE ONTO I-95 S TOWARD DAYTONA BEACH, TAKE EXIT 131 TO MERGE ONTO FL-68 E/ORANGE AVE, MERGE ONTO FL-68 E/ORANGE AVE, TURN LEFT ONTO N 39TH ST, TURN RIGHT ONTO MARIAH CIR, CONTINUE ONTO AVE D, TURN RIGHT, THE SITE WILL BE ON THE RIGHT.

DRIVING DIRECTIONS

CALL 48 HOURS BEFORE YOU DIG

IT'S THE LAW! DIAL 811

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

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DESIGN:
7TH EDITION (2020) FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-16)
ULTIMATE WIND SPEED = 160 MPH
NOMINAL WIND SPEED = 124 MPH
RISK CATEGORY II
WIND EXPOSURE = C

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

PROJECT DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 7TH EDITION (2020) FLORIDA BUILDING CODE
2. 2017 NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS.
3. ANSI/TIA/EIA APPLICABLE STANDARDS
4. LIFE SAFETY CODE NFPA-101-2021
5. 7TH EDITION (2020) FLORIDA FIRE PREVENTION CODE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
7. UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES
10. NFPA 55 (2016)

CODE COMPLIANCE

APPLICANT

MDCMC NAME: TOWERCOM VIII-B, LLC.
PROJECT MANAGER: ROBIN CLEMENT, PMP
PHONE: (919) 666-2904

PROPERTY INFORMATION

OWNER: THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP INC. P.O. BOX 2384 FORT PIERCE, FL 34954

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

JURISDICTION: FORT PIERCE

PCN: 2408-123-0008-000-2

ZONING: COMMERCIAL-VACANT LAND

PROJECT INFORMATION

EQUIPMENT LOCATION: ☒ OUTDOOR ☐ INDOOR

ANTENNA LOCATION:
- ☐ GUY TOWER
- ☐ SELF SUPPORT TOWER
- ☐ MONOPOLE
- ☐ ROOF TOP
- ☒ NEW TOWER (MONOPOLE)
- ☐ OTHER

PROJECT SUMMARY

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

STRUCTURAL ENGINEER:

N/A

ELECTRICAL ENGINEER:

N/A

SURVEYOR:

SMW ENGINEERING GROUP, INC.
158 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
(205-252-6985)

TOWER ENGINEER:

N/A

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	0
	SURVEY	0
C-1	GENERAL NOTES	0
C-1	PARENT TRACT DETAIL AND NOTES	0
C-1A	PARENT TRACT WITH AERIAL OVERLAY	0
C-2	TOWER ELEVATION & SITE PLAN	0
C-3	ACCESS EASEMENT DETAIL	0
C-4	ENLARGED TOWERCOM LEASE AREA	0
C-4A	DRAINAGE AND EROSION CONTROL PLAN	0
C-5	FENCE AND GATE DETAILS	0
C-6	PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES	0
C-7	CONSTRUCTION DETAILS	0
C-8	VERIZON WIRELESS ANTENNA LAYOUT PLAN	0
C-9	VERIZON WIRELESS CONSTRUCTION DETAILS	0
C-10	VERIZON WIRELESS GENERATOR DETAILS	0
L-1	LANDSCAPE PLAN	0
L-2	LANDSCAPE DETAILS AND NOTES	0
L-3	IRRIGATION PLAN	0
L-4	IRRIGATION DETAILS AND NOTES	0
E-1	TOWER ELECTRICAL NOTES AND RISER DIAGRAM	0
E-2	TOWER ELECTRICAL SITE AND GROUNDING PLAN	0
E-3	VERIZON ELECTRICAL SITE AND GROUNDING PLAN	0
E-4	VERIZON ELECTRICAL PLAN	0
E-5	ELECTRICAL DETAILS	0

SHEET INDEX

ISSUED FOR: CONSTRUCTION DRAWINGS
DATE: NOVEMBER 2022

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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg T-1 Nov 29, 2022 11:00am by: gary.daniel

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
COVER SHEET

SHEET NUMBER: T-1
REVISION:

KHA Job #:
241044000

STANDARD PROVISIONS

INTENT

A. THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS ACCOMPANYING THEM DESCRIBE THE WORK TO BE PERFORMED AND THE MATERIALS TO BE FURNISHED FOR THE CONSTRUCTION OF THE TOWERCOM, LLC SITE.

B. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND COMPLEMENTARY. HOWEVER, SHOULD ANYTHING BE SHOWN, INDICATED OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE THE SAME AS IF SHOWN, INDICATED OR SPECIFIED ON BOTH.

C. THE INTENTION OF THE DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS REASONABLY NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK AS INDICATED IN THE DOCUMENTS.

D. MINOR DEVIATIONS FROM THE DESIGN LAYOUT ARE ANTICIPATED AND SHALL BE CONSIDERED AS PART OF THE WORK HOWEVER, NO CHANGES THAT ALTER THE CHARACTER INTENT OF THE DESIGN WILL BE MADE OR PERMITTED BY TOWERCOM, LLC WITHOUT A CHANGE ORDER.

CONFLICTS

A. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT THE SITE BEFORE ORDERING ANY MATERIALS OR PERFORMING ANY WORK. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE CONSTRUCTION DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSION WHICH MAY INADVERTENTLY OCCUR SHALL BE SUBMITTED TO THE TOWERCOM, LLC CONSTRUCTION PROJECT MANAGER (CPM) FOR CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.

B. THE CONTRACTOR, IF AWARDED THE CONTRACT, WILL NOT BE ALLOWED ANY EXTRA COMPENSATION BY REASON OF ANY MATTER OR THING ABOUT WHICH THE CONTRACTOR MIGHT NOT HAVE FULLY INFORMED HIMSELF PRIOR TO BIDDING.

CONTRACTS AND WARRANTIES

A. EACH CONTRACTOR IS RESPONSIBLE FOR HELPING TO OBTAIN THE BUIDING PERMIT AT THE LOCAL JURISDICTION AS THE CONTRACTOR OF RECORD, AND PROVIDE SAID JURISDICTION WITH ALL PROOF REQUIRED TO OPERATE AS A CONTRACTOR IN THAT JURISDICTION.

STORAGE:

A. DO NOT USE THE EXISTING BUILDING SPACE FOR STORAGE OF TOOLS OR MATERIALS WITHOUT THE CONSTRUCTION PROJECT MANAGER AND/OR BUILDING OWNER APPROVAL.

B. ALL MATERIALS MUST BE STORED IN A LEVEL AND DRY LOCATION AND IN A MANNER THAT WILL NOT OBSTRUCT THE FLOW OF OTHER WORK. ANY EQUIPMENT OR MATERIAL STORAGE METHOD MUST MEET ALL RECOMMENDATIONS OF THE MANUFACTURER.

PROTECTION:

A. PROTECT FINISHED SURFACES, INCLUDING JAMBS AND HEADS OF OPENINGS USED AS PASSAGEWAYS THROUGH WHICH EQUIPMENT AND MATERIALS WILL PASS.

B. PROVIDE PROTECTION FOR EQUIPMENT ROOM SURFACES PRIOR TO ALLOWING EQUIPMENT OR MATERIALS TO BE MOVED OVER SUCH SURFACES.

C. MAINTAIN FINISHED SURFACES CLEAN, UNMARRED AND SUITABLY PROTECTED UNTIL JOB SITE IS ACCEPTED BY CPM.

REPAIRS AND REPLACEMENTS:

A. IN EVENT OF DAMAGE, THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS AND REPAIRS AND AT NO ADDITIONAL COST TO TOWERCOM, LLC AND/OR BUILDING OWNER.

TEMPORARY FACILITIES:

A. WATER:
WATER IS NOT AVAILABLE TO THE CONTRACTORS ON SITE.

B. LIGHT AND POWER:
LIGHT AND POWER ARE NOT AVAILABLE ON SITE.

C. TELEPHONE:
EACH CONTRACTOR TO PROVIDE HIS OWN TELEPHONE ACCESS IF REQUIRED.

D. IF PERMANENT POWER IS COMPLETED, ALL CONTRACTORS MAY USE THE SERVICE CONNECTION FOR PRODUCTION WORK ONLY, PROVIDED THAT ELECTRICAL CORDS AND CONNECTIONS ARE FURNISHED BY THE CONTRACTORS AND ARE DISCONNECTED AND PROPERLY STORED DURING NON-WORKING HOURS.

CLEAN UP:

A. THE CONTRACTORS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR EMPLOYEES AT WORK, AND AT THE COMPLETION OF THE WORK, THEY SHALL REMOVE ALL RUBBISH FROM AND ABOUT THE BUILDING, INCLUDING ALL TOOLS, SCAFFOLDING AND SURPLUS MATERIALS AND SHALL LEAVE THE WORK CLEAN AND READY FOR USE.

B. EXTERIOR: VISUALLY INSPECT EXTERIOR SURFACES AND REMOVE ALL TRACES OF SOIL, WATER MATERIALS, SMUDGES AND OTHER FOREIGN MATTER.

1. REMOVE ALL TRACES OF SPLASHED MATERIALS FROM ADJACENT SURFACES.

CHANGE ORDER PROCEDURE:

A. CHANGE ORDER MAY BE INITIATED BY THE CPM, AND/OR THE CONTRACTOR. THE CONTRACTOR, UPON VERBAL REQUEST FROM THE CPM SHALL PREPARE A WRITTEN PROPOSAL DESCRIBING THE CHANGE IN WORK OR MATERIALS AND ANY CHANGES IN THE CONTRACT AMOUNT AND PRESENT TO THE CPM FOR APPROVAL. SUBMIT REQUESTS FOR SUBSTITUTIONS IN THE FORM AND IN ACCORDANCE WITH PROCEDURES REQUIRED FOR CHANGE ORDER PROPOSALS. ANY CHANGES TO THE SCOPE OF WORK OR MATERIALS WHICH ARE PERFORMED BY THE CONTRACTOR WITHOUT A WRITTEN CHANGE ORDER AS DESCRIBED AND APPROVED BY THE CPM, SHALL BECOME THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RELATED DOCUMENTS AND COORDINATION:

A. GENERAL CARPENTRY, ELECTRICAL, AND ANTENNA DRAWINGS ARE INTERRELATED. IN PERFORMANCE OF THE WORK, EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. ALL COORDINATION TO BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

PRODUCTS AND SUBSTITUTIONS:

A. SUBMIT 3 COPIES OF EACH REQUEST FOR SUBSTITUTION. IN EACH REQUEST IDENTIFY THE PRODUCT FABRICATION OR INSTALLATION METHOD TO BE REPLACED BY THE SUBSTITUTION. INCLUDE RELATED SPECIFICATION SECTION AND DRAWING NUMBERS, AND COMPLETE DOCUMENTATION SHOWING COMPLIANCE WITH THE REQUIREMENTS FOR SUBSTITUTIONS.

B. ALL NECESSARY PRODUCT DATA AND CUT SHEETS SHALL PROPERLY INDICATE AND DESCRIBE THE ITEMS, PRODUCTS, AND MATERIALS BEING INSTALLED. THE CONTRACTOR SHALL, IF DEEMED NECESSARY BY THE CPM, SUBMIT ACTUAL SAMPLES TO THE CPM FOR APPROVAL IN LIEU OF CUT SHEETS.

COMPLIANCE

A. ALL MATERIALS, DESIGN, AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH ALL APPLICABLE CODES (SOME OF WHICH ARE LISTED BELOW), ORDINANCES, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK. UPON THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROVIDE TOWERCOM, LLC WITH A CERTIFICATE OF OCCUPANCY (IF REQUIRED) AND OTHER LEGAL DOCUMENTS TO VERIFY SUCH COMPLIANCE. WHERE NO CODES EXIST, THE WORK SHALL CONFORM WITH THE 7TH EDITION 2020 FLORIDA BUILDING CODE, AND/OR THE SPECIFICATIONS HEREIN, WHICHEVER IS MORE STRINGENT, AND A DOCUMENT STATEMENT SHALL BE FURNISHED TO THIS EFFECT.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY COMPLIANCE WITH THE GOVERNING CODES AND TO NOTIFY THE CPM OF ANY DISCREPANCIES PRIOR TO PERFORMING WORK.

REFERENCE TO ANY STANDARD OR CODE OF PRACTICE IN THIS SPECIFICATION SHALL BE DEEMED TO MEAN THE EDITION CURRENT AT THE TIME OF AWARD OF THE CONTRACT. THE CONTRACTOR SHALL COMPLY WITH ALL ZONING AND SITE ACQUISITION SPECIAL STIPULATIONS AS OUTLINED IN THE JOB SPECIFICATIONS, OR AS DIRECTED BY THE CPM.

PERMITS AND LICENSES

A. TOWERCOM, LLC SHALL OBTAIN ALL REQUIRED LOCAL, STATE, AND/OR COUNTY CONSTRUCTION PERMITS AND LICENSES. COPIES OF ALL PERMITS SHALL BE SENT TO CPM. APPROVALS FROM RELEVANT PLANNING BOARDS, ENVIRONMENTAL BOARDS, AND/OR OTHER COMMITTEES WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE SITE ACQUISITION SPECIALIST PRIOR TO THE APPLICATION FOR CONSTRUCTION PERMITS.

FAA APPROVAL WILL BE SUPPLIED BY OTHERS, BUT MUST BE CONFIRMED BY THE CONTRACTOR WITH THE CPM PRIOR TO THE COMMENCEMENT OF WORK.

B. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ENGINEER FOR RESOLUTION AND INSTRUCTION AND NO FURTHER WORK SHALL BE PERFORMED UNTIL DISCREPANCY IS CHECKED AND CORRECTED BY THE ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS OWN RISK AND EXPENSE.

C. THE CONTRACTOR SHALL BE EQUIPPED WITH A MEANS OF CONSTANT COMMUNICATIONS, SUCH AS A CELLULAR PHONE OR A PAGER.

D. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY INCLUDING BUT NOT LIMITED TO PROTECTION OF ALL SITE PERSONNEL AND THE GENERAL PUBLIC DURING THE ENTIRE SITE CONSTRUCTION PERIOD. HE SHALL TAKE ALL REASONABLE PRECAUTIONS TO PLACE AND MAINTAIN BARRICADES, LAMPS, SIGNS, AND THE LIKE IN ACCORDANCE WITH OSHA SAFETY ACT AND ANSI OCCUPATIONAL GUIDELINES.

E. PROVIDE WEEKLY UPDATES ON SITE PROGRESS, EITHER VERBAL OR WRITTEN TO CPM.

F. COORDINATION WITH PUBLIC UTILITY AUTHORITIES

THE CONTRACTOR SHALL COORDINATE WITH RELEVANT AUTHORITIES THE WORKS THEY ARE TO BE CARRIED OUT. HE SHALL CONDUCT HIS OPERATIONS SO AS TO NOT INTERFERE WITH THE OPERATIONS OF PUBLIC AND/OR PRIVATE UTILITY AUTHORITIES, INSTALLING SERVICES ON THE SITE.

THE CONTRACTOR WILL BE RESPONSIBLE FOR THE PROTECTION OF SUCH FACILITIES AND STRUCTURES DURING CONSTRUCTION OF THIS SITE.

G. INSPECTIONS

SUBCONTRACTORS SHALL NOTIFY THE GENERAL CONTRACTOR AT LEAST 24 HOURS IN ADVANCE OF REQUIRED INSPECTIONS.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT ALL RELEVANT AUTHORITY INSPECTIONS ARE CARRIED OUT IN A TIMELY MANNER. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH DESIGNATED ENGINEERING FIRM TO OBTAIN ALL REQUIRED INSPECTIONS AND TESTING. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION OF ALL INSPECTIONS.

H. ENVIRONMENTAL PROTECTION

NOISE LEVEL: THE CONTRACTOR SHALL ENSURE THAT STATE AND LOCAL REGULATIONS ARE COMPLIED WITH IN REGARD TO NOISE LEVELS PRODUCED BY HIS OR HIS SUB-CONTRACTOR'S EQUIPMENT OR METHODS OF CONSTRUCTION.

DUST CONTROL: THE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO LIMIT THE CREATION OF ANY DUST NUISANCE THAT MIGHT ARISE DURING CONSTRUCTION TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND THE BUILDING OWNER. THE CPM MAY DIRECT THAT WORK CEASE UNTIL SUCH TIME AS ANY PARTICULAR DUST NUISANCE IS CONTROLLED TO THE SATISFACTION OF THE CPM, LOCAL AUTHORITIES, AND BUILDING OWNERS.

I. REINSTATEMENT

ANY PAVEMENT, FOOTPATH, CURB, GUTTERS, WALLS, FLOORS, SERVICES, AND EXISTING FEATURES OR OTHER PROPERTIES, DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REINSTATED TO A CONDITION AT LEAST EQUAL TO THAT EXISTING BEFORE COMMENCEMENT OF OPERATIONS.

J. AS-BUILTS DRAWINGS

THE CONTRACTOR SHALL PREPARE A RED LINED SET OF AS-BUILT DRAWINGS. THE FORM OF MARKED UP CONSTRUCTION PLANS SHALL BE STANDARD ACCEPTABLE TO TOWERCOM, LLC. SUCH DRAWINGS SHALL BE SUBMITTED TO TOWERCOM, LLC WITHIN TWO WEEKS FROM PRACTICAL COMPLETION AND PRIOR TO APPROVAL OF THE CONTRACTOR'S FINAL INVOICE.

K. PRACTICAL COMPLETION

THE FOLLOWING DOCUMENTATION SHALL BE PROVIDED TO TOWERCOM, LLC PRIOR TO THE DATE OF PRACTICAL COMPLETION:

1. WARRANTIES AND MAINTENANCE MANUALS, IF APPLICABLE
2. GROUND SYSTEM RESISTANCE TEST
3. CERTIFICATE OF OCCUPANCY

INSURANCE AND BONDS:

A. EACH CONTRACTOR SHALL AT HIS OWN EXPENSE CARRY AND MAINTAIN FOR THE DURATION OF THE PROJECT ALL INSURANCE AS REQUIRED AND LISTED AND SHALL NOT COMMENCE WITH HIS WORK UNTIL HE HAS PRESENTED A CERTIFICATE OF INSURANCE STATING ALL COVERAGES TO THE GENERAL CONTRACTOR WHO SHALL, IN TURN, FORWARD A COPY OF ALL CERTIFICATES TO THE CPM.

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley»Horn
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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

JASON R. LEE	PE 67472
KEVIN K. MARAJH	PE 71455

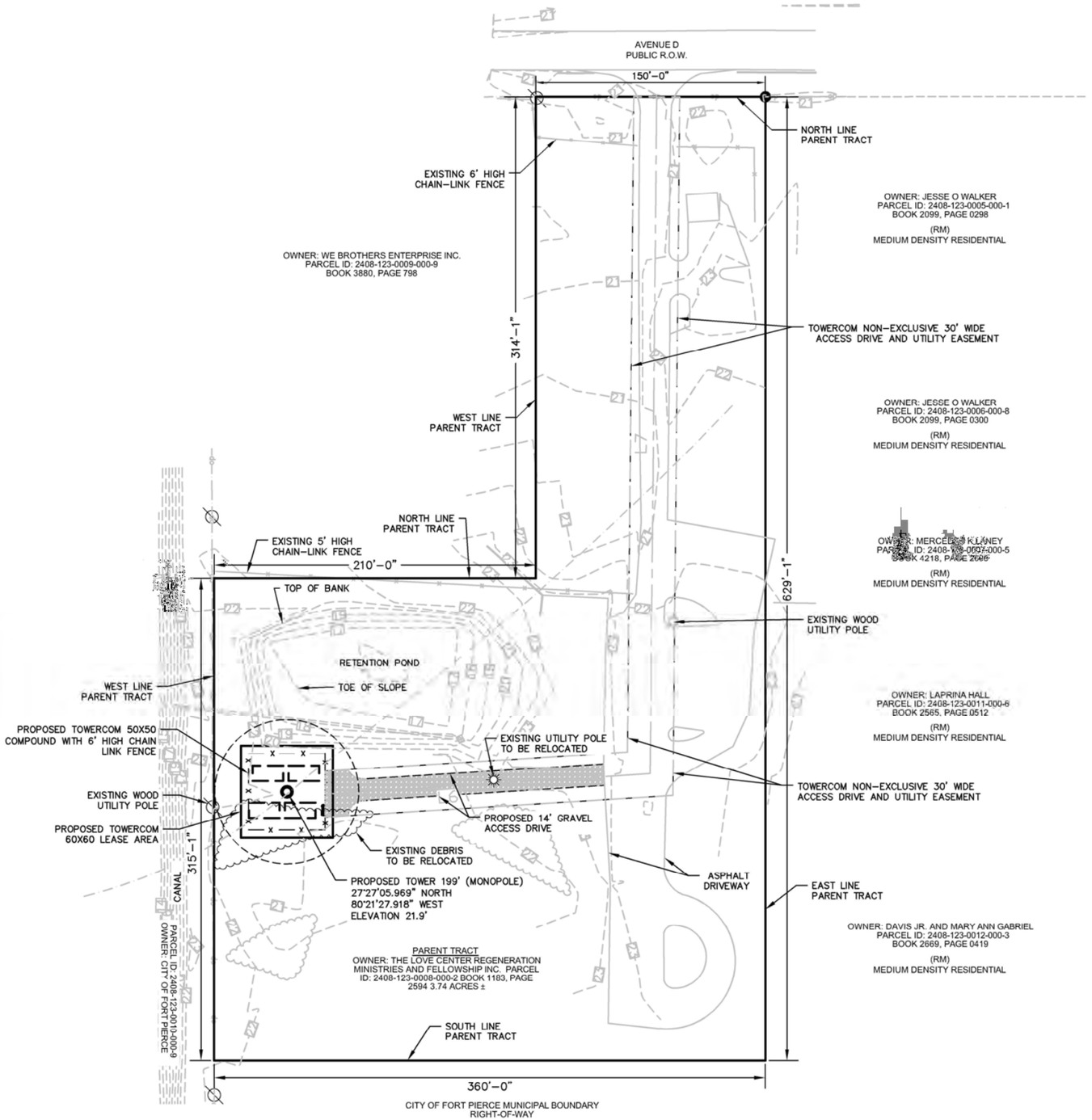
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER: G-1 REVISION:

KHA Job #:

241044000



PARENT TRACT DETAIL(SEE SURVEY)

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE WITH OVERALL HEIGHT OF 199' INCLUDING APPURTENANCES COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

PARENT TRACT & LEASE AREA SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: VACANT
EXISTING ZONING: C3
FUTURE LAND USE: GC, GENERAL COMMERCIAL

UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMPERVIOUS COVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

PARKING

THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

SITE DATA:

MINIMUM LOT AREA: 10,000	PROVIDED: 162,914.4 S.F.
MINIMUM LOT WIDTH: 70'	PROVIDED: 150'
MINIMUM LOT DEPTH: 90'	PROVIDED: 629'-1"
MINIMUM FRONT YARD: 25'	PROVIDED: 314'-1"
MINIMUM LOT FRONTAGE: 50'	PROVIDED: 314'-1"

TOTAL IMPERVIOUS AREA:

EXISTING PARENT TRACT:	162,914.4 ± S.F.	(100.0%)
TELECOMMUNICATION TOWER FOOTPRINT:	38 ± S.F.	(0.0002%)
TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12'):	192 ± S.F.	(0.001%)
TELECOMMUNICATION COMPOUND CHAIN LINK FENCE :	3,600 ± S.F.	(0.022%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)

TOTAL SEMI IMPERVIOUS AREA:

TELECOMMUNICATION 12' GRAVEL ACCESS ROAD:	2,550.46 ± S.F.	(0.016%)
TELECOMMUNICATION GRAVEL COMPOUND:	3,600 ± S.F.	(0.022%)
TOTAL SEMI PERVIOUS AREA:	6,150.46 ± S.F.	(0.038%)

TOTAL PERVIOUS AREA:

TOTAL SEMI PERVIOUS AREA:	6,150.45 ± S.F.	(0.038%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)
TOTAL COMBINED AREA:	**9,980.45± S.F.**	**(0.062%)**

NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR FACILITIES.
7. NO DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR SHELL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

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PLANS PREPARED BY:

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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

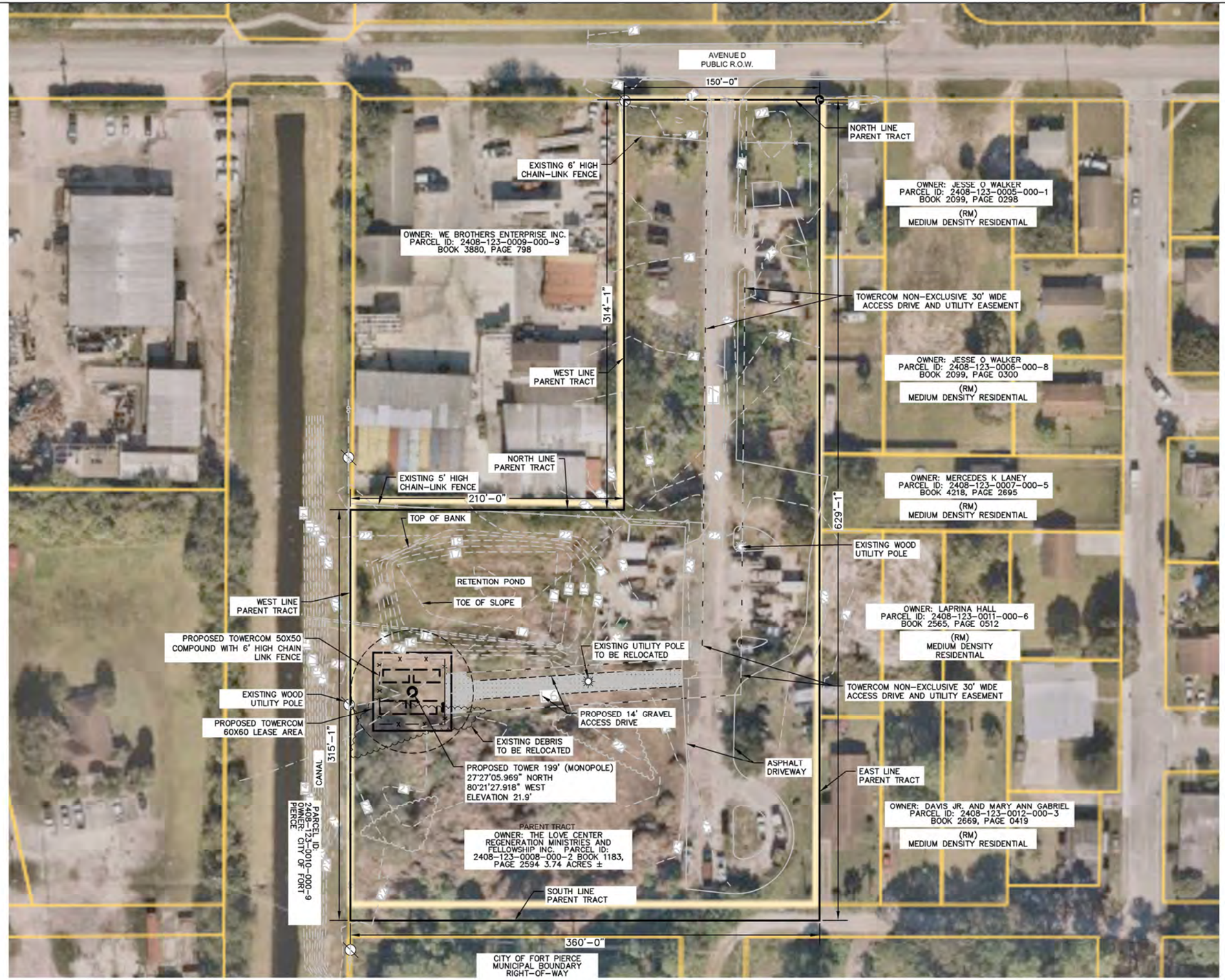
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1 REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\GD's\Love Ministries_Cdx_2022.11.11.dwg C-1 Nov 18, 2022 12:56pm by gary.daniel



NORTH

0 40' 80'

(Scale in feet)
Scale: 1"=40'

PARENT TRACT WITH AERIAL OVERLAY

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PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT WITH AERIAL OVERLAY

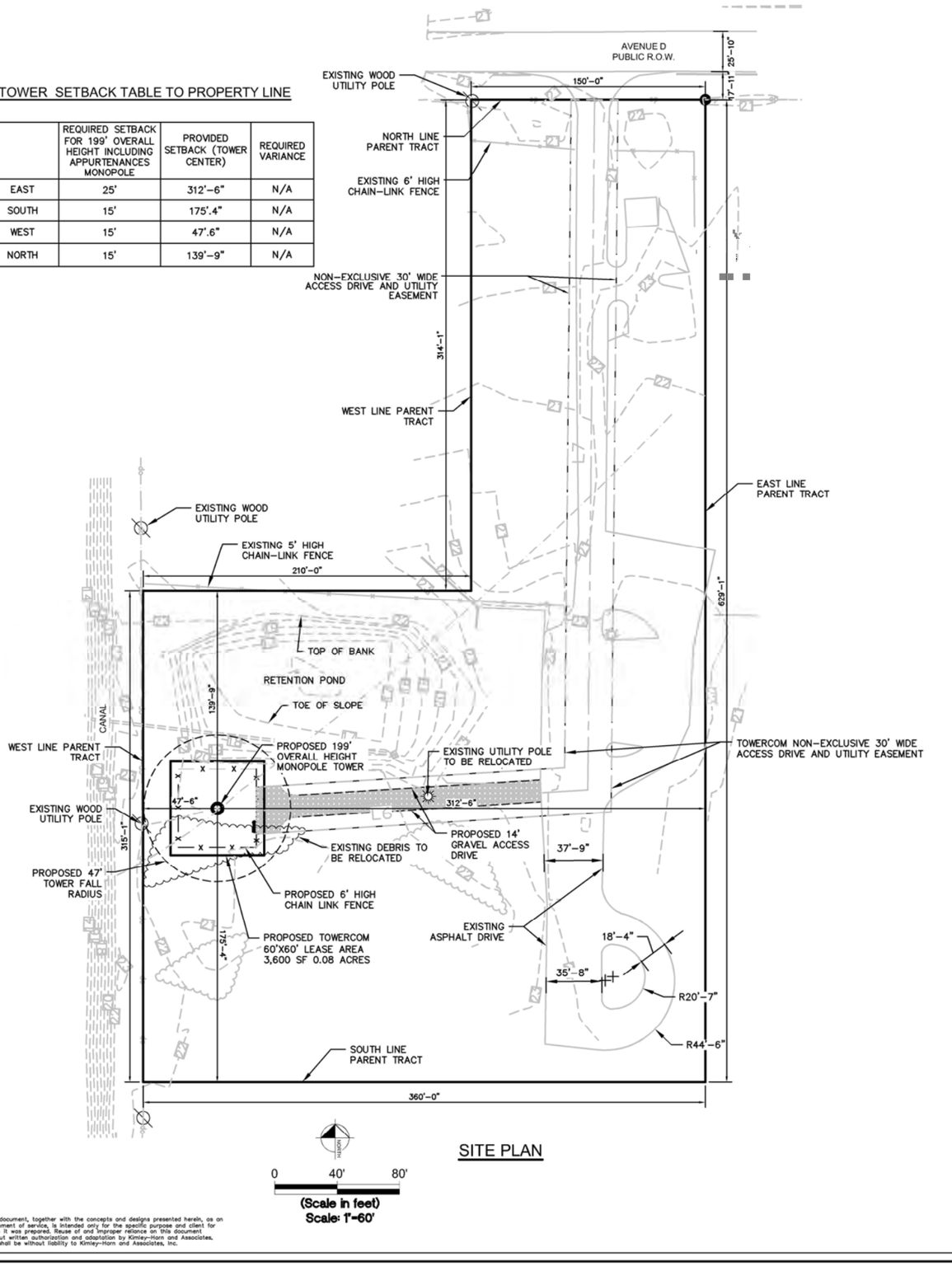
SHEET NUMBER: C-1A REVISION:

KHA Job #:
241044000

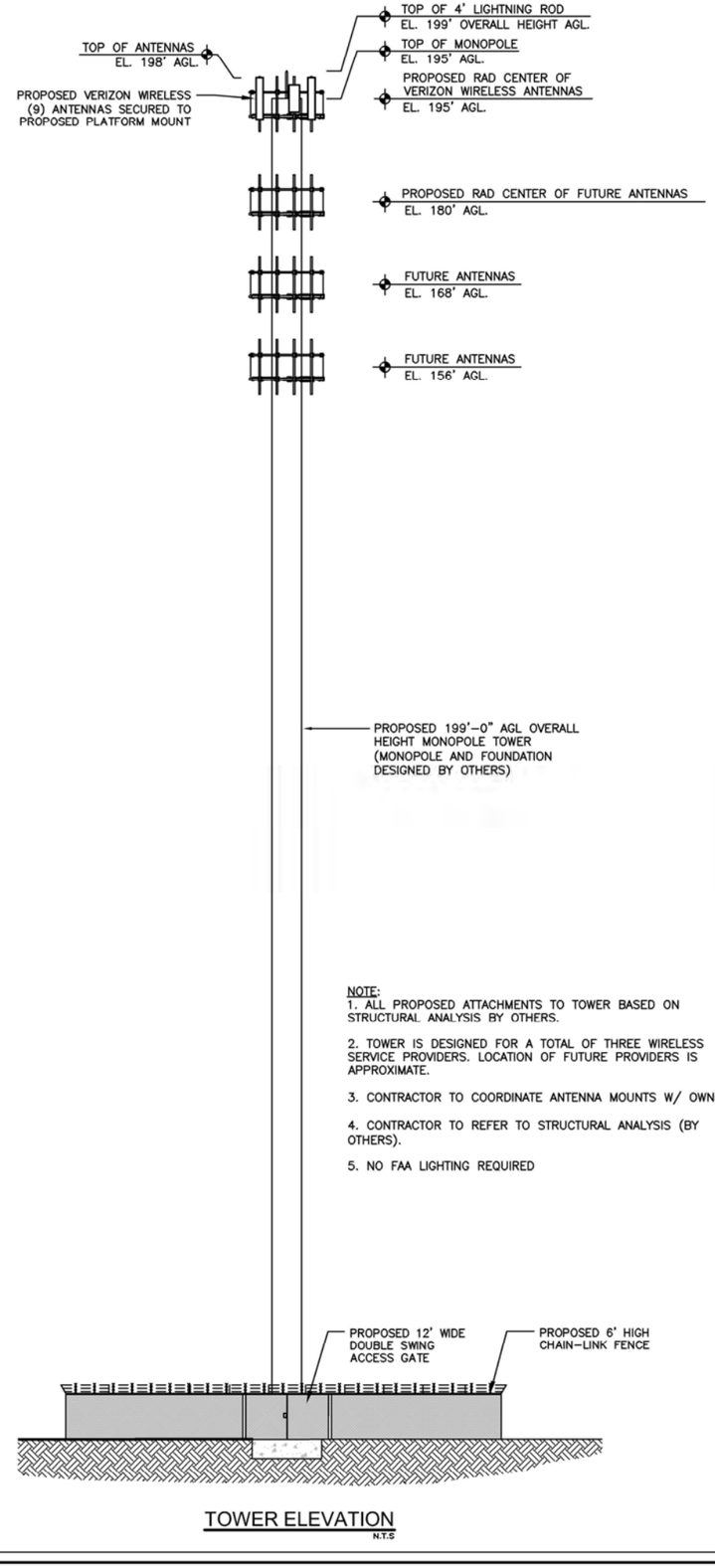
Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 – Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg C-1A Nov 29, 2022 8:44am by: gary.daniel

TOWER SETBACK TABLE TO PROPERTY LINE

	REQUIRED SETBACK FOR 199' OVERALL HEIGHT INCLUDING APPURTENANCES MONOPOLE	PROVIDED SETBACK (TOWER CENTER)	REQUIRED VARIANCE
EAST	25'	312'–6"	N/A
SOUTH	15'	175'.4"	N/A
WEST	15'	47'.6"	N/A
NORTH	15'	139'–9"	N/A



SITE PLAN



TOWER ELEVATION
N.T.S

NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.

2. TOWER IS DESIGNED FOR A TOTAL OF THREE WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.

3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.

4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

5. NO FAA LIGHTING REQUIRED

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Neptune Beach, FL 32266

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PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

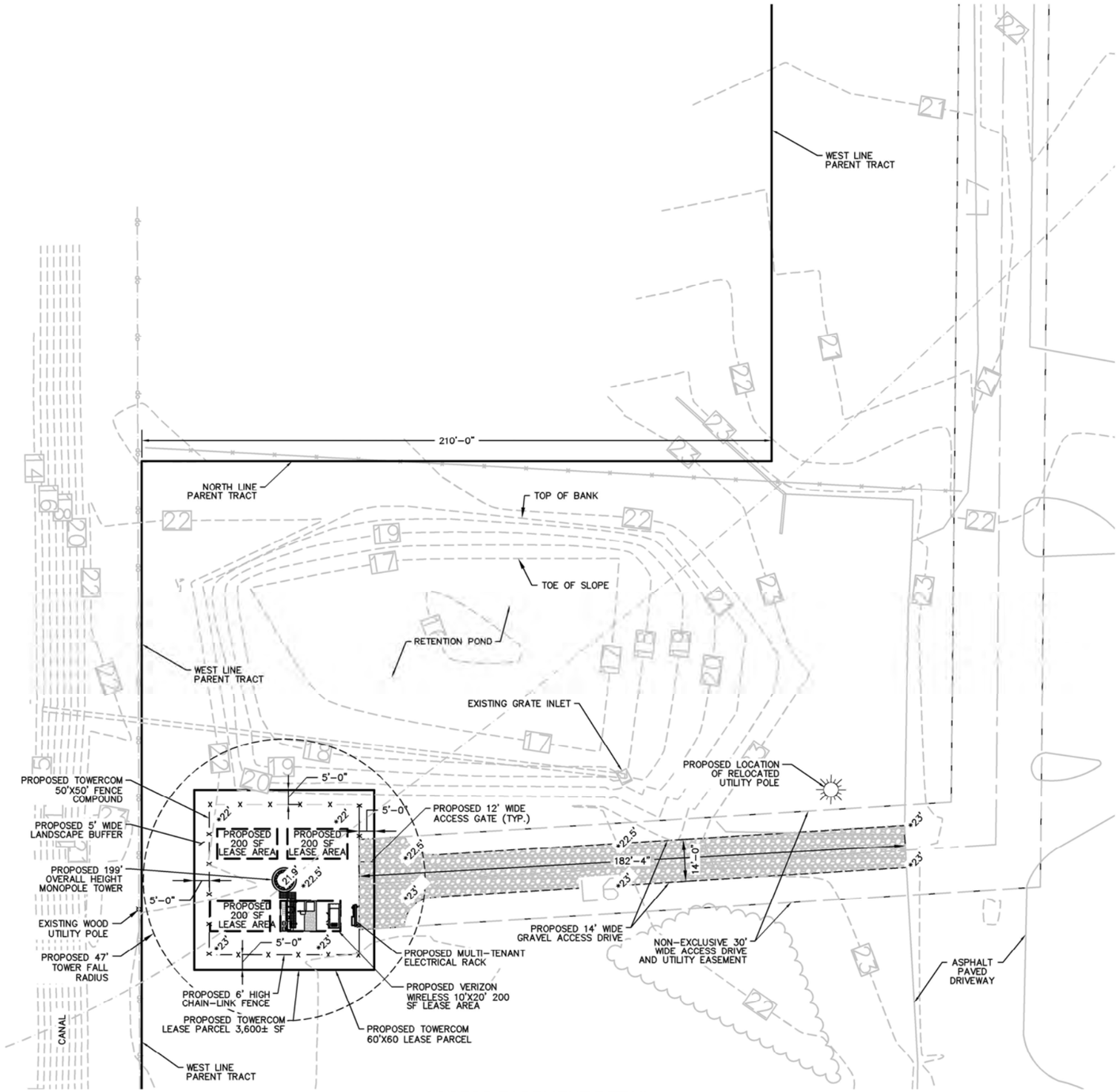
LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
TOWER ELEVATION & SITE PLAN

SHEET NUMBER: C-2 REVISION:

KHA Job #:
241044000



ACCESS EASEMENT DETAIL

0 20 40
(Scale in feet)
Scale: 1"=20'

LEGEND

21.9' EXISTING SPOT ELEVATION
*23' PROPOSED SPOT ELEVATION

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FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY: GD | CHK.: LF | APV.: KKM

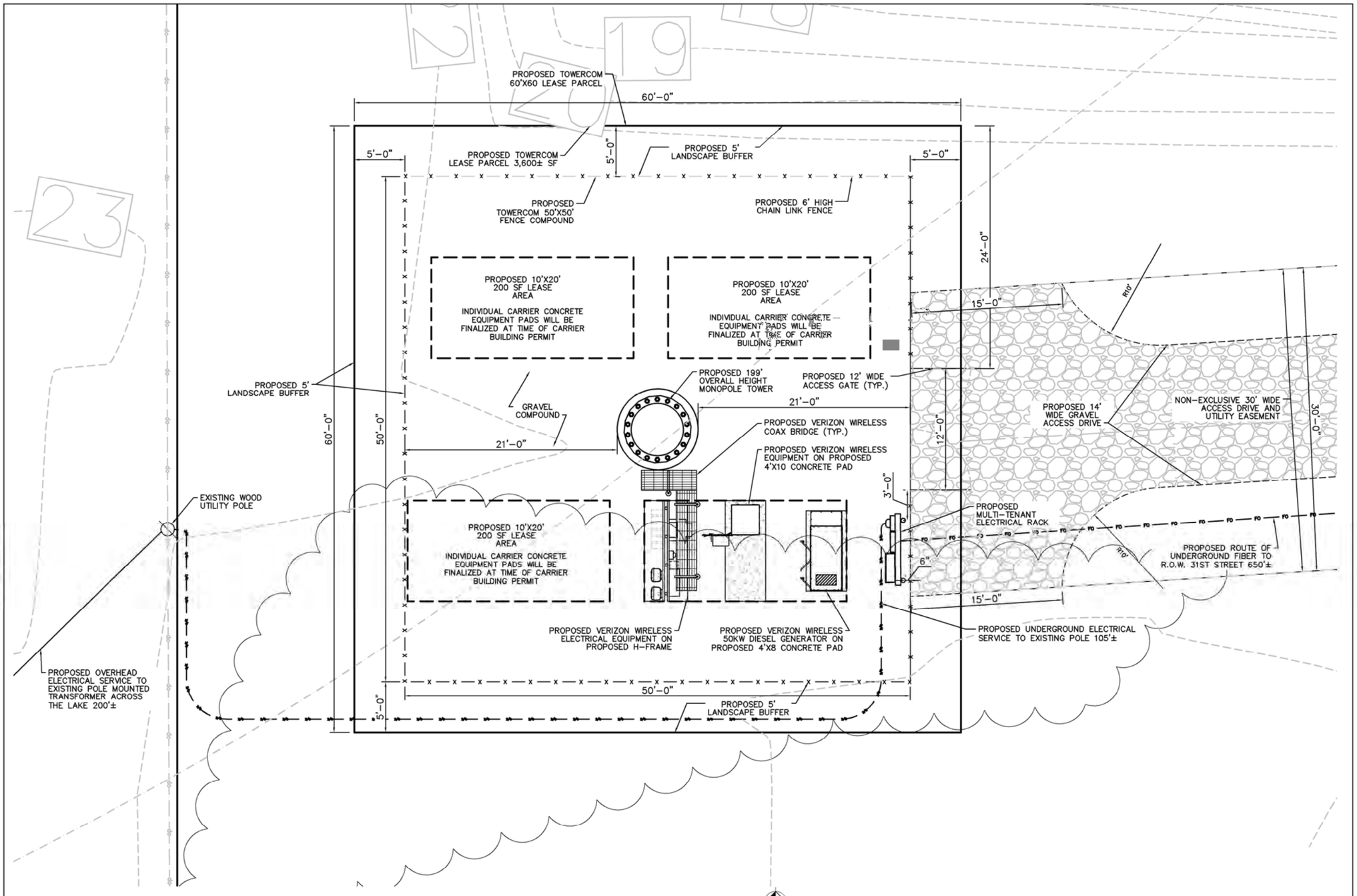
LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
ACCESS EASEMENT DETAIL

SHEET NUMBER: C-3 REVISION:

KHA Job #:
241044000



TOWERCOM LEASE AREA DETAIL

0 5' 10'

(Scale in feet)
Scale: 1"=5'

NOTE:

1. SITE PLAN BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC

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FLOOD ZONE INFORMATION

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120286	0178	J	02/16/2012	A & X	N/A

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DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

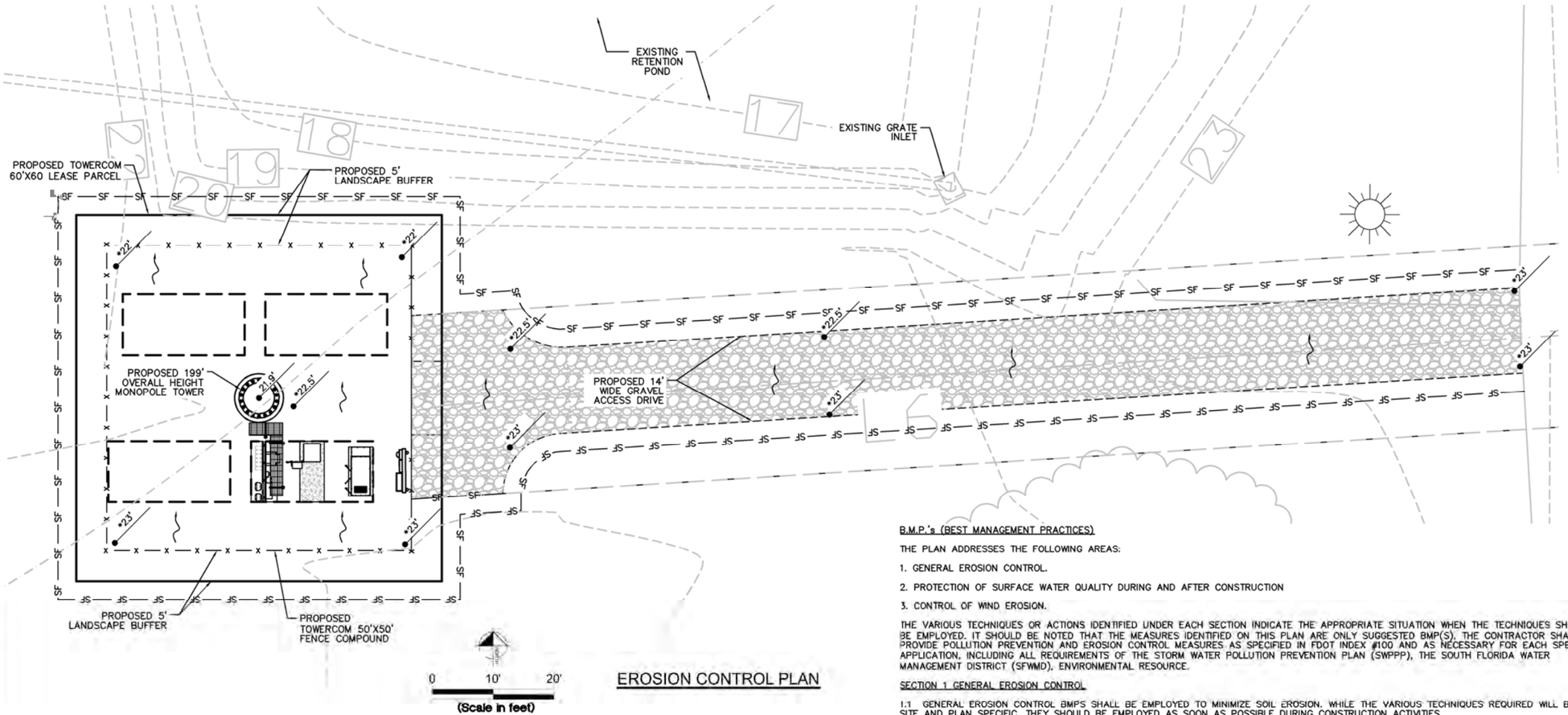
SHEET TITLE:

ENLARGED TOWERCOM LEASE AREA

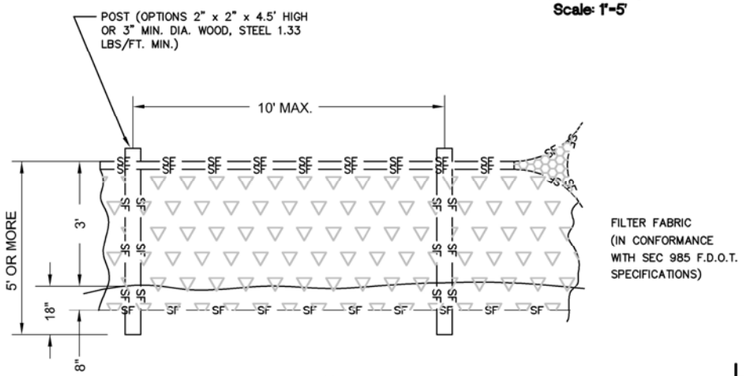
SHEET NUMBER: C-4 REVISION:

KHA Job #: 241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 – Love Ministries\Cadd\CD's\Love Ministries_C0s_2022.11.11.dwg C-4 Nov 18, 2022 12:57pm by gary.daniel



EROSION CONTROL PLAN



ELEVATION TYPICAL SILT FENCE

N.T.S.

LEGEND

- STORM WATER FLOW DIRECTION
- SILT FENCE
- EXISTING ELEVATION
- PROPOSED ELEVATION

B.M.P.'s (BEST MANAGEMENT PRACTICES)

THE PLAN ADDRESSES THE FOLLOWING AREAS:

1. GENERAL EROSION CONTROL.
2. PROTECTION OF SURFACE WATER QUALITY DURING AND AFTER CONSTRUCTION
3. CONTROL OF WIND EROSION.

THE VARIOUS TECHNIQUES OR ACTIONS IDENTIFIED UNDER EACH SECTION INDICATE THE APPROPRIATE SITUATION WHEN THE TECHNIQUES SHOULD BE EMPLOYED. IT SHOULD BE NOTED THAT THE MEASURES IDENTIFIED ON THIS PLAN ARE ONLY SUGGESTED BMP(S). THE CONTRACTOR SHALL PROVIDE POLLUTION PREVENTION AND EROSION CONTROL MEASURES AS SPECIFIED IN FDOT INDEX #100 AND AS NECESSARY FOR EACH SPECIFIC APPLICATION, INCLUDING ALL REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD), ENVIRONMENTAL RESOURCE.

SECTION 1 GENERAL EROSION CONTROL

1.1 GENERAL EROSION CONTROL BMPS SHALL BE EMPLOYED TO MINIMIZE SOIL EROSION. WHILE THE VARIOUS TECHNIQUES REQUIRED WILL BE SITE AND PLAN SPECIFIC, THEY SHOULD BE EMPLOYED AS SOON AS POSSIBLE DURING CONSTRUCTION ACTIVITIES.

1.2 CLEARED SITE DEVELOPMENT AREAS NOT CONTINUALLY SCHEDULED FOR CONSTRUCTION ACTIVITIES SHALL BE COVERED WITH HAY OR OVERSEEDED AND PERIODICALLY WATERED SUFFICIENT TO STABILIZE THE TEMPORARY GROUNDCOVER.

1.3 SLOPES OF BANKS OF DRY DETENTION AREAS SHALL BE CONSTRUCTED NOT STEEPER THAN 4H:1V FROM TOP OF BANK.

1.4 ALL GRASS SLOPES CONSTRUCTED STEEPER THAN 4H:1V SHALL BE SODDED AS SOON AS PRACTICAL AFTER THEIR CONSTRUCTION.

1.5 SOD SHALL BE PLACED FOR A 3-FOOT WIDE STRIP ADJOINING ALL CURBING AND AROUND ALL INLETS AS REQUIRED BY PLAN. SOD SHALL BE PLACED BEFORE SILT BARRIERS ARE REMOVED.

1.6 WHERE REQUIRED TO PREVENT EROSION FROM SHEET FLOW ACROSS BARE GROUND FROM ENTERING A DETENTION AREA OR SWALE, A TEMPORARY SEDIMENT SUMP SHALL BE CONSTRUCTED. THE TEMPORARY SEDIMENT SUMP SHALL REMAIN IN PLACE UNTIL THE GROUND DRAINING TO THE SUMP IS STABILIZED.

SECTION 2 PROTECTION OF SURFACE WATER QUALITY DURING & AFTER CONSTRUCTION

2.1 SURFACE WATER QUALITY SHALL BE MAINTAINED BY EMPLOYING THE FOLLOWING BMPS IN THE CONSTRUCTION PLANNING AND CONSTRUCTION OF ALL IMPROVEMENTS.

2.2 WHERE PRACTICAL, STORMWATER SHALL BE CONVEYED BY SWALES.

2.3 EROSION CONTROL MEASURES SHALL BE EMPLOYED TO MINIMIZE TURBIDITY OF SURFACE WATERS LOCATED DOWNSTREAM OF ANY CONSTRUCTION ACTIVITY. WHILE THE VARIOUS MEASURES REQUIRED WILL BE SITE SPECIFIC, THEY SHALL BE EMPLOYED AS NEEDED IN ACCORDANCE WITH THE FOLLOWING:

A) IN GENERAL, EROSION SHALL BE CONTROLLED AT THE FURTHEST PRACTICAL UPSTREAM LOCATION.
B) STORMWATER INLETS SHALL BE PROTECTED DURING CONSTRUCTION AS SHOWN.

PROTECTION MEASURES SHALL BE EMPLOYED AS SOON AS PRACTICAL DURING THE VARIOUS STAGES OF INLET CONSTRUCTION. SILT BARRIERS SHALL REMAIN IN PLACE UNTIL SODDING AROUND INLETS IS COMPLETE.

2.4 HEAVY CONSTRUCTION EQUIPMENT PARKING AND MAINTENANCE AREAS SHALL BE DESIGNED TO PREVENT OIL, GREASE, AND LUBRICANTS FROM ENTERING SITE DRAINAGE FEATURES INCLUDING STORMWATER COLLECTION AND TREATMENT SYSTEMS. CONTRACTORS SHALL PROVIDE BROAD DIKES, HAY BALES OR SILT SCREENS AROUND, AND SEDIMENT SUMPS WITHIN, SUCH AREAS AS REQUIRED TO CONTAIN SPILLS OF OIL, GREASE OR LUBRICANTS. CONTRACTORS SHALL HAVE AVAILABLE, AND SHALL USE, ABSORBENT FILTER PADS TO CLEAN UP SPILLS AS SOON AS POSSIBLE AFTER OCCURRENCE.

2.5 SILT BARRIERS, ANY SILT WHICH ACCUMULATES BEHIND THE BARRIERS, AND ANY FILL USED TO ANCHOR THE BARRIERS SHALL BE REMOVED PROMPTLY AFTER THE END OF THE MAINTENANCE PERIOD SPECIFIED FOR THE BARRIERS.

SECTION 3 CONTROL OF WIND EROSION

3.1 WIND EROSION SHALL BE CONTROLLED BY EMPLOYING THE FOLLOWING METHODS AS NECESSARY AND APPROPRIATE:

A) BARE EARTH AREAS SHALL BE WATERED DURING CONSTRUCTION AS NECESSARY TO MINIMIZE THE TRANSPORT OF FUGITIVE DUST. IT MAY BE NECESSARY TO LIMIT CONSTRUCTION VEHICLE SPEED IF BARE EARTH HAS NOT BEEN EFFECTIVELY WATERED. IN NO CASE SHALL FUGITIVE DUST BE ALLOWED TO LEAVE THE SITE UNDER CONSTRUCTION.
B) AS SOON AS PRACTICAL AFTER COMPLETION OF CONSTRUCTION, BARE EARTH AREAS SHALL BE VEGETATED.
C) AT ANY TIME BOTH DURING AND AFTER SITE CONSTRUCTION THAT WATERING AND/OR VEGETATION ARE NOT EFFECTIVE IN CONTROLLING WIND EROSION AND/OR TRANSPORT OF FUGITIVE DUST, OTHER METHODS AS ARE NECESSARY FOR SUCH CONTROL SHALL BE EMPLOYED. THESE METHODS MAY INCLUDE ERECTION OF DUST CONTROL FENCES. IF REQUIRED, DUST CONTROL FENCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL FOR A SILT FENCE, AS SHOWN, EXCEPT THE MINIMUM HEIGHT SHALL BE 4 FEET.

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley»Horn
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1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:

DRAINAGE AND EROSION CONTROL PLAN

SHEET NUMBER: C-4A REVISION:

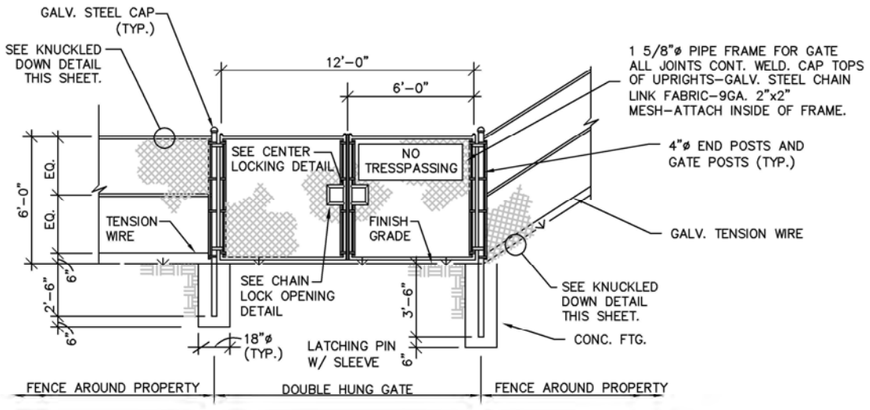
KHA Job #: 241044000

18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON COMPOUND GATE

18"x24" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON ACCESS ROAD GATE IF APPLICABLE

12"x18" ALUMINUM SIGN WITH 1/4" DRILLED HOLES IN EACH CORNER
THICKNESS: 0.05"
HUNG ON COMPOUND GATE

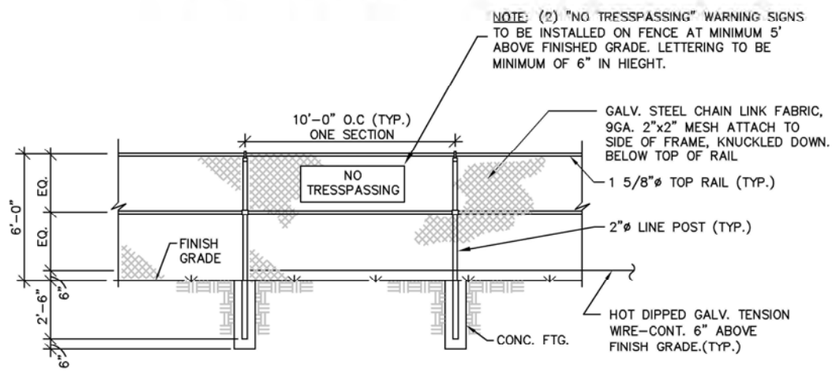
SIGN DETAIL
N.T.S.



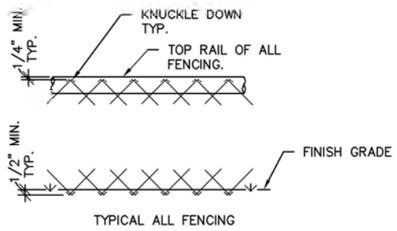
12' GATE ELEVATION
N.T.S.

FENCING NOTES:

1. – ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
2. – ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
3. – ALL WELD POINTS SHALL BE CLEANED AND PAINTED WITH POWDERED ZINC PRIMER.
4. – ALL GALVANIZED STEEL PIPE TO BE A.S.A. SCH. 40.
5. – GATE SHALL HAVE HEAVY DUTY HINGES AND LOCKING DEVICE.
6. – SPLICES SHOULD ONLY OCCUR AT CROSSRAILS.
7. – CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
8. – USE ONLY A HEAVY DUTY LATCH ON GATE.
9. – CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.



FENCE ELEVATION
N.T.S.



KNUCKLED DOWN DETAIL
N.T.S.

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
FENCE AND GATE DETAILS

SHEET NUMBER: C-5 REVISION:

KHA Job #:
241044000

SETBACK TABLE TO RESIDENTIAL PROPERTY

	PROVIDED SETBACK	REQUIRED VARIANCE
EAST	296'-5"±	N/A
SOUTH	168'-10"±	N/A
WEST	144'-2"±	N/A
NORTH	511'-10"	N/A

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

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GD	LF	KKM

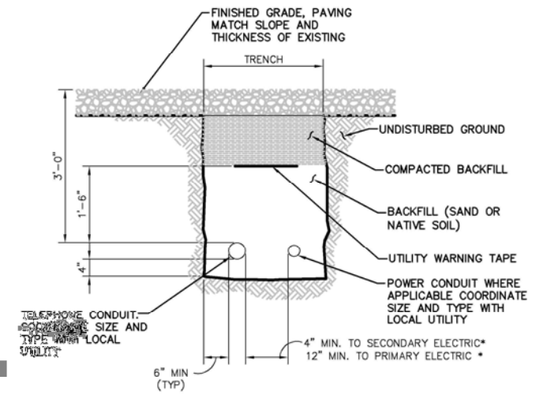
LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES

SHEET NUMBER: C-6 REVISION:

KHA Job #:
241044000

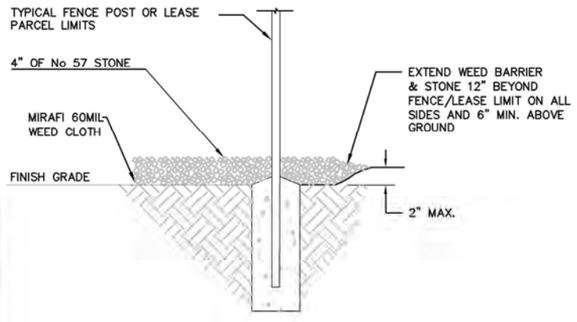


SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

BACFILL TO BE PLACED IN LIFTS NOT TO EXCEED 6".

JOINT SERVICE TRENCH BURIED CONDUIT ELECT/ TELEPHONE

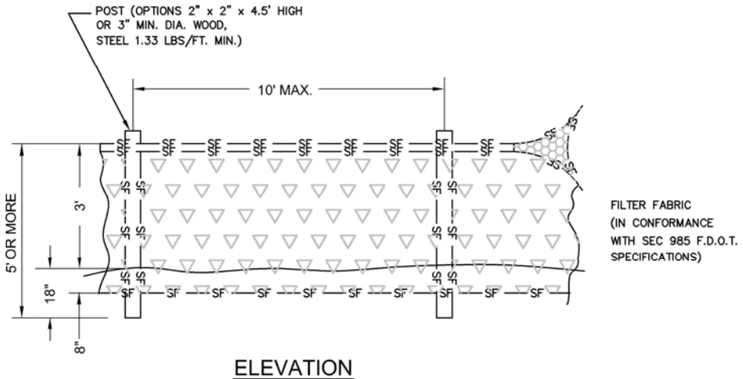
N.T.S.



GRAVEL/WEED CLOTH DETAIL

N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



ELEVATION TYPICAL SILT FENCE

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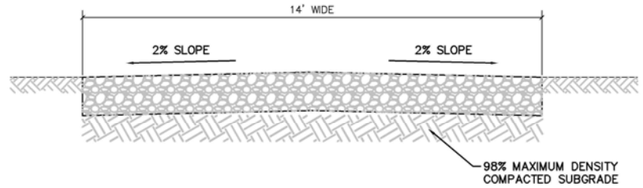
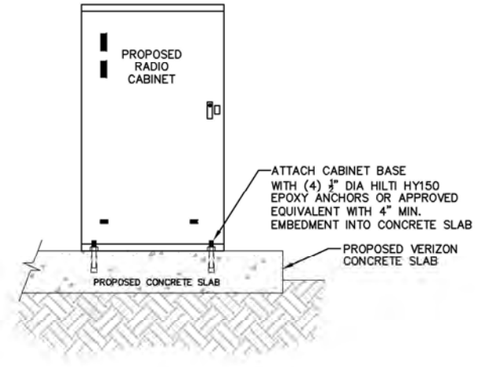


6" CRUSHED COQUINA BASE COURSE (LBR 100) (100% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557) PLACE IN TWO OR MORE LAYERS NOT LESS THAN 4" NOR MORE THAN 6"

GRAVEL ACCESS ROAD SECTION

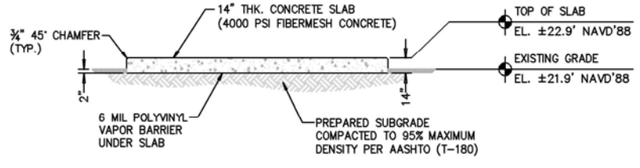
N.T.S.

NOTE: PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.

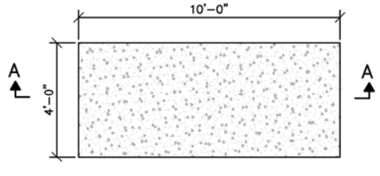


CABINET ANCHOR BOLTS DETAIL

NOT TO SCALE



SECTION A-A

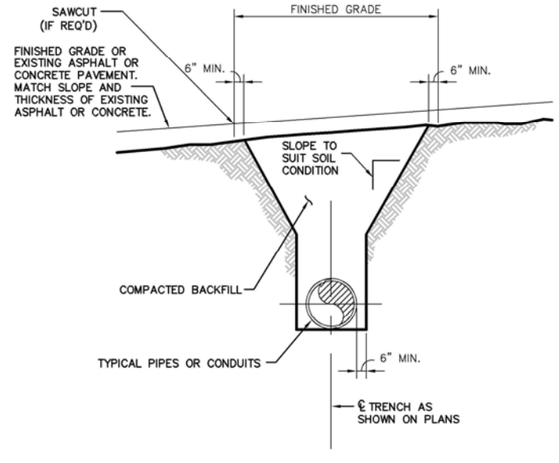


CONCRETE SLAB DETAIL

NOT TO SCALE

1. DESIGN:
   7TH EDITION (2020) FLORIDA BUILDING CODE
   WIND LOADS (ASCE 7-16)
   ULTIMATE WIND SPEED = 160 MPH
   NOMINAL WIND SPEED = 124 MPH
   RISK CATEGORY II
   WIND EXPOSURE = C
2. STRUCTURAL STEEL:
   MATERIAL:
   STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A36 GRADE. STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM A500, GRADE B. STD PIPE AND TUBING SHALL CONFORM TO ASTM A53 AND SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.
   CONNECTIONS:
   DESIGN SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION.
   WELDING:
   SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.
   BOLTS:
   A325-X, SIZE AS SHOWN ON DRAWINGS.
   STRUCTURAL SLAB:
   CONCRETE:
   CONCRETE FOR THE SLAB SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI, AND A MAXIMUM W/C OF 0.45. PEAROCK AGGREGATE MIX SHALL NOT BE USED.
   FIBER REINFORCEMENT:
   USE ONLY 100% VIRGIN POLYPROPYLENE MD FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS. APPLICATION PER CUBIC YARD SHALL EQUAL 0.1% (1.5 LBS) BY VOLUME.
3. HOT DIP GALVANIZE ALL STRUCTURAL STEEL. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH TWO COATS OF GALVANIZED PAINT.
4. CONTRACTOR / STEEL FABRICATOR:
   VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITION BEFORE ANY STEEL FABRICATION. CARE SHALL BE TAKEN BY THE CONTRACTOR TO VERIFY AND LOCATE ANY EXISTING OBSTRUCTIONS THAT MAY INTERFERE WITH THE PLACEMENT OF THE ANTENNAS. IF ANY CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SUBMIT ANY PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL
5. CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE AISC MANUAL OF STEEL CONSTRUCTION.
6. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
7. CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
8. EXISTING VEGETATION, DEBRIS, ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM BELOW THE CONCRETE PAD / FOOTINGS. SOIL WITHIN A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE PAD / FOOTINGS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR TEST (ASTM D1557).
9. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO STANDING WATER IS ALLOWED ON THE SLAB AND WASHOUT BENEATH THE SLAB IS PREVENTED.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.
11. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 2" UNLESS NOTED OTHERWISE. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE A MINIMUM CONCRETE COVER OF 3".
12. DESIGN BEARING PRESSURE: 2,500 psf. SOIL CLASSIFICATION: FOOTING TO BE SUPPORTED BY AT LEAST 4'-0" OF WELL COMPACTED SOIL. SEE NOTE 8.

GENERAL STRUCTURAL NOTES



TYPICAL TRENCH DETAIL

N.T.S.

TOWERCOM VI-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

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LICENSURE:

JASON R. LEE	PE 67472
KEVIN K. MARAJH	PE 71455

SHEET TITLE:

CONSTRUCTION DETAILS

SHEET NUMBER: C-7 REVISION:

KHA Job #: 241044000

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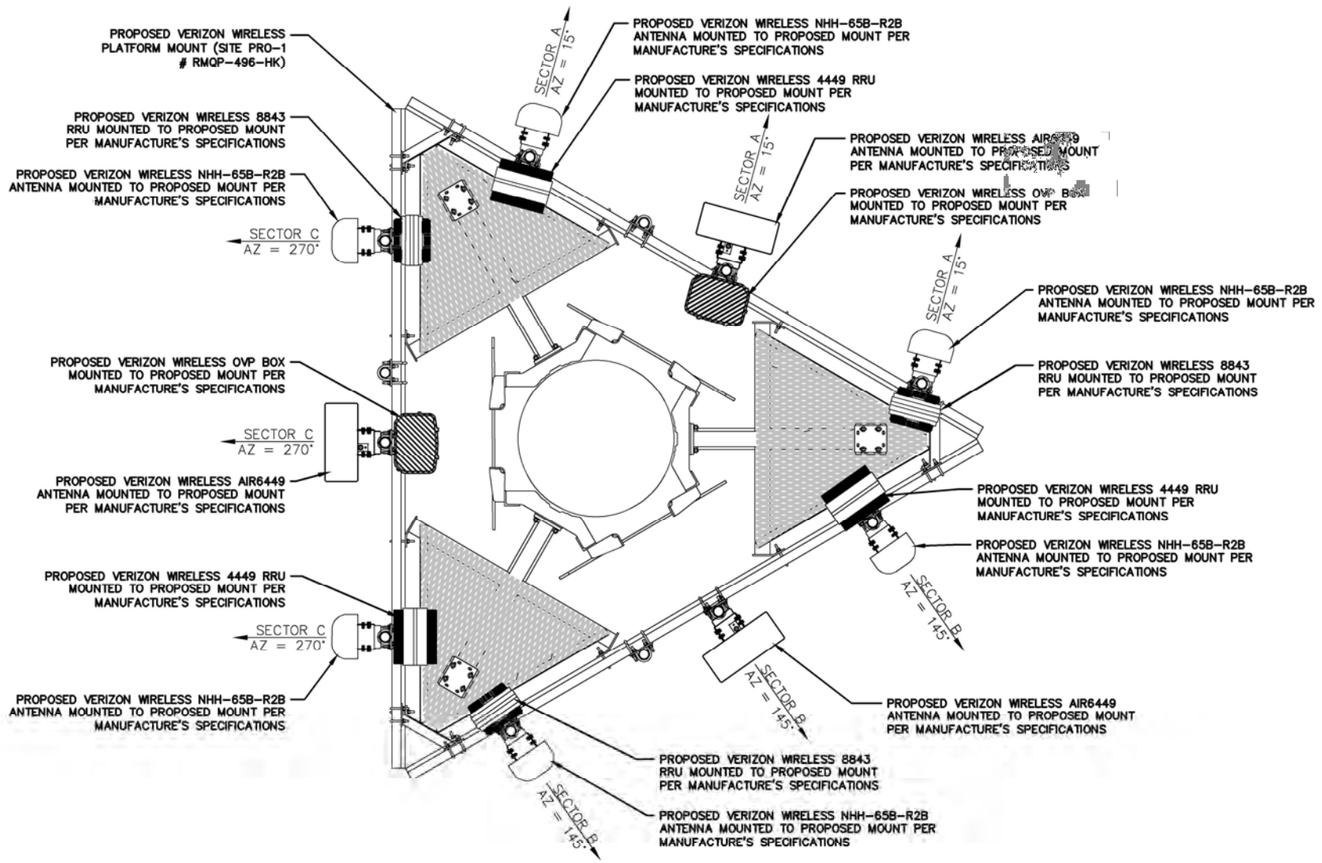

ANTENNA LAYOUT PLAN

ANTENNA SCHEDULE

ANTENNA SECTOR/ MARK	PROPOSED ANTENNAS	AZIMUTH	RAD CENTER	DOWN TILT ELEC.	DOWN TILT MECH.	CABLE LENGTH	PROPOSED CABLES	PROPOSED EQUIPMENT	MINIMUM BENDING RAD.
A-1	NHH 65C R2B	15°	195'	(*)	(*)	±220'	(1) 12/24 HYBRID CABLE	(1) RRU4449	
A-2	NHH 65C R2B	15°	195'	(*)	(*)	- - -	- - - -	(1) RRU8843	
A-3	AIR 6449	15°	195'	(*)	(*)		- - - -		(1) OVP-12
B-1	NHH 65C R2B	145°	195'	(*)	(*)	- - -	- - - -	(1) RRU4449	
B-2	NHH 65C R2B	145°	195'	(*)	(*)	- - -	- - - -	(1) RRU8843	
B-3	AIR 6449	145°	195'	(*)	(*)	± 220'	(1) 12/24 HYBRID CABLE		(1) OVP-12
C-1	NHH 65C R2B	270°	195'	(*)	(*)	- - -			
C-2	NHH 65C R2B	270°	195'	(*)	(*)	- - -	- - - -	(1) RRU8843	
C-3	AIR 6449	270°	195'	(*)	(*)		SHARED		
				TOTAL PROPOSED		± 220'	(2) 12/24 HYBRID CABLE		

* REFER TO RFDS FOR ELECTRICAL & MECHANICAL DOWNTILTS

NOTE:
CONTRACTOR TO FIELD VERIFY ANTENNA MOUNT CONFIGURATION AND PROVIDE MOUNTS OR ADDITIONAL HARDWARE PER MANUFACTURER/ STRUCTURAL ANALYSIS RECOMMENDATIONS. STRUCTURAL CAPACITY OF ANTENNA MOUNTS NOT VERIFIED AS PART OF CBVR'S SCOPE OF WORK ON THIS PROJECT

NOTES:
1. REQUEST CURRENT RFDS BEFORE INSTALLATION.
2. ANTENNA DIAGRAMS ARE FROM RFDS.
* REFER TO LATEST RFDS

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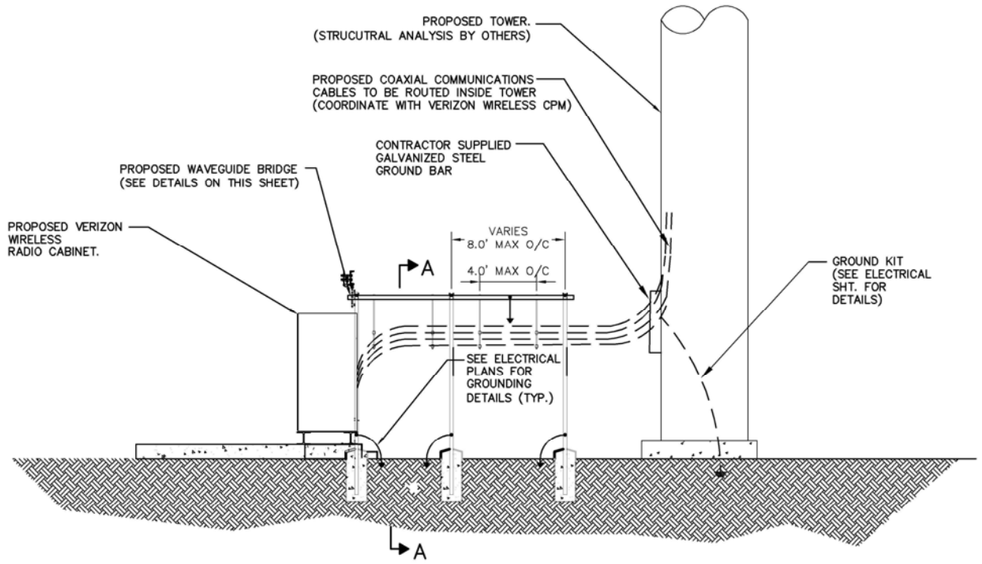
KEVIN K. MARAJH PE 71455

SHEET TITLE:
VERIZON WIRELESS
ANTENNA LAYOUT PLAN

SHEET NUMBER: C-8 REVISION:

KHA Job #:
241044000

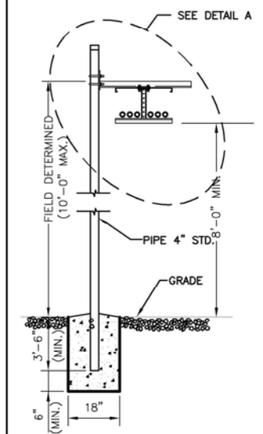


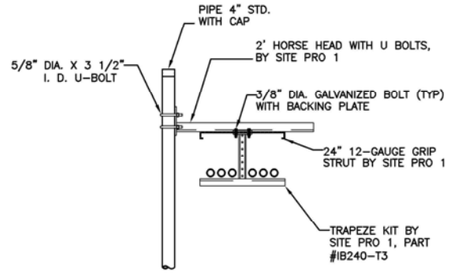
EQUIPMENT & GROUND CABLE SUPPORTS

NOT TO SCALE

NOTES:

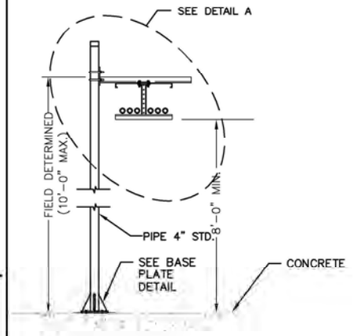
1. CONTRACTOR TO COORDINATE EXACT LOCATION OF COAXIAL CABLE LADDER SUPPORT WITH VERIZON WIRELESS C.P.M.
2. SOME EXISTING CONDITIONS NOT SHOWN FOR CLARITY.
3. ALL PROPOSED AND EXISTING ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.





DETAIL (A)

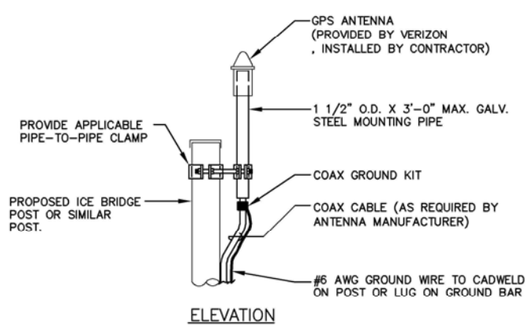
WAVEGUIDE BRIDGE COMPONENTS DESIGNED BY SITE PRO 1. CONTACT NUMBER (866)-901-0603 FOR DESIGN INFORMATION



WAVEGUIDE BRIDGE SECTION A-A

NOT TO SCALE

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.



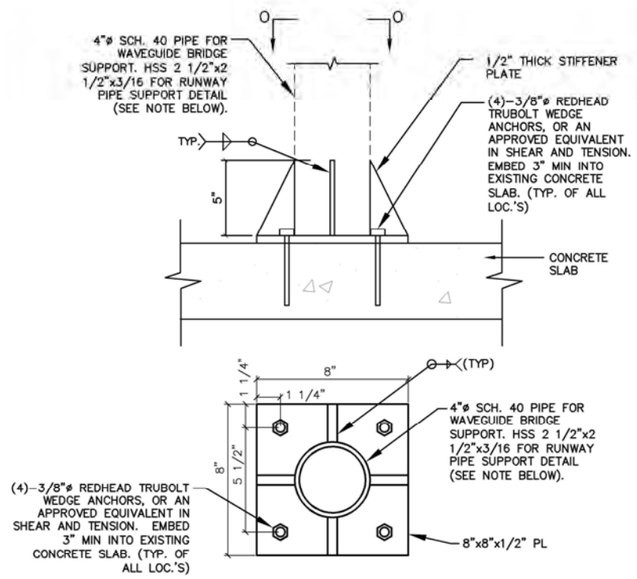
ELEVATION

NOTES:

1. LOCATION OF ANTENNA MUST HAVE CLEAR VIEW OF SOUTHERN SKY AND CANNOT HAVE ANY BLOCKAGES EXCEEDING 25% OF THE SURFACE AREA OF A HEMISPHERE AROUND THE GPS ANTENNA.

GPS ANTENNA MOUNT

NOT TO SCALE

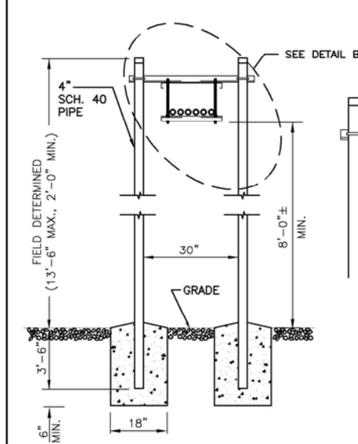


BASEPLATE DETAIL SECTION O-O

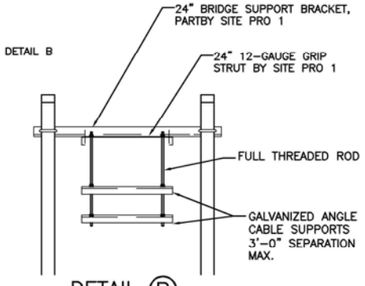
NOT TO SCALE

NOTES:

1. VERIFY QUANTITY REQUIRED.



ALTERNATIVE DESIGN WITH 2 PIPE COLUMNS



DETAIL (B)

DOUBLE-POST WAVEGUIDE BRIDGE SECTION A-A

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

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LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

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GD	LF	KKM

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JASON R. LEE	PE 67472
KEVIN K. MARAJH	PE 71455

SHEET TITLE:

VERIZON WIRELESS CONSTRUCTION DETAILS

SHEET NUMBER: C-9 REVISION:

KHA Job #: 241044000

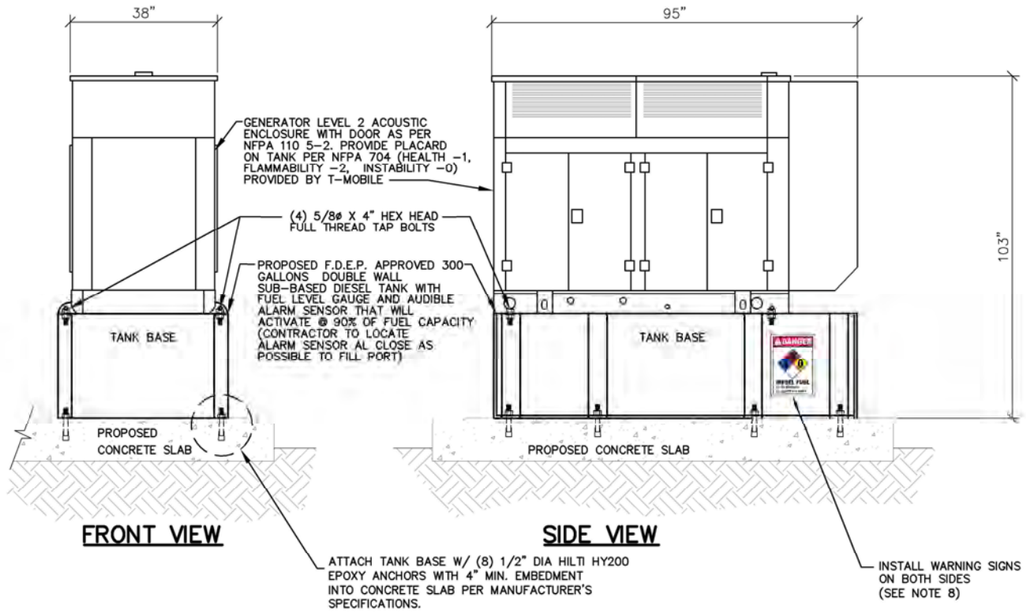
Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\GD's\Love Ministries_Cds_2022.11.11.dwg C-9 Nov 18, 2022 12:59pm by: gary.daniel

EMERGENCY PUSH BUTTON NOTE

1. PROPOSED EMERGENCY STOP BUTTON MAINTAINED 50MM RED MUSHROOM PUSH BUTTON, EMERGENCY STOP ENGRAVED, BLACK BEZEL, WITH ONE N.C. CONTACT MODEL E22JLB2N88 BY EATON OR APPROVED EQUAL IN NEMA 3R HOUSING W/P600 CONTACT RATING DESIGNATION TO BREAK IGNITION POWER OF EMERGENCY GENERATOR (VERIFY CONTACT RATING AND EXACT WIRING WITH GEN. MANUF.) SUPPLY AND INSTALL ENGRAVED PLAQUE STATING "T-MOBILE EMERGENCY STOP"
2. CONSTRUCTION INSTALLATION MAINTENANCE AND OPERATIONAL TESTING OF EPSS SHALL COMPLY THE LATEST ADOPTED EDITION OF NFPA 110.
3. ALL ELECTRICAL WORK SHALL COMPLY WITH THE LATEST ADOPTED EDITION OF NFPA 70 NATIONAL ELECTRICAL CODE

NOTE

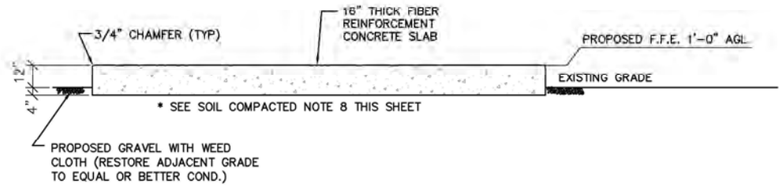
1. CONTRACTOR SHALL EQUIPPED TANK WITH A 5 GAL. SPILL CONTAINMENT AT FILL PORT TO PREVENT SPILL OF FUEL DURING FILLING OPERATIONS
2. FUEL TANK SHALL BE PROVIDED WITH LEAK GAUGE FOR LEAK DETECTION IN THE INTERSTITIAL SPACE OF THE DOUBLE WALL FUEL TANK, GAUGE TO BE AN AT-A-GLANCE LEAK GAUGE BY "KRUEGER SENTRY GAUGE" OR APPROVED EQUAL
3. ALL FUEL STORAGE EQUIPMENT AND ACCESSORIES TO BE F.D.E.P. PRODUCT APPROVED
4. ABOVE GROUND DOUBLE-WALLED FUEL STORAGE WITH ABOVE GROUND PIPING INSTALLATION APPLICATION FOR EMERGENCY GENERATOR ONLY
5. CONTRACTOR SHALL PROVIDE A NON-SMOKING SIGN ON GENERATOR METAL ENCLOSURE.
6. THIS UNIT IS NOT SUBJECT TO VEHICULAR TRAFFIC.
7. GENERATOR IS CLASS 75, LEVEL 2, TYPE 60 PER THE REQUIREMENTS OF NFPA 110.
8. NFPA 704 TANKS SHALL HAVE WARNING SIGNS TO INDICATE FLAMMABLE, NO SMOKING PLACARD.



FRONT VIEW SIDE VIEW

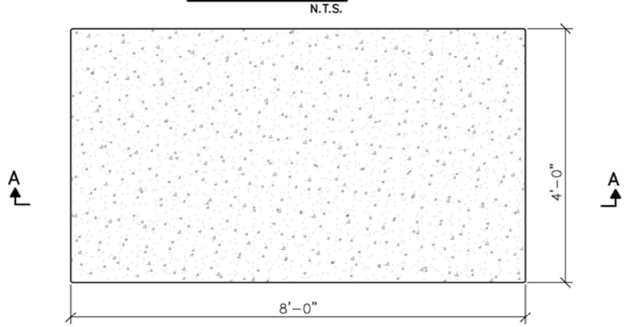
GENERATOR DETAIL

N.T.S.



SECTION A-A

N.T.S.



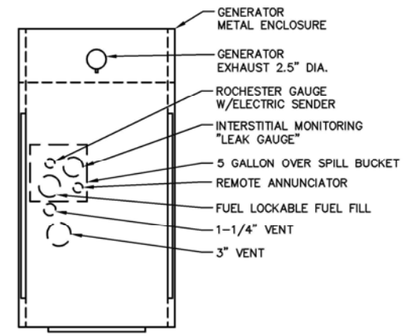
GENERATOR SUPPORT PAD

NOT TO SCALE

STORAGE TANK INFORMATION

TANK NO.	TANK CAPACITY (GALLONS)	MANUFACTURER FDEP EQ#	PRODUCT STORED	OVERFILL EQUIPED	TYPE OF OVERFILL	TYPE OF INTERSTICE	PIPING CONSTRUCTION	STEEL VENT RISER HT.
1	300 GAL.	GENERAC 50KW GEN. W/ 300 GAL UL#142 DOUBLE WALL TANK	DIESEL FUEL	YES	LOCKABLE 5 GAL. FUEL CONTAINMENT	VISUAL	STEEL	3"

NOTE: THERE ARE NO DOORS OR WINDOWS WITHIN THE 10' EXHAUST BUFFER.



STORAGE TANK PIPING LAYOUT

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TOWERCOM VIII-B, LLC
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GD	LF	KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
VERIZON WIRELESS GENERATOR DETAILS

SHEET NUMBER: C-10 REVISION:

KHA Job #:
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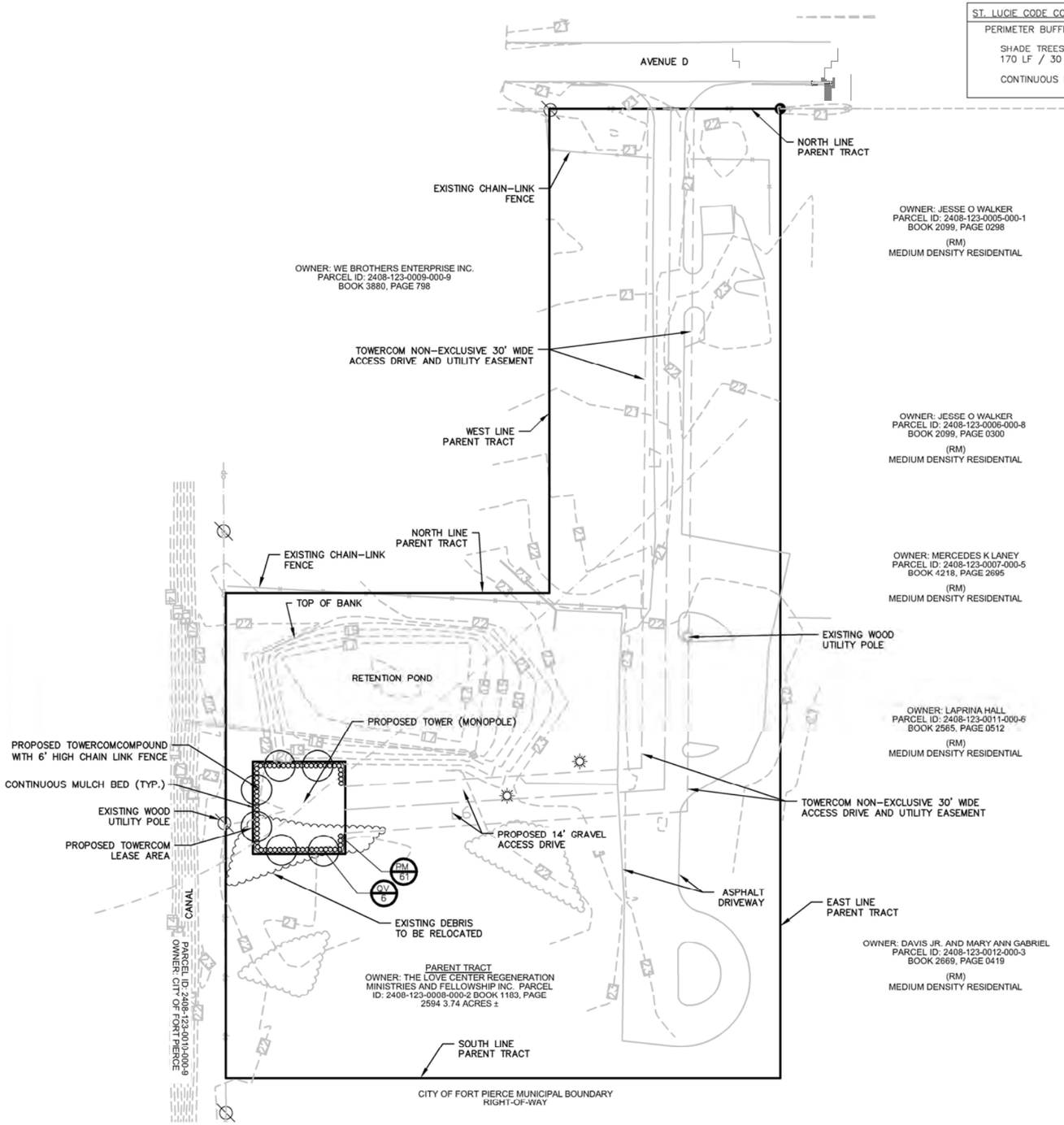


ST. LUCIE CODE COMPLIANCE SUMMARY (PER SEC.7.10.23.G.2)

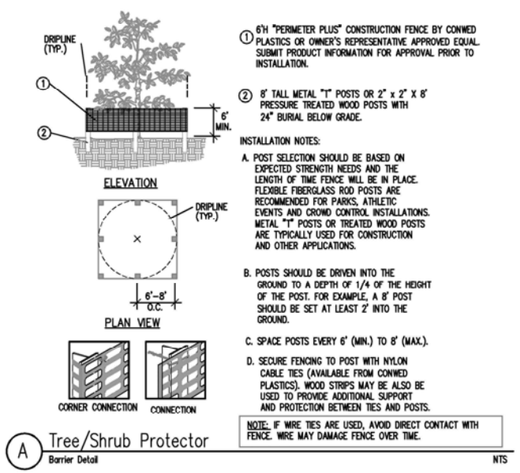
PERIMETER BUFFER REQUIRED:		PROVIDED:
SHADE TREES 1/30 LF 170 LF / 30 LF	= 6 SHADE TREES	6 SHADE TREES
CONTINUOUS HEDGE 6' H		CONTINUOUS HEDGE 6' H

PLANTING NOTES:

1. CONTRACTOR SHALL REFER TO THE LANDSCAPE PLANTING DETAILS, PLANT LIST, GENERAL NOTES AND ALL CONTRACT DOCUMENTS FOR FURTHER AND COMPLETE INSTRUCTIONS.
2. PLANT LIST QUANTITIES ARE PROVIDED FOR CONVENIENCE. IN THE EVENT OF QUANTITY DISCREPANCIES THE DRAWING SHALL TAKE PRECEDENCE. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BIDDING.
3. PLANT SIZES LISTED ARE THE MINIMUM SIZE THAT WILL BE ACCEPTED FOR THAT PLANT.
4. ANY SUBSTITUTION IN SIZE AND/OR PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING. ALL PLANTS WILL BE SUBJECT TO APPROVAL BY LANDSCAPE ARCHITECT AND/OR OWNERS REPRESENTATIVE BEFORE PLANTING CAN BEGIN.
5. CONTRACTOR SHALL FIELD ADJUST LOCATION OF PLANT MATERIAL AS NECESSARY TO AVOID DAMAGE TO EXISTING UNDERGROUND UTILITIES AND/OR INTERFERE WITH EXISTING ABOVE GROUND ELEMENTS. ALL CHANGES REQUIRED SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE AND SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE AND THE LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BEAR ALL COSTS OF TESTING OF SOILS, AMENDMENTS, ETC. ASSOCIATED WITH THE WORK AND INCLUDED IN THE SPECIFICATIONS.
7. CONTRACTOR SHALL FAMILIARIZE HIM/HERSELF WITH THE LIMITS OF WORK AND EXISTING CONDITIONS AND VERIFY ALL INFORMATION. IF DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE IN WRITING WITHIN SEVEN CALENDAR DAYS OF NOTICE TO PROCEED.
8. ALL NEW AND TRANSPLANTED PLANT MATERIAL SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
QV	Quercus virginiana	Southern Live Oak	F.G.	3" Cal.	12' HT x 6' SPR	6
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**O.C.**	**SIZE**	**QTY**
PM	Podocarpus macrophyllus	Yew Pine	Cont.	36" O.C.	6' HT	121



1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED EQUAL. SUBMIT PRODUCT INFORMATION FOR APPROVAL PRIOR TO INSTALLATION.
2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

INSTALLATION NOTES:

A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.

B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.

C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).

D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

(A) Tree/Shrub Protector
Barrier Detail
NTS

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SEAL:

TRICIA C. RICHTER, PLA
LA #6667244
OCTOBER 2022

PLANS PREPARED BY:

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DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER: L-1 REVISION:

KHA Job #:
241044000

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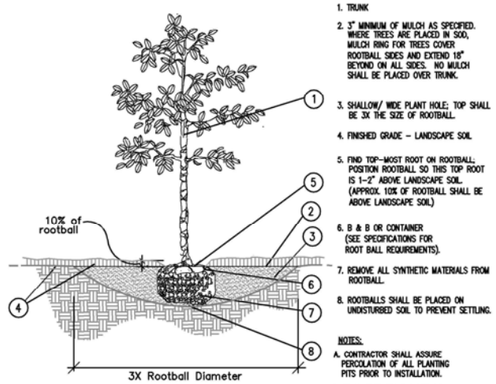


1. TRUNK
2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.
3. SHALLOW/ WIDE PLANT HOLE; TOP SHALL BE 3X THE SIZE OF ROOTBALL.
4. FINISHED GRADE – LANDSCAPE SOIL
5. FIND TOP-MOST ROOT ON ROOTBALL; POSITION ROOTBALL SO THIS TOP ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL)
6. B & B OR CONTAINER (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS).
7. REMOVE ALL SYNTHETIC MATERIALS FROM ROOTBALL.
8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT SETTLING.

NOTES:

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

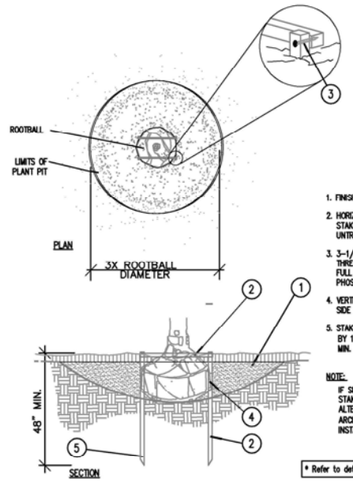
B. FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY OWNER.

C. SEE PRE-APPROVED STAKING METHODS, THIS SHEET

* ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Tree Planting

SECTION NTS



1. FINISH GRADE
2. HORIZONTAL 2X2 SCREWED TO 2X2 STAKE. ALL WOOD SHALL BE #2 UNTREATED.
3. 3-1/2" DRYWALL SCREW, THREAD SIZE 12, SHARP POINT, FULL THREAD, BLACK PHOSPHATE FINISH
4. VERTICAL STAKES SHALL ABUT SIDE OF ROOTBALL
5. STAKES TO EXTEND INTO NATIVE SOIL BY 1-1/2 X THE ROOTBALL DEPTH MIN.

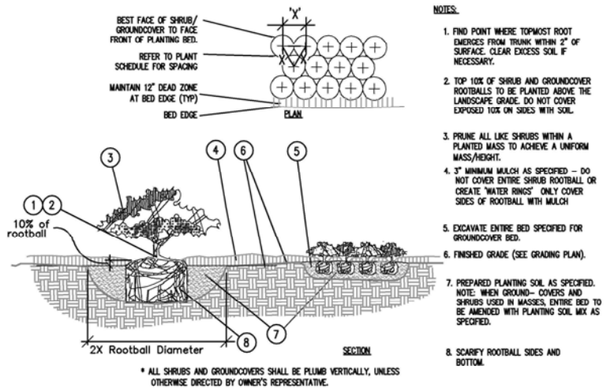
NOTE:

IF SPATIAL REQUIREMENTS PRECLUDE STAKING WITH THIS METHOD, SUBMIT ALTERNATE FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO INSTALLING PLANT.

* Refer to details B and D for planting

Staking – up to 65 gal.

PLAN/SECTION NTS



NOTES:

1. FIND POINT WHERE TOPMOST ROOT EMERGES FROM TRUNK WITHIN 2" OF SURFACE. CLEAR EXCESS SOIL IF NECESSARY.
2. TOP 10% OF SHRUB AND GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 10% ON SIDES WITH SOIL.
3. PRUNE ALL LIKE SHRUBS WITHIN A PLANTED MASS TO ACHIEVE A UNIFORM MASS/HEIGHT.
4. 3" MINIMUM MULCH AS SPECIFIED – DO NOT COVER ENTIRE SHRUB ROOTBALL OR CREATE 'WATER RINGS'. ONLY COVER SIDES OF ROOTBALL WITH MULCH
5. EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED.
6. FINISHED GRADE (SEE GRADING PLAN).
7. PREPARED PLANTING SOIL AS SPECIFIED. NOTE: WHEN GROUND- COVERS AND SHRUBS USED IN MASSES, ENTIRE BED TO BE AMENDED WITH PLANTING SOIL MIX AS SPECIFIED.
8. SCARIFY ROOTBALL SIDES AND BOTTOM.

* ALL SHRUBS AND GROUNDCOVERS SHALL BE PLUMB VERTICALLY, UNLESS OTHERWISE DIRECTED BY OWNER'S REPRESENTATIVE.

Shrub / Groundcover Planting

PLAN/SECTION NTS

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER, AT NO COST TO THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE, CAUSED BY CARELESS EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/ OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA GRADE NO. 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE

B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

1. SOIL MIXTURE (PLANTING MEDIUM FOR PLANT PITS) SHALL CONSIST OF TWO PARTS OF TOPSOIL AND ONE PART SAND, AS DESCRIBED BELOW.

2. TOPSOIL FOR USE IN PREPARING SOIL MIXTURE FOR BACKFILLING PLANT PITS SHALL BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER; REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH WEEDS AND OTHER LITTER; FREE OF ROOTS, STUMPS, STONES LARGER THAN 2" IN ANY DIRECTION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND A PH BETWEEN 5.5 AND 7.0 – SUBMIT SAMPLE AND PH TESTING RESULTS FOR APPROVAL.

3. SAND SHALL BE COARSE, CLEAN, WELL-DRAINING, NATIVE SAND. CONTRACTOR SHALL SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY THE OWNER.

4. TREES SHALL BE PLANTED IN THE EXISTING NATIVE SOIL ON SITE, UNLESS DETERMINED TO BE UNSUITABLE – AT WHICH POINT THE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO DISCUSS ALTERNATE RECOMMENDATION PRIOR TO PLANTING.

5. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.

F. WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC.. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY – REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY – REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A MINIMUM DEPTH OF 3 INCHES. CLEAR MULCH FROM EACH PLANT'S CROWN (BASE). TYPE OF MATERIAL: "FLORIMULCH," or SHREDDED EUCALYPTUS MULCH.

I. PLANTING PROCEDURES

1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.

2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL – 811 – TO LOCATE UTILITIES.

3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING METHOD THAT ADDRESSES POOR DRAINAGE.

5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE , PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.

7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USDA STANDARD FOR NURSERY STOCK 280.1; UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.

8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.

9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.

10. TREES AND SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).

11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDONYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL PRIOR TO INOCULATION.

12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.

13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.

14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE ALL DEBRIS. MIX TOP 4" THE PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

15. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.

16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

J. LAWN SODDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SODDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.

C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE MULCH STRIP SHALL BE PROVIDED – REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.

5. DURING DELIVERY, PRIOR TO, AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

6. LAWN MAINTENANCE:

A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).

B. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.

K. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. FINAL INSPECTION AND ACCEPTANCE OF WORK

FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

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TOWERCOM VIII-B, LLC
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3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

TRICIA C. RICHTER, PLA
LA #6667244
OCTOBER 2022

PLANS PREPARED BY:

Kimley»Horn

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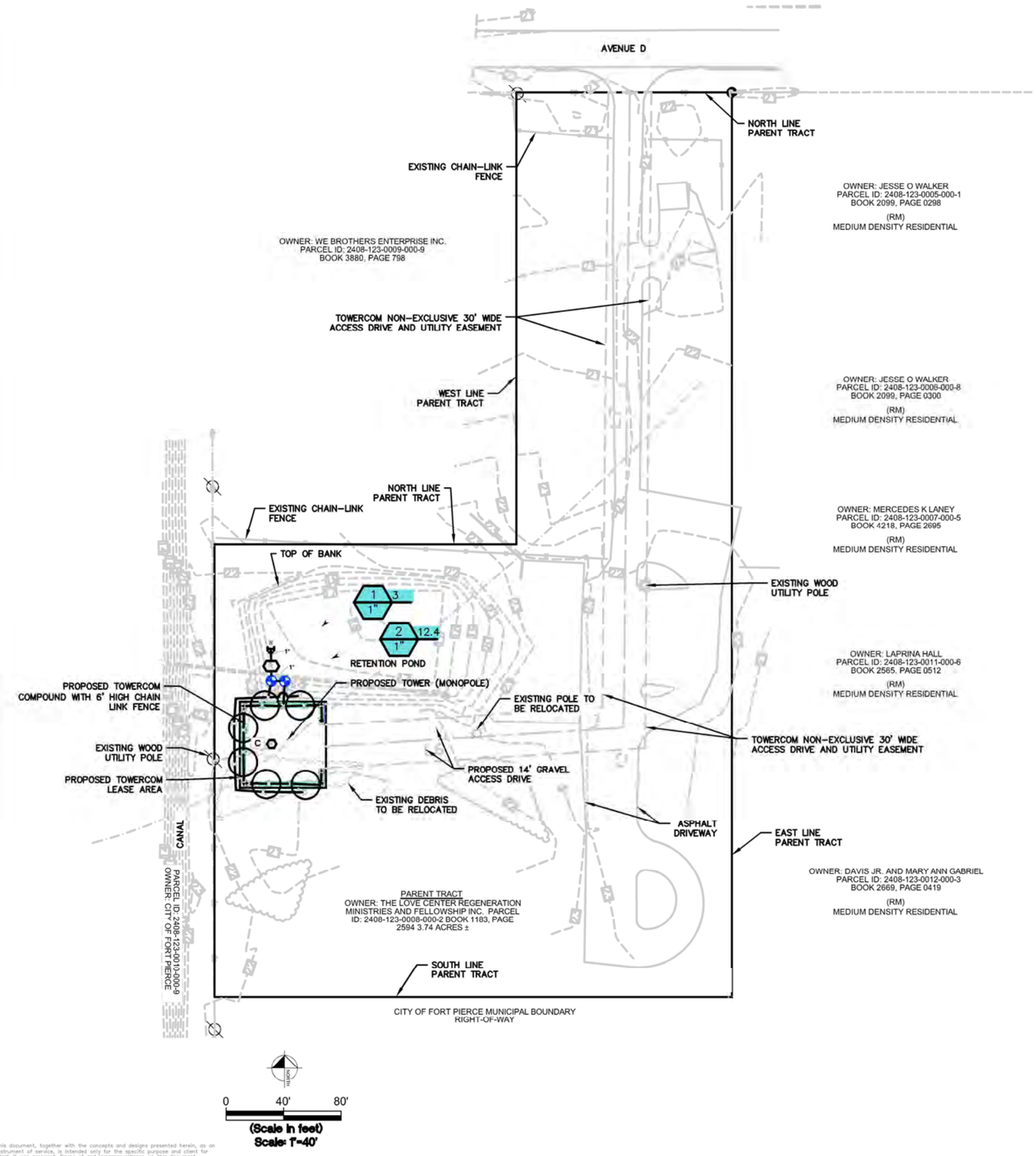
SHEET TITLE:

LANDSCAPE DETAILS AND NOTES

SHEET NUMBER: L-2 REVISION:

KHA Job #: 241044000



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
EST LCS RCS CST SST	Rain Bird 1812 12 Inch Series Shrub Sprays 12" Pop-Up Sprinkler with Bi-Metallic Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	ITS	30
1401 1402 1404 1408	Rain Bird 1402 Flood Bubbler on IPS Flex Hose per detail.	6	30

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird PESB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	2
C	[illegible]	
	Rain Bird RSD-CEX Rain Sensing Device, conduit mount. With threaded adapter, extension wire.	1
	1.5 HP Pump 1-1/2 HP Pump Single Phase 220V	1
W	Point of Connection Well	1
	Irrigation Lateral Line: PVC Class 200 SDR 21	±388.2 l.f.
	[illegible]	

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SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER: REVISION:

L-3

KHA Job #:

241044000

Well Specification

WS–A. REFERENCE: General Provisions of the Contract, including General, Special and Supplementary Conditions and Division One General Requirements, apply to work specified in this section.

WS–B. DESCRIPTION OF WORK:

Furnish all materials, equipment, labor, supervision and all related items necessary to complete this phase of the work as indicated on the drawings and/or specified herein.

A. B. Capacity. Provide wells with minimum continuing producing capacity as follows: 32 GPM

C. Refer to pump specifications.

D. Extent: of Water well work is shown on drawings.

E. Work: Includes furnishing all materials, equipment, labor, supervisors and all related items necessary to complete this phase of work, as indicated on drawings and specified herein.

F. Water well: Work is based on following criteria:

1. Type and size of well will be such as to assure a constant flow of water as indicated on irrigation plans.
2. Water shall be sand free with the minimum amount of iron or tanning possible in a given geographic location.
3. Driven steel case wells shall be driven to a depth into best rock formation – water bearing stratus.
4. Rotary drilled well, PVC cased shall be drilled a minimum of 5 inches larger than the casing diameter. Depth as required to obtain the best water quality available in a given geographic location.
5. A minimum of 20 feet of slotted stainless steel mesh shall extend from bottom of easing and shall be gravel packed. (TREMI–PIPED).
6. Casing shall be grouted to meet all state well drilling codes.
7. Applications and permits for drilling and developing wells.
   a. Drilling for final water well depth
   b. Development of wells
   c. Testing and disinfection
   d. Setting of pumps and coordination to provide power for pumps

G. Site Inspection: Contractor shall acquaint himself with all site conditions. Submission of his proposal shall be considered evidence that the examination has been conducted. Should utilities not shown on the plans be found during excavations, Contractor shall promptly notify the Owner's Represenative for instructions as to further action. Failure to do so will make Contractor liable for any and all damage thereto arising from his operations subsequent to discovery of such utilities not shown in plans.

WS–C QUALITY ASSURANCE:

A. Protecting Water Quality: Take precautions to prevent contaminated water or water having undesirable physical or chemical characteristics from entering stratum from which well is to draw is supply. Prevent contaminated water, gasoline, etc., from entering well either through opening or by seepage through ground surface.

B. Contamination: If well becomes contaminated or water having undesirable physical or chemical characteristics enters well due to neglect, provide casings, seals sterilizing agents or other materials to eliminate contamination or shut off undesirable water. Provide remedial work at no cost to the Owner.

C. Exercise Care: In performance of work to prevent breakdown or caving in of strata overlying that from which water is to be drawn. Develop, pump or bail well until water pumped from well is substantially free from sand.

D. Protect Work: To prevent either tampering with well or entrance of foreign matter. Upon completion, provide temporary well cap.

E. Driller's Requirements: Experienced foreman or driller to be constantly in control of well site and who has authority to take orders from Owner's Representative and, upon request, furnish well drilling information desired by Owner's Representative.

F. Abandonment of Drilling: If it becomes necessary to abandon drillings operations before completion of water producing well, follow regulations for abandonment of well as required by local authorities having jurisdiction. Should abandonment of drilling be necessary due to poor workmanship or negligence on part of the Contractor, no compensations will be allowed. Should abandonment of drilling necessary due to inadequate supply of good quality water, or for such other reason that Owner's Representative deems to be no fault of the Contractor, compensation for work will be based o unit prices in contract.

WS–D SUBMITTALS:

A. Shop Drawings: Submit in accordance with General Conditions of the Contract for construction. Shop drawings shall include manufacturer's product specifications and installation instructions. Include other data as may be required to show compliance with these specifications. Distribute an additional copy of each installation instruction to the installer.

B. Samples, Records and Reports: Take samples of sub–strata formation at ten–foot intervals and at changes in formation throughout entire depth of well. Furnish samples of water–bearing formation to qualified testing laboratory and well screen manufacturer for mechanical sleeve analysis.

C. Provide Owner's Representative the following information for record purposes:

8. Casings – diameter, thickness, weight per foot of length, depth below grade
9. Screen – diameter, opening size
10. Pumping test – static water level, maximum safe yield, drawn down at maximum yield
11. Log – formation log indication strata encountered
12. Alignment – certification that well is aligned and plumb within specified tolerances

D. Salt Content: If well driller has knowledge that salt content may be present at 2" pilot well will be drilled not to exceed 700 P.P.M. salt content.

E. Submit Manufacturer's specifications: installation and start–up instructions, characteristics performance curves with selection points clearly indicated, shop drawings, wiring diagrams, and maintenance data including spare parts lists, for each types in each of the following.

WS–E WARRANTY: Provide warranty covering all material, workmanship and performance of well for a period of one (1) year after Final Acceptance.

IRRIGATION NOTES

1) ANY CHANGES MADE IN THE LAYOUT DUE TO FIELD CONDITIONS SHALL BE IN ACCORDANCE WITH THESE STANDARDS. QUANTITIES IN SCHEDULE ARE ESTIMATED. PLAN SHALL TAKE PRECEDENCE.

2) VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. ALL UTILITIES AND STRUCTURES MAY NOT BE SHOWN ON THESE PLANS–CONTRACTOR SHALL VERIFY THEIR LOCATION.

3) ALL PRESSURE LATERALS UNDER ASPHALT PAVEMENT SHALL BE PLACED WITHIN SLEEVES AS NOTED. WHERE ELECTRIC VALVE CONTROL LINES PASS THROUGH A SLEEVE WITH OTHER MAIN OR LATERAL LINES THEY SHALL BE CONTAINED WITHIN A SEPERATE, SMALLER CONDUIT.

4) LATERALS AND VALVES ARE SHOWN IN SCHEMATIC FORM. LOCATE AS NOTED ON PLANS.

5) LOCATE ALL VALVES IN MULCHED PLANTER BEDS.

6) CONTRACTOR SHALL PROVIDE "AS–BUILT" DRAWINGS OF THE FINAL INSTALLATION TO OWNER AT SUBSTANTIAL COMPLETION BEFORE RECEIVING FINAL PAYMENT.

7) ALL SLEEVES UTILIZED BY THE IRRIGATION CONTRACTOR, WHETHER INSTALLED BY HIM OR NOT, SHALL BE LOCATED ON THE "AS–BUILT" DRAWINGS. THE DEPTH BELOW FINISH GRADE, TO THE NEAREST FOOT OF EACH END OF EACH SLEEVE SHALL BE NOTED AT EACH SLEEVE LOCATION ON THE "AS–BUILT" DRAWINGS. ALL SLEEVES ON PLAN FOR WALL PENETRATIONS AND UNDER SIDEWALKS SHALL BE SIZED TWO PIPE SIZES GREATER THAN PIPE IT CARRIES.

8) ALL VALVES SHALL BE INSTALLED IN AN AMETEK PLASTIC VALVE BOX WITH A LOCKING LID.

9) IRRIGATION CONTRACTOR SHALL SECURE ANY AND ALL NECESSARY PERMITS FOR THE WORK PRIOR TO COMMENCEMENT OF HIS OPERATIONS ON–SITE. COPIES OF THE PERMITS SHALL BE SENT TO THE OWNER/GENERAL CONTRACTOR.

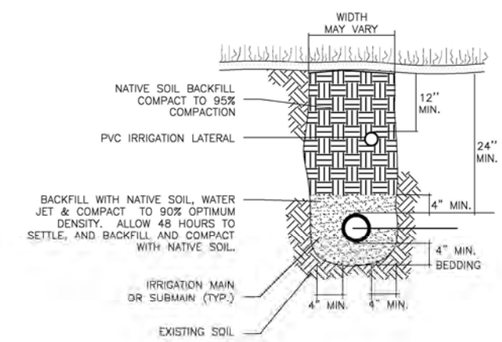
10) VERIFY CONTROLLER LOCATION AND MAINLINE POINT OF CONNECTION AT PROJECT SITE WITH OWNER.

11) ELECTRIC SERVICE TO PUMP AND CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR.

12) ALL 24 VAC WIRING SHALL BE OF DIRECT BURIAL COPPER WIRE AS FOLLOWS:
- CONTROL WIRES – #14
- COMMON WIRES – #12

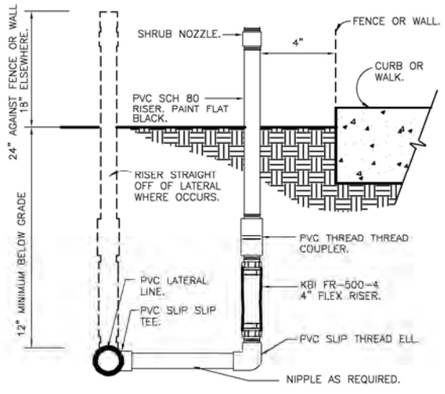
13) INSTALLATION OF WORK SHALL BE COORDINATED WITH OTHER CONTRACTORS IN SUCH A MANNER AS TO ALLOW FOR A SPEEDY AND ORDERLY COMPLETION OF ALL WORK ON THE SITE.

14) COORDINATE WITH PLANTING PLAN FOR PLANTER BED LOCATIONS AND TREE LOCATIONS.



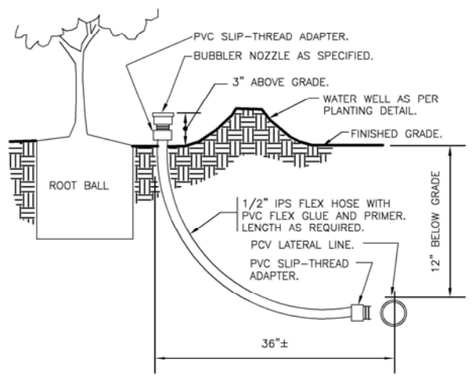
1 TRENCHING DETAIL

NOT TO SCALE — 32 8409.76–03



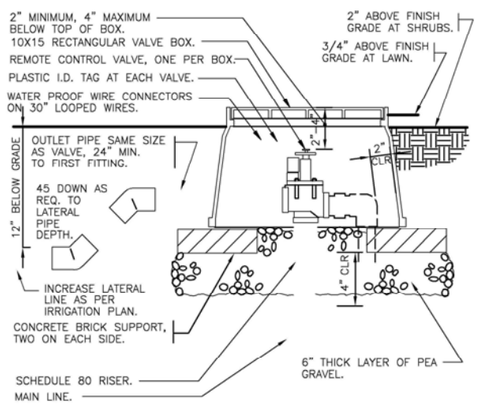
3 SHRUB SPRAY FIXED RISER

3" = 1'–0" — 32 8403.23–01



2 BUBBLER ON FLEX HOSE RISER

3" = 1'–0" — DETAIL–FILE



4 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'–0" — 32 8406.13–01

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241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

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FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:

NOVEMBER 2022

ISSUED FOR:

CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

TRICIA C. RICHTER, PLA
LA #6667244
OCTOBER 2022

PLANS PREPARED BY:

Kimley»Horn
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GD	LF	KKM

LICENSURE:

JASON R. LEE	PE 67472
KEVIN K. MARAJH	PE 71455

SHEET TITLE:

IRRIGATION DETAILS AND NOTES

SHEET NUMBER: L-4 REVISION:

KHA Job #: 241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 – Love Ministries\Cadd\CD's\Love Ministries_CDs_LA_2022.11.18.dwg L-4 Nov 22, 2022 7:41am by: gary.daniel

ELECTRICAL NOTES

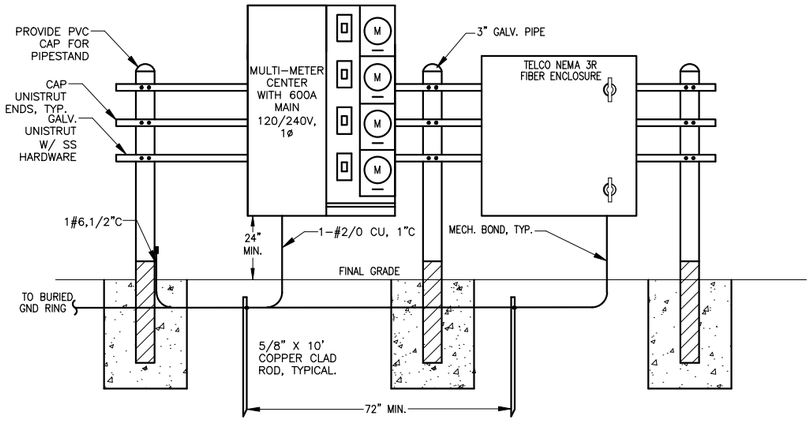
1. GENERAL
   - A. THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR FOR A COMPLETE ELECTRICAL SYSTEM AS INDICATED ON THE DRAWINGS. ITEMS NOT SHOWN BUT OBVIOUSLY NECESSARY FOR A COMPLETE SYSTEM SHALL BE INCLUDED.
   - B. THE CONTRACTOR SHALL COORD. W/CONST. MANANGER FOR PERMITS & INSPECTIONS TOWER CO. SHALL OBTAIN ALL PERMITS, SCHED. INSPECTIONS, & APPROVALS.
   - C. ALL WORK SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE AND THE LOCAL BUILDING CODES. ALL COMPONENTS SHALL BE U.L. APPROVED.
   - D. THE CONTRACTOR SHALL BEFORE SUBMITTING HIS BID, VISIT THE SITE OF THE PROJECT AND BECOME FAMILIAR WITH THE CONDITIONS. NO ALLOWANCE WILL BE MADE FOR EXISTING CONDITIONS OR FAILURE OF THE CONTRACTOR TO OBSERVE THEM
   - E. EXACT LOCATION OF ALL EQUIPMENT SHALL BE COORDINATED WITH CONST. MANAGER, THE BUILDING OWNER AND OTHER TRADES.
   - F. WHERE EQUIPMENT IS SPECIFIED BY MANUFACTURER AND TYPE, SUBSTITUTION SHALL ONLY BE MADE WITH THE APPROVAL OF THE ENGINEER. THE CONTRACTOR SHALL SUBMIT DETAILS OF PROPOSED MATERIALS, REASON FOR CHANGE AND CHANGE IN CONTRACT AMOUNT.
2. SCOPE OF WORK
   - A. THE CONTRACTOR SHALL PROVIDE ALL ELECTRICAL WIRING AND EQUIPMENT UNLESS OTHERWISE INDICATED. MAIN COMPONENTS ARE AS FOLLOWS:
     1. PROVIDE ELECTRICAL SERVICE AS INDICATED ON THE DRAWINGS.
     2. PROVIDE SERVICE EQUIPMENT MOUNTED AS INDICATED ON DRAWINGS.
     3. PROVIDE TELEPHONE CONDUIT WITH PULL WIRE AS INDICATED ON DRAWINGS.
     4. COORDINATE ELECTRICAL SERVICE WITH POWER CO., CONTACT REP PRIOR TO CONSTRUCTION.
     5. COORDINATE TELEPHONE SERVICE WITH TELCO CONTACT REP PRIOR TO CONSTRUCTION.
     6. INSTALL WIRE AND CONDUIT AS INDICATED.
     7. PROVIDE GROUNDING AS INDICATED ON DRAWINGS.
     8. RESTORE ALL AREAS TO ORIGINAL CONDITION AFTER INSTALLATION OF CONDUIT. CUT AND PATCH CONCRETE AND/OR ASPHALT AS REQUIRED.
     9. CONTRACTOR SHALL CLEARLY LABEL DISCONNECTS, METERS, BREAKERS, TELEPHONE TERMINAL BOX AND OTHER RELATED GEAR.
3. CONDUIT
   - A. CONDUIT SIZES AS SHOWN ON THE DRAWINGS ARE A MINIMUM. THE CONTRACTOR MAY INCREASE AS REQUIRED FOR EASE OF PULLING.
   - B. CONDUIT TYPES AS FOLLOWS:
     1. ALL ABOVE GRADE CONDUIT SHALL BE RIGID GALVANIZED STEEL.
     2. ALL CONDUIT BELOW GRADE SHALL BE SCHEDULE 40 PVC.
     3. CONCEALED CONDUIT IN WALLS OR ABOVE CEILING MAY BE EMT.
   - C. ALL EXPOSED CONDUIT SHALL BE NEATLY INSTALLED AND RUN PARALLEL OR PERPENDICULAR TO STRUCTURAL ELEMENTS. SUPPORTS AND MOUNTING HARDWARE SHALL BE HOT DIPPED GALVANIZED STEEL. CONDUITS SHALL HAVE BURRS REMOVED WITH A REAMER. CONDUITS ENTERING CABINETS SHALL HAVE LOCK NUTS INSIDE AND OUT UNLESS ENTRANCE IS THREADED. NYLON INSULATED BUSHINGS SHALL BE USED ON ALL CONDUIT TERMINATIONS.
   - D. FLEX CONDUIT SHALL BE LIQUID TIGHT FLEXIBLE METALLIC CONDUIT.
4. CONDUCTORS
   - A. CONDUCTORS SHALL BE COPPER STRANDED TYPE THWN OR XHHW WITH 75 DEGREE C RISE INSULATION OR AS INDICATED ON DRAWINGS.
5. GROUNDING
   - A. PROVIDE GROUND SYSTEM AS INDICATED ON THE DRAWINGS AND AS REQUIRED BY THE NATIONAL ELECTRIC CODE AND RADIO EQUIPMENT MANUFACTURER.
   - B. ALL RACEWAYS REQUIRE GROUNDING CONDUCTORS. BONDING CONDUCTORS THROUGH THE RACEWAY SYSTEM SHALL BE CONTINUOUS FROM MAIN SWITCH GROUND BUSES TO PANEL GROUND BARS, AND FROM PANEL GROUNDING BARS TO BRANCH CIRCUIT OUTLETS, MOTORS, LIGHTS, ETC. THESE GROUND CONDUCTORS ARE REQUIRED THROUGHOUT THE PROJECT REGARDLESS OF WHETHER CONDUIT RUNS SHOW GROUND CONDUCTORS ON THE DRAWINGS.

GROUNDING PROTECTION SYSTEM NOTES:

1. PROVIDE "CABLE ENTRANCE GROUND BAR" (CEGB), 3"H X 6"L X 1/4"D. MOUNT AT +2'-0" AT TELCO BOARD.
2. PROVIDE A GROUND RING BURIED A MINIMUM OF 18" BELOW GRADE. THE GROUND RING SHALL BE INSTALLED 2'-0" AWAY FROM FOUNDATION (MINIMUM UNLESS SHOWN ON DRAWING).
3. BOND FENCE POST TO GROUND RING USING AN EXOTHERMIC WELD. BOND FENCE GATE TO POST WITH A FLEXIBLE COPPER JUMPER STRAP MECHANICALLY OR EXOTHERMICALLY. TYPICAL FOR ALL FENCE PLANES WITHIN 12 FEET OF TOWER FOUNDATION. FOR FENCE PLANES BEYOND 12', EXTEND 1#2 TO EACH FENCE PLANE TO ANY PLANES WITHIN 50'.
4. BOND DISCONNECT SWITCH, METER, TELEPHONE CABINET AND SERVICE CONDUITS TO BURIED GROUND RING AS THEY CROSS.
5. EACH LEG OF THE WAVEGUIDE STRUCTURE SHALL BE INDIVIDUALLY BONDED TO THE BURIED GROUND RING. EXOTHERMICALLY WELD CONNECTIONS AT POST FOR WAVEGUIDE STRUCTURE AND BURIED GROUND RING. PLACE 5/8"X10' COPPERCLAD GROUND ROD AT 10' INTERVALS ALONG WAVEGUIDE PATH.
6. BOND REBAR IN CONCRETE FOR COMMUNICATION STRUCTURE AND EQUIPMENT PAD TO BURIED GROUND RING. EXOTHERMICALLY WELD A #2 TINNED SOLID COPPER CONDUCTOR TO THE REBAR AND CONNECT TO THE BURIED GROUND RING.
7. PROVIDE INSPECTION SLEEVE AT ALL BURIED GROUND RING EXOTHERMIC CONNECTIONS.
8. PROVIDE BONDING CONDUCTOR(S) FROM THE BURIED GROUND RING TO THE ANTENNA CABLE BUS BAR AT POINT JUST INSIDE OF THE COMMUNICATION STRUCTURE EXIT. VERIFY EXACT LOCATION OF COPPER BUS BAR FOR PROPER CONDUCTOR LENGTH. FINAL EXOTHERMIC WELDS TO COPPER BUS BAR BY THE ANTENNA CABLE INSTALLER.
9. EXOTHERMICALLY WELD BONDING CONDUCTOR TO COMMUNICATION STRUCTURE LEG AT 1'-0" ABOVE PAD AND BOND TO BURIED GROUND RING. PROVIDE A 3/4" PVC SLEEVE WITH A GRADUAL BEND IN THE CONCRETE FOUNDATION.
10. 5/8"X10'-0" LONG COPPER CLAD GROUND ROD. 10' SPACING BETWEEN RODS (NON-LINEAR). TYPICAL FOR ALL GROUND RODS SHOWN. USE STAINLESS STEEL HARDWARE WHERE APPLICABLE.
11. ELECTRICAL CONTRACTOR SHALL TAKE MEGGER READINGS OF GROUND. THE RESULTS SHALL NOT BE GREATER THAN 5 OHMS.
12. ALL CONNECTIONS TO GROUND SYSTEM SHALL BE MADE IN LINE WITH BENDS NOMINAL 12" RADIUS IN THE DIRECTION OF CURRENT FLOW. T-CONNECTIONS WILL NOT BE ALLOWED.
13. ALL BENDS IN GROUND WIRES SHALL BE NOMINAL 12" RADIUS.
14. ANTENNA CABLES SHALL BE BONDED AT EACH END. RUNS GREATER THAN 150' SHALL BE BONDED TOWARDS MIDDLE OF LENGTH. COORDINATE LOCATION WITH WIRELESS PROJECT MANAGER.
15. WHEN APPLICABLE, CONTRACTOR SHALL BOND FRAMES TO EACH OTHER & TO GROUND RING VIA TWO PATHS. COORD. WITH CPM.
16. CONTRACTOR CAN PROVIDE ONE OF THE FOLLOWING AS DIRECTED BY PROJECT WIRELESS PROJECT MANAGER: THE SECOND OPTION IS PREFERRED.
    - A. CADWELD EACH CABINET GROUND WIRE TO GROUND RING AS SHOWN IN EQUIPMENT GROUNDING DETAIL.
    - B. CADWELD EACH WIRE TO A 1/4"X4"X12" MIN. COPPER BUS BAR LOCATED BEHIND RADIO CABINET. EXTEND A #2 WIRE FROM EACH END OF COPPER BUS BAR TO GROUND RING.
17. PROVIDED BRAIDED BONDING JUMPERS BETWEEN EACH GATE AND POST.

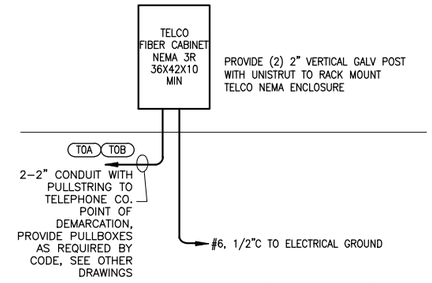
CONDUIT INSTALLATION NOTES:

1. ALL CONDUIT RUNS AND EQUIPMENT LOCATIONS ARE SHOWN DIAGRAMMATICALLY CONTRACTOR TO FIELD COORDINATE WITH CPM BEFORE ANY EQUIPMENT INSTALLATION.
2. CONTRACTOR SHALL PROVIDE TRAFFIC RATED, BROOKS SERIES 66, PULL BOXES WHERE REQUIRED.
3. WHERE U.G. CONDUIT ROUTE IS UNDER SLAB CUT AND PATCH ASPHALT/CONCRETE AS REQUIRED, MATCH EXIST.
4. WHERE NOTED ON DRAWINGS CONTRACTOR SHALL BOND GROUND RING TO PROPOSED TOWER GROUND RING AND FENCE/GATE GROUNDING, CADWELD CONNECTIONS WITH INSPECTION SLEEVE.



ELECTRICAL SERVICE RACK DETAIL

NTS



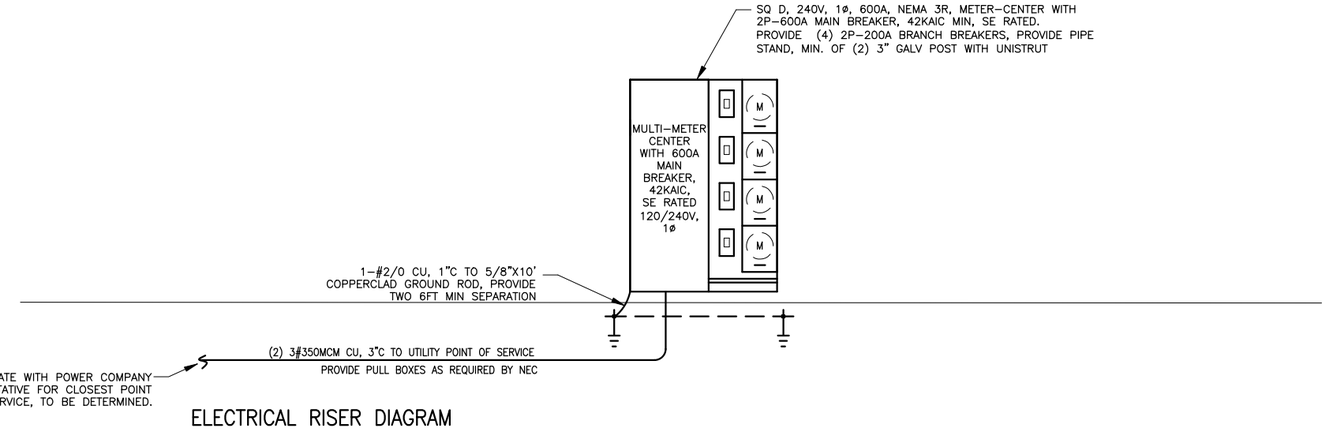
TELEPHONE RISER DIAGRAM (COMPOUND)

SYMBOLS

▼	CADWELD TYPE CONNECTION	C01	CONDUIT TAG 1; REFER TO RISER
◉	5/8" X10'-0" COPPERCLAD GRND. ROD W/INSP. SLEEVE	M-1,3	CONDUIT TAG 1; PANEL SCHEDULE
○	5/8" X10'-0" COPPERCLAD GRND. ROD	△	GENERATOR RECEPTACLE
■	MECHANICAL TYPE CONNECTION	- - -	UNDER GROUND ELECTRIC CONDUIT
- - -	#2 TINNED SOLID BARE CU WIRE	- - -	UNDER GROUND TELCO CONDUIT

ABBREVIATIONS

ANT	ANTENNA	EMT	ELECTRICAL METALLIC TUBING
AWG	AMERICAN WIRE GAUGE	DWG	DRAWING
BCW	BARE COPPER WIRE	LPS.	LIGHTNING PROTECTION SYSTEM
RWY	RACEWAY	S.S.	STAINLESS STEEL
TYP.	TYPICAL	PNL.	PANEL
RGS	RIGID GALVANIZED STEEL	CLF.	CURRENT LIMITING FUSE
		CPM	CONST. PROJ. MANAGER



ELECTRICAL RISER DIAGRAM

240V LOAD CALCULATION

TOTAL LOADS	AMPS
FUTURE WIRELESS CARRIER	100
FUTURE WIRELESS CARRIER	100
FUTURE WIRELESS CARRIER	100
FUTURE WIRELESS CARRIER	100
TOTAL CARRIER LOAD	400

METERCENTER SERVICE: 2C/ø, 350MCM CU, 600A

SERVICE VOLTAGE DROP LESS THAN 2% PER FBC & NEC

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N24° 42' 12"
W81° 21' 10"
WAYPOINT
ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA #29673
RUSSELL C. MORRISON, P.E., #51567
CHARLES G. NERO, P.E., #51540

TOWERCOM VIII-B, LLC
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Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley»Horn
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GD	LF	KKM

LICENSURE:

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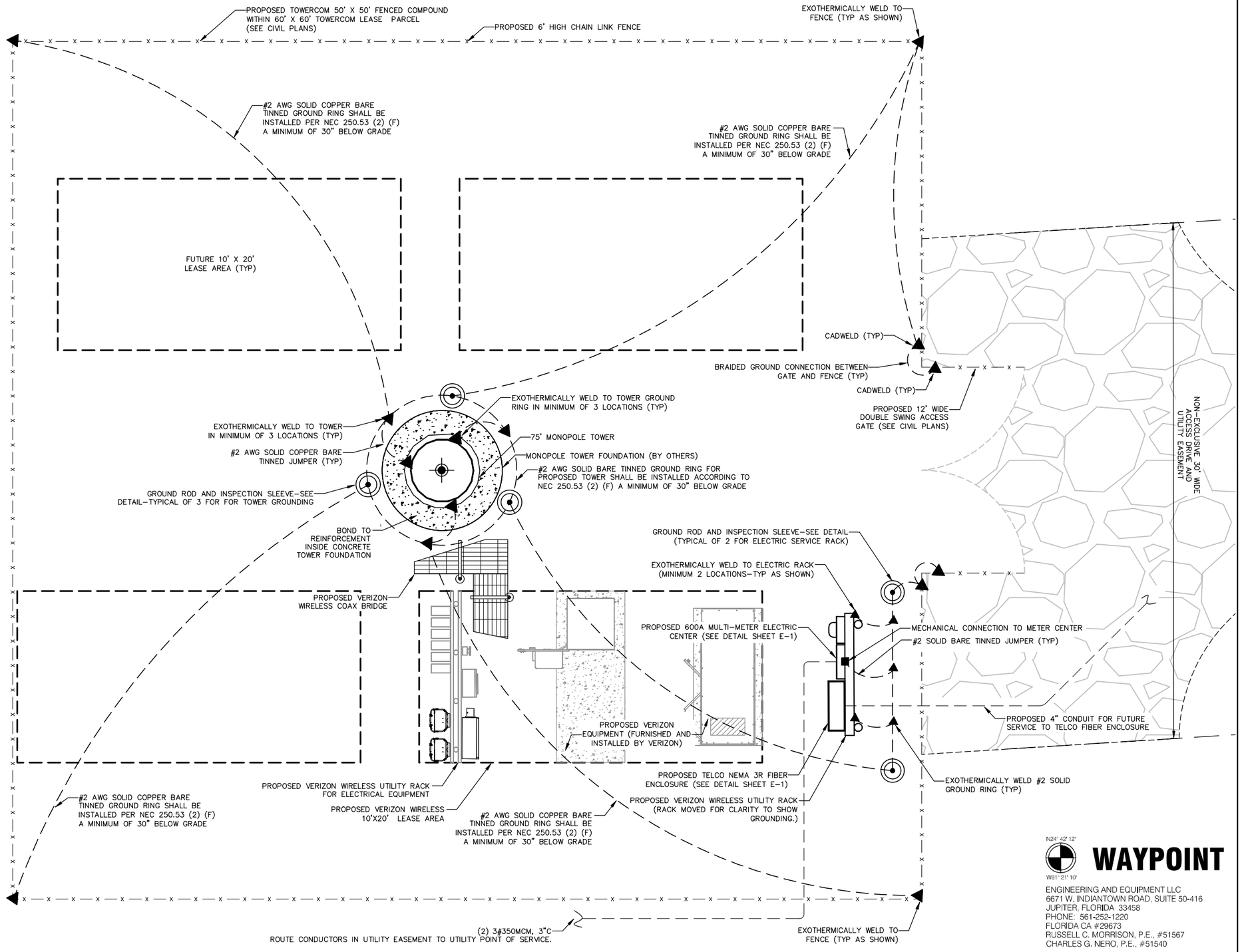
KEVIN K. MARAJH	PE 71455

SHEET TITLE:
TOWER ELECTRICAL NOTES AND RISER DIAGRAM

SHEET NUMBER:	REVISION:
E-1	

KHA Job #:
241044000



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TOWER ELECTRICAL SITE AND GROUNDING PLAN

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W81° 21' 10"
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LICENSURE:

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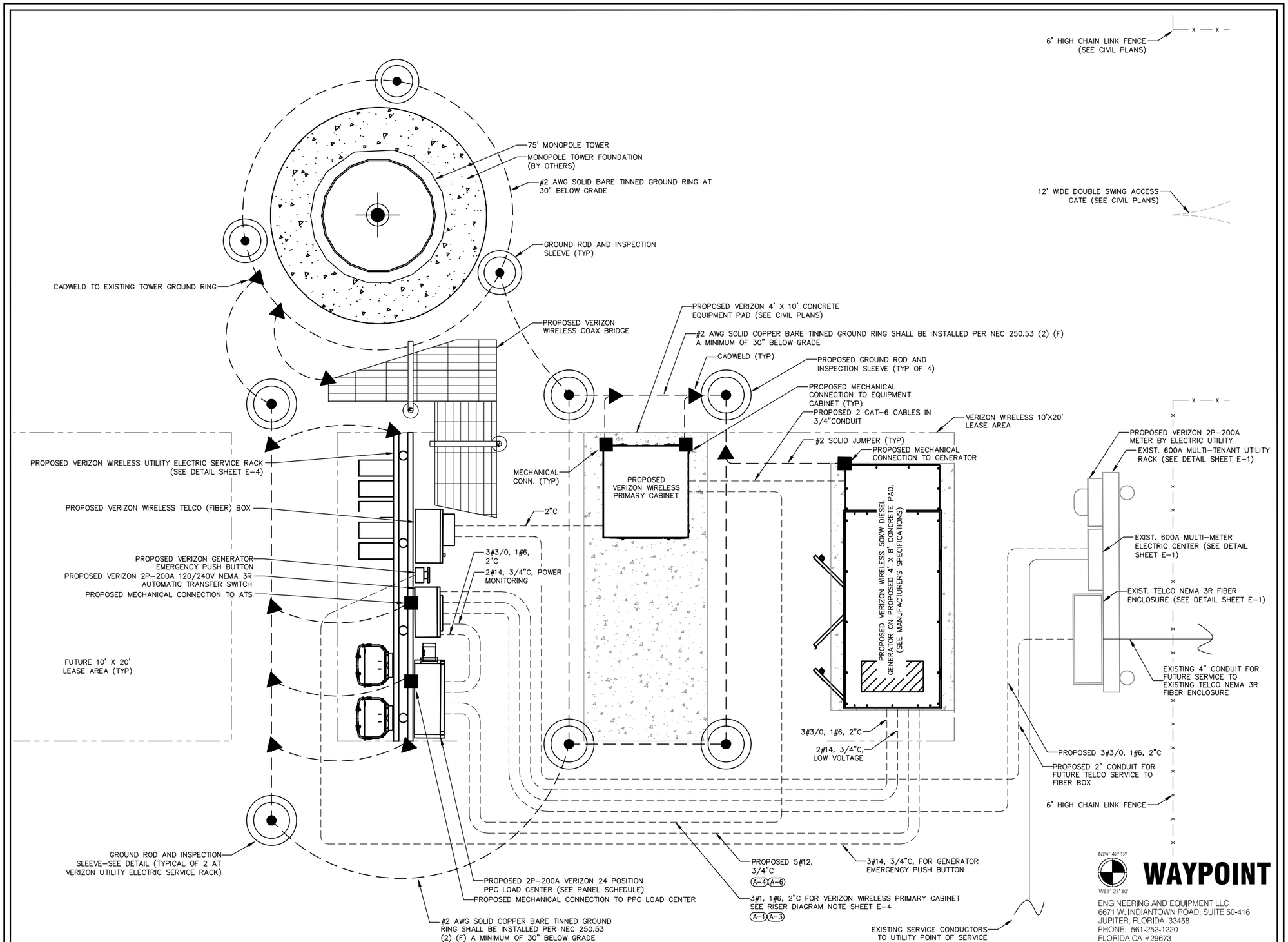
KEVIN K. MARAJH	PE 71455

SHEET TITLE:
TOWER ELECTRICAL SITE AND GROUNDING PLAN

SHEET NUMBER:	REVISION:
E-2	

KHA Job #:
241044000



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VERIZON ELECTRICAL SITE AND GROUNDING PLAN

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ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley»Horn
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SHEET TITLE:
VERIZON ELECTRICAL SITE AND GROUNDING PLAN

SHEET NUMBER:	REVISION:
E-3	

KHA Job #:
241044000

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W81° 21' 10"
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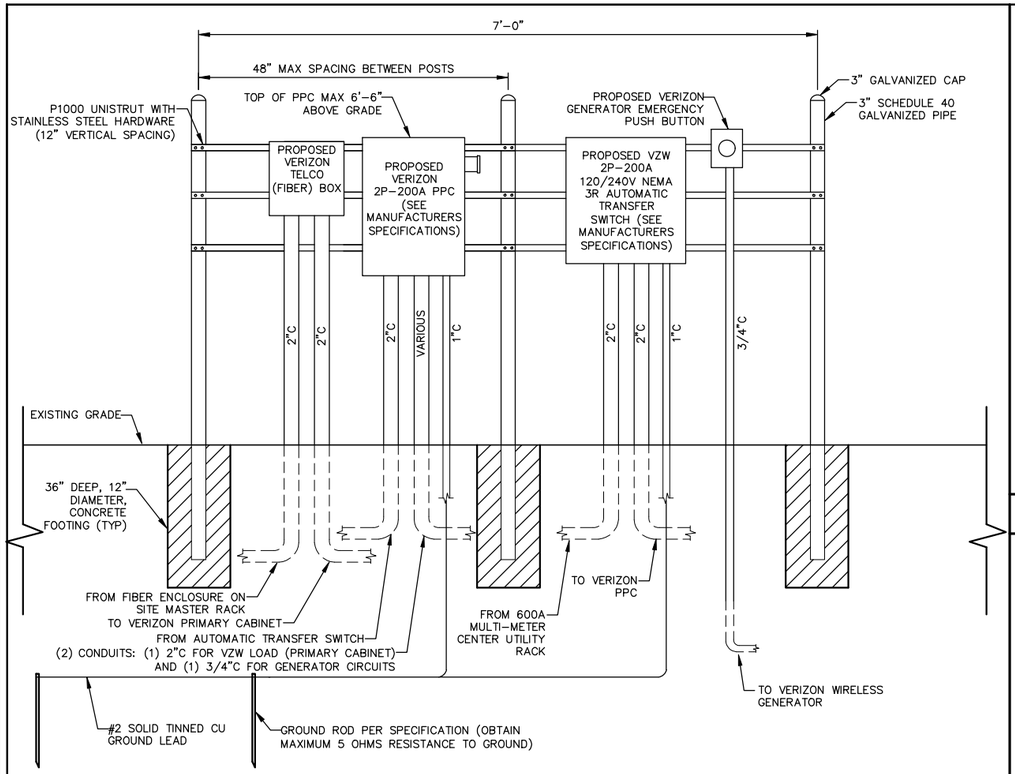


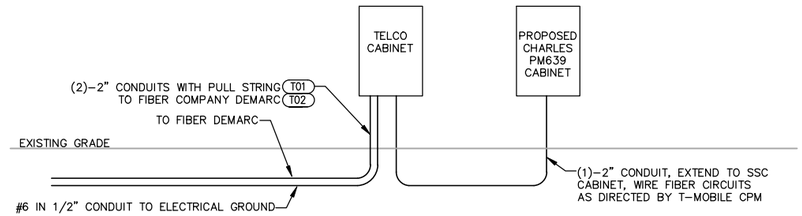
VERIZON ELECTRIC RACK DETAIL | 1

PROPOSED VERIZON WIRELESS PPC (SEE MANUFACTURER'S SPECIFICATIONS)

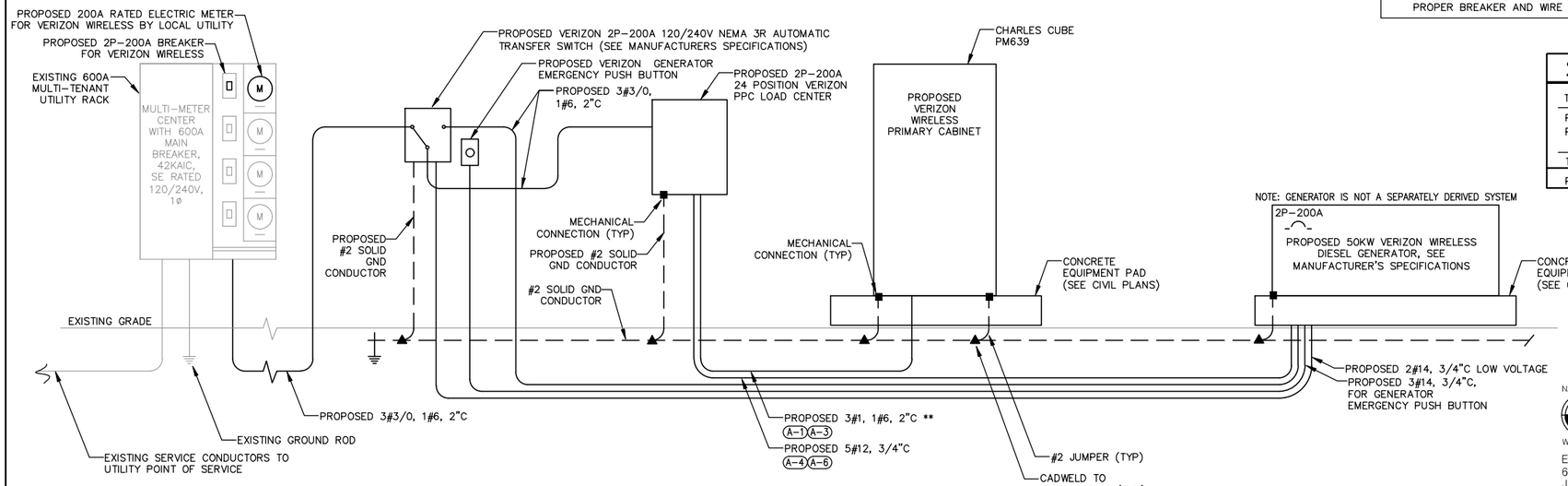
WIRE SIZE	COND SIZE	BUS AMPS L1	BUS AMPS L2	LOAD	POLES	AMPS	BUS L1	BUS L2	AMPS	POLES	LOAD	BUS AMPS L1	BUS AMPS L2	WIRE SIZE	COND SIZE
3#1 1#6	2"	35	35	VZW PRIMARY CABINET (CHARLES CUBE PM639) **	2	125	1	2	20	1	GFCI IN PPC	1			
							3	4	20	1	GENERATOR BLOCK HTR.		1	5#12	3/4"
							5	6	20	1	GENERATOR BATT. CHRGR.	1			
							7	8							
							9	10							
							11	12							
							13	14							
							15	16							
							17	18							
							19	20							
							21	22	60	2	SURGE SUPRESSOR	0			
							23	24					0	4#6	1"

RATED VOLTAGE: ■ 120/240 □ _____ 1 PHASE, 3 WIRE	BRANCH POLES: □12 ■24 □30 □42	APPROVED MF'RS.
RATED AMPS: □125 ■200 □400 □ _____	CABINET: ■SURFACE □FLUSH	NEMA □1 ■3R □4X
□MAIN LUGS ONLY MAIN 200 AMPS ■BREAKER □FUSED SWITCH	■HINGED DOOR	■KEYED DOOR LATCH
□FUSED ■ CIRCUIT BREAKER BRANCH DEVICES	□ _____ TO BE GFCI BREAKERS	FULL NEUTRAL BUS / GROUND BUS
ALL BREAKERS MUST BE RATED TO INTERRUPT A SHORT CIRCUIT ISC OF 10,000 AMPS SYMMETRICAL.		

VERIZON PANELBOARD SCHEDULE | 2



VERIZON TELCO RISER DIAGRAM | 3



** NOTE: BREAKER AND WIRE SIZE HAS BEEN COORDINATED WITH CHARLES UNIVERSAL BROADBAND ENCLOSURE MODEL # CUBE-PM639 12MC2. IF DIFFERENT CABINET TO BE INSTALLED, COORDINATE WITH ENGINEER FOR PROPER BREAKER AND WIRE SIZE.

240V LOAD CALCULATION

TOTAL LOADS	AMPS
PROPOSED VERIZON EQUIPMENT	36
PROPOSED GENERATOR LOAD	1
TOTAL	37

PROP. SERVICE: 1C/ø 3/0 CU, 200A

VERIZON ELECTRICAL RISER DIAGRAM | 4

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N24° 42' 12"
W81° 21' 10"
WAYPOINT
ENGINEERING AND EQUIPMENT LLC
6671 W. INDIANTOWN ROAD, SUITE 50-416
JUPITER, FLORIDA 33458
PHONE: 561-252-1220
FLORIDA CA #29673
RUSSELL C. MORRISON, P.E., #51567
CHARLES G. NERO, P.E., #51540

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

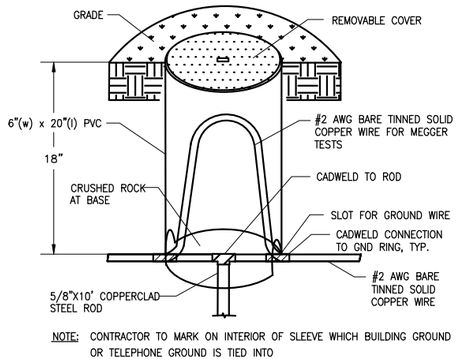
LICENSURE:

JASON R. LEE	PE 67472
KEVIN K. MARAJH	PE 71455

SHEET TITLE:
VERIZON ELECTRICAL PLAN

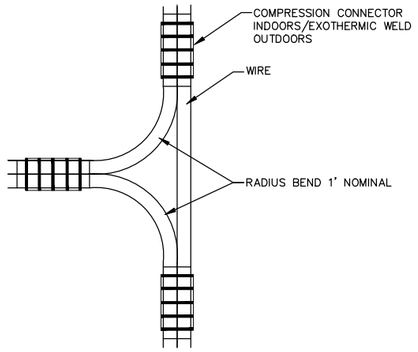
SHEET NUMBER: E-4 REVISION:

KHA Job #:
241044000

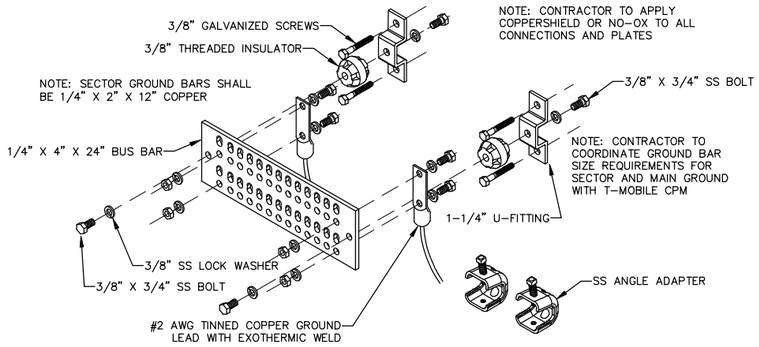


NOTE: CONTRACTOR TO MARK ON INTERIOR OF SLEEVE WHICH BUILDING GROUND OR TELEPHONE GROUND IS TIED INTO

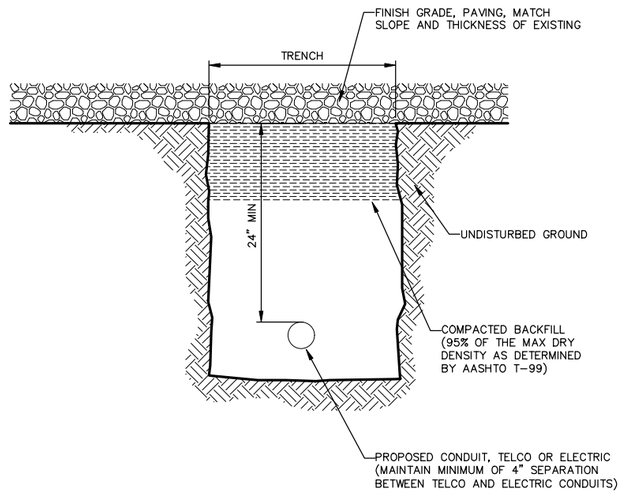
GROUND ROD AND INSPECTION SLEEVE | 1



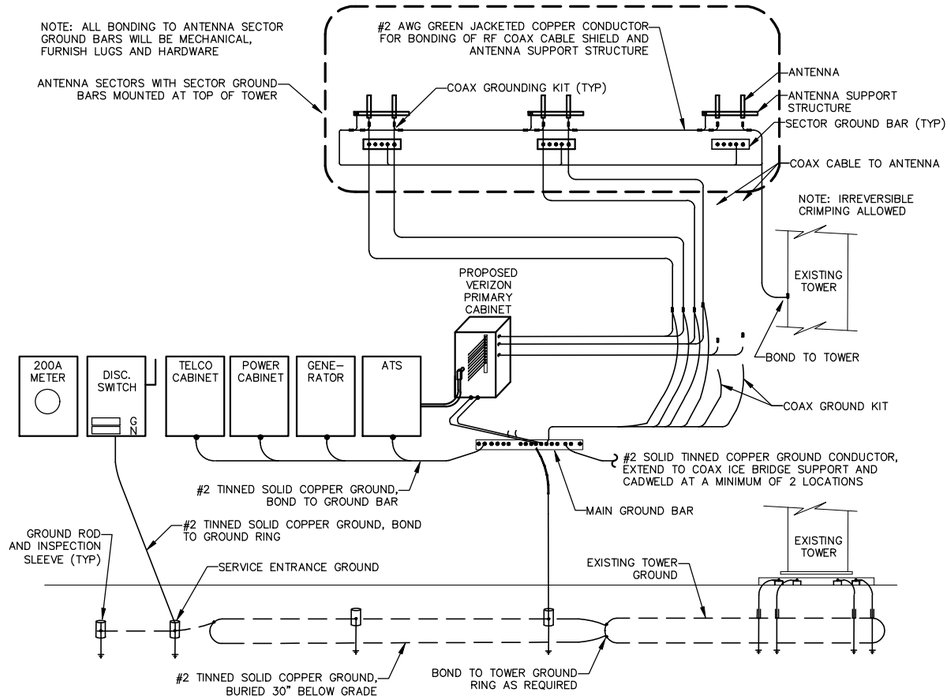
NON-DIRECTIONAL SPLICE | 2



GROUND BAR DETAIL | 3



CONDUIT TRENCH DETAIL | 4



EQUIPMENT GROUNDING DETAIL | 5

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LICENSURE:

JASON R. LEE	PE 67472
KEVIN K. MARAJH	PE 71455

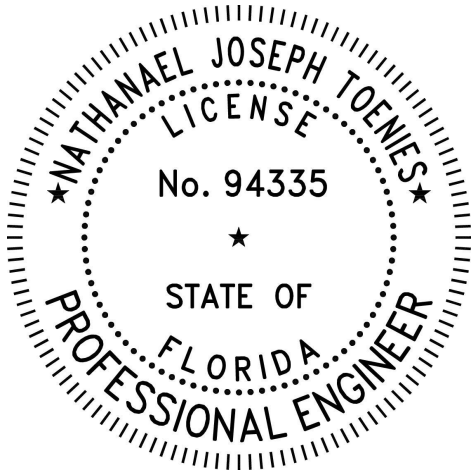
SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER: E-5 REVISION:

KHA Job #:
241044000

Valmont Structures
28800 Ida Street
Valley, NE 68064
(402) 359-2201
Engineer: YZ
Reviewed by: YZ

Drilled Pier Foundation Design Calculations



By NJT1 at 8:17:07 AM, 11/18/2022

Valmont Order Number: 569549
Customer: TowerCom
Site: Love, FL
Pole Height: 194 ft (195 ft agl)

Monopole Pier Design

Customer:	TowerCom
Site:	Love
State:	FL
Project #	569549
Drawing No.	FL569549FP
Geotechnical Report	ECA Project No. 22-003594 dated 11/2/2022
Geotechnical Report Water Depth	6 ft
Run Date:	11/17/22
Version:	3.13
Engineer:	YZ
Checker:	YZ
Address:	Valley
TIA Revision:	H
Seismic Design Category	A

Pole Geometry

Pole Height =	194	ft
Bolt Circle =	83.75	in
Number of Bolts =	32	
Bolt Diameter =	1.75	in
Bolt Projection =	10.00	in
Bolt Length =	72.0	in
Bottom Template Diameter =	87.3	in

Shrinkage/Temperature Requirement Per TIA Rev H Section 9.6
AB Clearance = 9.1 in
Check OK

Pole Loads

Foundation Maximum Stress =	98	%
Factored Moment =	9918.6	ft-kips
Factored Shear =	68.84	kips
Factored Weight =	73.61	kips
Shear Height =	144.1	ft
e (col offset) =	1584.6	in

Moment and Shear increased by maximum stress value.

Anchor Bolt Load

Factored Moment =	116643	in-kips
Factored Shear =	67.47	kips
Factored Weight =	73.61	kips

Plastic Anchor Bolt Force Calculation Method

Anchor Bolt Info

Grade:	A615 Gr75	
F_u =	100.0	ksi
F_y =	75.0	ksi
Area tensile =	1.90	in^2

☐ TIA-G Presumptive Soil Clay ☐ TIA-H Presumptive Soil Clay
☐ TIA-G Presumptive Soil Sand ☐ TIA-H Presumptive Soil Sand

Passive Pressure Calculations Φ Factor = 0.75 N INPUT

Layer	Depth Start (ft)	Depth End (ft)	c (psf)	ϕ (degrees)	γ (pcf)	lateral pressure start (psf)	lateral pressure end (psf)	Den x Depth (psf)	Kp	Allowable Overburden	slope (psf/ft)
1	0	2	0	29	105	0	454	210	3.00	630	
2	2	6	0	30	110	473	1463	440	2.88	1873	
3	6	13.5	0	29	48	1405	2183	360	3.25	3287	
4	13.5	28.5	0	32	53	2465	4406	795	2.77	5000	
5	28.5	38.5	0	28	43	3750	4643	430	2.88	6441	
6	38.5	48.5	0	29	48	4831	5869	480	3.25	8836	
7	48.5	60	0	32	58	6627	8255	667	1.00	3382	
8	0					0	0	0	1.00	3382	
9	0					0	0	0	1.00	3382	
10	0					0	0	0	1.00	3382	

Soil Summary

ZERO = GROUND LINE

Level #	ϕ Ultimate Pas Pressure psf Start	ϕ Ultimate Pas Press Slope psf/ft	Depth Start (ft)	Depth End (ft)	End Prss
1	0	226.96	0	2	454
2	473	247.50	2	6	1463
3	1405	103.75	6	13.5	2183
4	2465	129.37	13.5	28.5	4406
5	3750	89.33	28.5	38.5	4643
6	4831	103.75	38.5	48.5	5869
7	6627	141.57	48.5	60	8255
8	0	0.00	0	0	0
9	0	0.00	0	0	0
10	0	0.00	0	0	0

Max Moment Depth

Max Moment Depth (ft) = 8.47

$$\int_{Ground\_Line}^{(Depth\_Mmax)} \frac{Passive\ Pressure}{ft}\, dft = Applied\ Shear$$

Max Pier Moment

(in-kips)	(ft-kips)
126434	10536

Footing Concrete Geometry

Cap Height (Above Ground Line) =	0.5	ft			
Diameter Pier =	8.5	ft	Spacing	OK	42.75 in Anchor Bolt Radius (to outer face)
Length (below ground) =	50	ft			43.63 in Template Radius
Concrete Volume =	106.1	yd^3	L/D Ratio = 5.9	OK	45.23 in Inner Edge of Hook/Rebar

Summation of shear and passive pressure forces to find LID: $\Sigma F_x = 0$

Load Inflection-Point Depth (LID) = 34.05 ft

Summation of moments about LID: $\Sigma M_{LID} = RM_{total} - OTM >= 0$

OTM =	12297.1	ft-kips	Resisting	Soil FS above allowable
$Shear_{applied}$ =	68.8	kips	RM_{total} = 15827	1.29 = RM_{total}/OTM
Weight =	73.6	kips	$Shear_{resisting}$ = 69.05	1.00 = resisting V/applied V

Foundation Load Properties

Zero = Ground Line

Level #	Passive Pressur psf Start	Pas Press Slope psf/ft	Depth Start (ft)	Depth End (ft)	About Load Inflection Point: Forces Constant kips	Forces Slope kips	Moments Constant ft-kips	Moments Slope ft-kips	V_{max} kips
1	0	227	0.0	2.0	0.0	3.9	0	126	708.69
2	473	248	2.0	6.0	16.1	16.8	483	495	
3	1405	104	6.0	13.5	89.6	24.8	2177	572	
4	2465	129	13.5	28.5	314.3	123.7	4102	1305	
5	3750	89	28.5	34.0	176.9	11.7	491	22	
6	4245	89	34.0	38.5	-160.6	-7.5	357	22	
7	4831	104	38.5	48.5	-410.6	-44.1	3881	490	
8	6627	142	48.5	60.0	-84.5	-1.4	1284	21	

Footing Reinforcement Requirements

Tie Bar #	4	Ties OK	Seismic Ties? No
Tie Vertical Spacing	1.00	ft =	12"
Number of Ties	53	-	
Area_Ties	0.40	in^2	Area of Tie Cut by Vertical Section (2*Area of the tie)
MP_Tc	4	in	Thickness of Concrete Cover
MP_Rin	45.9	in	Radius of Vertical Rebar
MP_Asteel	55.7	in^2	Total Area of Vertical Bars
MP_Esteel	29000	ksi	Young's Modulus
MP_Isteel	58585	in^4	Rebar Moment of Inertia
EI	1698971106	in^2*lbf	E*I
S	1277	in^3	Rebar Section Modulus
M_u	126434	in-kips	Applied Maximum Moment at Depth of Zero Shear on Pier
ΦM_N	132121	in-kip	Factored Moment Strengh of Pier
Bars Per Bundle	1		
Vertical Bar #	10	OK	Bar Quantity Area Check
Bar Count	44	33	= Min # based on area (0.005)
Φ_{shear}	0.85		Strength Reduction Factor for Capacity Of Steel Shear
$\Phi_{flexure}$	0.9		Strength Reduction Factor for Capacity Of Steel Flexure
MP_Fty_T&V	60	ksi	Rebar Fty Grade 60
MP_Fty_T&V_ALL	54	ksi	Rebar Fty Allowable Pier Design includes PHI_Steel
Shaft Bending CSR	0.96		Applied Maximum Moment / Factored Moment Strength
ΦVs	137.4	kips	Factored Steel Shear Strength
	5.28	in	Vertical Rebar Horiz Spacing
	7.83	ft	Diameter of hoops
	91.75	in	Diameter of vertical rebar circle
	1.27	in	Diameter of Vertical Rebar

Pier Shear Check

f'_c	4500 psi	Concrete compression properties	
d	6.73 ft	Distance from extreme com fiber to cent of tension reaction group	

Calculate the Concrete Shear Strength

$V_c = 2*(fc')^{0.5}*bw*d$

$= 1106$ kips — 22.5.5.1

Given:

bw	=	102 in	diameter
d	=	80.8 in	
Φ_c	=	0.85	
$\Phi_c V_c$	=	940 Kips	

Cross-Sectional Dimension Check

$\Phi * (V_c + 8 * \sqrt{(f'c)} * bw * d) \geq V_u$

3761 kips ≥ 708.7 kips — 22.5.1.2

Calculate the Reinforcment Shear Strength

#4 horizontal ties at 12" spacing

$V_s = \frac{A_v * f_y * d}{s}$ — 22.5.10.5.3

Given:

A_v	=	0.4	in^2
f_y	=	60	ksi
d	=	6.73	Ft
s	=	1	Ft
Φ_s		0.85	
$\Phi_s V_s$	=	137.4	Kips

The Maximum Shear in the Pier occurs at Reaction Inflection Point 34'

$\Phi * (V_s + V_c) \geq V_u$ — 22.5.10.1

ΦV_c	+	ΦV_s	>	V_u
940 Kips	+	137.4 Kips	>	708.7 kips
		1077.4 Kips	>	708.7 kips

====> OK

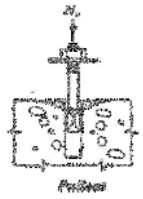
Anchor Bolt Embedment Check

Development Length Demand	Ld_min =	12	in	25.4.2.1
Casting Location Factor	ψ_t =	1		25.4.2.4
Coating Factor	ψ_e =	1		25.4.2.4
	Epoxy	N		
	$\psi_t\psi_e$ =	1		25.4.2.4
Size Factor	ψ_s =	1		25.4.2.4
Concrete Weight Factor	λ =	1		25.4.2.4
	c_b =	4.64		25.4.2.4
Transverse Reinforcement Index	k_{tr} =	0		25.4.2.3
Confinement Term	c' =	2.5000		25.4.2.3
Rebar Development Length in Tension	L_d =	34.1	in	25.4.2.2
		2	in	
	Pullout Angle	35	deg	17.4
Anchor Bolt Embedment in Concrete	Ab_e =	62	in	
Available Development Length	L_{da} =	55.2	in	
Required Development Length	L_{drqd} =	25.00	in	
Check Anchor Engagement		OK		
Excess Reinforcement Ratio		0.734		25.4.10.1
Minimum Rebar Ratio		0.005		16.3.4
Minimum Anchor Bolt Embedment		8.0	in	TIA Rev H 9.6
Check Anchor Bolt Length		OK		
Embedment Length		62.00	in	
25 Times Diameter		43.75	in	
Concrete Pryout Check Required		No		TIA Rev H 9.6

Pullout Strength of Anchor in Tension

17.4.3

$N_{pn} = \Psi_{c,P} N_p$



Net earing area of the headed stud(s) or anchor bolt(s)	A_{bg} =	4.144	in^2
Pullout strength in tension of a single headed stud or bolt	N_p =	$A_{brg} 8 f'_c$	
Assumes the anchor is located in a region of concrete member where analysis indicates no cracking at service load levels.	$\Psi_{c,P}$ =	1.4	
	N_p =	149.2	kips
	ϕ =	0.75	
	N_{pn} =	208.9	kips
	ϕN_p =	156.6	kips
Maximum bolt force from pole analysis	N_u =	139.03	kips

$\phi N_p > N_u$ Check **OK**

Concrete Side-Face Blowout Strength of Headed Anchor in Tension

17.4.4

Single Anchor:

$N_{sb} = 160 c A_{brg}^{1/2} f'^{1/2}_c$

Distance from center of anchor shaft to edge of concrete	C = C_{a1} =	9.1	in
Distance from center of anchor shaft to edge of concrete in direction orthogonal to C = C_{a1}.	C_{a2} =	42.2	in
	C_{a2}/C_{a1} =	4.62	
	Use	3.00	
	Seismic Factor	1.00	
	ϕ =	0.75	
	Factor =	1.00	
	N_{sb} =	199.4	kips
	ϕN_{sb} =	149.5	kips

$\phi N_{ab} > N_u$ Check **OK**

Multiple Anchors:

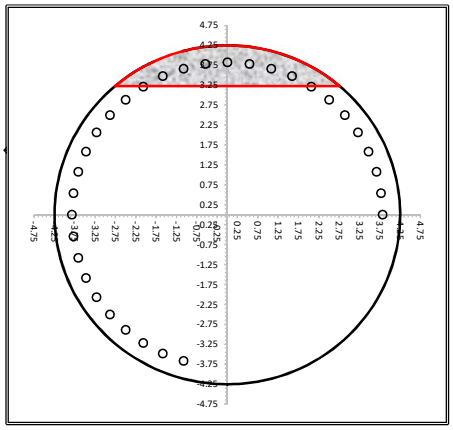
$N_{sbg} = (1 + S/6c_{a1}) N_{sb}$

Spacing of the outer anchors along the edge of the group.	S_o =	8.22	in
Effective anchor embedment depth	h_{ef} =	62	in
The largest edge distance	$C_{a,max}$ =	42.2	in
Number of edges surrounding anchor or group of anchors	edges	2	
Controlling length	L_{ef} =	62	in
	N_{sbg} =	229.3	kips
	ϕN_{sbg} =	172.0	kips

$\phi N_{abg} > N_u$ Check **OK**

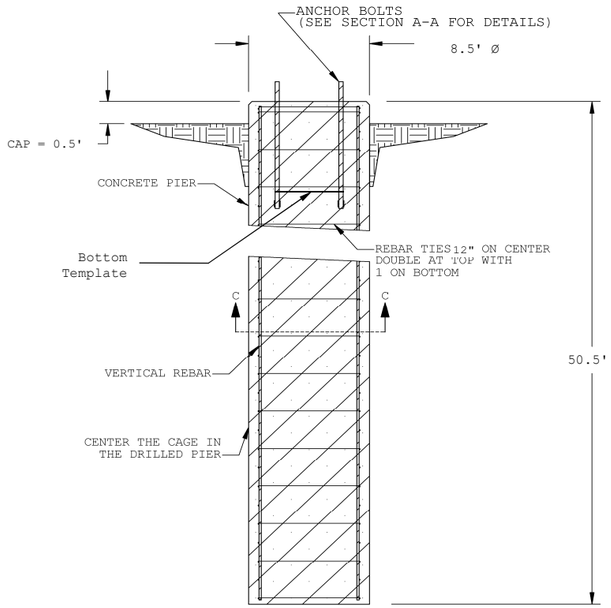
MAXIMUM FACTORED MOMENT OF A CIRCULAR SECTION

Reinforcement Yield Strength	60	ksi
Reinforcement Modulus of Elasticity	29000	ksi
Axial Load (Negative for Compression)	-73.61223	kips
Limiting Compressive Strain	0.003	in/in
Reinforcement Yield Strain	0.00207	in/in
Pier Diameter	8.50	ft
Vertical Rebar Diameter	1.270	in
Vertical Rebar Quantity	44	
Vertical Rebar Area	1.2668	in^2
Tie Rebar Diameter	0.500	in
Concrete Clear Cover	4.0	in
Rebar Cage Diameter (to Center of Vertical Bars)	91.730	in
Concrete Compressive Strength	4500	psi
Distance From Exreme Edge to Neutral Axis	14.87	in
ACI Factor per Table 22.2.2.4.3(β_1)	0.8250	
Depth of Equivalent Stress Block	12.3	in
Distrance from Centroid to Neutral Axis	36.1	in
Angle from Centroid to Compression Zone	40.6	deg
Area of Concrete in Compression	557.0	in^2
Distance from Centroid of Concrete in Compression to Centroid of Pier	43.7	in
Concrete Compression Force	2097	kips
Total Reinforcement Forces	-2023	kips
Axial Load	-73.61223	kips
Sum of Axial Forces	-2097	kips
Sum of Forces in Concrete	0.000	kips
Moment of Concrete in Compression	7635	ft-kips
Total Reinforcement Moment	4599	ft-kips
Nominal Strength of Column	12233	ft-kips
Tensile Strain in Extreme Layer of Reinforcement	-0.0165	in/in
ACI Strength Reduction Factor	0.900	
Factored Moment Strength of Column	132121	in-kips



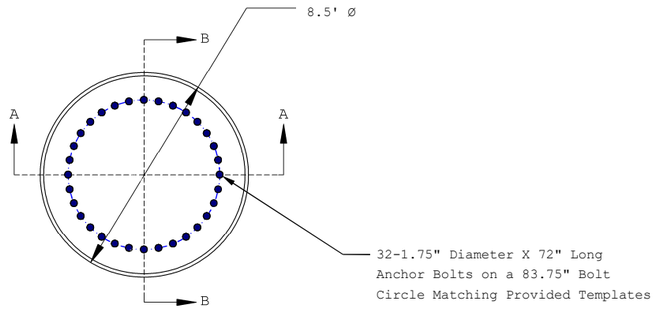
OK

ACI 318-14 21.2.2



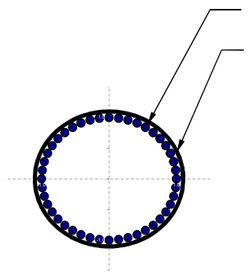
Section B-B

Pier Elevation
(No Scale)



Foundation & Anchor Bolt Layout Plan

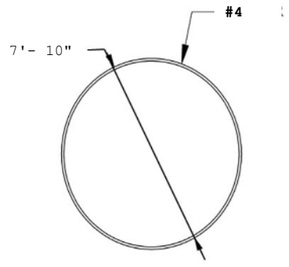
(No Scale)



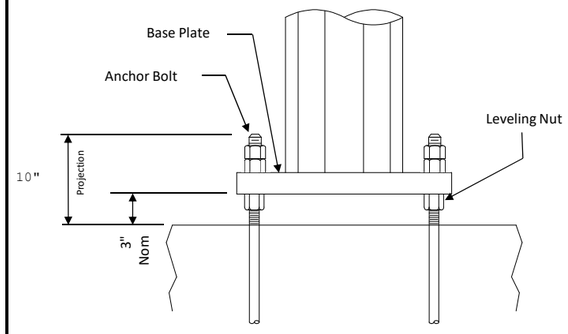
Section C-C

Pier Rebar Layout
(No Scale)

Vertical Rebar Geometry



Rebar Tie Geometry



Section A-A Typ

Anchor Bolt Elevation
(No Scale)

Note:
Extreme care should be taken to ensure that all leveling nuts are level with respect to each other prior to erection of the structure. Anchor bolts shall extend through the top nut completely, fully engaging all nut threads. Distance from top of concrete to bottom of leveling nut shall not exceed the diameter of the anchor bolt.

Special Inspection

1. Inspection of reinforcing steel and placement (periodic).
2. Inspection of anchor bolts cast in concrete (periodic).
3. Verifying use of required mix design (periodic).
4. At the time fresh concrete is sampled to fabricate specimens for strength tests; perform slump and air content tests and determine temperature of concrete (continuous).
5. Inspection of concrete placement for proper application techniques (continuous).
6. Verify excavations are extended to proper depth and have reached proper material (periodic).
7. Observe drilling operations and maintain complete and accurate records for each element (continuous).
8. Verify placement locations and plumbness, confirm element diameters, lengths, and adequate end-bearing strata capacity; record concrete volume (continuous).
9. Inspect formwork for shape, location, and dimensions of the concrete member being formed (periodic).

General Notes: Drilled Pier

1. Prior to excavation, check the area for underground facilities.
2. All reinforcing shall be deformed bars conforming to ASTM A615 Grade 60 (60,000 psi min. yield) and shall be provided by the foundation contractor.
3. All concrete shall have a minimum compressive strength of 4500 psi @ 28 days. The requirement for the concrete shall be as given in the ACI "Building Code Requirements for Reinforced Concrete", ACI 318, the latest edition.
4. Trowel top of pedestal smooth with slight crown for proper drainage.
5. Steel reinforcement and concrete should be placed immediately upon completion of the pier excavations. Contractor shall not allow a cold joint to form in the pier. Portion above grade should be formed. Temporary casing may be required to prevent caving prior to concrete placement.
6. The ground water was encountered at 6' below grade during boring.
7. Concrete is assumed to weigh 150 pcf.
8. Estimated concrete volume = 106.2 cubic yards total.
9. Design Based on the following loads from installation drawing for order No: 569549.

Factored Moment =	**119024 in-kips**
Factored Shear =	**68.84 kips**
Factored Download =	**73.61 kips**

10. Reference: ECA Project No. 22-003594 dated 11/2/2022
11. Concrete shall be placed using a tremie to the depth indicated on the foundation drawing.
12. Anchor bolts to be ASTM A615, Gr. 75 ksi.
13. Ref Soils Report for installation recommendations.
14. Foundation designed to not exceed 98% of monopole's capacity.

Reinforcement Steel Schedule

-	Type	Rebar size	Rebar Spacing	Bar Weight lb/ft	Weight (lbs)	Bar Qty
1	Vertical	**#10**	Equal	4.3	9460	44
2	Ties	**#4**	12"	0.67	915	53
Total Steel Weight for Foundation Installation =					**10375**	

Rebar Lap Splice Table

Rebar Size	Rebar Grade	Concrete Strength PSI	Rebar Overlap Inches
#10	60	4500	45
#4	60	4500	14

Rebar Ties - Hook Geometry

Rebar Size	6db* ** Min Length	4db* Nominal Diameter
	N/A	N/A

* db = Bar Diameter
** Refers to ACI 135 degree hook detail

Notes:
Lap splice may be used when seismic hooks are not required
Overlaps and hooks at ends of adjacent circular ties shall be staggered around the perimeter enclosing the vertical bars.
Adjacent hooks shall not engage the same vertical bar.
Where vertical bars are to be spliced, splices shall be staggered.

Seal Box

NATHANAEL JOSEPH TOENIES
LICENSE
No. 94335
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

By NJT1 at 8:17:38 AM, 11/18/2022

Rev	Description	Date	By/Ck

valmont STRUCTURES
28800 Ida Street
Valley, NE 68064
(402) 359-2201

By:	YZ	**Drilled Pier Foundation Layout**	
Check:	YZ	Customer: TowerCom	
Date:	11/17/22	Site: Love, FL	

ANALYSIS Version: 3.13 | Project #569549 | Size - B | **Drawing No.FL569549FP** | Sheet 1 of 1

PROJECT NARRATIVE & JUSTIFICATION

LOVE MINISTRIES WIRELESS COMMUNICATIONS FACILITY

OVERVIEW

On behalf of Towercom VIII-B LLC. ("Applicant"), Martohue Land Use Law P.A., as its Authorized Agent, is submitting a Design Review Application and Development Review Application for Conditional Use with New Construction and Site Plan Review to construct a new wireless communications facility with an overall height of 199' including appurtenances ("WCF") on a 3.74 acre site located at 3111 Avenue D, in Fort Pierce, Florida ("Parent Tract"). Collectively referred to as the "Application" herein. See Agent Authorization letter enclosed with the Application.

The Applicant, Towercom VIII-B, LLC, is a subsidiary of Towercom LLC, both are privately-held companies with Florida corporate headquarters located in Neptune Beach, Florida. The Applicant has over 25 years of experience developing/building, owning, maintaining, and leasing numerous communication towers in the United States, including throughout Florida. With respect to the captioned project, the Applicant has already entered into a long-term lease agreement with Verizon Wireless as the anchor tenant. The Applicant will construct, maintain, and own the proposed facility and be the permit holder for the tower itself. Each wireless carrier that intends to install its equipment on-site will be responsible for any required City permits.

The purpose of this document is to provide information about the Applicant's proposed WCF, the technical details of the proposal, and the Applicant's efforts to find an appropriate location for the tower siting and evidence that the proposed project site is the ideal location to achieve reliable seamless network coverage with sufficient signal strength and capacity to serve the residents, businesses and traveling public within the surrounding area.

PROJECT DESCRIPTION

The Parent Tract is zoned C-3, General Commercial, with a Future Land Use designation of General Commercial. The Parent Tract is currently vacant land. Pursuant to Section 125-187 of the City of Fort Pierce's Code of Ordinances ("LDC"), antenna support structures are permitted as a conditional use in the C-3 zoning district, subject to City Commission public hearing approval based upon a determination that the location and development plans comply with applicable standards and will not violate basic use standards specified in the C-3 Zoning District, other applicable use standards, additional zoning ordinance provisions and other City laws.

Section 125-364 requires that the antenna support structure component of a WCF that exceeds 150' in height be structurally designed to accommodate at least three providers. The proposed 199' WCF will be designed to accommodate a minimum of four providers, exceeding the minimum three provider minimum. The collocation design proposed will reduce future proliferation of WCFs within the immediate vicinity of the Subject Project Site, thereby minimizing new visual impacts and reducing the need for additional antenna support structures.

The WCF is unmanned and will have zero impacts on public facilities and services. It will not generate any nuisances such as odor, noise, dust, light, smoke or other pollutants. An unmanned WCF generates zero AM/PM peak traffic trips and therefore would not increase traffic or parking congestion.

Maintenance of the Facility occurs approximately monthly, except during emergencies such as storms and hurricanes. One temporary off-street parking space is provided to accommodate maintenance technician visits. The Facility will not require FAA lighting and will comply with all FAA and FCC requirements, including but not limited to emissions and signal interference. See Statements of Non-Interference and FCC Emissions Compliance included as part of the supporting application documents. Rather, the WCF, if approved, will improve communications service in the surrounding area which will improve public safety as well as support local businesses and residents.

SITE DATA

Property Address	3111 Avenue D, Ft. Pierce, FL
Parcel Control Numbers (PCNs)	2408-123-0008-000-2
Property Owner	The Love Center Regeneration Ministries and Fellowship Inc.
Parent Tract Acreage	3.74 acres
Lease Area Compound Acreage	.08 acres or 3,600 sf
Future Land Use (FLU)	General Commercial
Existing Zoning	C-3 General Commercial
Proposed Use	Wireless Communications Facility
Access	30' Wide Easement from Avenue D
Parking[1]	One for monthly maintenance technician parking
Impervious Area	3,830 sf (.024%)
Semi Impervious Area	6,150 sf (.038%)

COMPLIANCE WITH C-3 GENERAL COMMERCIAL SITE DEVELOPMENT STANDARDS

REQUIRED	**PROVIDED**
MINIMUM LOT AREA: 10,000 SF	162,914.4 SF
MINIMUM LOT WIDTH: 70'	360' /150'
MINMUM LOT DEPTH: 90'	629'-1"
MINIMUM FRONT YARD: 25'	314'-1"
MINIMUM LOT FRONTAGE	150'

The Applicant is not seeking any variances from the applicable development standards.

SITE & SURROUNDING AREA CHARACTERISTICS & COMMUNITY OUTREACH

The Lease Area containing the communications tower and equipment compound will have access from Avenue D with a 30' wide access easement and a 14' wide gravel access drive within the access easement. See Site Plans on Sheets C-1 & C-2 and Survey. The portion of the undeveloped Parent Tract where the Lease Area is located is South of a parcel owned by We Brothers Enterprises Inc developed with light industrial uses fronting Avenue D. The property abutting to the South is unimproved public ROW Avenue C and South of Avenue C is a vacant parcel of land with dense tree cover buffering the existing residential homes South of the canal. The parcels to the West are developed

[1] This WCF is unmanned and not for human habitation. Handicap access is not required.

with light industrial and commercial uses. The neighborhood to the East is zoned Residential Medium (RM) and represent the existing residential uses in closest proximity to the Project Site. In light of their proximity and pursuant to the Applicant Agent's discussion with Staff during the pre-application meeting, the Applicant prepared and mailed a Community Outreach letter to the 57 property owners East of the site located South of Avenue D, North of the canal and West of N 29th Street. See enclosed Community Outreach package which includes the letter + site plan+ photo sims, affidavit of mailing and mailing address list. To date, the Applicant received one general interest inquiry via email on December 3, 2022 regarding the proposed WCF project to which Towercom's principal, George Davis responded with a call. The Property owner did not answer, a voicemail was left and as of the date of this Application, the owner has not responded via telephone or email. The Applicant will continue to respond to any inquiries.

The Applicant is providing all required fencing, landscape buffers and screening required for WCF equipment compounds pursuant to Section123_37, LDC. The Applicant is not seeking any variances.

The surrounding topography is flat with a few trees on-site and a retention pond immediately North of the Lease Area. Not only will the WCF structural design accommodate a minimum of four providers to reduce proliferation of communications towers and thereby reduce visual impacts to the surrounding area, the intentional location of the 3600 sf tower and equipment compound on the southern and western area of the 3.74 acre Parent Tract abutting existing light industrial/commercial uses to the West while taking advantage of the off-site tree cover particularly to the South, and providing a 454' setback from Avenue D and a 312'-6" setback from the East property line to maximize the distance from the existing residential properties to the East, together collectively will mitigate the visual impact of the proposed WCF. The Application package includes existing site photos as well as photo simulations of critical views from residential areas and public rights-of-way surrounding the Project site as evidence of such visual mitigation. These photos demonstrate that the Applicant carefully considered the nature of uses on adjacent and nearby properties, surrounding topography, surrounding tree coverage and foliage, the design of the antenna support structure, with particular attention to specific on-site locational characteristics, to reduce or eliminate visual obtrusiveness, to the maximum extent reasonably possible.

RADIO FREQUENCY ENGINEERING CRITERIA & CONSIDERATIONS

Verizon, as a wireless carrier, is committed and mandated by its license to ensure the best coverage and service to the public and private sectors. The proposed Project Site in the City of Fort Pierce is extremely important in terms of providing coverage to an area that is underserved. The proposed antenna support structure will add capacity to help carriers, like Verizon, eliminate poor reception and dropped calls by improving signal coverage, strength and capacity.

Communication towers do not work in isolation, rather they work as part of an overall network. Accordingly, sites are not selected at random and are reliant on factors such as: site conditions, forecasted client usage patterns, the distance to existing sites, environmental clutter such as trees & buildings from one tower to the next that can obstruct or otherwise interfere with signal propagation, and the ability to lease lands with potential landowners. The Applicant and Radio Frequency Engineers ("RF Engineers") have worked hard to identify an appropriately zoned site to locate this tower within

Verizon's Search Area to fill a noticeable gap in service in the identified geographic service area as Verizon looks to deploy 5G services in your community, throughout Florida and nationwide.

In order to utilize the full suite of 5G services, equipment specifications for these technologies requires the installation of radio transceivers or "radios," in close proximity to the antennas. This proximity is important because the transmit/receive components are physically part of the antenna for some 5G antennas, 5G antennas and transceivers will not physically fit in most enclosed unipole towers, and 5G equipment is susceptible to overheating in enclosed unipole towers that do not have active or passive cooling. Accordingly, the Applicant is proposing a traditional Monopole design to maximum signal distance, strength and capacity to reduce the need for additional WCFs in the future within the surrounding area.

RF Engineering performed an engineering study, considering multiple objectives, to determine the approximate site, location and antenna height required to best fulfill Verizon's 5G service objectives within your community. From this study, RF Engineers identified a "search ring" area where a communication tower facility may be located to provide effective 5G service in the area intended to be served. See Verizon RF Engineering Report for details of their existing network, nearby tower sites and future service coverage and capacity with the addition of the proposed WCF. In sum, the RF Report concluded that there are no existing antenna support structure or other suitable structure of sufficient height or sufficient structural strength within the identified geographic search area that can accommodate the Verizon's proposed antenna. Verizon has also provided a Statement of FCC Compliance and a RF Affidavit supporting the aforementioned analysis summary.

The Applicant strongly supports co-location on existing towers and structures and has master lease agreements with major wireless providers. The use of existing structures not only minimizes the proliferation of new towers in any given area, it is generally a more cost-effective way of doing businesses. Unfortunately, there are no pre-existing towers that would work for co-location in this case as demonstrated by Verizon's RF Engineering Report. Further, given the low average height of structures in the Search Area, a rooftop installation is also not viable. Accordingly, the Applicant has designed the proposed tower to support and accommodate Verizon plus 3 additional carriers. Upon acceptance of these companion Conditional Use and Site Plan zoning applications and assignment of a project case number(s), the Applicant will provide notice to other wireless communication carriers with potential interest in co-location on the proposed antenna support structure and will provide co-location at a reasonable market rate. See Statement of Notification to Carriers and Affidavit of Colocation.

CONCLUSION

As demonstrated by the Applications, project narrative above and supporting documents, the proposed WCF use meets all applicable requirements.

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November 29, 2022

City of Fort Pierce
Planning Department
100 N U.S. Highway 1
Fort Pierce, FL 34950

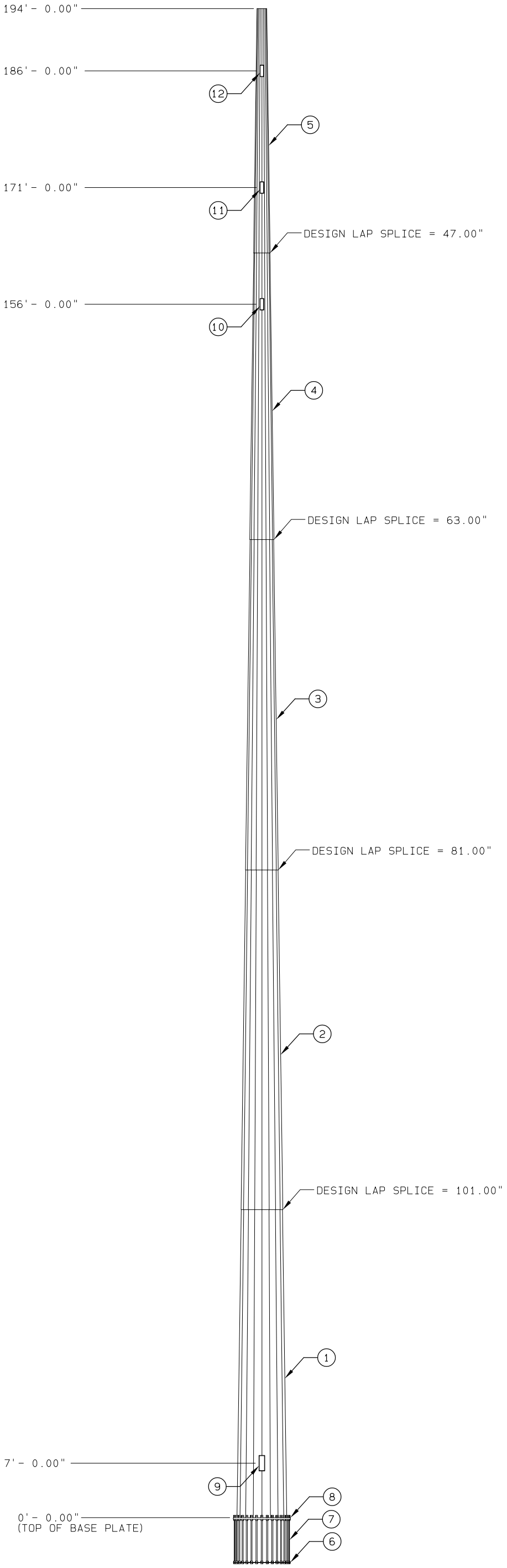
RE: Cell Tower Ground Lease
Project: Love Ministries
Property Location: 3111 Avenue D, Ft. Pierce FL
Parcel ID: 2408-123-0008-000-2
Jurisdiction: City of Fort Pierce

To whom it may concern:

Please let this letter serve as an affirmative statement as required by the City of Fort Pierce of Ordinances that upon acceptance of the zoning application for a wireless communications facility at the above-referenced address, TowerCom VIII-B, LLC will notify the three remaining cell carriers of the pending application. Verizon is presently committed to the site, and I will notify AT&T, T-Mobile and Dish Wireless upon filing.

Sincerely,

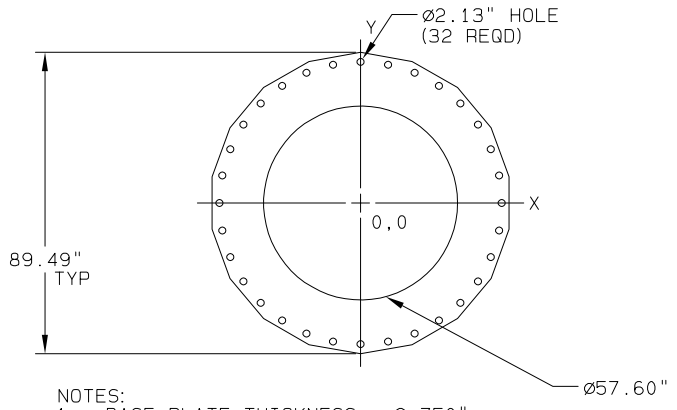
George Davis, Managing Vice President
TowerCom VIII-B, LLC



SECTION INFORMATION					
ITEM ID	LENGTH	BASE OD	TOP OD	THK	MATL
1	48'- 0.00"	76.80"	60.73"	0.438"	A572 65 KSI
2	50'- 5.00"	64.43"	47.55"	0.438"	A572 65 KSI
3	47'- 9.00"	50.68"	34.70"	0.438"	A572 65 KSI
4	40'- 9.00"	37.21"	23.57"	0.375"	A572 65 KSI
5	31'- 5.00"	25.32"	14.80"	0.219"	A572 65 KSI

ITEM ID	NO. REQD	FEATURES	UNIT WEIGHT (LBS)	WEIGHT (LBS)
1	1	SECTION A VALMONT S-22 0.438" THK (A572 GR65)	15,455	15,455
2	1	SECTION B VALMONT S-22 0.438" THK (A572 GR65)	13,188	13,188
3	1	SECTION C VALMONT S-22 0.438" THK (A572 GR65)	9,491	9,491
4	1	SECTION D VALMONT S-22 0.375" THK (A572 GR65)	4,925	4,925
5	1	SECTION E VALMONT S-22 0.219" THK (A572 GR65)	1,463	1,463
6	1	BOTTOM CAGE PLATE	169	169
7	32	1.75" ANCHOR BOLT, LENGTH=6.00' A615 GR75	69	2,183
8	1	BASE PLATE VALMONT S-56 2.750" THK (A572 GR50)	2,685	2,685
	1	TOP CAGE PLATE (REMOVE BEFORE SETTING POLE)	221	221
	1	SAFETY CLIMBING CABLE (LENGTH = 184.00')	125	125
	3	GROUNDING LUG	2	6
		GALVANIZING	761	761
	226	STEP AND CLIP (VALMONT STANDARD)	1	226
9	3	HAND HOLE HVY (9" x 24")	52	156
10	3	HAND HOLE STD (6" x 18")	18	54
11	3	HAND HOLE STD (6" x 18")	18	54
12	3	HAND HOLE STD (6" x 18")	18	54
	1	POLE CAP	13	13

HOLE COORDS (INCHES)	
X-COORD	Y-COORD
41.88	0.00
41.07	8.17
38.69	16.02
34.82	23.26
29.61	29.61
23.26	34.82
16.02	38.69
8.17	41.07
0.00	41.88



NOTES:
1. BASE PLATE THICKNESS = 2.750"
2. BASE PLATE ALLOWABLE STRESS (KSI) = 50
3. ANGLES ARE MEASURED CLOCKWISE FROM 0 DEGREES
4. BOLT CIRCLE DIAMETER = 83.75"
5. CAGE TEMPLATE DIAMETER = 87.25"

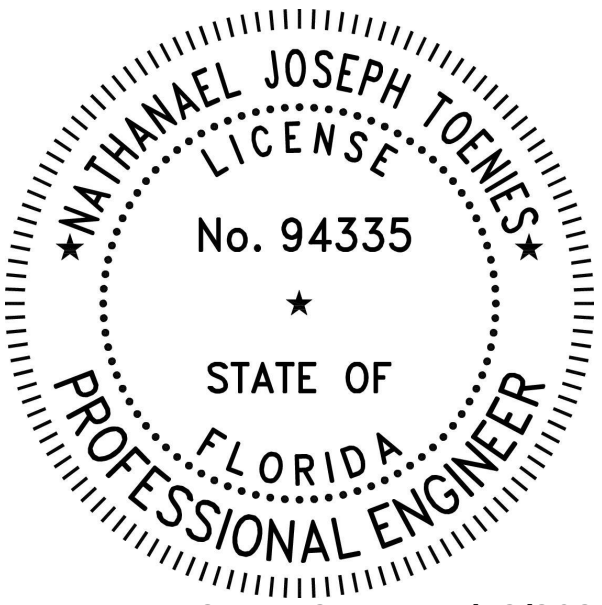
BASE PLATE / ANCHORAGE CHARACTERISTICS

NOTES:

1. FACTORED BASE REACTIONS
   MOMENT = 116,643 IN-KIPS
   SHEAR = 67,466 #
   VERTICAL = 73,612 #
2. GALVANIZED PER ASTM A-123.
3. DESIGN CRITERIA: TIA-222-H
4. THIS STRUCTURE HAS BEEN DESIGNED FOR THE FOLLOWING LOADING:
   EXPOSURE CATEGORY = B
   TOPOGRAPHY CATEGORY = 1
   RISK CATEGORY = II
   SITE ELEVATION = 15 FT
   EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT SHORT PERIODS SS = 0.05
   EARTHQUAKE SPECTRAL RESPONSE ACCELERATION AT ONE SECOND S1 = 0.03
   EARTHQUAKE SITE CLASS = E
   WIND LOAD CASES ARE BASED ON 3 SECOND GUST AND 700 YEAR MRI
   A. CASE 1: WIND = 158 MPH WIND SPEED
   B. CASE 2: WIND = 60 MPH WIND SPEED
   C. CASE 3: SEISMIC
   D. CASE 4: SEISMIC
   E. EQUIPMENT

DESCRIPTION	ABP MTG HT. (FT)	ABP CENTROID HT. (FT)	WITHOUT ICE EPA (FT**2)	WITHOUT ICE WT (LBS)	WITH ICE EPA (FT**2)	WITH ICE WT (LBS)
1-42000 SQ IN EPA	189.00	189.00	233.36	5833	233.36	5833
1-30000 SQ IN EPA	174.00	174.00	166.64	4167	166.64	4167
1-20000 SQ IN EPA	159.00	159.00	111.12	2778	111.12	2778
1-1/2" X 4' LIGHTNING ROD LIGH	194.00	196.00	0.20	14	0.20	14

5. FEEDLINES ARE PLACED INTERIOR TO THE POLE SHAFT (UNLESS NOTED OTHERWISE)
6. TOTAL POLE HEIGHT IS 195 FT AGL
7. ELEVATIONS ARE MEASURED FROM TOP OF BASE PLATE (APPROX. 1 FT AGL)
8. 18 SIDED SHAFT
9. DESIGNED TO MEET 47' FALL ZONE
10. KA OF 0.8 APPLIED TO THE EPA VALUES PROVIDED FOR SHIELDING
11. ALTHOUGH RARE, VIBRATIONS SEVERE ENOUGH TO CAUSE DAMAGE CAN OCCASIONALLY OCCUR IN STRUCTURES OF ALL TYPES. BECAUSE THEY ARE INFLUENCED BY MANY INTERACTING VARIABLES, VIBRATIONS ARE GENERALLY UNPREDICTABLE. THE USER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATION FOR EXCESSIVE VIBRATION AND EXAMINATION FOR ANY STRUCTURAL DAMAGE OR BOLT LOOSENING. THE VALMONT WARRANTY SPECIFICALLY EXCLUDES FATIGUE FAILURE OR SIMILAR PHENOMENA RESULTING FROM INDUCED VIBRATION, HARMONIC OSCILLATION OR RESONANCE ASSOCIATED WITH MOVEMENT OF AIR CURRENTS AROUND THE PRODUCT.



By NJT1 at 8:15:48 AM, 11/18/2022

ORDER	PROJECT	FILE ID	SCALE	DATE	ENGR
569549		569549-P1	NONE	11/17/22	YZ70

DESCRIPTION
TOWERCOM 194.0' POLE, SITE: LOVE, FORT PIERCE, FL

valmont

Deborah L. Martohue, Esq., AICP
Martohue Land Use Law, P.A.
1036 23rd Avenue N
St. Petersburg, Florida 33704
Telephone: 727.256.1211
dmartohuelaw@outlook.com

December 15, 2022

Kev Freeman, Planning Director
Planning Department
City of Fort Pierce
100 North US 1
Fort Pierce, FL 34950

RE: Conditional Use with New Construction & Site Plan Applications to permit a 199' Monopole Wireless Communications Facility
Property Location: 3111 Avenue D, Fort Pierce, FL
Parcel ID No.: 2408-123-008-000-2
Section-Township-Range:
Project Name: Love Ministries
Applicant: Towercom VIII-B, LLC
Carrier: Verizon
Authorized Agent: Martohue Land Use Law PA/ Deborah L. Martohue, Esq., AICP

Dear Mr. Freeman:

This law firm represents Towercom VIII-B, LLC ("Towercom"), the Applicant in the above captioned application. The Applicant is seeking approval of a Conditional Use with New Construction including Site Plann approval to permit a Wireless Communications Facility comprised of a Monopole with an overall height of 199' designed for a minimum of 4 communications carriers and an associated 50'x 50' fenced equipment compound surrounded by a 5' wide landscape buffer ("WCF or ;acility") located on a parcel zoned C-3, General Commercial. The following documents are being transmitted electronically for sufficiency review:

1. Application for Conditional Use with New Construction;
2. Application for Site Plan Review;
3. Application for Design Review;
4. Project Narrative & Justification Statement in Word & PDF;
5. Legal descriptions in word format'
6. Survey;
7. FAA- 1 A certification;
8. Zoning plans including but not limited to: site plans, landscape & irrigation plans, general location map and aerial with site plan overlay, drainage & erosion control plan and aerial with distance to nearest residential;
9. Warranty Deed;
10. Property Card for Parcel ID No.: 2408-123-008-000-2;

11. Towercom Agent Authorization Letter;
12. Redacted Lease;
13. Owner Colo & Abandonment Affidavit;
14. Towercom Colocation Affidavit;
15. Towercom Letter of Intent re Notice to Providers;
16. FAA Notice of Proposed Construction (FAA Determination of No Hazard application filing - in process);
17. ASAC Aviation Aeronautical Study Analysis & Compliance Report;
18. Statement of FCC Compliance;
19. RF Report prepared by Verizon;
20. Fall Zone Letter;
21. Structural Calculations and drawings;
22. Aerial and Existing Photos;
23. Visual Impact Analysis comprised of Photo Simulations & Key Map; and
24. Community Outreach Package including letters, enclosures, mailing list & affidavit of mailing.

Collectively the above constitutes the "Application". Should you have any questions, please contact me at dmartohuelaw@outlook.com or call 727.256.1211.

Sincerely,

Deborah L. Martohue, Esq., AICP

RF Justification for Towercom Love Ministries

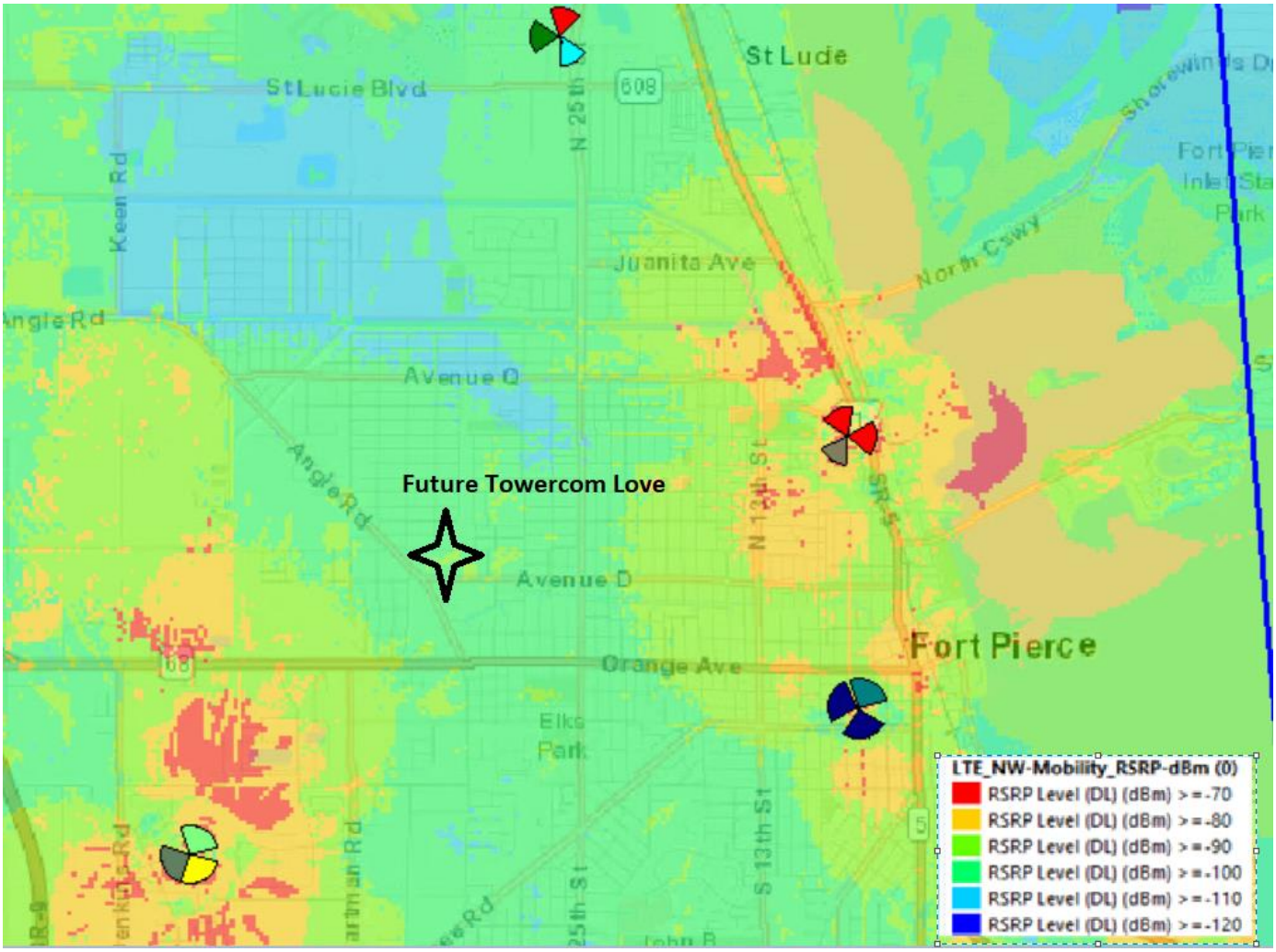
Introduction

This is a Capacity site which will help our network provide improved coverage and sustainability in communications for our customers. The proposed location will assist in alleviating the signal congestion in the Lincoln Park, the busy Angle Rd/SR 68 areas and along the congested Avenue D. Verizon Wireless current surrounding sites are heavily loaded with the usage caused by the heavy traffic in the above mentioned areas. Our coverage without Towercom Love Ministries is shown in this presentation. The coverage with Towercom Love Ministries is also shown with a vast improvement in the problematic areas.

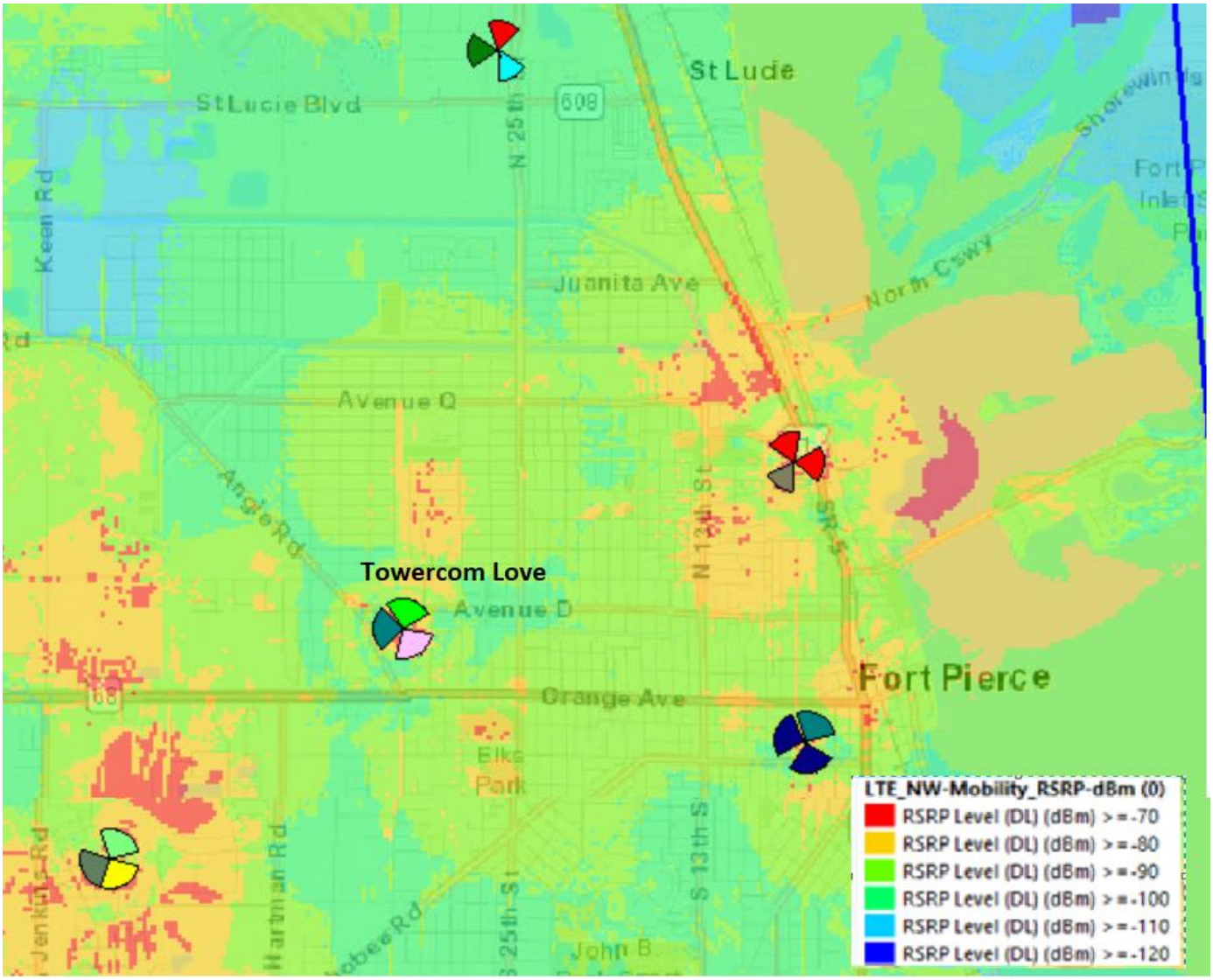
Surrounding Existing Sites

TOWER OWNER	LATTITUDE	LONGITUDE	TOWER HEIGHT(ft)	COUNTY
AERO COMMUNICATIONS	27.435774	-80.37764	465	ST LUCIE
FLORIDA HIGHWAY PATROL	27.487224	-80.350928	128	ST LUCIE
CROWN CASTLE	27.444535	-80.330004	200	ST LUCIE
CROWN CASTLE	27.461861	-80.330611	200	ST LUCIE

Current Coverage without Towercom Love



Coverage with Towercom Love



Site Name: Love Ministries

OPTION AND GROUND LEASE AGREEMENT

THIS OPTION AND GROUND LEASE AGREEMENT (this "Agreement") is made this 17 day of June, 2022, by and between **THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP, INC.** a Florida non-profit corporation, f/k/a The Love Center Regeneration Ministries, Inc. ("Optionor"), and **TOWERCOM VIII-B, LLC**, a Delaware limited liability company ("Optionee").

I. OPTION TO LEASE

1. **Grant of Option**. For good and valuable consideration and the mutual promises herein set forth, Optionor hereby gives and grants unto Optionee and its assigns, an exclusive and irrevocable option to lease ("Option") a certain parcel of real property located at 3111 Avenue D, Ft. Pierce, Florida in Saint Lucie County ("Site") more particularly described on **Exhibit "A,"** and survey or site plan shown on **Exhibit "A-1,"** attached hereto ("Leased Premises"), together with non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along the Optionor's property, the location of said easements being shown on **Exhibit B** hereto ("Easement(s)"). The easement rights herein granted include the right and authority of Optionee to grant or assign to third parties all or some of the easement rights granted to Optionee herein. Optionor agrees and acknowledges the Optionee may, at Optionee's sole cost and expense, have a metes and bounds survey prepared of the Leased Premises and the Easement(s), and that the legal description of the Leased Premises and the Easement(s), as shown on the survey, shall thereafter become the legal description of the Leased Premises and the Easement(s).

2. **Option Initial Term**. The initial term of this Option shall be for **twelve (12) months** from the date of this Agreement as first written above ("Option Initial Term").

3. **Consideration for Option**. Consideration for the Option Initial Term granted hereunder shall be [redacted] ("Option Consideration"). This payment by Optionee to Optionor shall be credited in full to the Rent (as hereinafter defined) if the Option is exercised by Optionee.

4. **Extension of Option**. This Option can be extended subject to the agreement of both parties for one (1) additional period of twelve (12) months (an "Option Renewal Term") by Optionee paying to Optionor the additional consideration of [redacted] for the Option Renewal Term, which payment shall be made prior to the expiration of the Option Initial Term. Any consideration paid by Optionee to extend the term of this Option shall be credited in full to the Rent due Optionor if this Option is exercised by Optionee.

5. **Optionor's Representations and Warranties**. As an inducement for Optionee to enter into and be bound by the terms of this Option, Optionor represents and warrants to Optionee and Optionee's successors and assigns that:

(a) Optionor has good and marketable fee simple title to the Leased Premises and the Easement(s) free and clear of all liens and encumbrances, other than those liens and encumbrances shown on **Exhibit "C"** attached hereto;

(b) Optionor has the authority to enter into, and be bound by, the terms of this Option without obtaining the consent of any third parties, as evidenced by the authority documents required in connection with Optionee's title policy insuring Optionee's leasehold interest in the Leased Premises and the Easements including, without limitation, an owner's title affidavit, operating agreement, partnership or corporate resolutions, by-laws, or any other reasonable documentation required by the title company;

(c) There are no pending or threatened administrative actions, including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Optionor, which may otherwise affect the Leased Premises and the Easement(s); and

(d) The Leased Premises and the Easement(s) are not presently subject to an option, lease or other contract which may adversely affect Optionor's ability to fulfill its obligations under this Option, and Optionor covenants that it shall not grant an option or enter into any contract which will affect the Leased Premises or the Easement(s) until this Option expires or is terminated by Optionee.

These representations and warranties of Optionor shall survive the exercise of the Option and the closing anticipated by the exercise of this Option.

6. **Liquidated Damages**. In the event of a default or breach of this Option by Optionee, Optionor's damages shall be fixed and liquidated to the sums paid by Optionee to Optionor as consideration for this Option. Optionor hereby expressly waives any other remedies it may have for a breach of this Option by Optionee including specific performance and damages for breach of contract.

7. **Inspections and Investigations**. Optionor hereby grants to Optionee, its officers, agents, employees and independent contractors the right and privilege to enter upon the Leased Premises and the Easement(s) at any time after the date of this Option to perform, or cause to be performed site inspections, which shall include, but not be limited to, test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Leased Premises and the Easement(s). Optionor shall provide Optionee with any necessary keys or access codes to the Leased Premises and the Easement(s) if needed for ingress and egress. Optionee shall not unreasonably interfere with Optionor's use of the Leased Premises or the Easement(s) in conducting these activities. Optionee shall have the right, at its cost and expense, to have the Leased Premises and the Easement(s) surveyed and to obtain a title report or commitment for a leasehold title policy covering the Leased Premises and the Easement(s) from the title insurance company of its choice. Optionor shall remove any survey or title defects, which will adversely affect Optionee's leasehold title or its ability to mortgage the leasehold interest. In the event Optionor shall fail to cure any such defects, Optionee, at its election, may terminate this Option,

and upon such termination, there shall be no further liability on the part of Optionee to Optionor hereunder.

8. **Further Acts**. Optionor shall cooperate with Optionee in executing any documents necessary to protect Optionee's rights under this Option or Optionee's use of the Leased Premises and the Easement(s) and to take such action as Optionee may reasonably require to effect the intent of this Option. Optionor hereby irrevocably appoints Optionee or Optionee's agent as Optionor's agent to file applications on behalf of Optionor with federal, state and local governmental authorities which applications relate to Optionee's intended use of the Leased Premises including, but not limited to, land use and zoning applications.

II. GROUND LEASE AGREEMENT

9. **Exercise of Option**. Upon the delivery of written notice by Optionee to Optionor of Optionee's exercise of the Option, the additional terms of this Section II - Ground Lease Agreement ("Lease") shall govern the relationship of the parties, and Optionor shall thereafter be referred to as Lessor, and Optionee shall hereafter be referred to as Lessee. The first day of the month following the date of the written notice to exercise the Option shall constitute the commencement date of the Lease ("Commencement Date").

10. **Use**. The Leased Premises may be used by Lessee for the transmission and receipt of wireless communication signals in any and all frequencies and the construction and maintenance of a communications tower, antennas, buildings, and related facilities and activities, and all other uses permitted under applicable zoning regulations. Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Leased Premises (the "Governmental Approval"). Lessee may construct additional improvements, demolish and reconstruct improvements, or restore, replace and reconfigure improvements at any time on the Leased Premises.

11. **Initial Term**. The term of this Lease shall be **five (5) years** commencing on the Commencement Date, as that term is defined in Paragraph 9 herein, and terminating on the fifth (5th) anniversary of the Commencement Date ("Initial Term"). The parties agree that a memorandum of lease in the form attached hereto as **Exhibit "D,"** evidencing the Commencement Date and other matters, shall be executed and recorded.

12. **Renewal Terms**. Lessee shall have the right to extend this Lease for **four (4) additional five (5) year terms** (each a "Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Initial Term or the Renewal Term which is then in effect.

13. **Rent**. Commencing on the first day of the calendar month following the Commencement Date, during the Initial Term and each Renewal Term of this Lease, Lessee shall pay to Lessor an annual rental amount of [redacted]

to be paid in equal monthly installments of [redacted] ("Rent"), which shall be deemed to not include any applicable State, County or local sales or use tax. Rent shall increase annually by [redacted] on each anniversary of the Commencement Date. Rent shall be payable in advance on or before the fifteenth (15th) day of each calendar month, and shall be remitted to the address shown for Lessor in this Lease, or such other address as Lessor may direct by notice of writing to Lessee. It shall be the sole responsibility of the Lessee to remit payment of any applicable State, County or local sales, rent or use tax to the appropriate taxing authority. If the Commencement Date, or the date of termination (the "Termination Date"), of this Lease is other than the first (1st) day of a calendar month, rent shall be prorated. In the event of termination for any reason, other than nonpayment of Rent, all Rent paid in advance of Termination Date for that period, after the Termination Date shall be refunded to Lessee. At Lessor's request, Lessee shall utilize direct deposit into Lessor's bank account with regard to Rent payments, and shall cooperate with Lessor in providing all requisite information to implement such direct deposit system.

14. **Lessor's Representation and Warranties**. Lessor represents and warrants that Lessee's intended use of the Leased Premises as a site for the transmission and receipt of wireless communication signals and for the construction and maintenance of towers, antennas or buildings; and related facilities ("Intended Use") is not prohibited by any covenants, restrictions, reciprocal easements, servitudes, subdivision rules or regulations. Lessor further represents and warrants that there are no easements, licenses, rights of use or other encumbrances on the Leased Premises or the Easement(s) which will interfere with or constructively prohibit Lessee's Intended Use of the Leased Premises. Lessor further represents and warrants that the execution of this Lease by Lessor will not cause a breach or an event of default of any other agreement to which Lessor is a party.

15. **Conditions Subsequent**. In the event that Lessee's Intended Use of the Leased Premises is actually or constructively prohibited through no fault of Lessee or the Leased Premises or the Easement(s) are, in Lessee's opinion, unacceptable to Lessee, then upon notice from Lessee, this Lease shall terminate and be of no further force or effect and Lessee shall be entitled to a refund from Lessor of any deposits or Rent paid in advance to Lessor which sums were paid prior to the date upon which Lessee gives Lessor notice of its intent to terminate this Lease pursuant to this paragraph.

16. **Interference**. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees or agents to use, any portion of adjacent real property owned by Lessor in any way which interferes with the wireless communications operation of Lessee. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to terminate said interference. In the event any such interference does not cease or is not promptly rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon notice to Lessor.

17. **Improvements Utilities: Access**.

(a) Lessee shall have the right at Lessee's sole cost and expense, to erect and maintain on the Leased Premises improvements, personal property and facilities, including without limitation, a communications tower, a structural tower base, radio transmitting and receiving antennas, communications equipment, equipment cabinets and/or shelters and related facilities (collectively the "Tower Facilities"). The Tower Facilities shall remain the exclusive property of the Lessee throughout the term and upon termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon Lessee's tower or Lessee's other improvements, communications equipment or Easement rights. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Tower Facilities.

(b) Lessee shall have the right to install utilities, at Lessee's expense, and to improve present utilities on the Leased Premises (including, but not limited to, the installation of emergency power generators). Lessee shall have the right to permanently place all necessary or required utilities, including, but not limited to, utility wires, poles, cables, fiber optic cable, conduits and pipes over, under, or along the Easement(s) to service the Leased Premises and the Tower Facilities. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Easement(s) for ingress and egress, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute a separate written easement to the utility company providing the service for Lessee in a form which may be filed of record evidencing this right.

(c) Lessor represents and warrants to Lessee that Lessee shall have ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), at all times during this Lease, from the Leased Premises to an open and improved public road which presently exists, and which Easement(s) shall be adequate to service the Leased Premises and the Tower Facilities. If no such public road exists, or ceases to exist in the future, Lessor will grant an appropriate easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Leased Premises and the Tower Facilities. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement evidencing this right and Lessor shall maintain access to the Easement(s) in a free and open condition so that no interference is caused by Lessor, by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easement(s). Lessor shall provide such access to the Leased Premises across Lessor's adjacent property, and over all paved or unpaved roads owned or controlled by Lessor, to allow Lessee, or its sublessees, to use, maintain and repair the improvements located on the Leased Premises. Such access shall be provided twenty-four (24) hours per day, seven (7) days per week.

18. **Termination**. Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default (without however, limiting any other rights available to the parties at law or equity, including an action for specific performance of any obligations hereunder); provided, that if the defaulting party commences efforts to cure the default within such period and diligently pursues curing of the default to completion within a reasonable time period, the non-defaulting party shall no longer be entitled to declare a default;

(b) Upon thirty (30) days' written notice by Lessee to Lessor, if Lessee is unable to obtain or maintain through no fault of Lessee, any license, permit or other Governmental Approval necessary for the construction and operation of the Tower Facilities or Lessee's business; or

(c) By Lessee for any reason upon one (1) year's advance written notice from Lessee to Lessor.

After termination of this Lease, Lessee shall remove the Tower Facilities, which Lessee has installed or otherwise located on the Premises, including underground foundations to not more than four (4) inches below grade.

19. **Sublessee's Improvements**. Lessee's licensee(s) and sublessee(s) shall be entitled to modify the Tower Facilities and to erect additional improvements on the Leased Premises, including, but not limited to, antennas, dishes, cabling, additional storage buildings or equipment shelters on the Leased Premises as are reasonably required for the operation and maintenance of the communications equipment to be installed on the Leased Premises by said licensee(s) and sublessee(s), together with rights of ingress and egress to the Leased Premises and the right to install utilities to and on the Leased Premises and Easement(s) as if said licensee or sublessee were the Lessee under this Lease.

20. **Taxes**. Lessee shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Tower Facilities. In addition, Lessee shall pay any increase in real property taxes levied against the Leased Premises which are directly attributable to Lessee's use of the Leased Premises; provided that, Lessor furnishes proof to Lessee that such increase directly resulted from Lessee's use of the Leased Premises. In the event that Lessor fails to pay, when due, any taxes affecting the Leased Premises or the Easement(s), Lessee shall have the right, but not the obligation, to pay such taxes and deduct the full amount of the taxes paid by Lessee on Lessor's behalf from future installments of Rent. Lessor hereby represents and warrants that Lessor's property on which the Leased Premises and Easement(s) are located is not subject to any "Conservation Use Covenant," "Greenbelt Covenant," agricultural or timberland covenant, or any other conservation use program which restricts or limits development of Lessor's property. Lessor agrees to be solely responsible for payment of any penalties, roll-back or additional taxes, special assessments or other monetary amounts now or hereafter payable to any county, city, state or other party as a result of the breach of any conservation use tax program affecting the property on which the Leased Premises and Easement(s) are located or resulting from the change in the nature or character of the use of the property from its present use to a communications tower facility. Lessor does hereby covenant and agree to indemnify and hold Lessee forever harmless from any and all

liabilities, claims, demands, actions or causes of action arising from or relating to a breach of any such covenants, whether such breach occurs because of the erection of the Tower Facilities on the Leased Premises or otherwise.

21. **Destruction of Premises**. If the Leased Premises or the Tower Facilities are destroyed or damaged, so as to hinder the effective use of the Tower Facilities in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor. In such event, all rights and obligations of Lessee to Lessor shall cease as of the date of the damage or destruction, and Lessee shall be entitled to the reimbursement of any Rent prepaid by the Lessee.

22. **Condemnation**. If a condemning authority takes all of the Leased Premises or Easement(s), or a portion sufficient in Lessee's determination to render the Leased Premises or the Easement(s), in the sole opinion of Lessee, unsuitable for the use which Lessee was then making of the Leased Premises and Easement(s), this Lease shall terminate as of the date the title vests in the condemning authority. Lessee shall be entitled to file its own claims against the condemning authority for the value of its leasehold interest in the Premises and the value of its Tower Facilities, together with moving expenses, prepaid rent and business dislocation and relocation expenses. A sale of all or part of the Leased Premises and/or Easement(s) to a purchaser with the power of eminent domain, in the face of the exercise of eminent domain power, shall be treated as taking by condemnation for the purpose of this paragraph.

23. **Insurance**. Lessee shall purchase and maintain in full force and effect throughout the Initial Term and any Renewal Term public liability and property damage policies. The policy of general liability insurance shall provide a combined single limit of $1,000,000 and shall name Lessor as an additional insured.

24. **Lessee's Environmental Covenants and Indemnity.** As used in this Lease, the term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste which is, or becomes designated as such in the future or is regulated by any agency of the United States Government or by any local governmental authority having jurisdiction, including, without limitation, any substance, material or waste that is defined or designated as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or the Clean Water Act. During the term of this Lease, Lessee shall cause the presence, use, storage and/or disposal of any Hazardous Material, on or under the Leased Premises by Lessee, its agents, employees, business invitees, contractors or sublessees to be in compliance with all applicable laws, rules, regulations and orders. Lessee shall not install or permit the installation of any underground storage tanks on the Leased Premises. Lessee shall defend, indemnify, protect and hold Lessor harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of Hazardous Materials on or under the Leased Premises caused by the acts, omissions or negligence of Lessee, its employees, business invitees, contractors or sublessees. The foregoing indemnity shall survive any termination of this Lease.

25. **Lessor's Environmental Representation and Indemnity.** Lessor represents and warrants that no Hazardous Materials have been generated, stored, disposed of or are present on or under the Leased Premises and the Easement(s) prior to the Commencement Date of this Lease. Lessor shall immediately notify Lessee in writing of (i) any release or threatened release of Hazardous Materials in, on, under, from or migrating towards the Leased Premises; (ii) any non-compliance with any environmental laws related in any way to the Leased Premises; (iii) any actual or potential environmental lien; (iv) any required or proposed remediation of environmental conditions relating to the Leased Premises; and (v) any written or oral notice or other communication relating in any way to Hazardous Materials on the Leased Premises. Lessor shall indemnify, defend, protect and hold Lessee harmless from and against any and all claims, costs, fines, judgments, liability, actions, causes of action, liens and expenses; including, without limitation, penalties and reasonable attorneys' fees, incurred or suffered by or asserted against Lessee, arising out of or in any way relating to any one or more of the following which are not caused by Lessee: (a) the presence of any Hazardous Materials in, on, or under the Leased Premises; (b) any past, present or threatened release of Hazardous Materials in, on, under or from the Leased Premises; (c) any activity by Lessor in connection with any actual, proposed or threatened use, treatment, storage, existence, disposition or other release, production, manufacturing, management, abatement, removal, handling, transfer or transportation to or from the Leased Premises of any Hazardous Materials at any time located in, under or on the Leased Premises; (d) any testing and/or remediation costs in connection with any Hazardous Materials alleged to be located in, under, on or above the Leased Premises; (e) any past or present non-compliance with or violations of any environmental laws in connection with the Leased Premises or operations thereon, including, but not limited to, any failure by Lessor to comply with any order of any governmental authority in connection with any environmental laws; and (f) the imposition, recording or filing or the threatened imposition, recording or filing of any environmental lien encumbering the Leased Premises. The foregoing representations and indemnities shall survive any termination of this Lease.

26. **Mutual Indemnification**. Lessor shall indemnify and save harmless Lessee from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessor, or Lessor's officers, agents, servants, employees, contractors, or sublessees. Further, Lessor shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessee or in which Lessee may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the following paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

Lessee shall indemnify and save harmless Lessor from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessee, or Lessee's officers, agents, servants or employees. Further, Lessee shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessor or in which Lessor may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the preceding paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

27. **Notices**. All notices required or permitted under this Agreement shall be in writing and shall be deemed effective upon personal delivery, or three (3) days after being deposited in the U.S. Mail, registered or certified, and postage prepaid, or one (1) day after being deposited with a recognized overnight delivery service. Such notices shall be addressed to the party at the addresses shown below, or at such other address or addresses as either party shall designate to the other in writing in accordance with this paragraph:

As to Lessor:
The Love Center Regeneration Ministries and Fellowship, Inc.
Attention: Jerome Rhyant
907 N. 13th St.
Fort Pierce, Florida 34950
[redacted]

With Copy to:
Simmons, Finney & Winfield, LLC
Attention: Linnes Finney, Jr., Esq.
145 NW Central Park Plaza, Suite 145
Port St. Lucie, Florida 34986
[redacted]

As to Lessee:
TowerCom VIII-B, LLC
Attn: George Davis, Vice President
241 Atlantic Blvd., Suite 201
Neptune Beach, Florida 32266
Phone: (904) 880-8887
E-mail: gdavis@towercomenterprises.com

28. **Title and Quiet Enjoyment**. Lessor warrants and represents that (i) it has the full right, power, and authority to execute this Lease; (ii) it has good and marketable fee simple title to the Leased Premises and the Easement(s); and (iii) the Leased Premises constitutes a legal lot that may be leased without the need for any subdivision or platting approval. Lessor covenants that Lessee shall have the quiet enjoyment of the Leased Premises during the term of the Lease. Lessor shall indemnify Lessee from and against any loss, cost, expense or damage, including attorneys' fees associated with a breach of the foregoing covenant of quiet enjoyment. This Lease shall be an estate for years and not a usufruct. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees, or agents to use any portion of any property owned or controlled by Lessor in any way which interferes with operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessee shall have the right, in addition to any other rights that it may have in law or equity, to enjoin such interference or to terminate this Lease.

29. **Subordination and Non-Disturbance**. This Lease shall be subject to and subordinate to any mortgage or deed to secure debt (collectively referred to as a "Mortgage") made by Lessor which may now or hereafter encumber the Leased Premises and Easement(s), provided that no such subordination shall be effective unless the holder of every such Mortgage shall in a separate agreement with Lessee agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Lessor's interest in the Leased Premises and Easement(s), such holder shall recognize and confirm the validity and existence of this Lease and that Lessee shall have the right to continue its use and occupancy of the Leased Premises and Easement(s) in accordance with the provisions of this Lease as long as Lessee is not in default of this Lease beyond applicable notice and cure periods. Lessee shall execute in timely fashion such instruments as may reasonably be requested to evidence the provisions of this paragraph. In the event the Leased Premises and/or Easement(s) are encumbered by a Mortgage on the date of the exercise of the Option, Lessor promptly shall obtain and furnish Lessee with a non-disturbance agreement in recordable form from the holder of each Mortgage.

30. **Assignments and Subleases**.

(a) Lessee may mortgage or grant a security interest in Lessee's leasehold estate and the Tower Facilities, and may make a conditional assignment of this Lease and the Tower Facilities to any such mortgagees or holders of security interests, including their successors and assigns (hereinafter, collectively referred to as "Secured Parties"). In such event, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessee, and to give Secured Parties the same right to cure any default as Lessee except that the cure period for any Secured Party shall not be less than thirty (30) days after the receipt of the default notice. If a termination, disaffirmation or rejection of the Lease, pursuant to any laws (including any bankruptcy or insolvency laws), by Lessee shall occur, or if Lessor shall terminate this Lease for any reason as provided for in Paragraph 18 herein, Lessor will give the Secured Parties prompt notice thereof and Lessor will give the Secured Parties the right to enter upon the Leased Premises during a thirty (30) day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Tower Facilities. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

(b) Lessee shall have the right to sublease or assign its rights under this Lease, with the consent of Lessor, which shall not be unreasonably withheld, delayed, or conditioned. Provided however, the Lessor's consent shall not be required for any of the following:

i. any conditional assignment of this Lease to Secured Parties as described in subparagraph (a) above;

ii. any sublease or license of a portion of the Tower Facilities in the ordinary course of Lessee's business;

iii. an assignment or sublease to an affiliate entity of Lessee;

iv. an assignment to an entity in the business of developing or owning telecommunication towers.

Any such sublease or assignment shall be subject to all terms and conditions of this Lease. Upon assignment of all of its rights pursuant to this Lease, and the execution of a written assumption of all of the terms and conditions of the Lease by the assignee, Lessee shall be released from any further liability under this Lease.

31. **Successors and Assigns**. This Lease shall run with the Leased Premises described on **Exhibit "A"** and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

32. **Waiver of Lessor's Lien**. Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.

33. **Waiver of Incidental and Consequential Damages**. Lessor will not assert any claim whatsoever against Lessee for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Lessor as a result of the construction, maintenance, operation or use of the Leased Premises or the Easement(s) by Lessee.

34. **Lessee's Exclusivity**. Lessor agrees not to lease any of Lessor's property within a radius of five (5) miles from the Leased Premises for construction of a tower or for use as a communications facility or for the operation of an antenna site leasing business which competes directly or indirectly with Lessee.

35. **No Bifurcation of Lessor's Estate/Assignment of Lease**. Without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in this Lease or the rent or any rights hereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site.

36. **ROFR**. If at any time during the term of the Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in this Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

37. **Certifications**. Either party may request, in writing, that the other party certify information to a prospective mortgagee or purchaser. Such certification shall be transmitted within ten (10) days after receipt of written request and may be relied upon by the party who requested it, and the contents of the certificate shall be binding upon the party executing it. The certificate may include (i) the validity, force and effect of this Lease; (ii) the extent to which this Lease has been supplemented or amended; (iii) the existence of any default; (iv) the existence of any offsets, counter-claims or defenses on the part of the other party; (v) the commencement and expiration dates of the term, (vi) the amount of any prepaid rent; and (vii) any other matter as may reasonably be requested.

38. **Miscellaneous**.

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of Lessor and Lessee with respect to the subject matter of this option and ground lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by Lessor and Lessee.

(d) If either Lessor or Lessee is represented by a broker in this transaction, that party shall be fully responsible for any fees due such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Leased Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Lessor shall cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or Lessee's use of the Leased Premises and the Easement(s), and to take such action as Lessee may reasonably require to effect the intent of this Lease.

(h) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.

(i) Lessor agrees that the terms of this Lease shall be strictly confidential and that Lessor shall not disclose any of the terms hereof to any third party, except with Lessee's prior

written consent. Notwithstanding the foregoing, Lessor is permitted to disclose the terms of this Lease to its attorneys, financial consultants, accountants and lenders.

(j) Whenever under this Lease the consent or approval of Lessor is required or a determination must be made by Lessor, no such consent or approval shall be unreasonably withheld, conditioned, or delayed, and all such determinations shall be made on a reasonable basis and in a reasonable manner.

(SIGNATURE PAGE FOLLOWS)

Site Name: Love Ministries

OPTION AND GROUND LEASE AGREEMENT

THIS OPTION AND GROUND LEASE AGREEMENT (this "Agreement") is made this 1st day of June, 2022, by and between **THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP, INC.** a Florida non-profit corporation, f/k/a The Love Center Regeneration Ministries, Inc. ("Optionor"), and **TOWERCOM VIII-B, LLC**, a Delaware limited liability company ("Optionee").

I. OPTION TO LEASE

1. **Grant of Option**. For good and valuable consideration and the mutual promises herein set forth, Optionor hereby gives and grants unto Optionee and its assigns, an exclusive and irrevocable option to lease ("Option") a certain parcel of real property located at 3111 Avenue D, Ft. Pierce, Florida in Saint Lucie County ("Site") more particularly described on **Exhibit "A,"** and survey or site plan shown on **Exhibit "A-1,"** attached hereto ("Leased Premises"), together with non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along the Optionor's property, the location of said easements being shown on **Exhibit B** hereto ("Easement(s)"). The easement rights herein granted include the right and authority of Optionee to grant or assign to third parties all or some of the easement rights granted to Optionee herein. Optionor agrees and acknowledges the Optionee may, at Optionee's sole cost and expense, have a metes and bounds survey prepared of the Leased Premises and the Easement(s), and that the legal description of the Leased Premises and the Easement(s), as shown on the survey, shall thereafter become the legal description of the Leased Premises and the Easement(s).

2. **Option Initial Term**. The initial term of this Option shall be for **twelve (12) months** from the date of this Agreement as first written above ("Option Initial Term").

3. **Consideration for Option**. Consideration for the Option Initial Term granted hereunder shall be **Two Thousand and 00/100 Dollars ($2,000.00)** ("Option Consideration"). This payment by Optionee to Optionor shall be credited in full to the Rent (as hereinafter defined) if the Option is exercised by Optionee.

4. **Extension of Option**. This Option can be extended subject to the agreement of both parties for one (1) additional period of twelve (12) months (an "Option Renewal Term") by Optionee paying to Optionor the additional consideration of **Four Thousand and 00/100 Dollars ($4,000.00)** for the Option Renewal Term, which payment shall be made prior to the expiration of the Option Initial Term. Any consideration paid by Optionee to extend the term of this Option shall be credited in full to the Rent due Optionor if this Option is exercised by Optionee.

5. **Optionor's Representations and Warranties**. As an inducement for Optionee to enter into and be bound by the terms of this Option, Optionor represents and warrants to Optionee and Optionee's successors and assigns that:

(a) Optionor has good and marketable fee simple title to the Leased Premises and the Easement(s) free and clear of all liens and encumbrances, other than those liens and encumbrances shown on **Exhibit "C"** attached hereto;

(b) Optionor has the authority to enter into, and be bound by, the terms of this Option without obtaining the consent of any third parties, as evidenced by the authority documents required in connection with Optionee's title policy insuring Optionee's leasehold interest in the Leased Premises and the Easements including, without limitation, an owner's title affidavit, operating agreement, partnership or corporate resolutions, by-laws, or any other reasonable documentation required by the title company;

(c) There are no pending or threatened administrative actions, including bankruptcy or insolvency proceedings under state or federal law, suits, claims or causes of action against Optionor, which may otherwise affect the Leased Premises and the Easement(s); and

(d) The Leased Premises and the Easement(s) are not presently subject to an option, lease or other contract which may adversely affect Optionor's ability to fulfill its obligations under this Option, and Optionor covenants that it shall not grant an option or enter into any contract which will affect the Leased Premises or the Easement(s) until this Option expires or is terminated by Optionee.

These representations and warranties of Optionor shall survive the exercise of the Option and the closing anticipated by the exercise of this Option.

6. **Liquidated Damages**. In the event of a default or breach of this Option by Optionee, Optionor's damages shall be fixed and liquidated to the sums paid by Optionee to Optionor as consideration for this Option. Optionor hereby expressly waives any other remedies it may have for a breach of this Option by Optionee including specific performance and damages for breach of contract.

7. **Inspections and Investigations**. Optionor hereby grants to Optionee, its officers, agents, employees and independent contractors the right and privilege to enter upon the Leased Premises and the Easement(s) at any time after the date of this Option to perform, or cause to be performed site inspections, which shall include, but not be limited to, test borings of the soil, environmental audits, engineering studies and to conduct a survey of the Leased Premises and the Easement(s). Optionor shall provide Optionee with any necessary keys or access codes to the Leased Premises and the Easement(s) if needed for ingress and egress. Optionee shall not unreasonably interfere with Optionor's use of the Leased Premises or the Easement(s) in conducting these activities. Optionee shall have the right, at its cost and expense, to have the Leased Premises and the Easement(s) surveyed and to obtain a title report or commitment for a leasehold title policy covering the Leased Premises and the Easement(s) from the title insurance company of its choice. Optionor shall remove any survey or title defects, which will adversely affect Optionee's leasehold title or its ability to mortgage the leasehold interest. In the event Optionor shall fail to cure any such defects, Optionee, at its election, may terminate this Option,

and upon such termination, there shall be no further liability on the part of Optionee to Optionor hereunder.

8. **Further Acts**. Optionor shall cooperate with Optionee in executing any documents necessary to protect Optionee's rights under this Option or Optionee's use of the Leased Premises and the Easement(s) and to take such action as Optionee may reasonably require to effect the intent of this Option. Optionor hereby irrevocably appoints Optionee or Optionee's agent as Optionor's agent to file applications on behalf of Optionor with federal, state and local governmental authorities which applications relate to Optionee's intended use of the Leased Premises including, but not limited to, land use and zoning applications.

II. GROUND LEASE AGREEMENT

9. **Exercise of Option**. Upon the delivery of written notice by Optionee to Optionor of Optionee's exercise of the Option, the additional terms of this Section II - Ground Lease Agreement ("Lease") shall govern the relationship of the parties, and Optionor shall thereafter be referred to as Lessor, and Optionee shall hereafter be referred to as Lessee. The first day of the month following the date of the written notice to exercise the Option shall constitute the commencement date of the Lease ("Commencement Date").

10. **Use**. The Leased Premises may be used by Lessee for the transmission and receipt of wireless communication signals in any and all frequencies and the construction and maintenance of a communications tower, antennas, buildings, and related facilities and activities, and all other uses permitted under applicable zoning regulations. Lessor agrees to cooperate with Lessee in obtaining, at Lessee's expense, all licenses and permits required for Lessee's use of the Leased Premises (the "Governmental Approval"). Lessee may construct additional improvements, demolish and reconstruct improvements, or restore, replace and reconfigure improvements at any time on the Leased Premises.

11. **Initial Term**. The term of this Lease shall be **five (5) years** commencing on the Commencement Date, as that term is defined in Paragraph 9 herein, and terminating on the fifth (5th) anniversary of the Commencement Date ("Initial Term"). The parties agree that a memorandum of lease in the form attached hereto as **Exhibit "D,"** evidencing the Commencement Date and other matters, shall be executed and recorded.

12. **Renewal Terms**. Lessee shall have the right to extend this Lease for **four (4) additional five (5) year terms** (each a "Renewal Term"). Each Renewal Term shall be on the same terms and conditions as set forth in this Lease. This Lease shall automatically be renewed for each successive Renewal Term unless Lessee notifies Lessor of Lessee's intention not to renew the Lease at least thirty (30) days prior to the expiration of the Initial Term or the Renewal Term which is then in effect.

13. **Rent**. Commencing on the first day of the calendar month following the Commencement Date, during the Initial Term and each Renewal Term of this Lease, Lessee shall pay to Lessor an annual rental amount of Twenty-Four Thousand and 00/100 Dollars ($24,000.00),

to be paid in equal monthly installments of Two Thousand and 00/100 Dollars ($2,000.00) ("Rent"), which shall be deemed to not include any applicable State, County or local sales or use tax. Rent shall increase annually by **two percent (2%)** on each anniversary of the Commencement Date. Rent shall be payable in advance on or before the fifteenth (15th) day of each calendar month, and shall be remitted to the address shown for Lessor in this Lease, or such other address as Lessor may direct by notice of writing to Lessee. It shall be the sole responsibility of the Lessee to remit payment of any applicable State, County or local sales, rent or use tax to the appropriate taxing authority. If the Commencement Date, or the date of termination (the "Termination Date"), of this Lease is other than the first (1st) day of a calendar month, rent shall be prorated. In the event of termination for any reason, other than nonpayment of Rent, all Rent paid in advance of Termination Date for that period, after the Termination Date shall be refunded to Lessee. At Lessor's request, Lessee shall utilize direct deposit into Lessor's bank account with regard to Rent payments, and shall cooperate with Lessor in providing all requisite information to implement such direct deposit system.

14. **Lessor's Representation and Warranties**. Lessor represents and warrants that Lessee's intended use of the Leased Premises as a site for the transmission and receipt of wireless communication signals and for the construction and maintenance of towers, antennas or buildings; and related facilities ("Intended Use") is not prohibited by any covenants, restrictions, reciprocal easements, servitudes, subdivision rules or regulations. Lessor further represents and warrants that there are no easements, licenses, rights of use or other encumbrances on the Leased Premises or the Easement(s) which will interfere with or constructively prohibit Lessee's Intended Use of the Leased Premises. Lessor further represents and warrants that the execution of this Lease by Lessor will not cause a breach or an event of default of any other agreement to which Lessor is a party.

15. **Conditions Subsequent**. In the event that Lessee's Intended Use of the Leased Premises is actually or constructively prohibited through no fault of Lessee or the Leased Premises or the Easement(s) are, in Lessee's opinion, unacceptable to Lessee, then upon notice from Lessee, this Lease shall terminate and be of no further force or effect and Lessee shall be entitled to a refund from Lessor of any deposits or Rent paid in advance to Lessor which sums were paid prior to the date upon which Lessee gives Lessor notice of its intent to terminate this Lease pursuant to this paragraph.

16. **Interference**. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees or agents to use, any portion of adjacent real property owned by Lessor in any way which interferes with the wireless communications operation of Lessee. Such interference shall be deemed a material breach of this Lease by Lessor and Lessor shall have the responsibility to terminate said interference. In the event any such interference does not cease or is not promptly rectified, Lessor acknowledges that continuing interference will cause irreparable injury to Lessee, and Lessee shall have the right, in addition to any other rights that it may have at law or in equity, to bring action to enjoin such interference or to terminate this Lease immediately upon notice to Lessor.

17. **Improvements Utilities: Access.**

(a) Lessee shall have the right at Lessee's sole cost and expense, to erect and maintain on the Leased Premises improvements, personal property and facilities, including without limitation, a communications tower, a structural tower base, radio transmitting and receiving antennas, communications equipment, equipment cabinets and/or shelters and related facilities (collectively the "Tower Facilities"). The Tower Facilities shall remain the exclusive property of the Lessee throughout the term and upon termination of this Lease. Lessor grants Lessee the right to clear all trees, undergrowth, or other obstructions and to trim, cut, and keep trimmed and cut all tree limbs which may interfere with or fall upon Lessee's tower or Lessee's other improvements, communications equipment or Easement rights. Lessor grants Lessee a non-exclusive easement in, over, across and through other real property owned by Lessor as reasonably required for construction, installation, maintenance, and operation of the Tower Facilities.

(b) Lessee shall have the right to install utilities, at Lessee's expense, and to improve present utilities on the Leased Premises (including, but not limited to, the installation of emergency power generators). Lessee shall have the right to permanently place all necessary or required utilities, including, but not limited to, utility wires, poles, cables, fiber optic cable, conduits and pipes over, under, or along the Easement(s) to service the Leased Premises and the Tower Facilities. In the event that utilities necessary to serve the equipment of Lessee or the equipment of Lessee's licensee(s) or sublessee(s) cannot be located within the Easement(s) for ingress and egress, Lessor agrees to cooperate with Lessee and to act reasonably in allowing the location of utilities on other real property owned by Lessor without requiring additional compensation from Lessee or Lessee's licensee(s) or sublessee(s). Lessor shall, upon Lessee's request, execute a separate written easement to the utility company providing the service for Lessee in a form which may be filed of record evidencing this right.

(c) Lessor represents and warrants to Lessee that Lessee shall have ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), at all times during this Lease, from the Leased Premises to an open and improved public road which presently exists, and which Easement(s) shall be adequate to service the Leased Premises and the Tower Facilities. If no such public road exists, or ceases to exist in the future, Lessor will grant an appropriate easement to Lessee, Lessee's sublessees and assigns so that Lessee may, at its own expense, construct a suitable private access drive to the Leased Premises and the Tower Facilities. To the degree such access is across other property owned by Lessor, Lessor shall execute an easement evidencing this right and Lessor shall maintain access to the Easement(s) in a free and open condition so that no interference is caused by Lessor, by other lessees, licensees, invitees or agents of the Lessor which may utilize the Easement(s). Lessor shall provide such access to the Leased Premises across Lessor's adjacent property, and over all paved or unpaved roads owned or controlled by Lessor, to allow Lessee, or its sublessees, to use, maintain and repair the improvements located on the Leased Premises. Such access shall be provided twenty-four (24) hours per day, seven (7) days per week.

18. **Termination**. Except as otherwise provided herein, this Lease may be terminated without any penalty or further liability upon written notice as follows:

(a) By either party upon a default of any covenant or term hereof by the other party, which default is not cured within sixty (60) days of receipt of written notice of default (without however, limiting any other rights available to the parties at law or equity, including an action for specific performance of any obligations hereunder); provided, that if the defaulting party commences efforts to cure the default within such period and diligently pursues curing of the default to completion within a reasonable time period, the non-defaulting party shall no longer be entitled to declare a default;

(b) Upon thirty (30) days' written notice by Lessee to Lessor, if Lessee is unable to obtain or maintain through no fault of Lessee, any license, permit or other Governmental Approval necessary for the construction and operation of the Tower Facilities or Lessee's business; or

(c) By Lessee for any reason upon one (1) year's advance written notice from Lessee to Lessor.

After termination of this Lease, Lessee shall remove the Tower Facilities, which Lessee has installed or otherwise located on the Premises, including underground foundations to not more than four (4) inches below grade.

19. **Sublessee's Improvements**. Lessee's licensee(s) and sublessee(s) shall be entitled to modify the Tower Facilities and to erect additional improvements on the Leased Premises, including, but not limited to, antennas, dishes, cabling, additional storage buildings or equipment shelters on the Leased Premises as are reasonably required for the operation and maintenance of the communications equipment to be installed on the Leased Premises by said licensee(s) and sublessee(s), together with rights of ingress and egress to the Leased Premises and the right to install utilities to and on the Leased Premises and Easement(s) as if said licensee or sublessee were the Lessee under this Lease.

20. **Taxes**. Lessee shall pay any personal property taxes assessed on, or any portion of such taxes attributable to, the Tower Facilities. In addition, Lessee shall pay any increase in real property taxes levied against the Leased Premises which are directly attributable to Lessee's use of the Leased Premises; provided that, Lessor furnishes proof to Lessee that such increase directly resulted from Lessee's use of the Leased Premises. In the event that Lessor fails to pay, when due, any taxes affecting the Leased Premises or the Easement(s), Lessee shall have the right, but not the obligation, to pay such taxes and deduct the full amount of the taxes paid by Lessee on Lessor's behalf from future installments of Rent. Lessor hereby represents and warrants that Lessor's property on which the Leased Premises and Easement(s) are located is not subject to any "Conservation Use Covenant," "Greenbelt Covenant," agricultural or timberland covenant, or any other conservation use program which restricts or limits development of Lessor's property. Lessor agrees to be solely responsible for payment of any penalties, roll-back or additional taxes, special assessments or other monetary amounts now or hereafter payable to any county, city, state or other party as a result of the breach of any conservation use tax program affecting the property on which the Leased Premises and Easement(s) are located or resulting from the change in the nature or character of the use of the property from its present use to a communications tower facility. Lessor does hereby covenant and agree to indemnify and hold Lessee forever harmless from any and all

liabilities, claims, demands, actions or causes of action arising from or relating to a breach of any such covenants, whether such breach occurs because of the erection of the Tower Facilities on the Leased Premises or otherwise.

21. **Destruction of Premises**. If the Leased Premises or the Tower Facilities are destroyed or damaged, so as to hinder the effective use of the Tower Facilities in Lessee's judgment, Lessee may elect to terminate this Lease as of the date of the damage or destruction by so notifying the Lessor. In such event, all rights and obligations of Lessee to Lessor shall cease as of the date of the damage or destruction, and Lessee shall be entitled to the reimbursement of any Rent prepaid by the Lessee.

22. **Condemnation**. If a condemning authority takes all of the Leased Premises or Easement(s), or a portion sufficient in Lessee's determination to render the Leased Premises or the Easement(s), in the sole opinion of Lessee, unsuitable for the use which Lessee was then making of the Leased Premises and Easement(s), this Lease shall terminate as of the date the title vests in the condemning authority. Lessee shall be entitled to file its own claims against the condemning authority for the value of its leasehold interest in the Premises and the value of its Tower Facilities, together with moving expenses, prepaid rent and business dislocation and relocation expenses. A sale of all or part of the Leased Premises and/or Easement(s) to a purchaser with the power of eminent domain, in the face of the exercise of eminent domain power, shall be treated as taking by condemnation for the purpose of this paragraph.

23. **Insurance**. Lessee shall purchase and maintain in full force and effect throughout the Initial Term and any Renewal Term public liability and property damage policies. The policy of general liability insurance shall provide a combined single limit of $1,000,000 and shall name Lessor as an additional insured.

24. **Lessee's Environmental Covenants and Indemnity**. As used in this Lease, the term "Hazardous Materials" shall mean any hazardous or toxic substance, material or waste which is, or becomes designated as such in the future or is regulated by any agency of the United States Government or by any local governmental authority having jurisdiction, including, without limitation, any substance, material or waste that is defined or designated as a hazardous substance pursuant to the Comprehensive Environmental Response, Compensation and Liability Act, the Resource Conservation and Recovery Act or the Clean Water Act. During the term of this Lease, Lessee shall cause the presence, use, storage and/or disposal of any Hazardous Material, on or under the Leased Premises by Lessee, its agents, employees, business invitees, contractors or sublessees to be in compliance with all applicable laws, rules, regulations and orders. Lessee shall not install or permit the installation of any underground storage tanks on the Leased Premises. Lessee shall defend, indemnify, protect and hold Lessor harmless from and against all claims, costs, fines, judgments and liabilities, including attorney's fees and costs, arising out of or in connection with the presence, storage, use or disposal of Hazardous Materials on or under the Leased Premises caused by the acts, omissions or negligence of Lessee, its employees, business invitees, contractors or sublessees. The foregoing indemnity shall survive any termination of this Lease.

25. **Lessor's Environmental Representation and Indemnity.** Lessor represents and warrants that no Hazardous Materials have been generated, stored, disposed of or are present on or under the Leased Premises and the Easement(s) prior to the Commencement Date of this Lease. Lessor shall immediately notify Lessee in writing of (i) any release or threatened release of Hazardous Materials in, on, under, from or migrating towards the Leased Premises; (ii) any non-compliance with any environmental laws related in any way to the Leased Premises; (iii) any actual or potential environmental lien; (iv) any required or proposed remediation of environmental conditions relating to the Leased Premises; and (v) any written or oral notice or other communication relating in any way to Hazardous Materials on the Leased Premises. Lessor shall indemnify, defend, protect and hold Lessee harmless from and against any and all claims, costs, fines, judgments, liability, actions, causes of action, liens and expenses; including, without limitation, penalties and reasonable attorneys' fees, incurred or suffered by or asserted against Lessee, arising out of or in any way relating to any one or more of the following which are not caused by Lessee: (a) the presence of any Hazardous Materials in, on, or under the Leased Premises; (b) any past, present or threatened release of Hazardous Materials in, on, under or from the Leased Premises; (c) any activity by Lessor in connection with any actual, proposed or threatened use, treatment, storage, existence, disposition or other release, production, manufacturing, management, abatement, removal, handling, transfer or transportation to or from the Leased Premises of any Hazardous Materials at any time located in, under or on the Leased Premises; (d) any testing and/or remediation costs in connection with any Hazardous Materials alleged to be located in, under, on or above the Leased Premises; (e) any past or present non-compliance with or violations of any environmental laws in connection with the Leased Premises or operations thereon, including, but not limited to, any failure by Lessor to comply with any order of any governmental authority in connection with any environmental laws; and (f) the imposition, recording or filing or the threatened imposition, recording or filing of any environmental lien encumbering the Leased Premises. The foregoing representations and indemnities shall survive any termination of this Lease.

26. **Mutual Indemnification**. Lessor shall indemnify and save harmless Lessee from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessor, or Lessor's officers, agents, servants, employees, contractors, or sublessees. Further, Lessor shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessee or in which Lessee may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the following paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

Lessee shall indemnify and save harmless Lessor from and against any and all claims, liabilities, loss or damage, penalties or judgments arising from injury to person or property sustained by anyone in and about the Leased Premises and Easement(s) resulting from any act(s) or omissions(s) of Lessee, or Lessee's officers, agents, servants or employees. Further, Lessee shall, at its own cost and expense, defend any and all suits or actions (just or unjust) which may be brought against Lessor or in which Lessor may be impleaded with others upon any such matter, claim or claims, except as may result from the acts described in the preceding paragraph. This indemnification obligation shall survive the expiration or earlier termination of the Lease.

27. **Notices**. All notices required or permitted under this Agreement shall be in writing and shall be deemed effective upon personal delivery, or three (3) days after being deposited in the U.S. Mail, registered or certified, and postage prepaid, or one (1) day after being deposited with a recognized overnight delivery service. Such notices shall be addressed to the party at the addresses shown below, or at such other address or addresses as either party shall designate to the other in writing in accordance with this paragraph:

As to Lessor:	The Love Center Regeneration Ministries and Fellowship, Inc. Attention: Jerome Rhyant 907 N. 13th St. Fort Pierce, Florida 34950 Phone: 772-460-2445 E-mail address: rhyantenterprise@gmail.com Federal ID / SS No.: 65-0618494
With Copy to:	Simmons, Finney & Winfield, LLC Attention: Linnes Finney, Jr., Esq. 145 NW Central Park Plaza, Suite 145 Port St. Lucie, Florida 34986 Phone: 772-873-5900 E-mail: Lfinney@sfwlegalteam.com
As to Lessee:	TowerCom VIII-B, LLC Attn: George Davis, Vice President 241 Atlantic Blvd., Suite 201 Neptune Beach, Florida 32266 Phone: (904) 880-8887 E-mail: gdavis@towercomenterprises.com

28. **Title and Quiet Enjoyment**. Lessor warrants and represents that (i) it has the full right, power, and authority to execute this Lease; (ii) it has good and marketable fee simple title to the Leased Premises and the Easement(s); and (iii) the Leased Premises constitutes a legal lot that may be leased without the need for any subdivision or platting approval. Lessor covenants that Lessee shall have the quiet enjoyment of the Leased Premises during the term of the Lease. Lessor shall indemnify Lessee from and against any loss, cost, expense or damage, including attorneys' fees associated with a breach of the foregoing covenant of quiet enjoyment. This Lease shall be an estate for years and not a usufruct. Lessor shall not use, nor shall Lessor permit its lessees, licensees, invitees, or agents to use any portion of any property owned or controlled by Lessor in any way which interferes with operations of Lessee. Such interference shall be deemed a material breach by Lessor, and Lessee shall have the right, in addition to any other rights that it may have in law or equity, to enjoin such interference or to terminate this Lease.

29. **Subordination and Non-Disturbance**. This Lease shall be subject to and subordinate to any mortgage or deed to secure debt (collectively referred to as a "Mortgage") made by Lessor which may now or hereafter encumber the Leased Premises and Easement(s), provided that no such subordination shall be effective unless the holder of every such Mortgage shall in a separate agreement with Lessee agree that in the event of a foreclosure, or conveyance in lieu of foreclosure of Lessor's interest in the Leased Premises and Easement(s), such holder shall recognize and confirm the validity and existence of this Lease and that Lessee shall have the right to continue its use and occupancy of the Leased Premises and Easement(s) in accordance with the provisions of this Lease as long as Lessee is not in default of this Lease beyond applicable notice and cure periods. Lessee shall execute in timely fashion such instruments as may reasonably be requested to evidence the provisions of this paragraph. In the event the Leased Premises and/or Easement(s) are encumbered by a Mortgage on the date of the exercise of the Option, Lessor promptly shall obtain and furnish Lessee with a non-disturbance agreement in recordable form from the holder of each Mortgage.

30. **Assignments and Subleases**.

(a) Lessee may mortgage or grant a security interest in Lessee's leasehold estate and the Tower Facilities, and may make a conditional assignment of this Lease and the Tower Facilities to any such mortgagees or holders of security interests, including their successors and assigns (hereinafter, collectively referred to as "Secured Parties"). In such event, Lessor shall execute such consent to leasehold financing as may reasonably be required by Secured Parties. Lessor agrees to notify Lessee and Lessee's Secured Parties simultaneously of any default by Lessee, and to give Secured Parties the same right to cure any default as Lessee except that the cure period for any Secured Party shall not be less than thirty (30) days after the receipt of the default notice. If a termination, disaffirmation or rejection of the Lease, pursuant to any laws (including any bankruptcy or insolvency laws), by Lessee shall occur, or if Lessor shall terminate this Lease for any reason as provided for in Paragraph 18 herein, Lessor will give the Secured Parties prompt notice thereof and Lessor will give the Secured Parties the right to enter upon the Leased Premises during a thirty (30) day period commencing upon the Secured Party's receipt of such notice for the purpose of removing any Tower Facilities. Lessor acknowledges that the Secured Parties shall be third-party beneficiaries of this Lease.

(b) Lessee shall have the right to sublease or assign its rights under this Lease, with the consent of Lessor, which shall not be unreasonably withheld, delayed, or conditioned. Provided however, the Lessor's consent shall not be required for any of the following:

i. any conditional assignment of this Lease to Secured Parties as described in subparagraph (a) above;

ii. any sublease or license of a portion of the Tower Facilities in the ordinary course of Lessee's business;

iii. an assignment or sublease to an affiliate entity of Lessee;

iv. an assignment to an entity in the business of developing or owning telecommunication towers.

Any such sublease or assignment shall be subject to all terms and conditions of this Lease. Upon assignment of all of its rights pursuant to this Lease, and the execution of a written assumption of all of the terms and conditions of the Lease by the assignee, Lessee shall be released from any further liability under this Lease.

31. **Successors and Assigns**. This Lease shall run with the Leased Premises described on **Exhibit "A"** and shall be binding upon and inure to the benefit of the parties, their respective heirs, successors, personal representatives and assigns.

32. **Waiver of Lessor's Lien**. Lessor hereby waives any and all lien rights it may have, statutory or otherwise, in and to the Tower Facilities or any portion thereof, regardless of whether or not same is deemed real or personal property under applicable laws.

33. **Waiver of Incidental and Consequential Damages**. Lessor will not assert any claim whatsoever against Lessee for loss of anticipatory profits or any other indirect, special, incidental or consequential damages incurred by Lessor as a result of the construction, maintenance, operation or use of the Leased Premises or the Easement(s) by Lessee.

34. **Lessee's Exclusivity**. Lessor agrees not to lease any of Lessor's property within a radius of five (5) miles from the Leased Premises for construction of a tower or for use as a communications facility or for the operation of an antenna site leasing business which competes directly or indirectly with Lessee.

35. **No Bifurcation of Lessor's Estate/Assignment of Lease**. Without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in this Lease or the rent or any rights hereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site.

36. **ROFR**. If at any time during the term of the Lease, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in this Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

37. **Certifications**. Either party may request, in writing, that the other party certify information to a prospective mortgagee or purchaser. Such certification shall be transmitted within ten (10) days after receipt of written request and may be relied upon by the party who requested it, and the contents of the certificate shall be binding upon the party executing it. The certificate may include (i) the validity, force and effect of this Lease; (ii) the extent to which this Lease has been supplemented or amended; (iii) the existence of any default; (iv) the existence of any offsets, counter-claims or defenses on the part of the other party; (v) the commencement and expiration dates of the term, (vi) the amount of any prepaid rent; and (vii) any other matter as may reasonably be requested.

38. **Miscellaneous**.

(a) The substantially prevailing party in any litigation arising hereunder shall be entitled to its reasonable attorney's fees and court costs, including appeals, if any.

(b) Each party agrees to furnish to the other, within ten (10) days after request, such truthful estoppel information as the other may reasonably request.

(c) This Lease constitutes the entire agreement and understanding of Lessor and Lessee with respect to the subject matter of this option and ground lease, and supersedes all offers, negotiations and other agreements. There are no representations or understandings of any kind not set forth herein. Any amendments to said Lease must be in writing and executed by Lessor and Lessee.

(d) If either Lessor or Lessee is represented by a broker in this transaction, that party shall be fully responsible for any fees due such broker and shall hold the other party harmless from any claims for commission by such broker.

(e) This Lease shall be construed in accordance with the laws of the state in which the Leased Premises is situated.

(f) If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect.

(g) Lessor shall cooperate with Lessee in executing any documents necessary to protect Lessee's rights under this Lease or Lessee's use of the Leased Premises and the Easement(s), and to take such action as Lessee may reasonably require to effect the intent of this Lease.

(h) This Lease may be executed in two or more counterparts, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the parties, it being understood that all parties need not sign the same counterpart.

(i) Lessor agrees that the terms of this Lease shall be strictly confidential and that Lessor shall not disclose any of the terms hereof to any third party, except with Lessee's prior

written consent. Notwithstanding the foregoing, Lessor is permitted to disclose the terms of this Lease to its attorneys, financial consultants, accountants and lenders.

(j) Whenever under this Lease the consent or approval of Lessor is required or a determination must be made by Lessor, no such consent or approval shall be unreasonably withheld, conditioned, or delayed, and all such determinations shall be made on a reasonable basis and in a reasonable manner.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

LESSOR:

The Love Center Regeneration Ministries and Fellowship, Inc., a Florida non-profit corporation, f/k/a The Love Center Regeneration Ministries, Inc.

By: _____
Jerome Rhyant
President and CEO

Date: 4/26, 2022

LESSEE:

TowerCom VIII-B, LLC,
a Delaware limited liability company

By: _____
George W. Davis
Vice President

Date: 6-1-, 2022

EXHIBIT "A"

Description of Real Property (Leased Premises)

A **60' by 60'** parcel of land for the tower compound being located around the base of the tower, all being a portion of the parent tract described below. The legal description of the Leased Premises shall be determined by survey and shall thereafter replace this **Exhibit "A"**.

Tax Parcel I.D. # of parent tract: Saint Lucie County 2408-123-0008-000-2

Physical Address of parent tract: 3111 Avenue D
Fort Pierce, FL 34954

Optionor acknowledges and agrees that if the governmental authority requires a landscaped buffer be leased or maintained around the Leased Premises, then (1) the survey will show such additional area and (2) the Lease will be deemed to include such buffer area either within the Premises or as an appurtenant easement to the Premises, based on the applicable governmental requirements.

Parent Tract

All that tract or parcel of land being in St. Lucie County, Florida described as:

The South 315.05 feet of the East 210 feet of the West 260 feet of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 8, Township 35 South, Range 40 East, and

Beginning at the NW corner of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 8, Township 35 South, Range 40 East, run East 260 feet to point of beginning; thence continue East 150 feet; thence South 660 feet, more or less, to the South line of the SW 1/4 of the NW 1/4 of the NE 1/4 of Section 8, Township 35 South, Range 40 East; thence West along said South line 150 feet; thence North to point of beginning.

EXHIBIT "A-1"

Survey or Site Plan

Location of the Leased Premises shall be determined by survey, and upon completion shall replace this **Exhibit "A-1"**.

EXHIBIT "B"

Easement(s)

An approximate **30' Easement** for ingress/egress and utilities, each to be determined by survey, and upon completion of survey, shall replace this **Exhibit "B"**.

EXHIBIT "C"

Liens and Encumbrances

Holder of 1st Mortgage:	The Cadle Company
Address:	100 North Center Street, Newton Falls, OH 44444
Contact Name:	Michael Brown
Phone Number:	330-872-0918 Ext. 3517 or 888-462-2352
Loan Number:	CCA80116

Holder of 2nd Mortgage:	_____
Address:	_____
Contact Name:	_____
Phone Number:	_____
Loan Number:	_____

Other Liens/Encumbrances
(Please Describe): _____
_____
_____

If No Mortgage(s), check here: _____

EXHIBIT "D"

FORM OF MEMORANDUM OF LEASE

Prepared by and return to:
Holt Ney Zatcoff & Wasserman, LLP
Brian P. Cain, Esq.
100 Galleria Parkway, Suite 1800
Atlanta, Georgia 30339

Site Name: Love Ministries

MEMORANDUM OF LEASE

This Memorandum of Lease is made on _____, 2022, by and between **THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP, INC.**, a Florida nonprofit corporation, f/k/a The Love Center Regeneration Ministries, Inc. ("Lessor"), whose address is 907 N. 13th St., Fort Pierce, Florida 34950, and **TOWERCOM VIII-B, LLC**, a Delaware limited liability company ("Lessee"), whose address is 241 Atlantic Boulevard, Suite 201, Neptune Beach, Florida 32266.

1. Lessor and Lessee are parties to an Option and Ground Lease Agreement dated as of _____, 2022 (the "Lease Agreement"); the terms and provisions of which are incorporated herein by this reference. The premises covered by the Lease Agreement are located in **Saint Lucie County, Florida**, as more fully described in the legal description attached hereto as **Exhibit "A"** ("Leased Premises").

2. Pursuant to the Lease Agreement, Lessor has granted, and by these presents does grant, to Lessee non-exclusive easements for: (a) ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle (including trucks), and (b) the installation and maintenance of utility wires, poles, cables (including fiber optic cable), conduits, and pipes over, under, or along Lessor's property, the location of said easements being shown on **Exhibit "B"** hereto (the "Easements"). The easement rights herein granted include the right and authority of Lessee to grant or assign to third parties all or some of the easement rights granted to Lessee herein.

3. The Lease Agreement provides for an initial term of five (5) years and four (4) additional five (5) year terms, which shall occur automatically unless Lessee delivers written notice of intent not to renew to Lessor at least thirty (30) days prior to the expiration of the initial term, or the renewal term then in effect.

4. The Lease Agreement provides that during the term of the Lease Agreement neither Lessor nor any tenant or person or entity claiming by or through Lessor shall be allowed to install or operate a communications facility, including a telecommunications transmission tower, or operate an antenna site leasing business which competes directly or indirectly with Lessee on the lands of Lessor within a radius of five (5) miles of the Leased Premises. The Lease Agreement also provides that, without Lessee's prior written consent, Lessor shall not, directly or indirectly, assign its right in the Lease Agreement or the rent or any rights thereunder, or sell any easement or interest in any portion of the Site (including the Leased Premises), except in connection with conveyance of fee simple title to the Site. If at any time during the term of the Lease Agreement, Lessor receives a bona fide written offer from a third person (the "Offer") to sell, assign, convey, lease or otherwise transfer or create any interest in the current or future Rent, the Leased Premises or the Site, or any portion thereof, which Lessor desires to accept, Lessor shall first give Lessee written notice (including a copy of the proposed contract) of such Offer prior to becoming obligated under such Offer, with such notice giving Lessee the right to purchase the Leased Premises (or, at Lessee's option, a permanent easement in the location of the Leased Premises, which will continue to include the appurtenant Easements for access and utilities granted in the Lease Agreement) for a pro-rata price based on the size that the Leased Premises is to the portion of the Site described in the Offer. Lessee shall have a period of thirty (30) days after receipt of Lessor's notice to accept the Offer or exercise Lessee's right to purchase the Leased Premises and exercise this right of first refusal by notifying Lessor in writing. If Lessee has not accepted the Offer or exercised its right to purchase the Leased Premises in writing to Lessor within such thirty (30) day period, the Offer will be deemed rejected.

[Separate Form to be Executed]

verizon

November 9, 2022

RE: FCC Compliance – Verizon Site ID 617287878
Address: 3111 Ave D, Ft. Pierce, FL 34947

To Whom It May Concern:

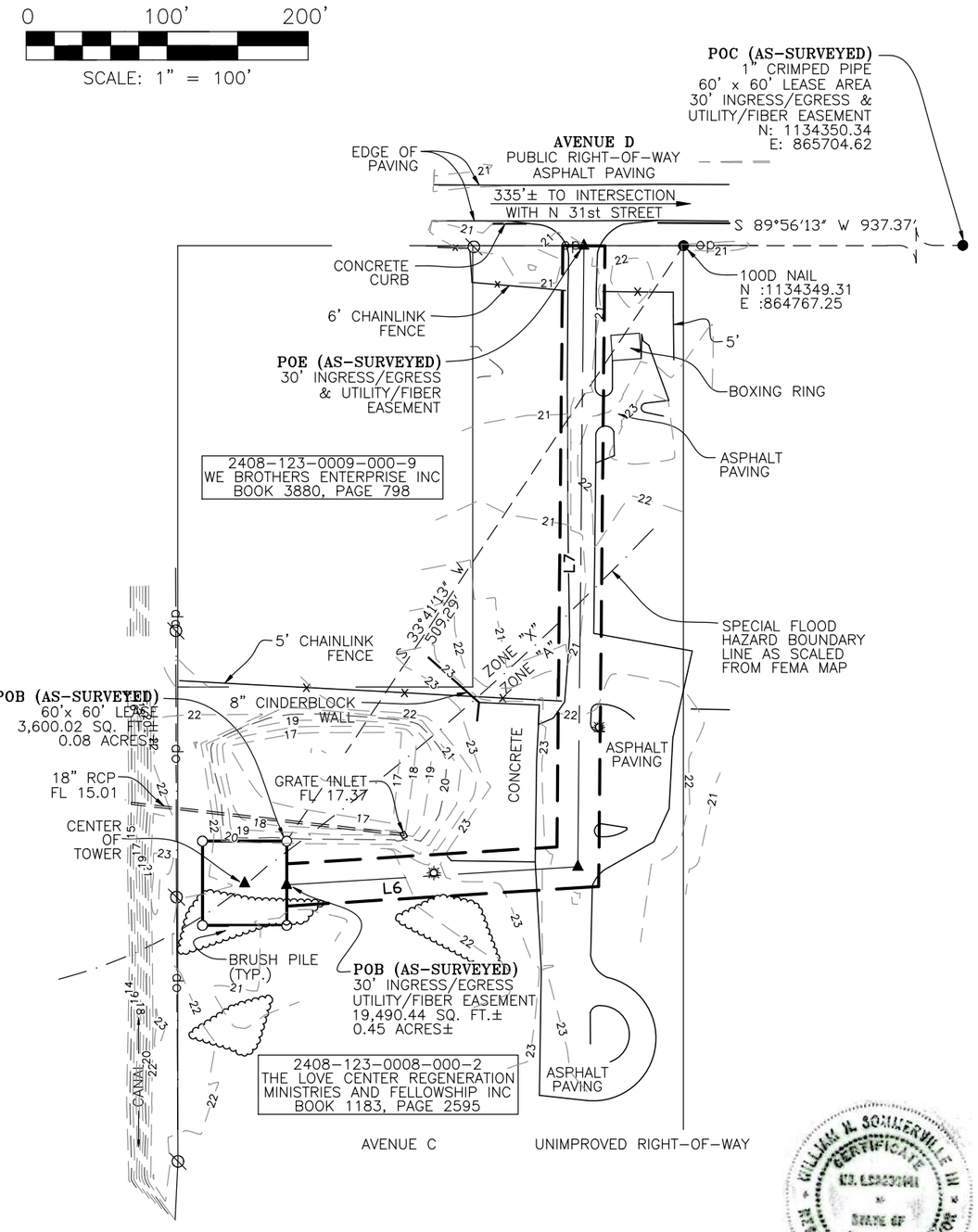
Verizon Wireless and/or affiliates ("Verizon Wireless") operates an LTE/PCS network authorized by the Federal Communications Commission (FCC) to provide state of the art digital wireless communications in many parts of the nation, including Florida. Verizon Wireless' operations and network are licensed and regulated by the FCC.

Verizon Wireless herby certifies that the proposed installation at the above referenced address will not cause interference with the use of properly functioning radios, televisions, Emergency Management Systems (EMS) and or telephone broadcasting and reception. In addition, Verizon Wireless shall certify that the antennas installed will be in compliance with all present and future promulgated safety laws, rules and regulations concerning electromagnetic emissions standards or similar safety standards for other communications transmissions.

The RF design, as proposed for the above noted site, is in compliance with all applicable FCC requirements. In addition, the proposed site meets all applicable ANSVIEEE C95.I-1992 exposure levels, as adopted by the FCC requirements.

Sincerely,

Howard Allen
Verizon Wireless
RF Design Engineer



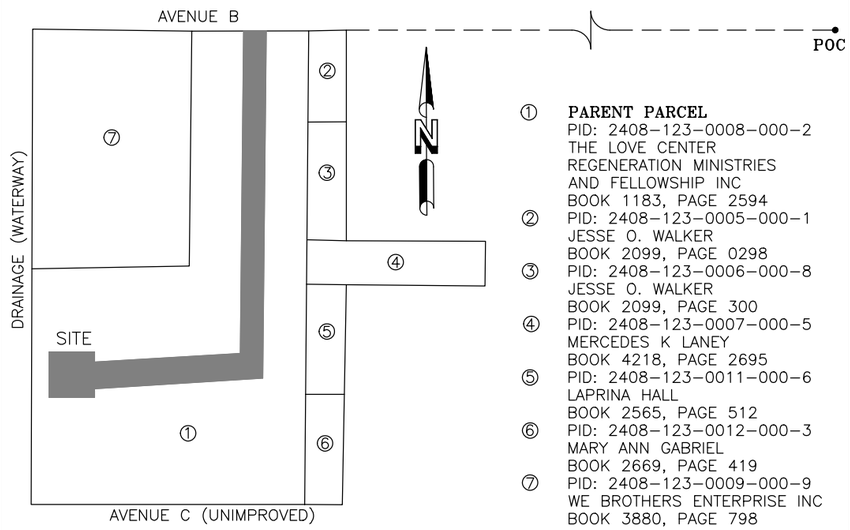
LINE	BEARING	DISTANCE
L1	S 00°00'00" E	60.00'
L2	S 90°00'00" W	60.00'
L3	N 00°00'00" W	60.00'
L4	N 90°00'00" E	60.00'
L5	S 00°00'00" E	31.23'
L6	N 86°24'55" E	207.80'
L7	N 00°33'17" E	442.03'±

WILLIAM H. SOMMERVILLE III
CERTIFICATE
NO. 6141
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR

10/06/22

William H. Sommerville, III
Florida License No. 0006141

PARENT TRACT OVERVIEW — NOT TO SCALE



① **PARENT PARCEL**
PID: 2408-123-0008-000-2
THE LOVE CENTER
REGENERATION MINISTRIES
AND FELLOWSHIP INC
BOOK 1183, PAGE 2594

② PID: 2408-123-0005-000-1
JESSE O. WALKER
BOOK 2099, PAGE 0298

③ PID: 2408-123-0006-000-8
JESSE O. WALKER
BOOK 2099, PAGE 300

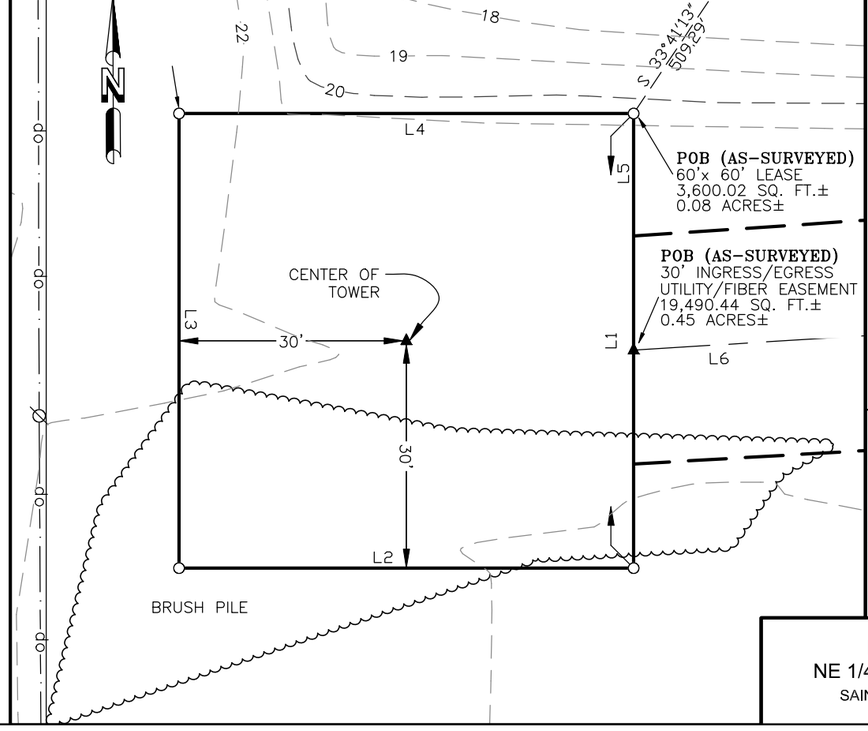
④ PID: 2408-123-0007-000-5
MERCEDES K LANEY
BOOK 4218, PAGE 2695

⑤ PID: 2408-123-0011-000-6
LAPRINA HALL
BOOK 2565, PAGE 512

⑥ PID: 2408-123-0012-000-3
MARY ANN GABRIEL
BOOK 2669, PAGE 419

⑦ PID: 2408-123-0009-000-9
WE BROTHERS ENTERPRISE INC
BOOK 3880, PAGE 798

COMPOUND DETAIL — SCALE: 1" = 20'



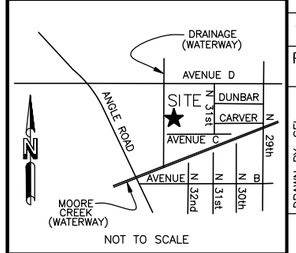
TOWER INFO

CENTER OF TOWER:

LATITUDE: 27°27'05.969" NORTH
LONGITUDE: 80°21'27.918" WEST
(NAD 83)
GROUND ELEVATION: 21.9'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
3111 AVENUE D
FORT PIERCE, FLORIDA 34954

VICINITY MAP



NOT TO SCALE

FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
0°17'45.90565"

TRUE NORTH TO MAGNETIC DECLINATION
7°10' W

COMBINED SCALE FACTOR
0.99990910

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊘ = POWER POLE
- ☼ = POWER POLE
- ↓ = GUY ANCHOR
- ⊡ = POWER BOX
- ⊞ = TELEPHONE PEDESTAL
- ◉ = GROUNDING ROD

ROW = RIGHT-OF-WAY
op = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'A' of the Flood Insurance Rate Map Community Panel No. 12111C0178J, which bears an effective date of February 16, 2012 and IS in a special flood hazard area.
Zone 'A': A zone definition from flood map 12111C0178. Base Flood Elevatrion not defined.

LOVE MINISTRIES
NE 1/4, SEC. 8, T-35-S, R-40-E
SAINT LUCIE COUNTY, FLORIDA

NO.	REVISION	DATE	BY
1	CORRECTED ACCESS/UTILITY EASEMENT	08/09/22	PWK
2	CHANGED EASEMENT	08/18/22	PWK
3	CLIENT COMMENTS	09/15/22	PWK

PROJECT NO.
22-1231

DRAWN BY: SEL
CHECKED BY: PWK
FIELD CREW: McK
APPROVED BY: MKD
DATE: 07/29/22
SCALE: 1" = 100'
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR:
TOWERCOM VIII-B, LLC
241 ATLANTIC BOULEVARD
SUITE 201
NEPTUNE BEACH, FLORIDA 32266

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

PARENT TRACT DEED (PER TITLE):

Township 35 South, Range 40 East, and
Beginning at the NW corner of the SW ¼ of the NW ¼ of the NE ¼ of Section 8, Township 35 South, Range 40 East, run East 260 feet to the point of beginning; thence continue East 150 feet; thence South 660 feet, more or less, to the South line of the SW ¼ of the NW ¼ of the NE ¼ of Section 8, Township 35 South, Range 40 East; thence West along said South line 150 feet; thence North to point of beginning.
AND BEING the same property conveyed to The Love Center Regeneration Ministries, Inc., a Florida not–for–profit corporation from James W. Piowaty, as sole Trustee of the William J. Piowaty Revocable Trust dated January 20, 1967 by Warranty Deed dated October 29, 1998 and recorded November 12, 1998 in Deed Book 1183, Page 2594; AND FURTHER CONVEYED to The Love Center Regeneration Ministries, Inc., a Florida not–for–profit corporation from James W. Piowaty, as sole Trustee of the William J. Piowaty Revocable Trust dated January 20, 1967 by Quit Claim Deed dated October 29, 1998 and recorded November 12, 1998 in Deed Book 1183, Page 2595.

60' x 60' LEASE (AS–SURVEYED)

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THENCE NORTH 86°24'55" EAST, 207.80 FEET;
THENCE NORTH 00°33'17" EAST, 442.03 FEET TO THE SOUTH RIGHT–OF–WAY LINE OF AVENUE D AND THE POINT OF ENDING,
CONTAINING 19,490.44 SQUARE FEET OR 0.45 ACRES MORE OR LESS.

PLOTTABLE EXCEPTIONS

Fidelity National Title Insurance Company
Commitment for Title Insurance Commitment No. 37364229
Date June 2, 2022
Schedule B, Section II

Exception No.	Instrument	Comment
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	D.B. 4091, Pg. 329	Does Affect, blanket in nature.
⑨	Doc. No. 16–00002143	Does Not Affect.

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3. Bearings are based on Florida East State Plane Coordinates NAD 83 by GPS observation.
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5. Benchmark used is a GPS Continuously Operating Reference Station, PID AF6647. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Rawland Tower Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted with the benefit of an Abstract Title search.
9. Surveyor hereby states the Geodetic Coordinates and the elevation shown for the proposed centerline of the tower are accurate to within +/– 20 feet horizontally and to within +/– 3 feet vertically (FAA Accuracy Code 1A).
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11. Field data upon which this map or plat is based has a closure precision of not less than one–foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.
12. This survey is not valid without the original signature and the original seal of a state licensed surveyor.
13. This survey does not constitute a boundary survey of the Parent Tract. Any parent tract property lines shown hereon are from supplied information and may not be field verified.

SURVEYOR'S CERTIFICATION

10/06/22

I certify to TowerCom VIII–B, LLC and Fidelity National Title Insurance Company, that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

William H. Sommerville, III
Florida License No. 0006141

LOVE MINISTRIES
NE 1/4, SEC. 8, T-35-S, R-40-E
SAINT LUCIE COUNTY, FLORIDA

NO.	REVISION	DATE	BY
1	CORRECTED ACCESS/UTILITY EASEMENT	08/09/22	PWK
2	CHANGED EASEMENT	08/18/22	PWK
3	CLIENT COMMENTS	09/15/22	PWK

PROJECT NO.
22-1231

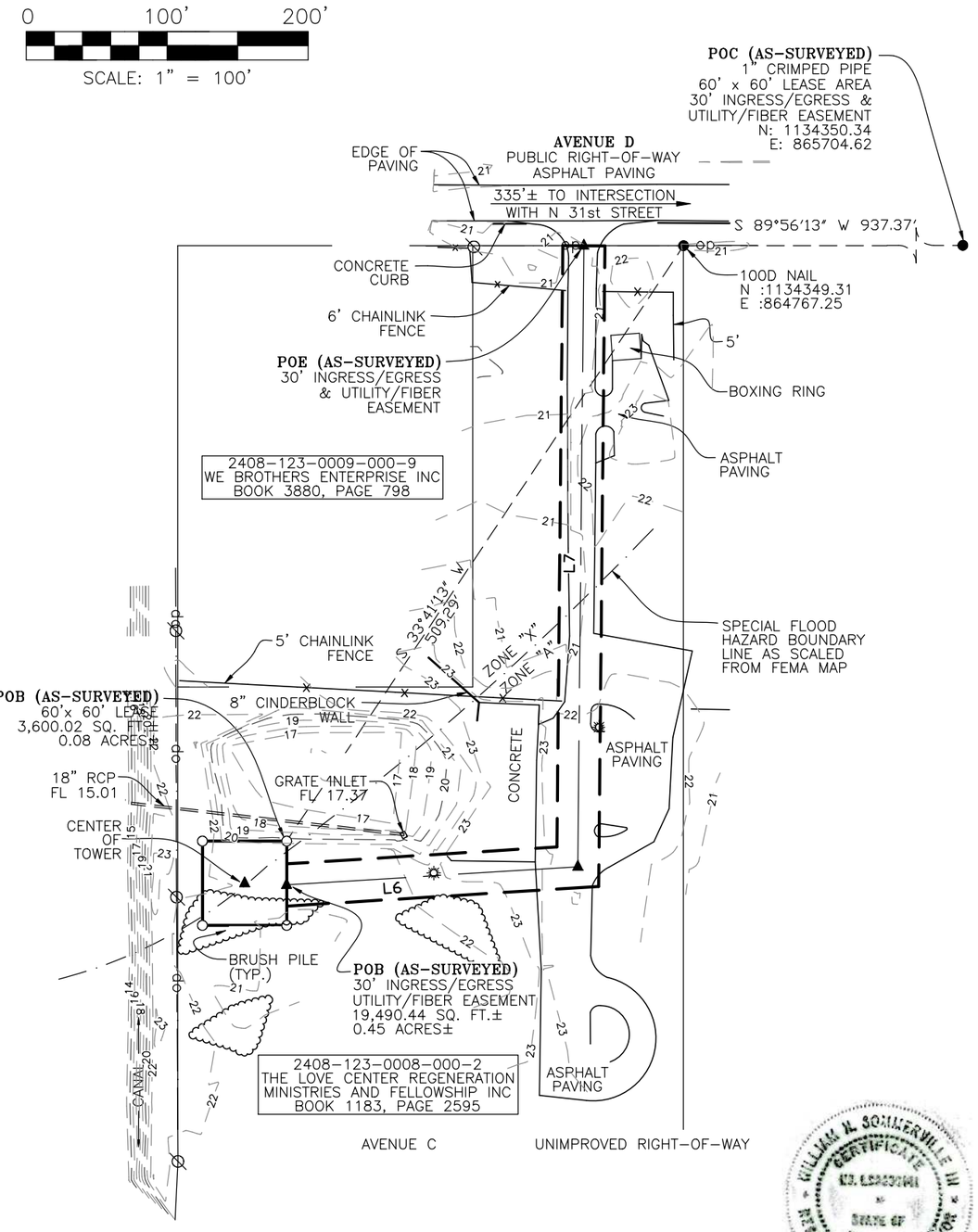
DRAWN BY: SEL
CHECKED BY: PWK
FIELD CREW: McK
APPROVED BY: MKD
DATE: 07/29/22
SCALE: N.T.S.
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR:
TOWERCOM VIII-B, LLC
241 ATLANTIC BOULEVARD
SUITE 201
NEPTUNE BEACH, FLORIDA 32266

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Ph: 205-252-6985
www.smweng.com

SMW ENGINEERING GROUP, INC.



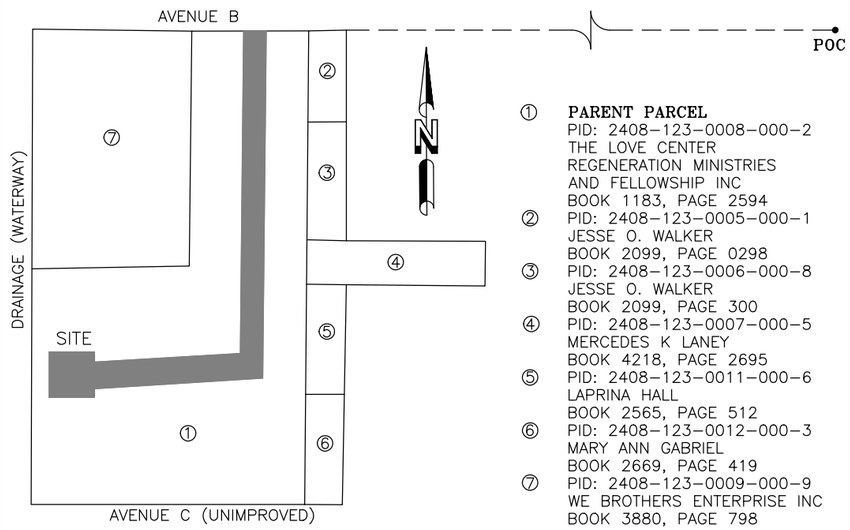
LINE	BEARING	DISTANCE
L1	S 00°00'00" E	60.00'
L2	S 90°00'00" W	60.00'
L3	N 00°00'00" W	60.00'
L4	N 90°00'00" E	60.00'
L5	S 00°00'00" E	31.23'
L6	N 86°24'55" E	207.80'
L7	N 00°33'17" E	442.03'±

WILLIAM H. SOMMERVILLE III
CERTIFICATE
NO. 6141
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR

10/06/22

William H. Sommerville, III
Florida License No. 0006141

PARENT TRACT OVERVIEW — NOT TO SCALE



① **PARENT PARCEL**
PID: 2408-123-0008-000-2
THE LOVE CENTER
REGENERATION MINISTRIES
AND FELLOWSHIP INC
BOOK 1183, PAGE 2594

② PID: 2408-123-0005-000-1
JESSE O. WALKER
BOOK 2099, PAGE 0298

③ PID: 2408-123-0006-000-8
JESSE O. WALKER
BOOK 2099, PAGE 300

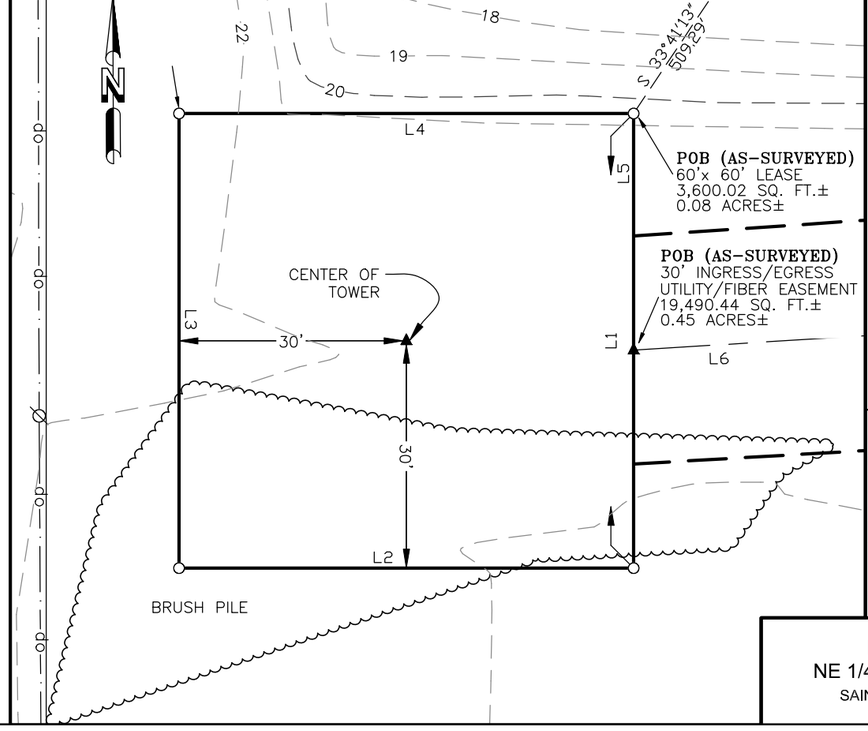
④ PID: 2408-123-0007-000-5
MERCEDES K LANEY
BOOK 4218, PAGE 2695

⑤ PID: 2408-123-0011-000-6
LAPRINA HALL
BOOK 2565, PAGE 512

⑥ PID: 2408-123-0012-000-3
MARY ANN GABRIEL
BOOK 2669, PAGE 419

⑦ PID: 2408-123-0009-000-9
WE BROTHERS ENTERPRISE INC
BOOK 3880, PAGE 798

COMPOUND DETAIL — SCALE: 1" = 20'



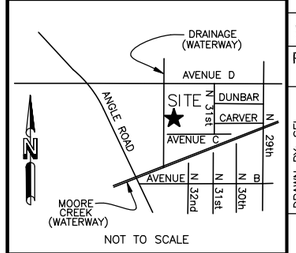
TOWER INFO

CENTER OF TOWER:

LATITUDE: 27°27'05.969" NORTH
LONGITUDE: 80°21'27.918" WEST
(NAD 83)
GROUND ELEVATION: 21.9'
ABOVE MEAN SEA LEVEL (NAVD88)

SITE ADDRESS:
3111 AVENUE D
FORT PIERCE, FLORIDA 34954

VICINITY MAP



NOT TO SCALE

FLORIDA EAST

GRID NORTH

GRID TO TRUE NORTH CONVERGENCE
0°17'45.90565"

TRUE NORTH TO MAGNETIC DECLINATION
7°10' W

COMBINED SCALE FACTOR
0.99990910

LEGEND

- ○ = 5/8" REBAR SET
- ● = FOUND PROPERTY MARKER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- ▲ = CALCULATED POINT
- (R) = REFERENCED INFORMATION
- (M) = MEASURED
- ⊘ = POWER POLE
- ☼ = POWER POLE
- ↓ = GUY ANCHOR
- ⊡ = POWER BOX
- ⊞ = TELEPHONE PEDESTAL
- ◉ = GROUNDING ROD

ROW = RIGHT-OF-WAY
op = OVERHEAD POWER

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone 'A' of the Flood Insurance Rate Map Community Panel No. 12111C0178J, which bears an effective date of February 16, 2012 and IS in a special flood hazard area.
Zone 'A': A zone definition from flood map 12111C0178. Base Flood Elevatrion not defined.

LOVE MINISTRIES
NE 1/4, SEC. 8, T-35-S, R-40-E
SAINT LUCIE COUNTY, FLORIDA

NO.	REVISION	DATE	BY
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PROJECT NO.
22-1231

DRAWN BY: SEL
CHECKED BY: PWK
FIELD CREW: McK
APPROVED BY: MKD
DATE: 07/29/22
SCALE: 1" = 100'
SHEET 1 OF 2

RAWLAND TOWER SURVEY

FOR:
TOWERCOM VIII-B, LLC
241 ATLANTIC BOULEVARD
SUITE 201
NEPTUNE BEACH, FLORIDA 32266

SMW Engineering Group, Inc.
158 Business Center Drive
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Ph: 205-252-6985
www.smweng.com
SMW ENGINEERING GROUP, INC.

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Commitment for Title Insurance Commitment No. 37364229
Date June 2, 2022
Schedule B, Section II

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10/06/22

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William H. Sommerville, III
Florida License No. 0006141

LOVE MINISTRIES
NE 1/4, SEC. 8, T-35-S, R-40-E
SAINT LUCIE COUNTY, FLORIDA

NO.	REVISION	DATE	BY
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PROJECT NO.
22-1231

DRAWN BY: SEL
CHECKED BY: PWK
FIELD CREW: McK
APPROVED BY: MKD
DATE: 07/29/22
SCALE: N.T.S.
SHEET 1 OF 2

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SMW ENGINEERING GROUP, INC.

TOWERCOM

LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

195ft. MONOPOLE SIMULATION

View #1 from Avenue C
approx. 440ft. east-southeast of site

TOWERCOM

LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

195ft. MONOPOLE SIMULATION

View #2 from Avenue D & Angle Rd
approx. 1,240ft. west-northwest of site

TOWERCOM

LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

195ft. MONOPOLE SIMULATION

View #3 from Avenue B
approx. 860ft. south-southeast of site

TOWERCOM

LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

195ft. MONOPOLE SIMULATION

View #4 from Avenue D
approximately 630ft. northeast of site

TOWERCOM

LOVE MINISTRIES

3111 Avenue D, Fort Pierce, FL 34954

195ft. MONOPOLE SIMULATION

View #5 from Dunbar Street
approx. 1,120ft. east-southeast of site

LOVE MINISTRIES SITE SIMULATION MAP

ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

FCC NEPA Environmental Checklist Report

TCNS ID 256976

TowerCom VIII-B, LLC Site
Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

ECA Project No. 22-003594

SUBMITTED TO:

TowerCom VIII-B
5611 NC Hwy 55, Suite 201
Durham, NC 27713

PREPARED BY:

Environmental Corporation of America
1375 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004

December 16, 2022

TowerCom VIII-B
5611 NC Hwy 55, Suite 201
Durham, NC 27713

Attention: **Ms. Kathe Post**

Subject: **FCC NEPA Environmental Checklist**
TCNS ID # 256976
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height With Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Dear Ms. Post:

Environmental Corporation of America (ECA) is pleased to provide this FCC NEPA Environmental Checklist report for the construction of a proposed telecommunications facility.

Based upon our evaluation of the project area and consultation with Agency sources, the preparation of an Environmental Assessment is **not required** for the proposed facility.

We appreciate this opportunity to provide you with these professional services. If you have any questions regarding this report or the project in general, please call at your convenience.

Sincerely yours,
Environmental Corporation of America

Jesse Garbowski
Project Manager

Ryan Edson
Senior NEPA Specialist

NEPA Checklist Summary

Introduction

ECA understands that a proposed 199-foot tall overall height monopole telecommunications structure would be constructed within a proposed 60-foot by 60-foot lease area. The proposed lease area would be accessible by a proposed approximate 665-foot long by 30-foot wide access/utility easement.

ECA has used the *FCC NEPA Environmental Checklist* in our evaluation of the undertaking for FCC Environmental Compliance (Appendix A). Where applicable, we have consulted the Agency sources indicated in Appendices B through H.

NEPA Discussion

Wilderness Areas and Wildlife Preserves *[47 CFR § 1.1307(a)(1) & 47 CFR § 1.1307(a)(2)]*

The appropriate USGS Topographic Quadrangle Map and the National Map Viewer indicate the project area is not located within an officially designated wilderness area or wildlife preserve (Appendix B).

Protected Species *[47 CFR § 1.1307(a)(3)]*

The Florida Ecological Services Field Office of the United States Fish and Wildlife Service (USFWS) specifically requested that they not be sent documentation regarding proposed cell towers on projects where a "No Effect" determination has been made. Based on the information reviewed and our site inspection, ECA has found no evidence that any proposed federally listed endangered or threatened species identified by USFWS as potentially occurring within the project area are present in the project area or that any critical habitat is present within the project vicinity. Based on these findings, it is our opinion that the proposed project would not affect federally listed species. Additionally, no federally proposed threatened or endangered species are listed as occurring in the project area. The Florida Fish and Wildlife Commission (FWC) was contacted to request technical assistance on November 3, 2022. The FWC responded on December 5, 2022 stating, "We have no comments, recommendations, or objections related to state-listed species and their habitat or other fish and wildlife resources to offer on this project." Documentation of our "No Effect" determination is included in Appendix C.

Historic Properties *[47 CFR § 1.1307(a)(4)]*

The New Tower Submission Packet (FCC Form 620), Section 106 Review documentation was prepared for the proposed undertaking. The Section 106 Review documentation found that the proposed project would have no effect on any Historic Properties (as described in the March 7, 2005 NPA). The Section 106 Review documentation was submitted to the Florida Division of Historical Resources (FL DHR) on October 20, 2022. The FL DHR responded in a letter dated November 2, 2022 stating, "based on the information provided, it is the opinion of this office that the proposed project will have no effect on historic properties listed, or eligible for listing, in the NRHP (Appendix D).

Indian Religious Sites *[47 CFR § 1.1307(a)(5)]*

ECA identified six federally recognized tribes that may attach religious and cultural significance to Historic Properties within the area of the proposed undertaking. ECA initially contacted the FCC utilizing the Tower Construction Notification System (TCNS) on October 5, 2022 (TCNS ID 256976). Each interested tribe received initial notification from the FCC by October 14, 2022. All Native American Tribes that have expressed interest within this area have either concurred with the project or expressed no further interest. Documentation of our tribal consultation is included in Appendix E.

If inadvertent discoveries of Native American cultural materials or human remains are made during construction, all work should cease and potentially affected Tribes, as well as the State Historic Preservation Office should be notified immediately. ECA recommends that a statement to this effect be incorporated into the construction plans, drawings, and documents for the facility.

Floodplains *[47 CFR § 1.1307(a)(6)]*

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel 12111C0178J dated February 16, 2012, the project area would be located within Zone A, which is a Special Flood Hazard Area of the 100-year floodplain. However, ECA understands that the finished floor elevations for the facility would be constructed at least one foot above the base flood elevation of the floodplain. Therefore, the proposed undertaking would not require the preparation of an Environmental Assessment due to being located within a Special Flood Hazard Area of the 100-year floodplain (See Appendix F).

Significant Change in Surface Features *[47 CFR § 1.1307(a)(7)]*

Based on the research performed and our site visit, it does not appear that jurisdictional waters or wetlands would be impacted (Appendix G). Further, the construction and operation of the proposed facility would not cause a substantial change in the character of surface features or the land used.

High Intensity White Lights *[47 CFR § 1.1307(a)(8)]*

We understand that high intensity white lights would not be deployed in conjunction with the proposed undertaking.

Radiofrequency Exposure *[47 CFR § 1.1307(b)]*

FCC licensees transmitting from antennas must comply with the established criteria regarding radiofrequency exposure limits in accordance with FCC Code of Federal Regulations [47 CFR § 1.1307, § 1.1310] published at the time of this report. For radiofrequency exposure assessment, ECA relies solely on the project engineers.

FCC Antenna Structure Registration (ASR) *[47 CFR §17.4]*

ECA initiated the Environmental Notification process through the Antenna Structure Registration system pursuant to 47 CFR 17.4. The local notice was published on October 13, 2022 and the national notice was published on October 20, 2022. ECA understands that no public comments were received within the 30-day comment period. We understand that the FCC has determined that the application does not require further environmental processing and Part 2 of the application can be completed.

Conclusion & Limitations

In summary, ECA has found no evidence that adverse environmental impacts or effects, as defined in the FCC Rules contained in 47 CFR Sections 1.1301 through 1.1320, would result from the proposed undertaking.

ECA notes that the findings of this report are based upon information provided by the customer, including precise locations and specifications of the proposed project activities. Any changes to the design of the proposed facility may warrant further review. Please contact us if any such changes are proposed.

APPENDICES

Appendix A: FCC NEPA Environmental Checklist
Appendix B: USGS Topographic Quadrangle Map / National Map Viewer
Appendix C: Protected Species Information
Appendix D: SHPO Information
Appendix E: Native American Information
Appendix F: Floodplain Information
Appendix G: Wetlands Information
Appendix H: ASR Registration

APPENDIX A

FCC NEPA Environmental Checklist

FCC NEPA Environmental Checklist

47 CFR 1.1307(a) & 47 CFR 17.4

Site Information

Site Name: Love Ministries	Site Number: N/A
ECA ID: 22-003594	Date: 12/16/2022

FCC NEPA Checklist [47 CFR 1.1307(a)]

NEPA Category	Yes	No
Will the facility be located in an officially designated wilderness area?	☐	☒
Special Stipulations/Contingencies: NA		
Will the facility be located in an officially designated wildlife preserve?	☐	☒
Special Stipulations/Contingencies: NA		
Will the facility affect federally listed, threatened or endangered species or designated critical habitats?	☐	☒
Special Stipulations/Contingencies: NA		
Is the facility likely to jeopardize the continued existence of any federally proposed endangered or threatened species or likely to result in the destruction or adverse modification of proposed critical habitats?	☐	☒
Special Stipulations/Contingencies: NA		
Will the facility adversely affect districts, sites, buildings, structures, objects, or other cultural resources listed, or eligible for listing, in the National Register of Historic Places?	☐	☒
Special Stipulations/Contingencies: NA		
Will the facility affect Indian religious sites?	☐	☒
Special Stipulations/Contingencies: NA		
Will the facility be located in a Special Flood Hazard Area of the 100-year floodplain [OR] will the finished floor elevation of the proposed facility be elevated less than one (1) foot above the base flood elevation of the Special Flood Hazard Area of a 100-year floodplain?	☐	☒
Special Stipulations/Contingencies: NA		
Will the construction of the facility involve a significant change in surface features (e.g., wetland fill, deforestation, or water diversion)?	☐	☒
Special Stipulations/Contingencies: NA		
Will the antenna or tower and/or supporting structure be equipped with high intensity white lights and be located in or near a residential neighborhood, as defined by the applicable zoning law?	☐	☒
Special Stipulations/Contingencies: NA		

FCC Antenna Structure Registration (ASR) Requirements [47 CFR 17.4]

ASR Environmental Notification Process	Yes	No/NA
If an ASR application was required or voluntarily submitted, has the FCC determined that additional environmental review is required prior to granting Antenna Structure Registration for the proposed facility?	☐	☒

IF ANY OF THE QUESTIONS ABOVE ARE ANSWERED "YES", FURTHER ACTION MAY BE REQUIRED FOR FCC ENVIRONMENTAL PURPOSES.

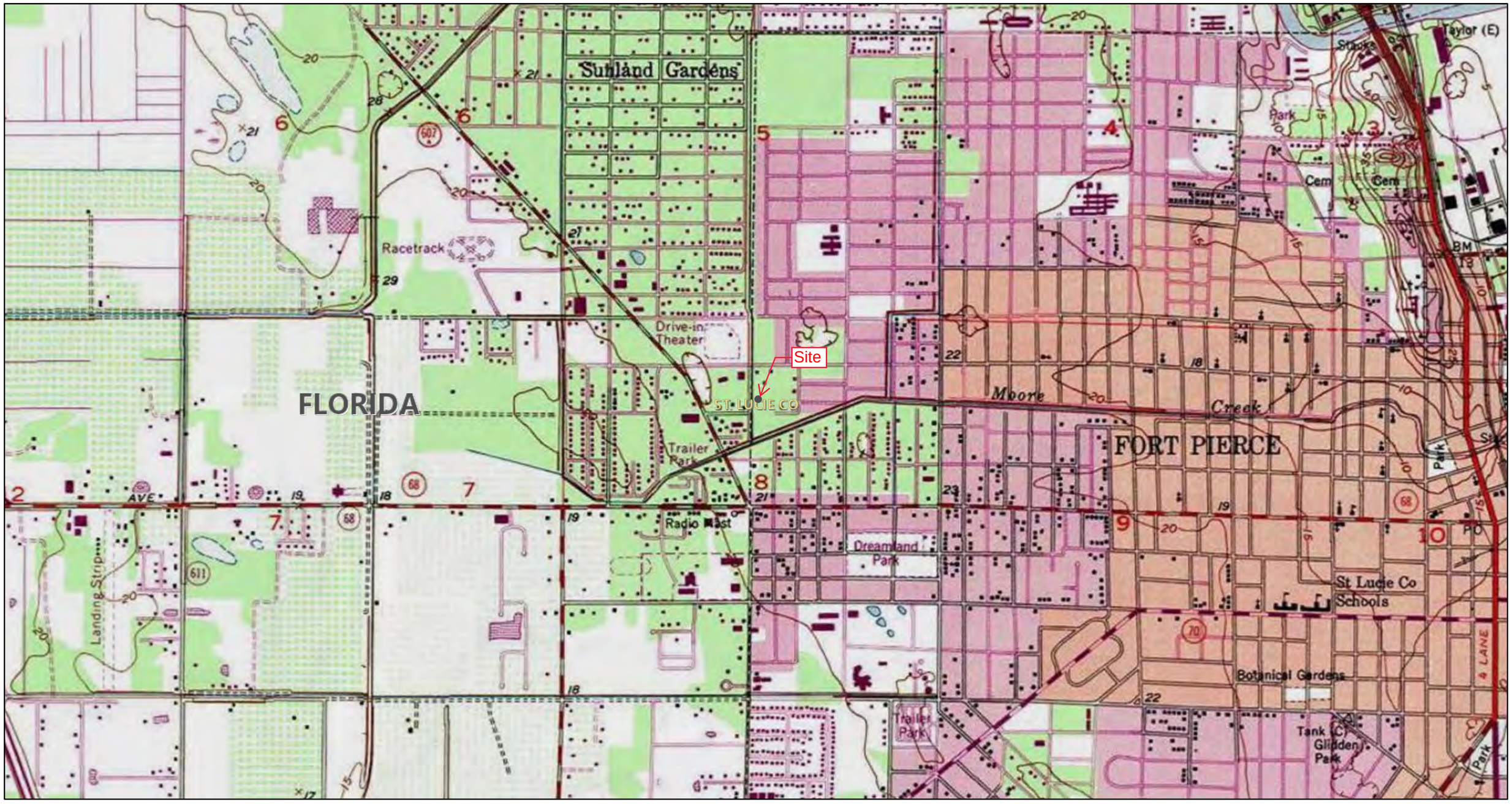
PROJECT MANAGER

REVIEWED BY

APPENDIX B

USGS Topographic Map & National Map Viewer

The National Map Advanced Viewer



12/1/2022, 7:29:34 AM

- US Fish & Wildlife Service
- National Forest
- National Grassland
- County or Equivalent
- National Wilderness
- State or Territory Large-Scale

1:18,056

0 0.2 0.4 0.8 mi

0 0.3 0.6 1.2 km

USGS The National Map: National Boundaries Dataset. Data Refreshed October, 2022., Copyright:© 2013 National Geographic Society, i-cubed

USGS
2021 USGS

APPENDIX C

Protected Species Information

From: DiGruttolo, Laura
To: Donna Campbell
Cc: Conservation Planning Services; Calyniuk, Cori; Cucinella, Josh
Subject: Proposed Telecommunications Tower "Love Ministries" in St. Lucie County - ECA Project No. 22-003594
Date: Monday, December 5, 2022 2:24:30 PM

Dear Ms. Campbell:

Florida Fish and Wildlife Conservation Commission (FWC) staff received your group's request for review regarding a proposed TowerCom VIII-B, LLC "Love Ministries" wireless telecommunications tower within the vicinity of 3111 Avenue D, Fort Pierce, St. Lucie County. We have no comments, recommendations, or objections related to state-listed species and their habitat or other fish and wildlife resources to offer on this project. The liability to not impact or cause "take" of listed species, migratory wildlife, and other regulated species of wildlife is the responsibility of the applicant or developer associated with this site. Please refer to the Florida Administrative Code, 68A-27 for definitions of "take" and a list of species. If listed species are observed onsite in the future, FWC staff are available to provide decision support information or assist in obtaining the appropriate permits.

For additional information regarding projects like this, you may also want to review resources provided by other agencies regarding potential requirements for this project: https://www.fws.gov/story/incidental-take-beneficial-practices-communication-towers

If you need further information or review, please let us know. Requests for further information or review can be sent to ConservationPlanningServices@MyFWC.com and we will ensure your request is received by the appropriate staff. Thank you for contacting the FWC.

Laura DiGruttolo
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 728-5147

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

November 3, 2022

Florida Fish and Wildlife Conservation Commission
8535 Northlake Boulevard
West Palm Beach, FL 33412

Subject: **Proposed 199-Foot Monopole Telecommunications Structure**
(Overall Height Including Appurtenances)
TowerCom VIII-B, LLC Site – Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

To Whom It May Concern:

Environmental Corporation of America (ECA) is assisting TowerCom VIII-B, LLC with Federal Communications Commission (FCC) National Environmental Policy Act (NEPA) documentation for the proposed project.

The purpose of this letter is to request comments relative to potential effects on state listed or proposed threatened or endangered species. Please let us know if you have any questions or require any additional information in order to complete your review.

For any questions or additional information, please contact Donna Campbell by phone at 770-667-2040, by email at donna.campbell@eca-usa.com, or by mail at 1375 Union Hill Industrial Court, Alpharetta, GA 30040.

Sincerely yours,
Environmental Corporation of America

Donna Campbell
Project Scientist

SMW Engineering Group, Inc.
158 Business Center Drive
Birmingham, Alabama 35244
Telephone: (205) 252-6985
Facsimile: (205) 320-1504

1-A CERTIFICATION

Date: July 18, 2022

RE: Site Name: Love Ministries

Ground Elevation: 21.9'

City Name: Fort Pierce County: St. Lucie State: Florida

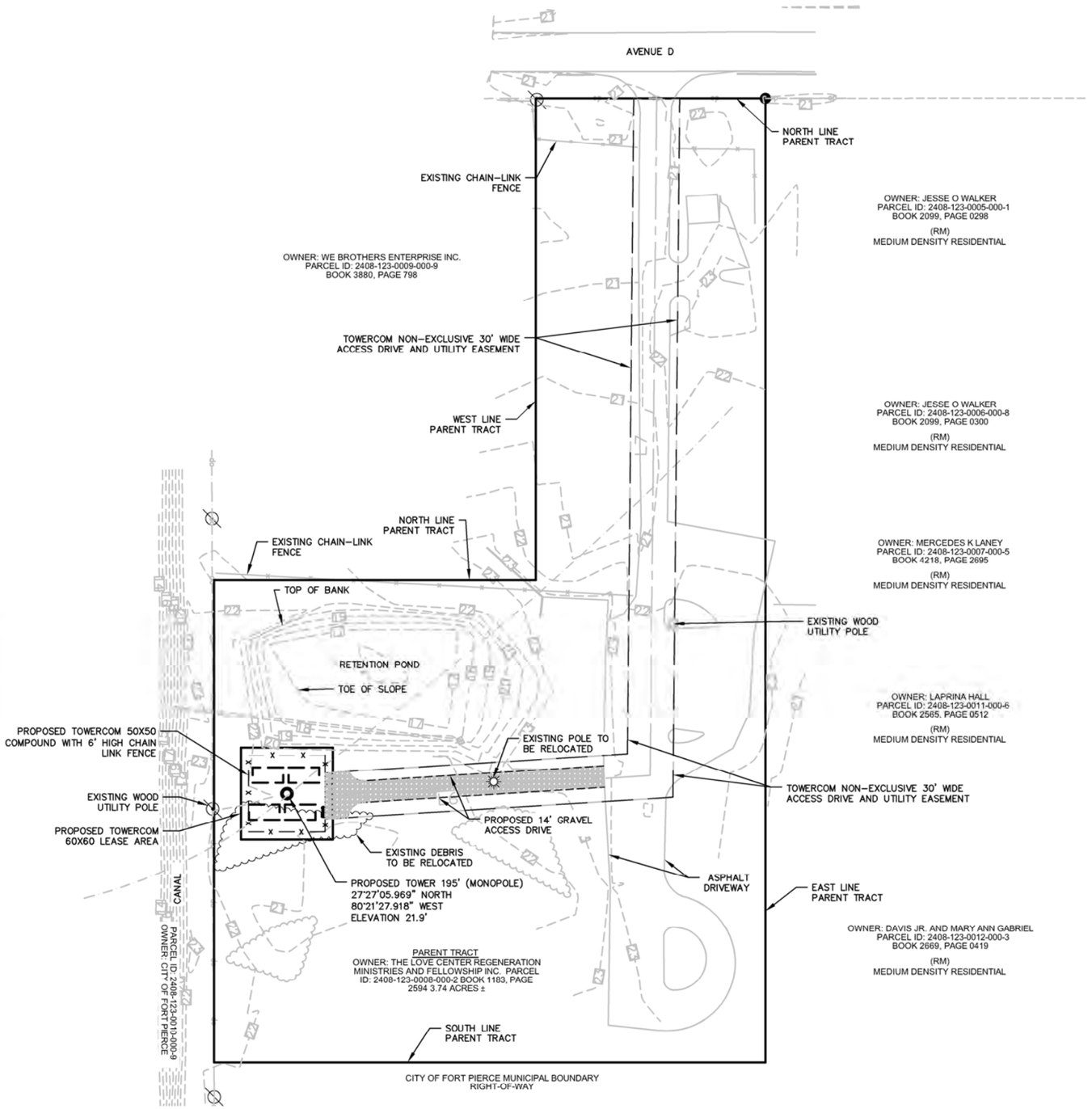
I certify that the Latitude of 27 Degrees 27 Min. 05.969 Sec. North and the Longitude of 80 Degrees 21 Min. 27.918 Sec. West is accurate to within +/- 20 feet horizontally; and is accurate to within +/- 3 feet vertically. The horizontal datum (coordinates) is in terms of the North America Datum of 1983 (NAD83) and is expressed in degrees, minutes and seconds. The vertical datum (heights) is in terms of the North American Vertical Datum of 1988 (NAVD88).

Decimal Format

27.451658 Latitude
-80.357755 Longitude

State of Florida Date: 7/18/22

William H. Sommerville, III
Florida Registered No. 0006141
SMW Job No. 22-1231
Prepared By: BMS



PARENT TRACT DETAIL(SEE SURVEY)

0 40' 80'

(Scale in feet)
Scale: 1"=40'

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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

PARENT TRACT SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: GC, GENERAL COMMERCIAL
EXISTING ZONING: GC, GENERAL COMMERCIAL
FUTURE LAND USE: GC, GENERAL COMMERCIAL

UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMPERVIOUS COVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

PARKING

THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

TOTAL IMPERVIOUS AREA:

EXISTING PARENT TRACT:	162,914.4 ± S.F.	(100.0%)
TELECOMMUNICATION TOWER FOOTPRINT:	38 ± S.F.	(0.0002%)
TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12'):	192 ± S.F.	(0.001%)
TELECOMMUNICATION COMPOUND CHAIN LINK FENCE :	3,600 ± S.F.	(0.022%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)

TOTAL SEMI IMPERVIOUS AREA:

TELECOMMUNICATION 12' GRAVEL ACCESS ROAD:	2,550.46 ± S.F.	(0.016%)
TELECOMMUNICATION GRAVEL COMPOUND:	3,600 ± S.F.	(0.022%)
TOTAL SEMI PERVIOUS AREA:	6,150.46 ± S.F.	(0.038%)

TOTAL PERVIOUS AREA:

TOTAL SEMI PERVIOUS AREA:	6,150.45 ± S.F.	(0.038%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)
TOTAL COMBINED AREA:	**9,980.45± S.F.**	**(0.062%)**

NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR FACILITIES.
7. NO DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR SHELL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
SEPTEMBER 2022

ISSUED FOR:
ZONING DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:

Kimley»Horn

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.

1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

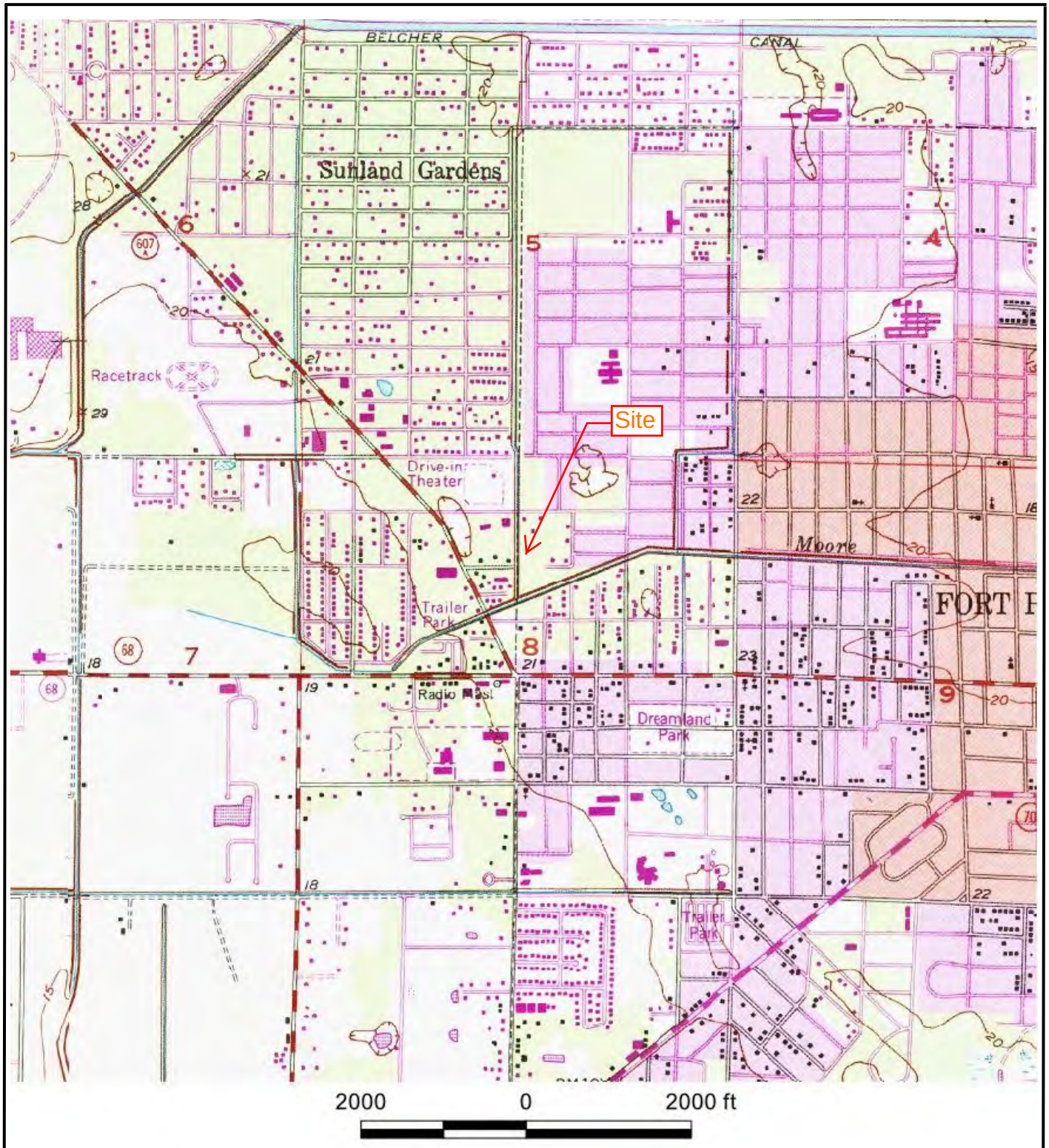
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1 REVISION:

KHA Job #:
241044000

Drawing name: C:\Users\gory.daniel\AppData\Local\Temp\AcPublish_21580\Love Ministries_ZDs_2022.09.12.dwg C-1 Sep 14, 2022 8:58am by gory.daniel



Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

N

TowerCom VIII-B, LLC Site Love Ministries

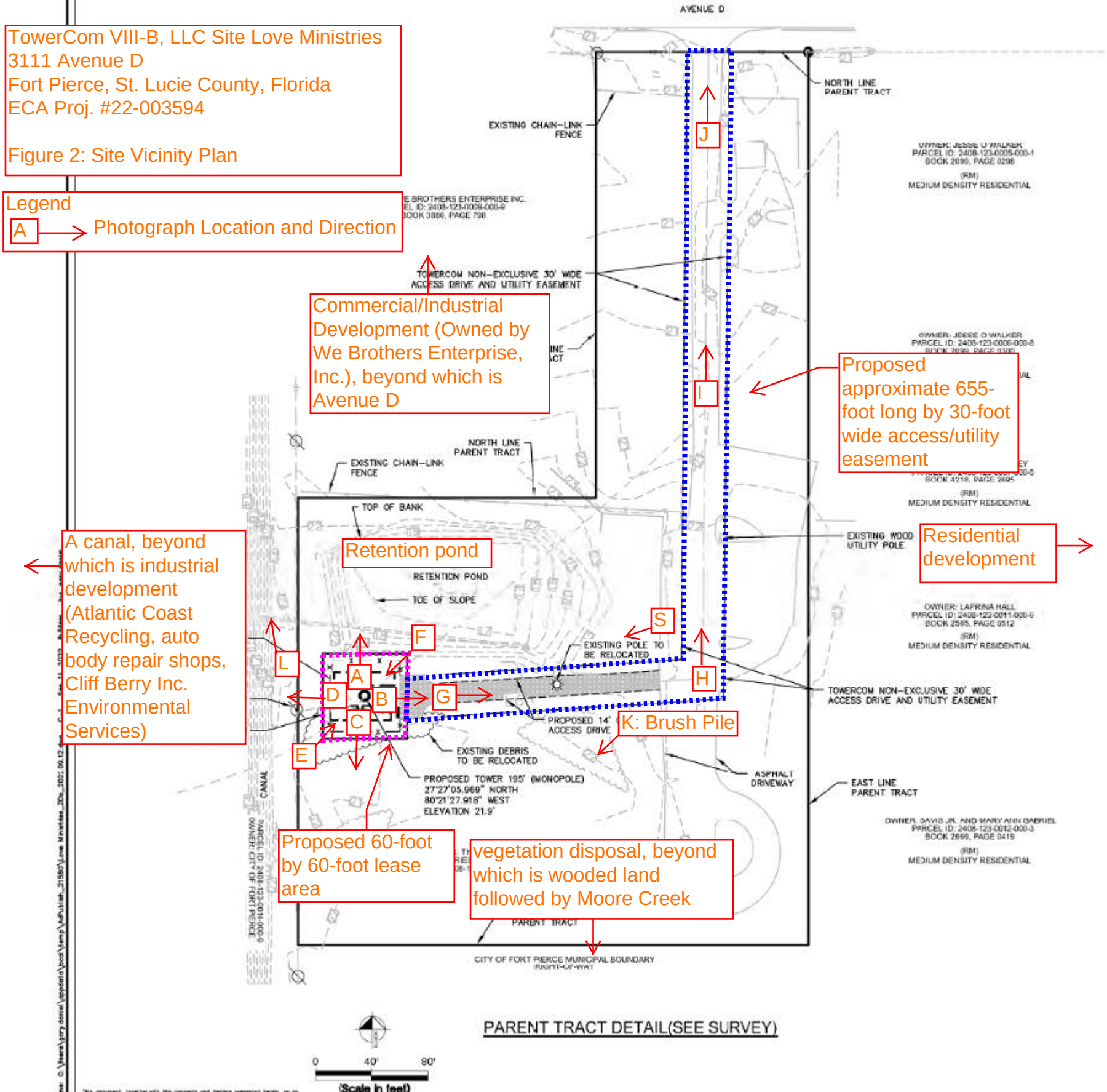
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 1: Topographic Map

ECA Proj. # 22-003594

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Proj. #22-003594

Figure 2: Site Vicinity Plan



Source: Google Earth 2022

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

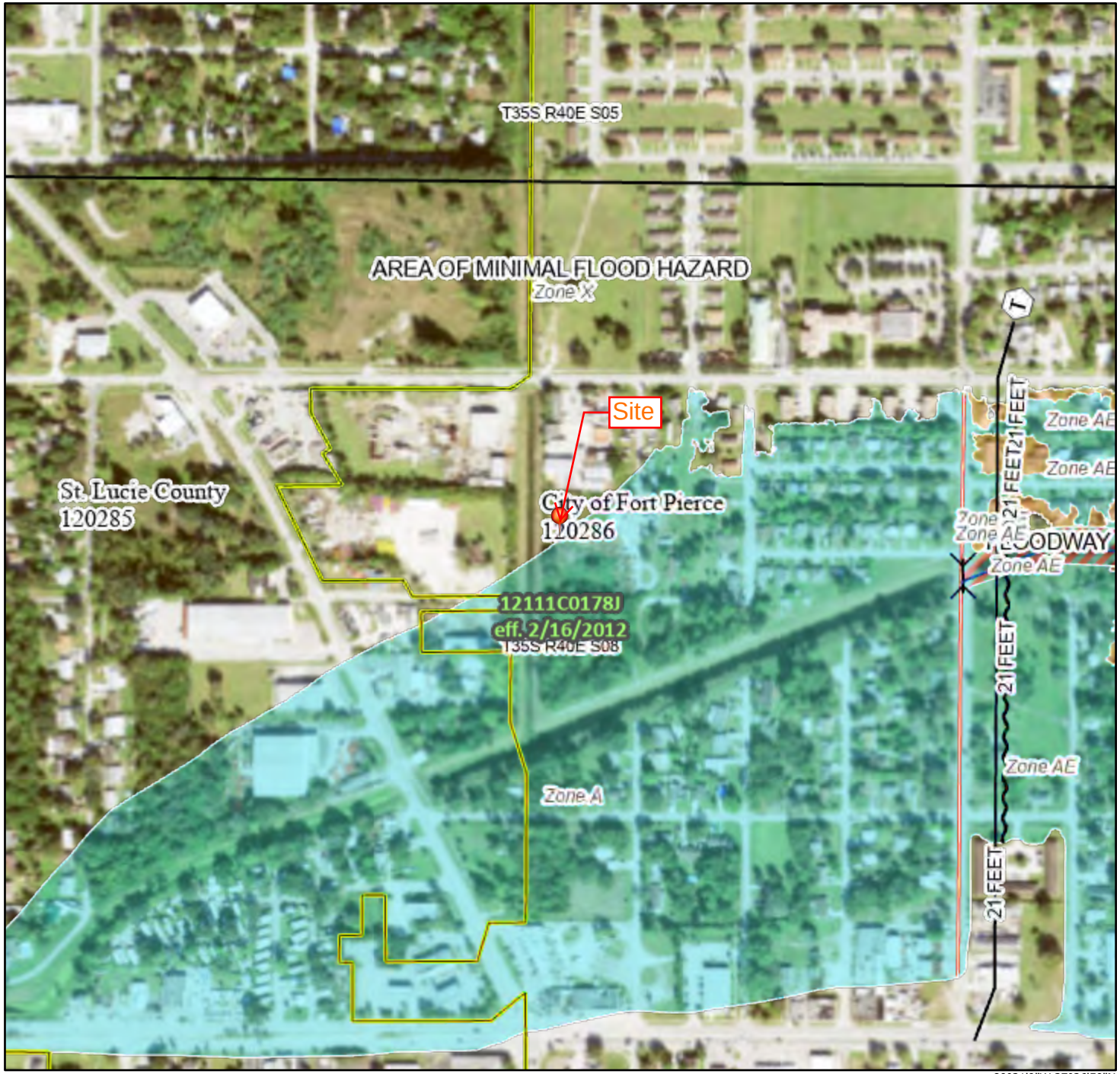
Figure 3: Aerial Photograph

ECA Proj. # 22-003594

National Flood Hazard Layer FIRMette

FEMA

80°21'47"W 27°27'22"N



80°21'9"W 27°26'50"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

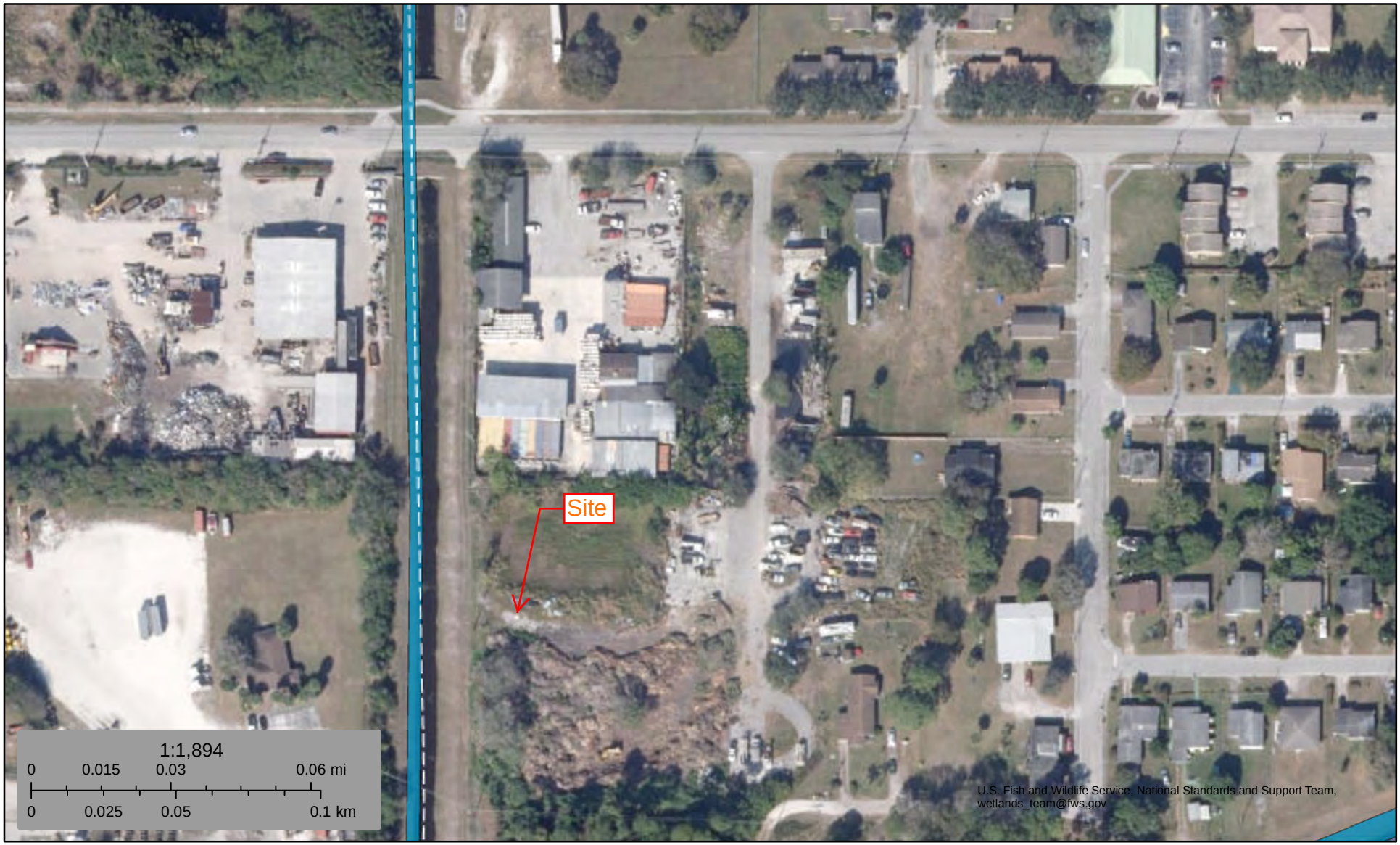
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2022 at 10:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

22-003594



October 3, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

A: Northerly View from Near Center of Proposed Lease Area

B: Easterly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

C: Southerly View from Near Center of Proposed Lease Area

D: Westerly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

E: Northeasterly View of the Proposed Lease Area

F: Southwesterly View of the Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

G: Northeasterly View of the Proposed Access/Utility Easement

H: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

I: Northerly View of the Proposed Access/Utility Easement

J: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

K: Representative View of Brush Pile South and Southeast of Proposed Lease Area

L: Representative View of Canal West of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

November 3, 2022

TowerCom VIII-B, LLC
3455 NE 12th Terrace, Ste. 15
Oakland Park, FL 33334

Attention: Ms. Kathe Post

Subject: **Informal Biological Assessment**
Threatened, Endangered, and Proposed Threatened and Endangered Species
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height Including Appurtenances)
TowerCom VIII-B, LLC – Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Fort Pierce, FL USGS Quadrangle Map
Latitude: N 27° 27' 06.0" Longitude: W 80° 21' 27.9"
ECA Project Number: 22-003594

Dear Ms. Post:

Environmental Corporation of America (ECA) is assisting TowerCom VIII-B, LLC with Federal Communications Commission (FCC) National Environmental Policy Act (NEPA) documentation for the proposed project.

Background

The proposed project area location is shown on Figure 1 in Attachment A. Figure 2 shows the site configuration. Figure 3 is a recent aerial photograph of the project area. TowerCom VIII-B, LLC plans to construct a 199-foot tall (overall height including appurtenances) monopole telecommunications structure within a proposed 60-foot by 60-foot lease area. The proposed lease area would be accessible by a proposed approximate 665-foot long by 30-foot wide access/utility easement. The proposed structure would not be lit and guy-wires would not be used.

The proposed lease area and the western portions of the proposed access/utility easement are occupied by grassed and cleared land and an organic debris pile (tree trunks, branches, vines) is located in the southern portions of the proposed lease area. The remainder of the proposed access/utility easement is occupied by a paved driveway. The surrounding area is generally characterized by light industrial, commercial, and residential development.

Photographs of the project area are included in Attachment B. Descriptions of the photographs are provided underneath each photograph and photograph locations are graphically depicted on Figure 2 of Attachment A.

Based on National Wetlands Inventory data, no wetlands or waters are mapped within the project area. Further, no evidence of surface waters or the three criteria required for an area to be characterized as a wetland were observed in the project area. Therefore, it does not appear that jurisdictional waters or wetlands would be impacted by the proposed undertaking.

Purpose

The purpose of this letter is to provide you with documentation of our investigations and findings relative to federally listed or proposed threatened and endangered species within the project area.

Review of Available Documentation and Site Inspection

ECA has reviewed the USFWS Information for Planning and Consultation (IPaC) System species list for the project area, the Audubon Florida EagleWatch Nest Locator, and the USFWS Critical Habitat Mapper (Attachment C). ECA has also reviewed information from various sources pertaining to the habitat requirements of the listed species. Habitat at the site was evaluated during our October 13, 2022 site visit, which was conducted by Nicolas Bowers of ECA.

Discussion of Findings

Because the proposed undertaking would not result in impacts to surface waters or wetlands, aquatic species are not a concern for this undertaking. The nearest surface waters are a retention pond located approximately 35 feet north of the proposed lease area center at its closest point and a canal located approximately 80 feet west of the proposed lease area center at its closest point. Non-aquatic species recognized by the USFWS as potentially inhabiting the project area vicinity are listed in the table below along with a habitat description and a finding of effect for each.

Common Name	Scientific Name	Federal Status	Habitat	Finding of Effect
Bald eagle	*Haliaeetus leucocephalus*	BGEPA	Forested areas adjacent to large bodies of water, wetlands, swamps, and river; found in open country and mountains during migration	No Suitable Habitat; No Effect
Florida panther	*(=Felis) concolor coryi*	Endangered	Tropical hammocks, pine flatwoods, cabbage palm forests, forested wetlands, marshes; prefer dense forested wetlands	No Suitable Habitat; No Effect
Puma	*(=mountain Lion) Puma (=Felis) concolor (all subsp. except coryi*	Similarity of Appearance (Threatened)	Pinelands, tropical hardwood hammocks, mixed freshwater swamp forests	No Suitable Habitat; No Effect

Common Name	Scientific Name	Federal Status	Habitat	Finding of Effect
Southeastern beach mouse	*Peromyscus polionotus niveiventris*	Threatened	Sand dunes along the Florida Atlantic Coast	No Suitable Habitat; No Effect
Audubon's crested caracara	*Polyborus plancus audubonii*	Threatened	Wet prairies with cabbage palms; wooded areas with saw palmetto, cypress, scrub oaks, and pastures	No Suitable Habitat; No Effect
Eastern black rail	*Laterallus jamaicensis ssp. jamaicensis*	Threatened	Salt and brackish marshes with dense cover or upland areas of these marshes	No Suitable Habitat; No Effect
Everglade snail kite	*Rostrhamus sociabilis plumbeus*	Endangered	Shallow freshwater marshes and grassy lakeshores	No Suitable Habitat; No Effect
Florida grasshopper sparrow	*Ammodramus savannarum floridanus*	Endangered	Dry prairie with stunted saw palmetto and dwarf oaks, bluestems and wiregrass	No Suitable Habitat; No Effect
Wood stork	*Mycteria americana*	Threatened	Favors cypress trees in marshes and swamps	No Suitable Habitat; No Effect
Eastern indigo snake	*Drymarchon corais couperi*	Threatened	Found in upland sandhill areas, flatwoods, hammocks, coastal scrub, and can be found in gopher tortoise burrows	No Suitable Habitat; No Effect
Miami blue butterfly	*Cyclargus (=Hemiargus) thomasi bethunebakeri*	Endangered	Tropical hardwood hammocks, tropical pine rocklands, beachside scrub	No Suitable Habitat; No Effect
Fragrant prickly-apple	*Cereus eriophorus var. fragrans*	Endangered	Open coastal hammocks and shell middens of Florida's east coast. Scrubby flatwoods, maritime and xeric hammocks	No Suitable Habitat; No Effect
Lakela's mint	*Dicerandra immaculata*	Endangered	Small sandhills with sand pine scrub vegetation	No Suitable Habitat; No Effect
Tiny polygala	*Polygala smallii*	Endangered	Open grassy pineland, sandy pine rockland, scrubby flatwoods, and sandhill	No Suitable Habitat; No Effect

The proposed lease area and the western portions of the proposed access/utility easement are occupied by grassed and cleared land and an organic debris pile (tree trunks, branches, vines) is

located in the southern portions of the proposed lease area. The remainder of the proposed access/utility easement is occupied by a paved driveway.

No suitable habitat is available for any species identified by USFWS as federally listed or proposed threatened or endangered as potentially occurring within the project area vicinity. A Tower Site Evaluation Form is included in Attachment D.

Conclusions

Based on the information reviewed and our site inspection, ECA has found no evidence that any federally listed or proposed species identified by USFWS as potentially occurring within the project area vicinity. The proposed project would have no effect on any federally listed or proposed threatened or endangered species. Additionally, the proposed project would not affect any designated critical habitat and would not result in the destruction or adverse modification of proposed critical habitat.

Closure

Nicolas Bowers of ECA conducted the site visit and area inspection. Donna Campbell collected the applicable information and compiled this report. Grant Burnham, a degreed Biologist, reviewed this report. His resume is included in Attachment E. Mr. Burnham has determined a finding of "no effect" concerning federally threatened and endangered species and designated critical habitat.

We appreciate the opportunity to provide you with these professional services. Please contact (770)-667-2040 or email donna.campbell@eca-usa.com with any questions.

Sincerely yours,

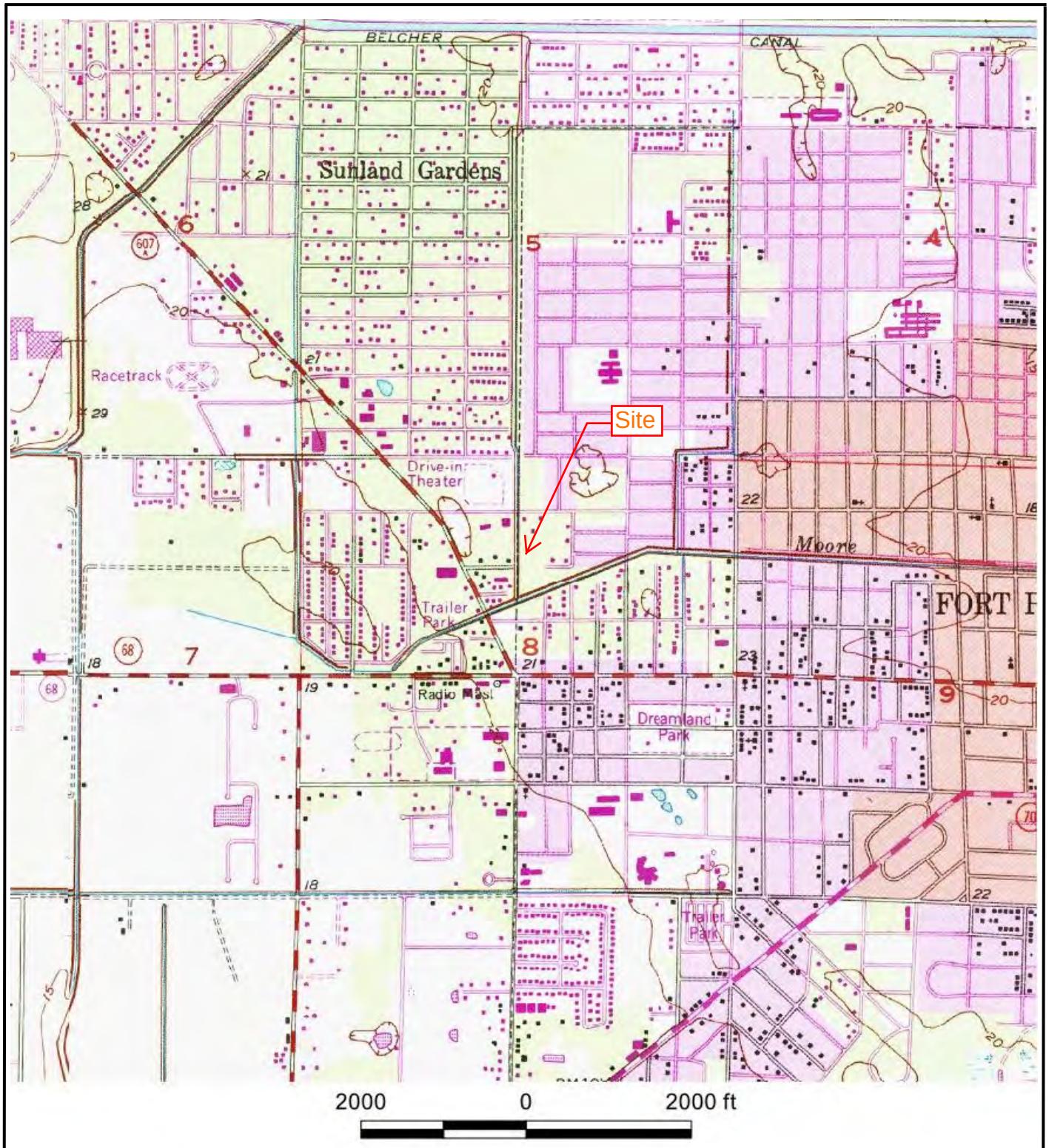
Environmental Corporation of America

Donna Campbell
Project Manager

Grant Burnham
Principal Biologist

Attachment A

Figures



Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 1: Topographic Map

ECA Proj. # 22-003594

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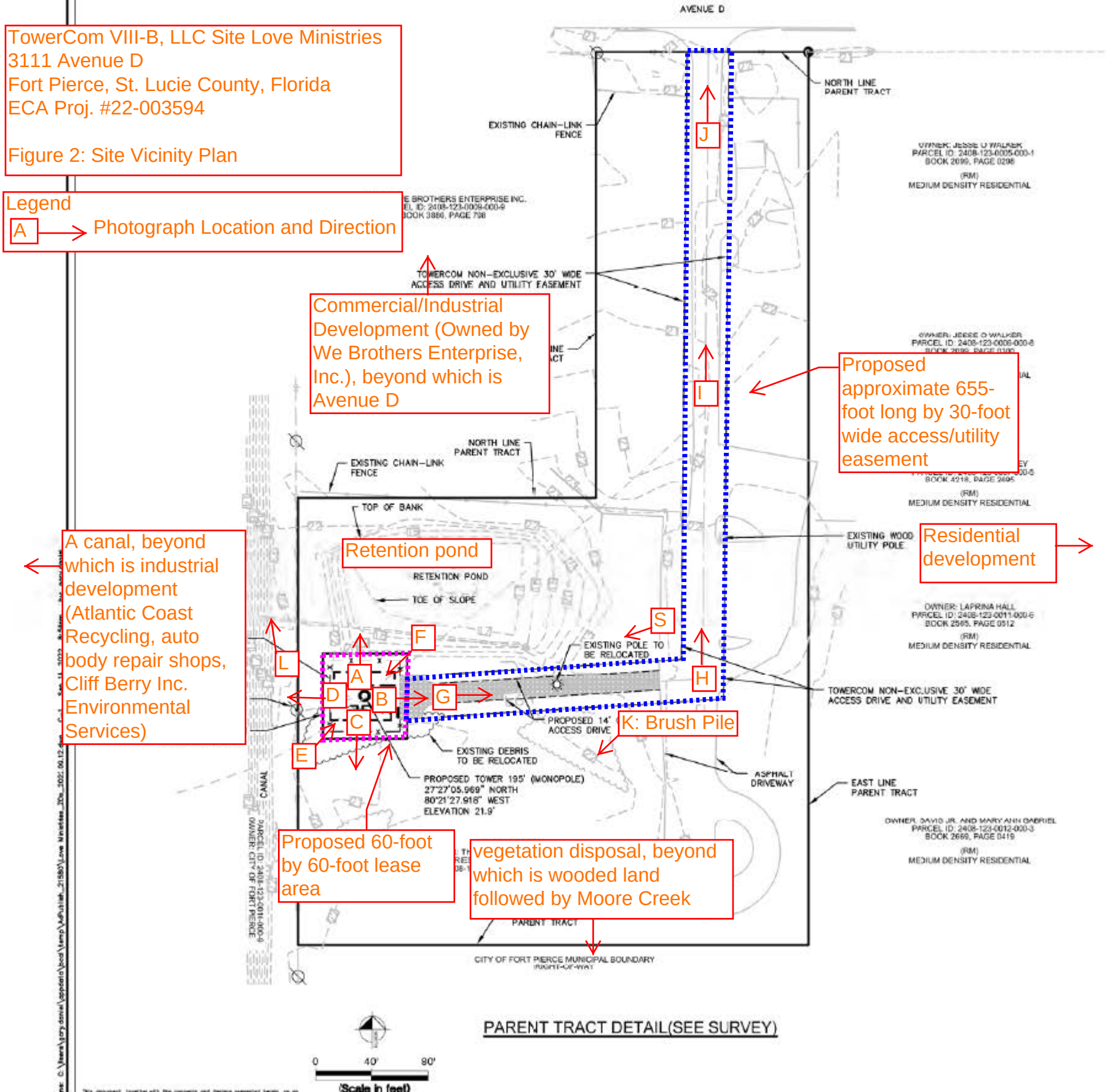
Fort Pierce, St. Lucie County, Florida
ECA Proj. #22-003594

Figure 2: Site Vicinity Plan



Source: Google Earth 2022

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Fort Pierce, St. Lucie County, Florida

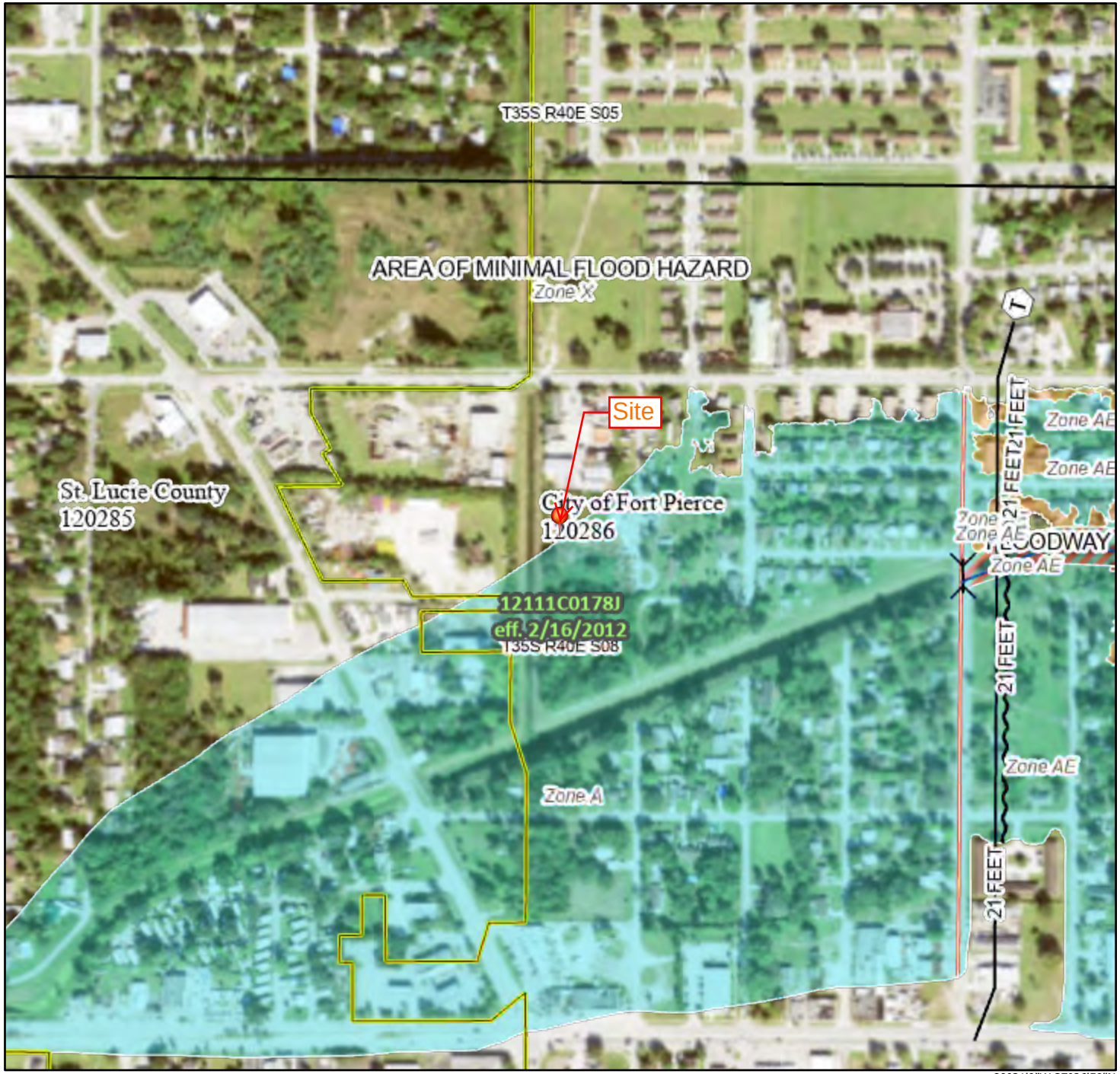
Figure 3: Aerial Photograph

ECA Proj. # 22-003594

National Flood Hazard Layer FIRMette

FEMA

80°21'47"W 27°27'22"N



80°21'9"W 27°26'50"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

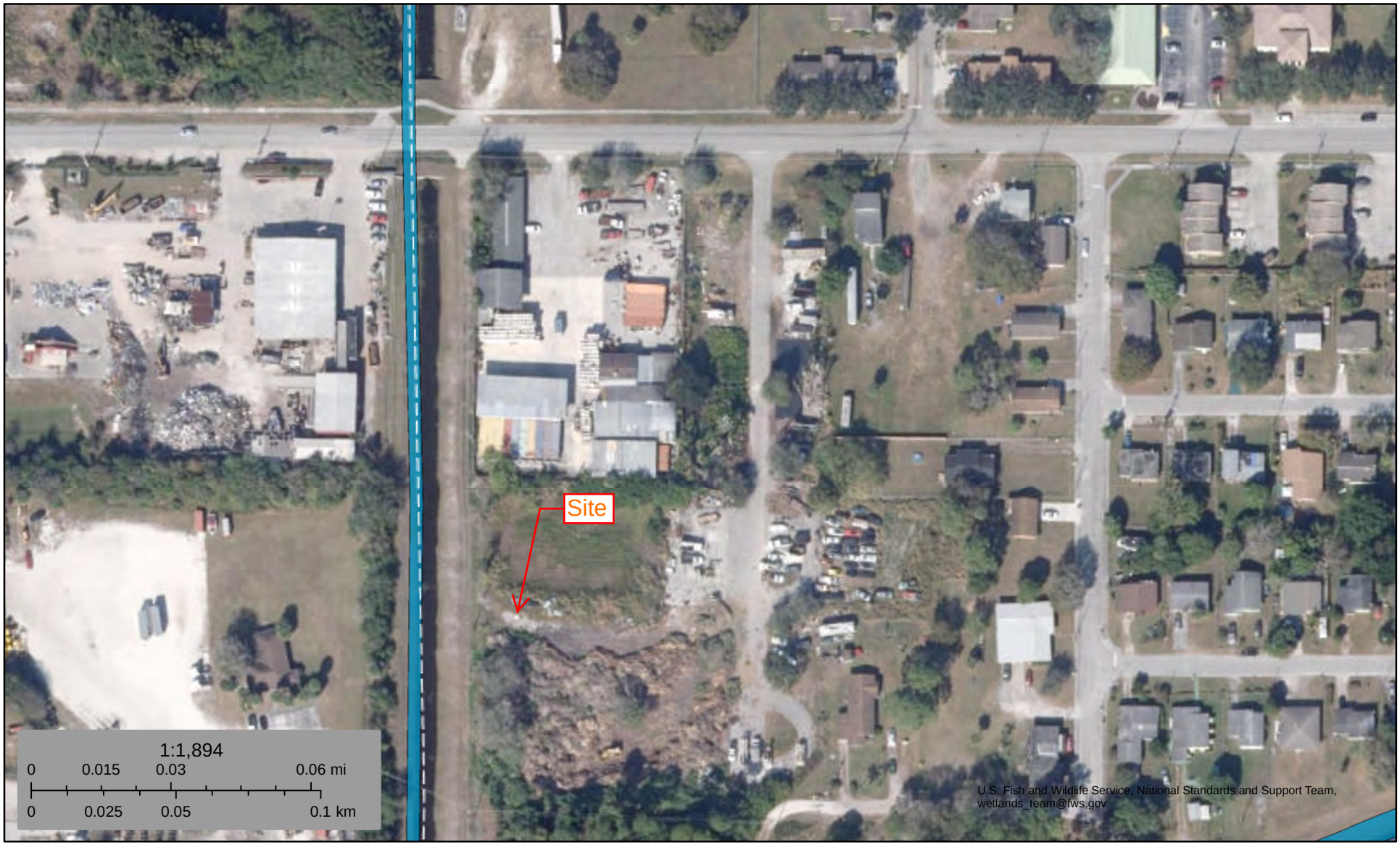
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2022 at 10:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service
National Wetlands Inventory

22-003594



October 3, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Attachment B

Photographs

A: Northerly View from Near Center of Proposed Lease Area

B: Easterly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

C: Southerly View from Near Center of Proposed Lease Area

D: Westerly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

E: Northeasterly View of the Proposed Lease Area

F: Southwesterly View of the Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

G: Northeasterly View of the Proposed Access/Utility Easement

H: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

I: Northerly View of the Proposed Access/Utility Easement

J: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

K: Representative View of Brush Pile South and Southeast of Proposed Lease Area

L: Representative View of Canal West of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

Attachment C

Protected Species Information

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
FL
Email Address: fw4flesregs@fws.gov

In Reply Refer To:
Project Code: 2023-0011374
Project Name: 22-003594 Love Ministries

November 01, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/birds/policies-and-regulations.php.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office
, FL

Project Summary

Project Code: 2023-0011374
Project Name: 22-003594 Love Ministries
Project Type: Communication Tower New Construction
Project Description: telecommunications facility
Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@27.452221700000003,-80.3570312148457,14z

Counties: St. Lucie County, Florida

Endangered Species Act Species

There is a total of 19 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

---

1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Florida Panther *Puma (=Felis) concolor coryi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)* Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)
Southeastern Beach Mouse *Peromyscus polionotus niveiventris* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3951	Threatened

Birds

NAME	STATUS
Audubon's Crested Caracara *Polyborus plancus audubonii* Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite *Rostrhamus sociabilis plumbeus* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Florida Grasshopper Sparrow *Ammodramus savannarum floridanus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/32	Endangered
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/H7DGTLH34FEMNJMBVJLFYT6UZY/documents/generated/6954.pdf	Threatened

Reptiles

NAME	STATUS
American Alligator *Alligator mississippiensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Eastern Indigo Snake *Drymarchon couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Green Sea Turtle *Chelonia mydas* Population: North Atlantic DPS There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6199	Threatened
Hawksbill Sea Turtle *Eretmochelys imbricata* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle *Dermochelys coriacea* There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle *Caretta caretta* Population: Northwest Atlantic Ocean DPS There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

Insects

NAME	STATUS
Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3797	Endangered
Monarch Butterfly *Danaus plexippus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	Candidate

Flowering Plants

NAME	STATUS
Fragrant Prickly-apple *Cereus eriophorus var. fragrans* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/982	Endangered
Lakela's Mint *Dicerandra immaculata* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6390	Endangered
Tiny Polygala *Polygala smallii* Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/996	Endangered

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

Migratory Birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

---

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel *Falco sparverius paulus* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9587	Breeds Apr 1 to Aug 31
American Oystercatcher *Haematopus palliatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NAME	BREEDING SEASON
Bald Eagle *Haliaeetus leucocephalus* This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.	Breeds Sep 1 to Jul 31
Black Skimmer *Rynchops niger* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234	Breeds May 20 to Sep 15
Chimney Swift *Chaetura pelagica* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Great Blue Heron *Ardea herodias occidentalis* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Jan 1 to Dec 31
Lesser Yellowlegs *Tringa flavipes* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Magnificent Frigatebird *Fregata magnificens* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Oct 1 to Apr 30
Painted Bunting *Passerina ciris* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds Apr 25 to Aug 15
Prairie Warbler *Dendroica discolor* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31
Red-headed Woodpecker *Melanerpes erythrocephalus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Reddish Egret *Egretta rufescens* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617	Breeds Mar 1 to Sep 15
Ruddy Turnstone *Arenaria interpres morinella* This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Short-billed Dowitcher *Limnodromus griseus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere

NAME	BREEDING SEASON
Swallow-tailed Kite *Elanoides forficatus* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938	Breeds Mar 10 to Jun 30
Willet *Tringa semipalmata* This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5

Probability Of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

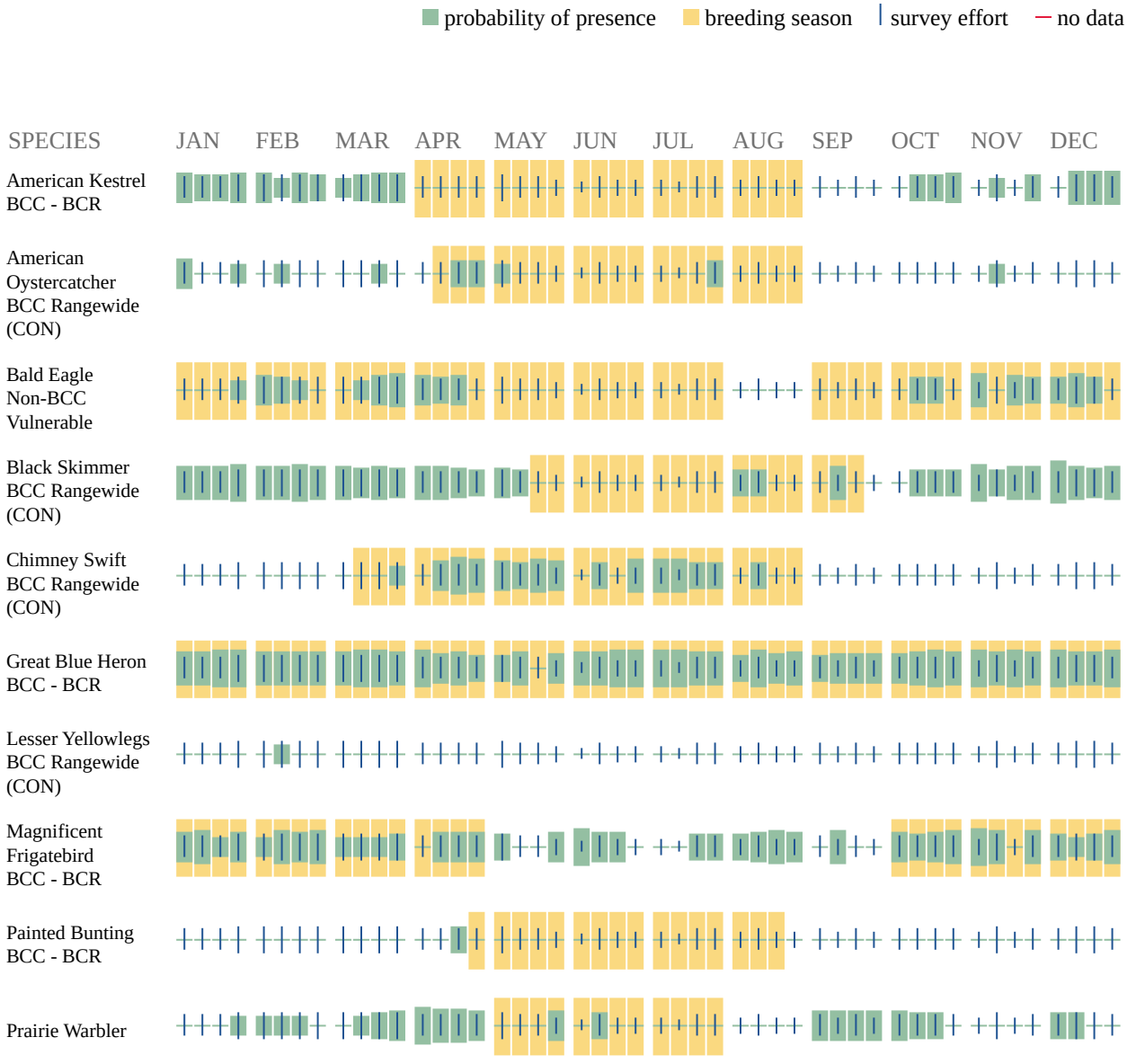
Breeding Season (■)

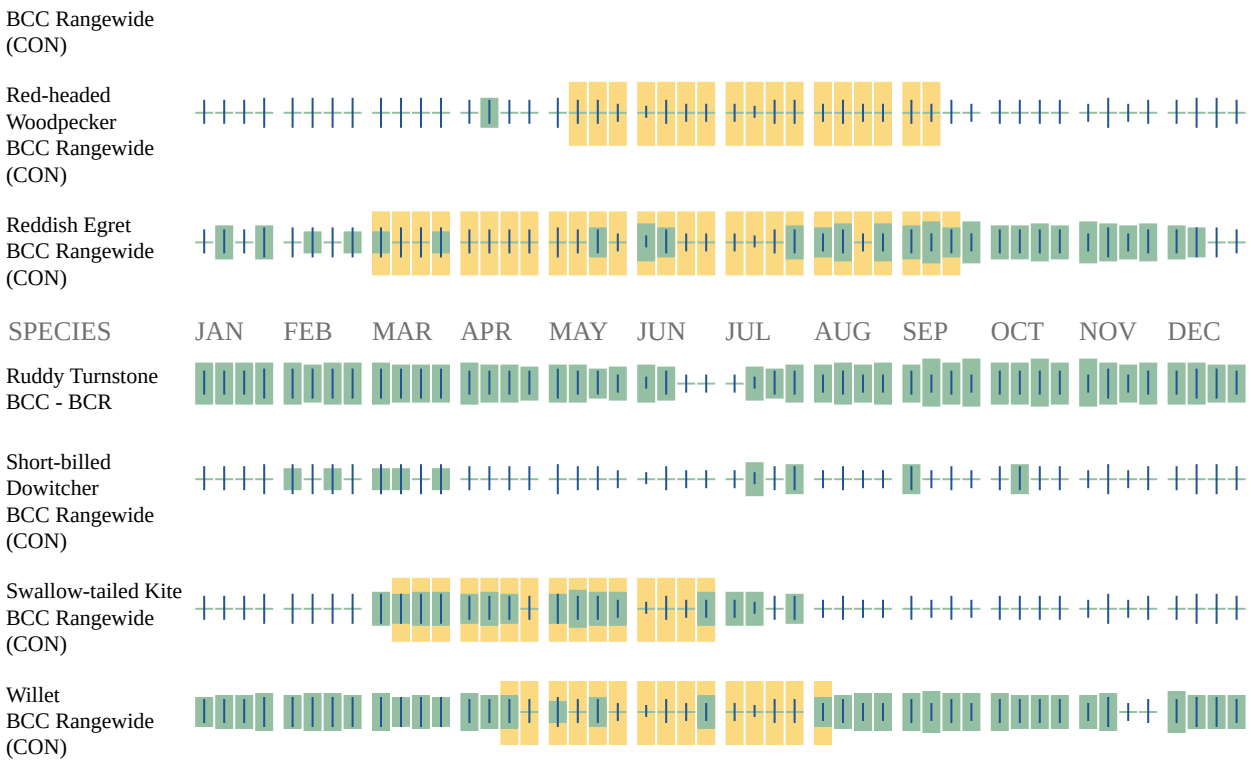
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.





Additional information can be found using the following links:

- Birds of Conservation Concern https://www.fws.gov/program/migratory-birds/species
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf

Migratory Birds FAQ

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?
The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?
To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?
Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles)

potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Wetlands

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPaC User Contact Information

Agency:	Environmental Corporation of America
Name:	Donna Campbell
Address:	1375 Union Hill Industrial Ct.
Address Line 2:	Suite A
City:	Alpharetta
State:	GA
Zip:	30004
Email	donna.campbell@eca-usa.com
Phone:	7706672040

Critical Habitat for Threatened & Endangered Species [USFWS]

Final Polygon Features

Final Linear Features

Proposed Polygon Features

Proposed Linear Features

A specific geographic area(s) that contains features essential for the conservation of a threatened or endangered species and that may require special management and protection.

U.S. Fish and Wildlife Service | State of Florida, Maxar, Microsoft

EagleWatch Map

11/1/2022, 7:49:32 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

© 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS © 2022 TomTom

ArcGIS Web AppBuilder

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Attachment D

Tower Site Evaluation Form

TOWER SITE EVALUATION FORM

1. Location (Provide maps if possible):
   State: FL County: St. Lucie
   Latitude/Longitude/GPS Grid: Latitude: 27° 27' 06.0" N, Longitude: 80° 21' 27.9" W
   Directions: From Downtown Fort Pierce, FL: Head west toward N 4th St/N US Hwy 1; Turn right toward N 4th St/N US Hwy 1; Turn left onto Ave D for 1.8 miles; Turn left.

2. Elevation above mean sea level: ~21.9 feet

3. Will the equipment be co-located on an existing **FCC licensed tower** or other existing structure (building, billboard, etc.)? (y/n) No If yes, type of structure:_____

   If yes, no further information is required.

4. If no, provide proposed specifications for new tower:
   Height 199' Construction type (lattice, monopole, etc.): Monopole
   Guy-wired? (y/n) No Bands: N/A No. Wires: N/A
   Lighting (Security & Aviation): None

If tower will be lighted or guy-wired, complete items 5-19. If not, complete only items 19 and 20.

5. Area of tower footprint in acres or square feet:

6. Length and width of access road in feet:

7. General description of terrain – mountainous, rolling hills flat to undulation, etc. Photographs of the site and surrounding area are beneficial:

8. Meteorological conditions (incidence of fog, low ceilings, etc.):_____

9. Soil type(s):

10. Habitat types and land use on and adjacent to the site, by acreage and percentage of total:

11. Dominant vegetative species in each habitat:

12. Average diameter breast height of dominant tree species in forested areas:_____

13. Will construction at this site cause fragmentation of a larger block of habitat into two or more smaller blocks? (y/n) _ If yes, describe:

14. Is evidence of birds roosts or rookeries present? (y/n) If yes, describe:_____

15. Distance to nearest wetland area (forested swamp, marsh, riparian, marine, etc.), and coastline if applicable:

16. Distance to nearest telecommunications tower:

17. Potential for co-location of antennas on existing towers or other structures:

18. Have measures been incorporated to minimizing impacts to migratory birds? (y/n)

19. Has an evaluation been made to determine if proposed facility may affect listed or proposed endangered or threatened species or their habitat as required by FCC regulation at 47 CFR 1.1307(a)(3)? (y/n) Yes If, yes present findings: No effect

20. Additional information required:

Attachment E

Qualified Biologist Resume

Grant Burnham, MEA, CE, PWS, REP

Technical Director of Environmental Services
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 Ext. 117
grant.burnham@eca-usa.com

EDUCATION

North Carolina State University — Raleigh, NC
Master of Environmental Assessment, 2012-2014

University of Georgia — Athens, GA
Bachelor of Science, Ecology, 2004-2008
Bachelor of Science, Biology, 2004-2008

Short Courses/Specialized Training

The Swamp School – Antecedent Precipitation Tool Workshop	July 2020
The Environmental Institute – Phase I Environmental Site Assessments	April 2019
TDEC – Hydrologic Determination Training	August 2016
D&D W.E.S.T. – ESA Section 7, Interagency Consultation	February 2016
OSHA – 40 Hour HAZWOPER Training (and Refreshers)	November 2015
Atkins North America - Surface Water Identification and Training Course	October 2013
GDOT/USACE/GEPD/FHWA/NMFS - Ecology and Consultant Workshop	September 2013
GDOT - Worksite Erosion Control Supervisor Course	September 2013
GDOT - Planning Development Process LITE	August 2013
D&D W.E.S.T. - Wetland Plant Identification (Coastal Plain)	May 2013
GDOT - Environmental Procedures Manual (Ecology)	March 2013
NHI - Introduction to NEPA and Transportation Decision-Making	March 2013
D&D W.E.S.T. - Basic Wetland Delineation	October 2011
The Environmental Institute – Asbestos Inspection and Assessment (and Refreshers)	October 2011

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS:

Ecological Society of America, Certified Ecologist (CE), Issued 2020
Society of Wetland Scientists, Professional Wetland Scientist (PWS), Issued 2019
National Registry of Environmental Professionals, Registered Environmental Professional (REP), Issued 2015
EPA/AHERA Accredited Asbestos Inspector, Issued 2011

PROFESSIONAL EXPERIENCE

June 2008 – Present **Environmental Corporation of America** Alpharetta, GA
Position: Technical Director – Environmental Services
Responsibilities:

- Review/preparation of FCC National Environmental Policy Act (NEPA) Checklist and Environmental Assessment (EA) evaluations for proposed telecommunications facilities
- Review/preparation of Wetlands/Waters Determination/Delineations reports and Wetland Impact Permit Applications (Section 401/404 Permits, Nationwide Permits, General/Individual Permits, Pre-Construction Notification, etc.)
- Review/preparation of USFWS Request for Technical Assistance Letters, Informal Biological Assessments (IBA), and species-specific surveys
- Review/preparation of Phase I and Phase II Environmental Site Assessments (ESAs)
- Provide periodic discipline-specific training to staff and field discipline-related questions from staff employees to encourage the continual development of their skills and knowledge base.
- Client Manager responsibilities include acting as an advocate on the client's behalf when interacting with government offices and agencies, educating the client about the general processes and procedures involved in project completion, ensuring prompt delivery of quality products and services, preparing weekly updates for ongoing projects, and proposal preparation.

REPRESENTATIVE EXPERIENCE

FCC National Environmental Policy Act (NEPA) Evaluation Reports for Telecommunications Projects
Evaluation of proposed undertakings for adverse environmental impacts or effects, as defined in the FCC Rules contained in 47 CFR Sections 1.1301 through 1.1320.

Environmental Assessment (EA) Reports for Telecommunications Projects
In accordance with 47 CFR, Section 1.1307, provide a determination as to whether environmental impacts are likely to result from the installation of a proposed telecommunications facility and submit for FCC review, comment, and ultimate receipt of a Finding of No Significant Impact (FONSI) determination.

USACE Wetland/Stream Delineations and USACE/State Section 401/404 Permitting
Delineate and characterize waters and wetlands that may be located within a project area in accordance with accepted United States Army Corps of Engineers guidance throughout the United States.

USFWS Endangered/Threatened Species Surveys
Survey project areas to determine the presence of potential habitat or specific species so that recommendations considering the Endangered Species Act can be made. Species surveyed include, but are not limited to, Alabama leather leaf, Georgia aster, Indiana bat, northern long-eared bat, Missouri bladderpod, and relict trillium.

Migratory Bird Nest Evaluations/Monitoring
Determine the activity status of reported migratory bird nests so that recommendations regarding the timing of planned construction/installation/maintenance activities can be made. Monitoring construction/maintenance activities within close proximity to occupied nests so that actions are within applicable regulatory guidelines and opinions.

Section 106 Review Documentation/Archaeological Assessments for Telecommunications Projects
These reports are compiled in accordance with the Nationwide Programmatic Agreement (NPA), effective March 7, 2005, and in conjunction with the requirements of the State Historic Preservation Office to determine if proposed telecommunications projects will have adverse impacts on Historic Properties within the Area of Potential Effects.

Phase I and Phase II Environmental Site Assessment Reports
Determine whether a "recognized environmental conditions (REC)" exists in connection with the Property, in accordance with the current ASTM E1527 standard, by means of record reviews, site reconnaissance, interviews, and preparation of the report. Should a REC be identified, sampling and analysis of soil and/or groundwater for potential contaminants (such as BTEX, PCBs, VOCs, PAHs, Lead, etc.) may be applicable.

Operations and Maintenance Plans/Soil and Groundwater Management Plans for Hazardous Materials
Define the general protocols to be followed by personnel engaged in construction and ongoing operations that may involve contact with hazardous materials within the project area and/or at the subject facility.

Asbestos-Containing Materials Surveys
Determine whether suspect building materials that may be disturbed by installation activities, or otherwise, contain greater than 1% asbestos in accordance with AHERA guidelines. Recommendations with respect to AHERA, OSHA, NESHAP, or other federal/state/municipal regulations are made.

Lead-Based Paint Surveys
Determine the lead concentrations of painted building components that may be disturbed during construction, renovation, and/or installation activities. Recommendations with respect to OSHA, RCRA, and/or other federal/state/municipal regulations are made.

Radon Surveys
Determine whether elevated levels of radon are present within a building.

OTHER RELATED EXPERIENCE

January 2006 – May 2008 **University of Georgia** Athens, GA
Positions/Responsibilities:

- Marine Science Laboratory Technician
- Aquatic Ecology Laboratory Technician
- Organismal Biology Teaching Intern
- Freshman Chemistry II Peer Tutor

APPENDIX D

SHPO Information

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

Jesse Garbowski
1375 Union Hill Industrial Ct.,
Suite A, Alpharetta, GA, 30004
jesse.garbowski@eca-usa.com

November 2, 2022

RE: DHR Project File No.: 202207393, Received by DHR: October 25th, 2022
Project: ***3111 Avenue D, Fort Pierce, Florida, 34947. ECA Project # 22-003594***
County: St. Lucie

To Whom It May Concern,

Thank you for your transmittal regarding the above referenced project**.** The Florida State Historic Preservation Officer reviewed the referenced project for possible effects on historic properties listed, or eligible for listing, in the *National Register of Historic Places.* The review was conducted in accordance with Section 106 of the *National Historic Preservation Act of 1966*, as amended, and its implementing regulations in *36 CFR Part 800: Protection of Historic Properties.*

Based on the information provided, it is the opinion of this office that the proposed project will have **NO EFFECT** on historic properties listed, or eligible for listing, in the NRHP.

If you have any questions, please contact Dr. Kyra Lucas, Historic Preservationist II, by email at kyra.lucas@*dos.myflorida.com*, or by telephone at 850.245.6339.

Sincerely,

Kelly L Chase
For

Alissa Lotane
Director, Division of Historical Resources
& State Historic Preservation Officer

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

INKLYNK LLC
2300 BETHELVIEW RD STE 110-302

CUMMING, GA 30040

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

10/13/2022

Dana Kanitz

Subscribed and sworn to before on October 13, 2022:

Kathleen Allen

Notary, State of WI, County of Brown

1-7-25

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754.

ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. JJG 22-003594.
Pub Oct. 13th 2022
TCN5440882

Ad No: 0005440882
Customer No: 6788242330INKLE
PO #: 22-003594

# of Affidavits: 1

Ent D (FMSF only) _____

Survey Log Sheet

Florida Master Site File
Version 5.0 3/19

Survey # (FMSF only) _____

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Manuscript Information

Survey Project (name and project phase)
Love Ministries

Report Title (exactly as on title page)
Proposed 199-Foot Monopole Telecommunications Support Structure

Report Authors (as on title page) 1. Environmental Corporation of Amer 3. Matthew Beazley
2. Jesse Garbowski 4. _____

Publication Year 2022 **Number of Pages in Report** (do not include site forms) 100

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)
Environmental Corporation of America, Alpharetta, 22-001008

Supervisors of Fieldwork (even if same as author) Names _____

Affiliation of Fieldworkers: Organization Environmental Corporation of America City Alpharetta

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey, architecture, etc.*)
1. _____ 3. _____ 5. _____ 7. _____
2. _____ 4. _____ 6. _____ 8. _____

Survey Sponsors (corporation, government unit, organization, or person funding fieldwork)
Name TowerCom VIII-B. LLC Organization _____
Address/Phone/E-mail 5611 NC Hwy 55, Suite 201

Recorder of Log Sheet Jesse Garbowski **Date Log Sheet Completed** 10-20-2022

Is this survey or project a continuation of a previous project? ☒No ☐Yes: **Previous survey #s (FMSF only)** _____

Project Area Mapping

Counties (select every county in which field survey was done; attach additional sheet if necessary)
1. St. Lucie 3. _____ 5. _____
2. _____ 4. _____ 6. _____

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)
1. Name FORT PIERCE Year 1949 4. Name _____ Year _____
2. Name _____ Year _____ 5. Name _____ Year _____
3. Name _____ Year _____ 6. Name _____ Year _____

Field Dates and Project Area Description

Fieldwork Dates: Start _____ End _____ **Total Area Surveyed** (fill in one) _____hectares 0.53 acres
Number of Distinct Tracts or Areas Surveyed _____
If Corridor (fill in one for each) **Width:** _____meters _____feet **Length:** _____kilometers _____miles

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com

Survey Log Sheet

Survey #_____

Research and Field Methods

Types of Survey (select all that apply): ☒archaeological ☒architectural ☐historical/archival ☐underwater
☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures

Section 106 Review

Preliminary Methods (select as many as apply to the project as a whole)

☐Florida Archives (Gray Building)	☐library research- *local public*	☒local property or tax records	☐other historic maps	☐LIDAR
☐Florida Photo Archives (Gray Building)	☐library-special collection	☐newspaper files	☒soils maps or data	☐other remote sensing
☒Site File property search	☐Public Lands Survey (maps at DEP)	☐literature search	☐windshield survey	
☒Site File survey search	☐local informant(s)	☐Sanborn Insurance maps	☒aerial photography	

☐other (describe): _____

Archaeological Methods (select as many as apply to the project as a whole)

☐Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)	☐metal detector
☐surface collection, **un**controlled	☐water screen	☐soil resistivity	☐other remote sensing
☒shovel test-1/4"screen	☐posthole tests	☐magnetometer	☒pedestrian survey
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar	☐unknown
☐shovel test 1/16"screen	☐coring	☐ground penetrating radar (GPR)	
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐LIDAR	

☒other (describe): Pedestrian Survey

Historical/Architectural Methods (select as many as apply to the project as a whole)

☐Check here if **NO** historical/architectural methods were used.

☐building permits	☐demolition permits	☐neighbor interview	☐subdivision maps
☐commercial permits	☐windshield survey	☐occupant interview	☐tax records
☐interior documentation	☒local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results

Resource Significance Evaluated? ☐Yes ☐No

Count of Previously Recorded Resources_____ **Count of Newly Recorded Resources**_____

List Previously Recorded Site ID#s with Site File Forms Completed (attach additional pages if necessary)

List Newly Recorded Site ID#s (attach additional pages if necessary)

Site Forms Used: ☐Site File Paper Forms ☐Site File PDF Forms

REQUIRED: Attach Map of Survey or Project Area Boundary

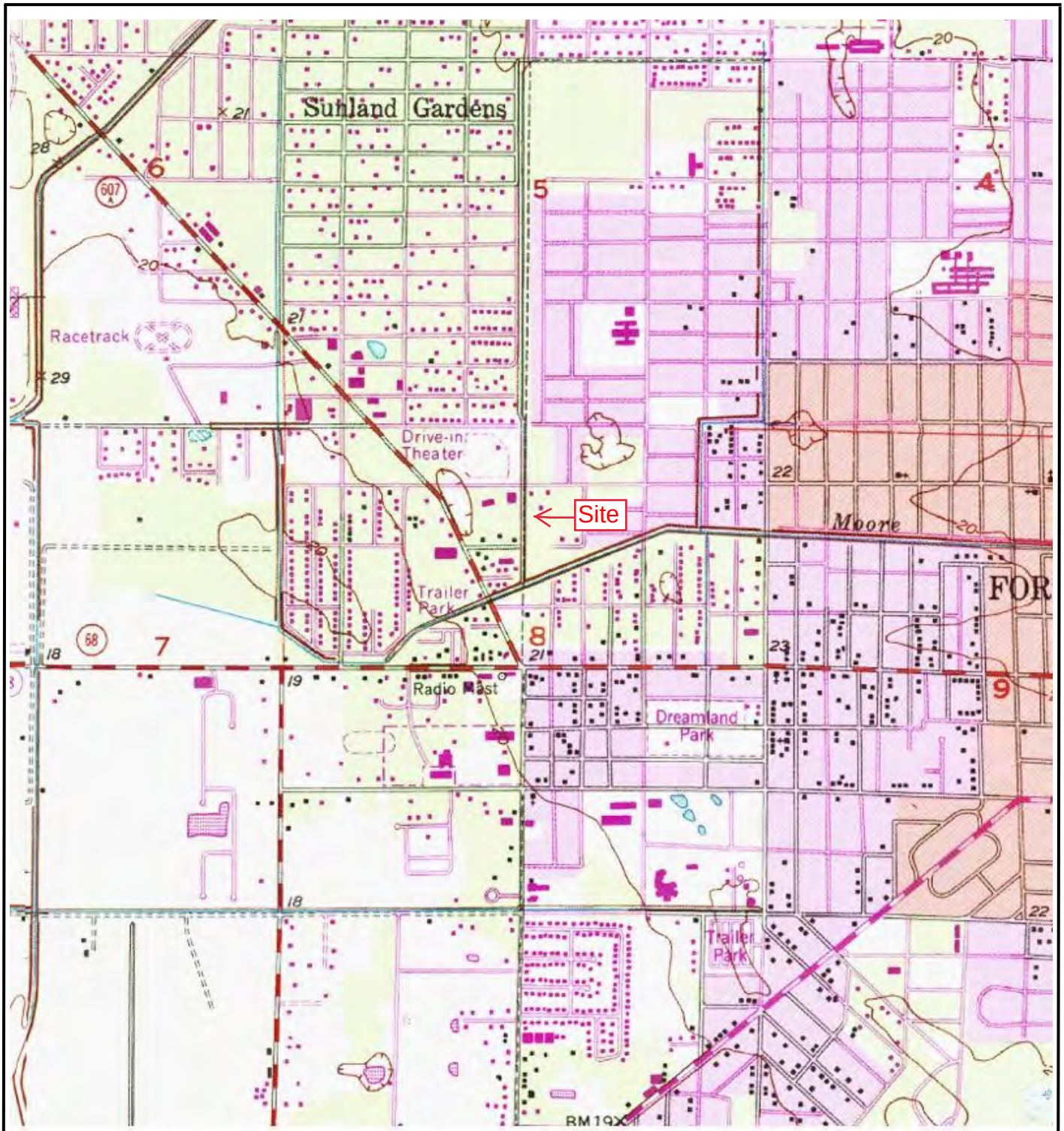
SHPO USE ONLY **SHPO USE ONLY** **SHPO USE ONLY**

Origin of Report: ☐872 ☐Public Lands ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational
☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report
☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc
☐Desktop Analysis ☐MPS ☐MRA ☐TG ☐Other: _____

Document Destination: Plottable Projects **Plotability:** _____

Florida Master Site File / Div. of Historical Resources / R.A. Gray Bldg / 500 S Bronough St., Tallahassee, Florida 32399-0250
Phone 850.245.6440, Fax 850.245.6439, Email: SiteFile@dos.myflorida.com



Source: USGS Topographic Maps, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Topographic Map

ECA Proj. # 22-003594

Source: Google Earth 2022

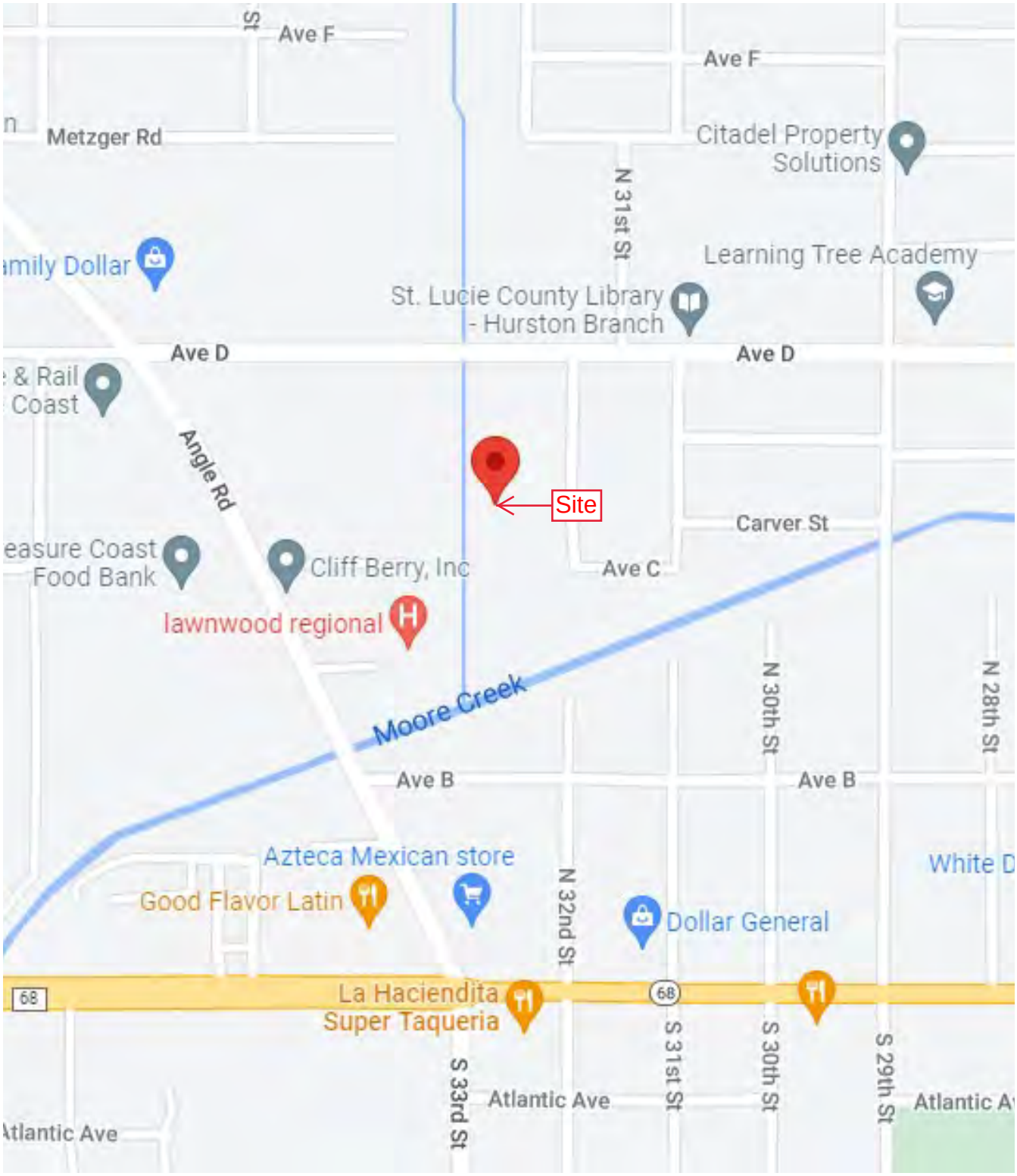
N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Aerial Photograph

ECA Proj. # 22-003594



Source: Google Maps 2022

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Road Map

ECA Proj. # 22-003594

ENVIRONMENTAL CORPORATION OF AMERICA

ENVIRONMENTAL | GEOTECHNICAL | WETLANDS | ECOLOGY | CULTURAL RESOURCES

Section 106 Review

TCNS ID 256976

Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height with Appurtenances)

TowerCom VIII-B, LLC Site
Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

ECA Project No. 22-003594

SUBMITTED TO:

Mr. Tim Parsons, Director
Division of Historical Resources
Office of Compliance and Review
500 S. Bronough Street, Room 423
Tallahassee, FL 32399-0250

PREPARED BY:

Environmental Corporation of America
1375 Union Hill Industrial Court, Suite A
Alpharetta, GA 30004

October 20, 2022

Division of Historical Resources
Office of Compliance and Review
500 S. Bronough Street, Room 423
Tallahassee, FL 32399-0250

Attention: **Mr. Tim Parsons, Director**

Subject: **Section 106 Review**
TCNS ID # 256976
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height With Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Dear Mr. Parsons:

Environmental Corporation of America's (ECA) client, TowerCom VIII-B, LLC is proposing to construct a telecommunications facility as described in the following FCC Form 620, New Tower (NT) Submission Packet. ECA understands that TowerCom VIII-B, LLC plans to construct a 199-foot tall overall height monopole telecommunications structure within a proposed 60-foot by 60-foot (18-meter by 18-meter) lease area. The proposed lease area would be accessible by a proposed approximate 665-foot long by 30-foot wide (202-meter by 9-meter) access/utility easement.

ECA has identified and evaluated Historic Properties, if any, within the Area of Potential Effect (APE) for visual and direct effects as directed in Section VI.D.1 and 2 of the Nationwide Programmatic Agreement, effective on March 7, 2005. We found no Historic Properties listed in the National Register of Historic Places (NRHP) within the ½-mile APE for visual effects or the APE for direct effects.

A search of the Florida Master Site File (FMSF) identified no NRHP-eligible Historic Properties within the ½-mile APE for visual effects or the APE for direct effects.

An Archaeological Assessment was conducted within the APE for direct effects. During our database research, ECA identified no previously recorded archaeological sites and six cultural resource surveys within a 1-mile background research radius. During our site visit on October 13, 2022, conducted by Nicolas Bowers, MA, RPA, we discovered no archaeological sites and uncovered no archaeological cultural artifacts (See Attachment E-1c).

Based on this documentation, prepared in accordance with the Nationwide Programmatic Agreement effective March 7, 2005, ECA believes that this proposed facility would have no effect on any Historic Properties identified in accordance with the NPA. Therefore, ECA recommends a finding of No Historic Properties Affected for the proposed undertaking for the APE for visual and direct effects.

We are submitting this letter for TowerCom VIII-B, LLC to seek concurrence with this finding and to comply with Federal Communications Commission (FCC) requirements as identified in 47 CFR 1.1307. We request your concurrence with our finding. Please contact Dina M. Bazzill at 252-412-7960 or dina.bazzill@eca-usa.com with questions or comments.

Sincerely,
Environmental Corporation of America

Jesse Garbowski
Project Manager

Matthew Beazley, MA, RPA
Principal Investigator

FCC Form 620

Notification Date:

File Number:

FCC Wireless Telecommunications Bureau
New Tower ("NT") Submission Packet

Approved by OMB
3060 – 1039
See instructions for
public burden estimates

General Information

1) (Select only one) **(NE)** **NE** – New **UA** – Update of Application **WD** – Withdrawal of Application	
2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file.	File Number:

Applicant Information

3) FCC Registration Number (FRN): **0030893945**
4) Name: **TowerCom VIII-B**

Contact Name

5) First Name: **Kathe**	6) MI:	7) Last Name: **Post**	8) Suffix:
9) Title:			

Contact Information

10) P.O. Box:	**And /Or**	11) Street Address: **5611 NC Hwy 55, Suite 201**		
12) City: **Durham**			13) State: **NC**	14) Zip Code: **27713**
15) Telephone Number: **(919)694-4669**		16) Fax Number:		
17) E-mail Address: **kpost@towercomenterprises.com**				

Consultant Information

18) FCC Registration Number (FRN): **0011662921**
19) Name: **Environmental Corporation of America**

Principal Investigator

20) First Name: **Dina**	21) MI:	22) Last Name: **Bazzill**	23) Suffix:
24) Title: **MA, RPA Principal Investigator**			

Principal Investigator Contact Information

25) P.O. Box:	**And /Or**	26) Street Address: **1375 Union Hill Industrial Court Suite A**		
27) City: **Alpharetta**			28) State: **GA**	29) Zip Code: **30004**
30) Telephone Number: **(770)677-2040**		31) Fax Number:		
32) E-mail Address: **dina.bazzill@eca-usa.com**				

Professional Qualification

33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?	(**X**) **Y**es ( ) **N**o

34) Areas of Professional Qualification:

(**X**) Archaeologist

( ) Architectural Historian

(**X**) Historian

( ) Architect

( ) Other (Specify) _____

Additional Staff

35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	(**X**) **Y**es ( ) **N**o

If "YES," complete the following:

36) First Name: **Matthew**	37) MI:	38) Last Name: **Beazley**	39) Suffix:

40) Title: **M.A., RPA Principal Archaeologist**

41) Areas of Professional Qualification:

(**X**) Archaeologist

( ) Architectural Historian

(**X**) Historian

( ) Architect

( ) Other (Specify) _____

36) First Name: **Nicolas**	37) MI:	38) Last Name: **Bowers**	39) Suffix:

40) Title: **M.A., RPA Project Archaeologist**

41) Areas of Professional Qualification:

(**X**) Archaeologist

( ) Architectural Historian

(**X**) Historian

( ) Architect

( ) Other (Specify) _____

Site Information

Tower Construction Notification System

1) TCNS Notification Number: **256976**

Site Information

2) Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: ( ) Yes (X) No

3) Site Name: **Love Ministries**

4) Site Address: **3111 Avenue D**

5) Detailed Description of Project:

22-003594

6) City: **Fort Pierce**	7) State: **FL**	8) Zip Code: **34947**

9) County/Borough/Parish: **ST. LUCIE**

10) Nearest Crossroads: **Avenue D & Avenue C**

11) **NAD 83** Latitude (DD-MM-SS.S): **27-27-06.0** (X) N or ( ) S

12) **NAD 83** Longitude (DD-MM-SS.S): **080-21-27.9** ( ) E or (X) W

Tower Information

13) Tower height above ground level (include top-mounted attachments such as lightning rods): **60.7** ( ) Feet (X) Meters

14) Tower Type (Select One):

( ) Guyed lattice tower

( ) Self-supporting lattice

(X) Monopole

( ) Other (Describe):

Project Status

15) Current Project Status (Select One):

(X) Construction has not yet commenced

( ) Construction has commenced, but is not completed Construction commenced on: _____

( ) Construction has been completed Construction commenced on: _____

Construction completed on: _____

Determination of Effect

14) Direct Effects (Select One):

(**X**) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

15) Visual Effects (Select One):

(**X**) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **256976** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Eastern Shawnee Tribe of Oklahoma**

Contact Name

5) First Name: **Kelly**	6) MI:	7) Last Name: **Nelson**	8) Suffix:
9) Title: **Cell Tower Coordinator**			

Dates & Response

10) Date Contacted **10/13/2022** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Miccosukee Tribe of Indians of Florida**

Contact Name

5) First Name: **Kevin**	6) MI:	7) Last Name: **Donaldson**	8) Suffix:
9) Title: **Real Estate Director**			

Dates & Response

10) Date Contacted **10/13/2022** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **256976** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Muscogee (Creek) Nation**

Contact Name

5) First Name: **Corain**	6) MI:	7) Last Name: **Lowe-Zepeda**	8) Suffix: **Ms**
9) Title: **TCNS Manager**			

Dates & Response

10) Date Contacted **10/13/2022** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Nation of Oklahoma**

Contact Name

5) First Name: **Ben**	6) MI:	7) Last Name: **Yahola**	8) Suffix:
9) Title: **Tribal Historic Preservation Officer**			

Dates & Response

10) Date Contacted **10/12/2022** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(**X**) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **256976** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Tribe of Florida**

Contact Name

5) First Name: **THPO**	6) MI:	7) Last Name: **Compliance**	8) Suffix:

9) Title: **Compliance Review Supervisor**

Dates & Response

10) Date Contacted **10/12/2022** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Thlopthlocco Tribal Town**

Contact Name

5) First Name: **Ryan**	6) MI:	7) Last Name: **Morrow**	8) Suffix:

9) Title: **Mekko**

Dates & Response

10) Date Contacted **10/12/2022** 11) Date Replied

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Other Tribes/NHOs Contacted

Tribe/NHO Information

1) FCC Registration Number (FRN):
2) Name:

Contact Name

3) First Name:	4) MI:	5) Last Name:	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address:		
10) City:			11) State:	12) Zip Code:
13) Telephone Number:		14) Fax Number:		
15) E-mail Address:				
16) Preferred means of communication: ( ) E-mail ( ) Letter ( ) Both				

Dates & Response

17) Date Contacted _____ 18) Date Replied _____

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	( ) Yes (X) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes (X) No
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes (X) No

Historic Property

4) Property Name:
5) SHPO Site Number:

Property Address

6) Street Address:		
7) City:	8) State:	9) Zip Code:
10) County/Borough/Parish:		

Status & Eligibility

11) Is this property listed on the National Register? Source: _____	( ) Yes ( ) No
12) Is this property eligible for listing on the National Register? Source: _____	( ) Yes ( ) No
13) Is this property a National Historic Landmark?	( ) Yes ( ) No

14) Direct Effects (Select One):

( ) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

15) Visual Effects (Select One):

( ) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

Local Government Involvement

Local Government Agency

1) FCC Registration Number (FRN):
2) Name: **Fort Pierce Historic Commission**

Contact Name

3) First Name: **Maria**	4) MI:	5) Last Name: **Lewicka**	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address: **100 North US 1**		
10) City: **Fort Pierce**			11) State: **FL**	12) Zip Code: **34954**
13) Telephone Number: **(772)467-3738**		14) Fax Number:		
15) E-mail Address: **mlewicka@city-ftpierce.com**				
16) Preferred means of communication: (**X**) E-mail ( ) Letter ( ) Both				

Dates & Response

17) Date Contacted **10/07/2022** 18) Date Replied _____

(**X**) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

19) Information on local government's role or interest (optional):

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	( ) Yes (X) No

Consulting Party

2) FCC Registration Number (FRN):
3) Name:

Contact Name

4) First Name:	5) MI:	6) Last Name:	7) Suffix:
8) Title:			

Contact Information

9) P.O. Box:	**And /Or**	10) Street Address:		
11) City:			12) State:	13) Zip Code:
14) Telephone Number:		15) Fax Number:		
16) E-mail Address:				
17) Preferred means of communication: ( ) E-mail ( ) Letter ( ) Both				

Dates & Response

18) Date Contacted _____ 19) Date Replied _____

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

20) Information on other consulting parties' role or interest (optional):

Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

SHPO/THPO

Name: **Florida Division of Historical Resources**

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

Certification

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct, and complete.

Party Authorized to Sign

First Name:	MI:	Last Name:	Suffix:
Matthew	T	Beazley	

Signature: Matthew Beazley

Date: 10/19/2022

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

Attachment A

Consultant Information

Resume/Curriculum Vitae

Dina M. Bazzill, MA, RPA

Principal Archaeologist/Historian
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 Ext. 111
dina.bazzill@eca-usa.com

EDUCATION

East Carolina University Greenville, NC
M.A., Maritime Studies
Graduated: May 2007
GPA: 3.89/4.0

Southwest Missouri State University Springfield, MO
B.A., Anthropology, minor in Antiquities
Graduated: May 2004, Magna Cum Laude
Grade-Point Average: 3.8/4.0

PROFESSIONAL CERTIFICATIONS

Secretary of the Interior's 36CFR61 Professional Qualification Standards for Archaeology and History since 2007
Register of Professional Archaeologist since 2007
Section 106 Training Certification from SRI Foundation, 2009
Advanced Section 106 Training Certification from the Advisory Council on Historic Preservation, 2009
NEPA Compliance and Cultural Resources Training Certification from the National Preservation Institute, 2009
Section 4 (f) Compliance for Historic Properties Training Certification from the National Preservation Institute, 2009
Identification and Management of Traditional Cultural Properties Training Certification from the National Preservation Institute, 2009
Tribal Consultation Training Certification from the SRI Foundation, 2010

RELATED EMPLOYMENT

June 2007 – Present **Environmental Corporation of America** Alpharetta, GA
Position: Principal Investigator
Responsibilities:

- Archaeological and historical research.
- Conducting archaeological and historical site assessments for Section 106 compliance.
- Authoring Section 106/archaeological assessment/phase one environmental impact reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies.

REPRESENTATIVE EXPERIENCE

June 2007 - Present **Section 106 Cell Tower Evaluations** USA
Dina M. Bazzill, Principal Archaeologist/Historian
Goals: The scope of work for these projects has included archaeological and historic standing structures site assessments for the Section 106 review process in forty different states.

May/June 2011 **Chicago and North Western Railway Bridge Replacement: Phase I Underwater Archaeological Survey** Oshkosh, WI
Dina M. Bazzill, Principal Archaeologist/Historian
Goals: The scope of work for this project included a Phase I side-scan sonar survey for the replacement of the Chicago and North Western Railway Line over the Fox River in Oshkosh, Winnebago County, Wisconsin. The side-scan sonar survey was performed by Jerry Guyer of Pirate's Cove Diving Inc. Dina M. Bazzill performed the necessary research, analyzed the side-scan sonar data, and prepared a report in conformance with Wisconsin Historical Society Guidelines.

April/May 2010 **Snowbird Youth Center Phase I** Robbinsville, NC

Dina M. Bazzill, Field Director and John P. McCarthy, Principal Investigator

Goals: The scope of work for this project included a survey for a proposed Eastern Band of Cherokee Indians Youth Center located on Forest Service land in Robbinsville, North Carolina. High probability landforms were tested as per Forest Service archaeological testing guidelines. Shovel tests were excavated at 65-foot intervals, where appropriate. Key staff members included Dina M. Bazzill, Field Director and John P. McCarthy, Principal Director. Dina M. Bazzill authored the report, with the assistance of John P. McCarthy.

April/May 2010 **CabeJail Phase I - EBCI Reservation** Cherokee, NC

Dina M. Bazzill, Project Archaeologist and John P. McCarthy, Principal Investigator

Goals: The scope of work for this project included a survey for a proposed jail located on the Eastern Band of Cherokee Indians reservation in Cherokee, North Carolina. The entire proposed property was systematically surveyed utilizing guidelines provided by the EBCI THPO office. Shovel tests were excavated at 65-foot intervals, where appropriate. Key staff members included Dina M. Bazzill, Project Archaeologist and John P. McCarthy, Principal Director. John P. McCarthy authored the report, with the assistance of Dina M. Bazzill.

October /November 2009 **Old #4 Sewer Line Replacement - EBCI Indian Reservation** Cherokee, NC

Dina M. Bazzill, Field Director and John P. McCarthy, Principal Investigator

Goals: The scope of work for this project included a systematic survey for a proposed sewer line replacement located on the Eastern Band of Cherokee Indian Reservation in Cherokee, North Carolina. A pedestrian survey was conducted, and shovel tests were conducted as per EBCI THPO office guidelines. This entailed excavating shovel tests at 65-foot intervals, where appropriate. Crew members included Dina M. Bazzill, Field Director, who supervised Mary E. Seagrave, field technician, Dave McGlothlin, field technician, and Landon Abernethy, field technician. John P. McCarthy oversaw the fieldwork and the report preparations, with assistance from Dina M. Bazzill.

July 2009 **Phase II Archaeological Site Delineation** Lewis Creek, IN

Dina M. Bazzill, Principal Investigator

Goals: The scope of work for this project included delineating a circa 1840 pioneer homestead located in Lewis Creek, Indiana in order to determine National Register of Historic Places eligibility. Dina M. Bazzill served as Principal Investigator and supervised Mary E. Seagrave, Project Archaeologist. Artifacts recovered from the field work were analyzed and photographed by Dina M. Bazzill. A Section 106 Review was prepared by Dina M. Bazzill and submitted to the Indiana State Historic Preservation Office for their review and comment.

April/May 2008 **City of Norcross – Proposed Greenspace Park** Norcross, GA

Dina M. Bazzill, Field Director and Principal Investigator

Goals: The scope of work for this project includes a Phase I survey of a seven acre tract of land in the City of Norcross, Georgia. ECA evaluated archaeological and historic resources present within the survey area and advise the City of Norcross on how best to preserve these resources and utilize them for educational purposes. In addition, a comprehensive user friendly report was produced.

November 2007 **Deep Testing for Archaeological Deposits** Nashville, TN

Artis West, Principal Investigator

Goals: The scope of work for this project included placing 10-foot deep two trenches with the proposed APE for direct effects for a proposed cell tower located adjacent to the Harpeth River in Nashville, Tennessee. Backfill soil was selectively sampled and negative findings were recorded. A report summarizing the findings was prepared and accepted by the Tennessee Historical Commission, Division of Archaeology.

Matthew Beazley, MA, RPA
Principal Archaeologist/Historian
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
(770) 667-2040 Ext. 109
Matthew.beazley@eca-usa.com

STRENGTHS AND SKILLS

Mr. Beazley has been a professional archaeologist for seventeen years, twelve of those years with ECA. He has been a Principal Investigator for the last eight years. In addition to reviewing cultural resource documents, Mr. Beazley also conducts archaeological fieldwork including Phase I survey, Phase II testing, site delineations, cemetery surveys, and metal detection surveys. Mr. Beazley is also the primary operative for conducting historical research and creating report templates and he manages ECA's artifact lab.

EDUCATION

North Carolina State University **Raleigh, NC**
M.A., Liberal Studies, Anthropology emphasis, 2009

Georgia College and State University **Milledgeville, GA**
B.S., History, Photography minor, 2005

PROFESSIONAL CERTIFICATIONS

Registered Professional Archaeologist (RPA) 2010
Secretary of the Interior's 36CFR61 Professional Qualification Standards archaeology and history 2010
Advanced Metal Detecting for the Archaeologist Certification (RPA) 2012
Successfully Navigating Section 106 Review Certification (ACHP) 2019
Coordinating NEPA and Section 106 Certification (ACHP) 2019
Basics of NEPA and Section 106 Integration (ACHP) 2019
Early Coordination with Indian Tribes for Infrastructure Projects Certification (ACHP) 2019

PROFESSIONAL EXPERIENCE

January 2014 – Present **Environmental Corporation of America** **Alpharetta, GA**
Position: Principal Archaeologist/Historian
Responsibilities: Archaeological and historical research / Conducting archaeological and historical site assessments for Section 106 compliance / Authoring Section 106/archaeological assessment/phase one environmental assessment reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies / Reviewing Section 106 reports / Managing archaeology lab and site form submissions.

January 2010 – January 2014 **Environmental Corporation of America** **Alpharetta, GA**
Position: Project Manager/ Project Archaeologist
Responsibilities: Archaeological and historical research, conducting archaeological and historical site assessments for Section 106 compliance, Authoring Section 106/archaeological assessment/phase one environmental assessment reports for submission to clients, SHPO offices, tribes, consulting parties, and other state agencies, Authoring Fish and Wildlife species impact reports, Producing NEPA reports.

August 2005 – December 2009 **Cultural Resources Assessment Group** **Raleigh, NC**
Position: Senior Archaeological Field Technician
Responsibilities/Training: Archaeological and historic research, cultural resource surveys, artifact analysis, report writing, use of AutoCAD, GIS, SketchUp, Photoshop, and Microsoft Office software

2006 – 2009 **Via Consolare Project in Pompeii (VCP)** **Pompeii, Italy**
Position: CAD/three-dimensional modeling specialist

June 2004 – July 2004 **APVA Jamestown Fieldschool** **Jamestown, VA**
Position: Field student

June 2003 – July 2003 **AAPP Fieldschool at Pompeii** **Pompeii, Italy**
Position: Field student

REPRESENTATIVE PROJECT EXPERIENCE

Project Manager/Archaeologist for over 600 telecommunications projects. Investigations have included National Register of Historic Places evaluation of historic structures and archaeological site assessments for the Section 106 review process under the terms a Nationwide Programmatic Agreement in Alabama, Arkansas, California, Colorado, Delaware, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Mississippi, Missouri, Montana, Nebraska, Nevada, New Mexico, New Jersey, New York, Ohio, Oklahoma, Pennsylvania, Rhode Island, Tennessee, Texas, Virginia, West Virginia, Washington, Wisconsin, and Wyoming.

2021 **Archaeological Survey of Brookshire Park** **Gordon County, GA**

Principal Investigator/Field Director
Goal: The survey, identification, and evaluation of archaeological and/or cultural sites at a previously unsurveyed portion of Brookshire Park in advance of proposed park improvements and additional delineation and evaluation of an existing NRHP-eligible site at the park on behalf of Gordon County. The survey area was approximately 4.5 acres in size.

2021 **Archaeological Survey and Testing at Mimosa Hall** **Roswell, GA**

Principal Investigator/Field Director
Goal: An archaeological survey of the Mimosa Hall property including phase II testing and investigation of anomalies identified by GPR on behalf of the City of Roswell. The survey area was approximately 9 acres in size.

2020 **Phase II Archaeological Investigation of Site 33CS0792** **Coshocton County, OH**

Principal Investigator/Field Director
Goal: Excavated multiple test units at 33CS0792 to determine site integrity and research potential prior to the development of a telecommunications facility.

2019 to present **Archaeological Survey for GDOT Projects** **Multiple Counties in GA**

Field Director/Principal Investigator
Goal: The survey, identification, and evaluation of archaeological and/or cultural sites for road widening and realignment projects and intersection improvement projects in Chatham, Henry, Muscogee, and Troup Counties on behalf of the Georgia DOT.

2016 to present **Archaeological Survey for NCDOT Projects** **Multiple Counties in NC**

Principal Investigator
Goal: The survey, identification, and evaluation of archaeological and/or cultural sites for road widening projects and intersection improvement projects in Burke, Camden, Davidson, Lenoir, Nash, Rockingham, and Stokes Counties on behalf of the North Carolina DOT.

2017 **Archaeological Survey for the Bridges Street Extension Project** **Carteret County, NC**

Principal Investigator
Goal: The survey, identification, and evaluation of archaeological and/or cultural sites for an extension of Bridges Street in Morehead City, NC on behalf of the North Carolina DOT. The survey area was more than 1,400 acres in size.

2014 **Relocation of Proposed Communications Facility** **Florahome, FL**

Field Director
Goal: The initial archaeological assessment for a proposed communications facility in Florahome, FL encountered a significant number of woodland period artifacts within the project area. In an effort to avoid disturbing a potentially significant archaeological site a new lease area and access easement was surveyed around the delineated archaeological site boundary.

June – August 2009 **Wal-Mart development site monitoring** **Charlotte, NC**
Monitoring of a sensitive site located within the property boundary over the course of two months as well as revisits to other sites located on the property.

June 2007 **Doby's Bridge Project** **York County, SC**
Senior field technician for a cultural resources phase I survey of a 600-acre tract and subsequent phase II testing of two sites of significance.

August 2005 – September 2006 **Carolina Lakes Project** **Lancaster County, SC**
Senior field technician for a cultural resources phase I survey of a 2,500-acre tract and subsequent phase III excavations of three sites of significance.

Nicolas Michael Bowers M.A.
Project Archaeologist
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
Nicolas.Bowers@eca-usa.com
(770) 667-2040

EDUCATION

University of North Carolina at Charlotte — **Charlotte, NC**
Masters of Arts (MA), Anthropology, Dec, 2020

University of North Carolina at Greensboro — **Greensboro, NC**
Bachelors of Arts (BA), Archaeology, Dec, 2016

PROFESSIONAL EXPERIENCE

May 2021 – Present — **Environmental Corporation of America** — **Alpharetta, GA**
Position: Project Archaeologist
Responsibilities:
- Archaeological research
- Conducting archaeological and historical site assessments for Section 106 compliance

November 2020- April 2021 — **Grey&Pape** — **Cincinnati, OH**
Position: Field Technician
Responsibilities:
- Edited archaeological documents that reported the results of the Cultural Resource Management Project (CRMP)
- Served as a member of a cohesive interdisciplinary team during this project; maintained compliance with federal laws, regulations, and guidelines, e.g., National Environmental Policy Act (NEPA) analysis
- Interpreted various technical information about soil samples and advised new workers on said procedures
- Used dating methods and other analytical techniques on uncovered stone tools to determine the age and usage of the artifact
- Actively administered Grey&Pape's Cultural Resource Management Plan
- Trained as a contract officer's technical representative
- Worked often in isolated places, suburban environments, and infrastructure such as transmission lines

January 2017- March 2020 — **Office of State Archaeology Lab** — **Raleigh, NC**
Position: Volunteer
Responsibilities
- Sorted through various artifacts from the Mid-Atlantic region of the United States
- Identified cultural relevance of Native American artifacts
- Entered sample findings into the schools database in easily understood wording for those unfamiliar with archaeology

Jesse Garbowski

Project Manager
1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004
jesse.garbowski@eca-usa.com
(770) 667-2040

EDUCATION

University of West Georgia — **Carrolton, GA**
Master of Arts (M.A.), History, Public History Concentration, April 2015
*Museum Studies Certification

Lander University — **Greenwood, SC**
Bachelor of Science (B.S.), History, December 2012

PROFESSIONAL EXPERIENCE

September 2020 – Present — **Environmental Corporation of America** — **Alpharetta, GA**
Position: Project Manager
Responsibilities:
- Archaeological, environmental, and historical research
- Conducting archeological and historical site assessments for Section 106 compliance
- Conducting fieldwork/sampling for authoring Phase I/II Environmental Site Assessments
- Authoring Section 106 Review/Archeological Assessment reports
- Preparation of Species Impact Reports/Biological Assessments
- Management and completion of NEPA Checklists/Documentation

February 2019 – March 2020 — **Imagine Exhibitions, Inc.** — **Atlanta, GA**
Position: Project Manager
Responsibilities:
- Developed and managed domestic and international traveling exhibitions

April 2015 – February 2019 — **Atlanta History Center** — **Atlanta, GA**
Position: Project Manager
Responsibilities:
- Curated and managed digital and static exhibits and exhibitions
- Conducted original research and authored stories for the general public
- Partnered with local groups to develop community histories

February 2012 – December 2012 — **Ninety Six National Historic Site** — **Ninety Six, SC**
Position: Park Ranger
Responsibilities:
- Developed educational tours based on park's cultural and natural resources

Attachment B

Site Information

1: Photographs

The following photographs were taken using a digital camera from a height of 5’10”.

a: Directional photographs taken from the Proposed Tower Site and of the associated access road.

b: Photographs of all listed or eligible properties within the Areas of Potential Effects, if any.

c: Photographs from listed or eligible properties within the Area of Potential Effects looking toward the proposed tower site, if any.

d: Google Earth 2022 aerial photograph showing APE for visual effects.

e: Google Earth 2022 aerial photograph showing APE for direct effects.

f: Google Earth 2017 aerial photograph.

g: Google Earth 2012 aerial photograph.

h: Google Earth 1999 aerial photograph.

i: Earth Explorer 1950 aerial photograph.

A: Northerly View from Near Center of Proposed Lease Area

B: Easterly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1a: Photographs

ECA Proj. # 22-003594

C: Southerly View from Near Center of Proposed Lease Area

D: Westerly View from Near Center of Proposed Lease Area

E: Northeasterly View of the Proposed Lease Area

F: Southwesterly View of the Proposed Lease Area

G: Northeasterly View of the Proposed Access/Utility Easement

H: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1a: Photographs

ECA Proj. # 22-003594

I: Northerly View of the Proposed Access/Utility Easement

J: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1a: Photographs

ECA Proj. # 22-003594

K: Overview of Shovel Test Pit 1 (STP1)

L: Soil Profile of Shovel Test Pit 1 (STP1)

Source: Google Earth 2022

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1d: Aerial Photograph

ECA Proj. # 22-003594

Source: Google Earth 2022

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1e: Aerial Photograph

ECA Proj. # 22-003594

Source: Google Earth 2017

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1f: Aerial Photograph

ECA Proj. # 22-003594

Source: Google Earth 2012

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1g: Aerial Photograph

ECA Proj. # 22-003594

Source: Google Earth 1999

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-1h: Aerial Photograph

ECA Proj. # 22-003594

Source: Earth Explorer 1950

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-1i: Aerial Photograph

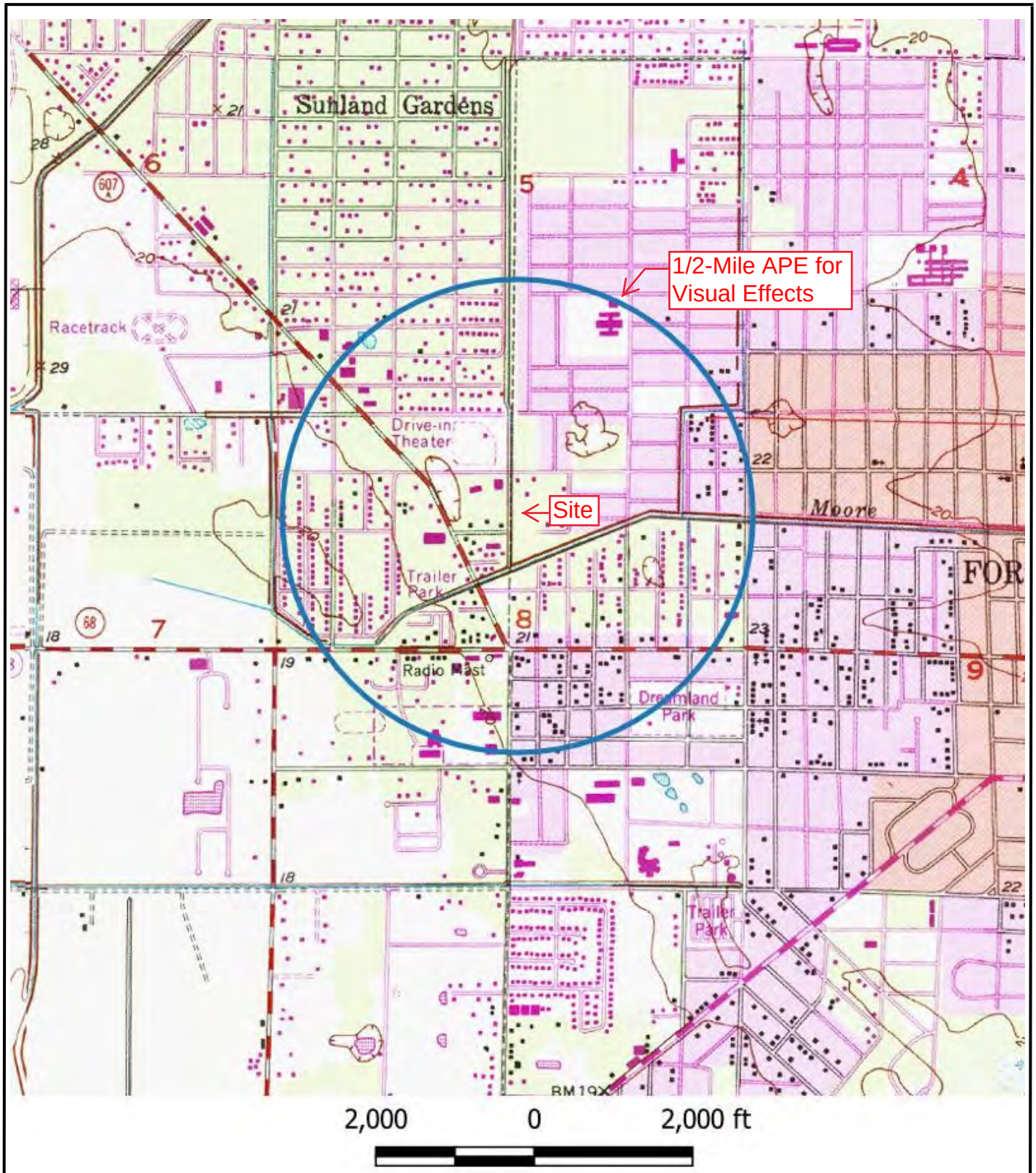
ECA Proj. # 22-003594

2: Maps

a: 7.5-Minute topographic map showing the Area of Visual Effects and the location of any identified historic properties.

b: 7.5-Minute topographic map showing the Area of Direct Effects including any new access roads or other easements.

c: Site Vicinity Plan showing the location of the proposed tower site, any new access roads, easements, additional structures, utility lines, fences, and excavations.

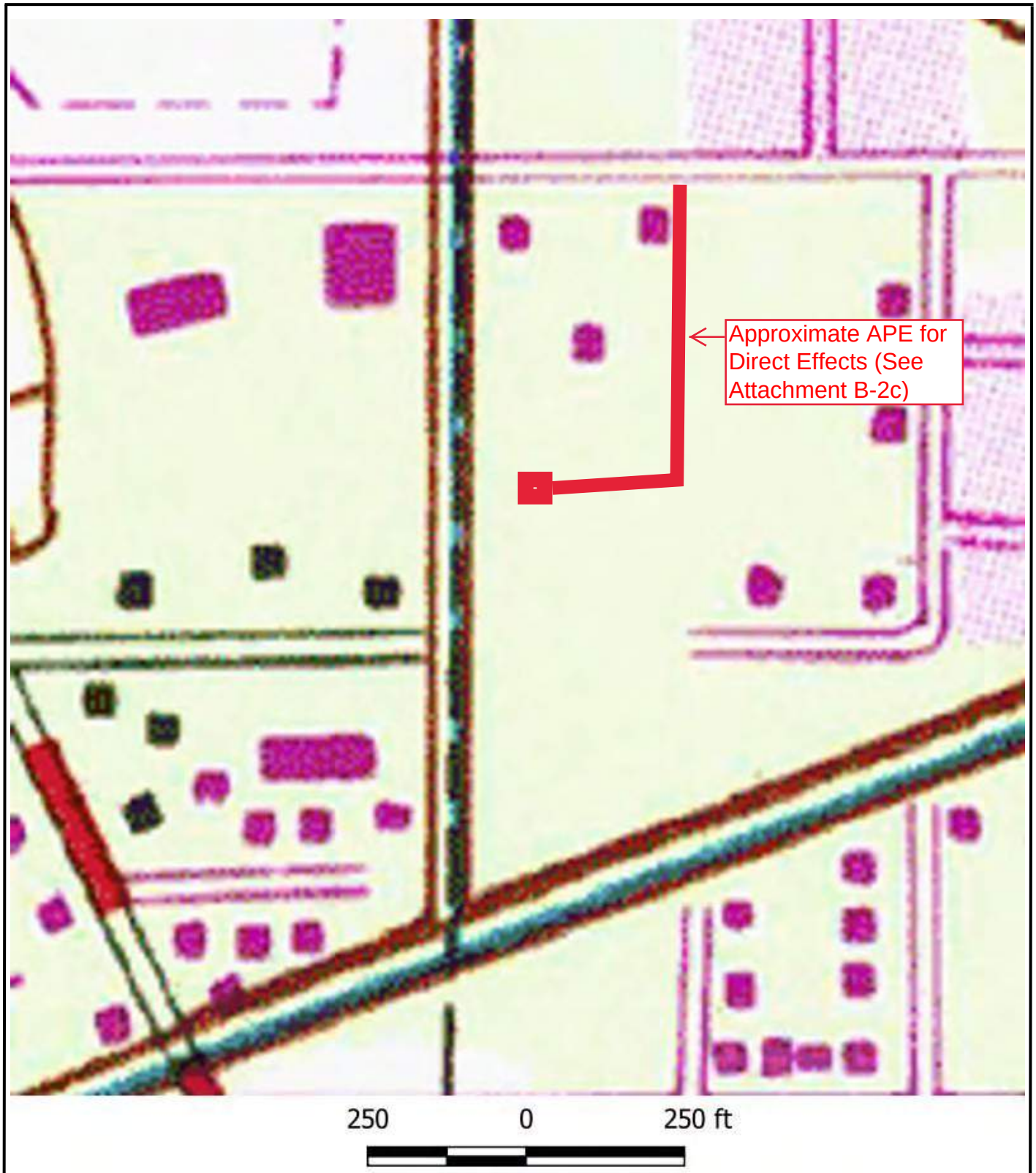


Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Attachment B-2a: APE for Visual Effects

ECA Proj. # 22-003594



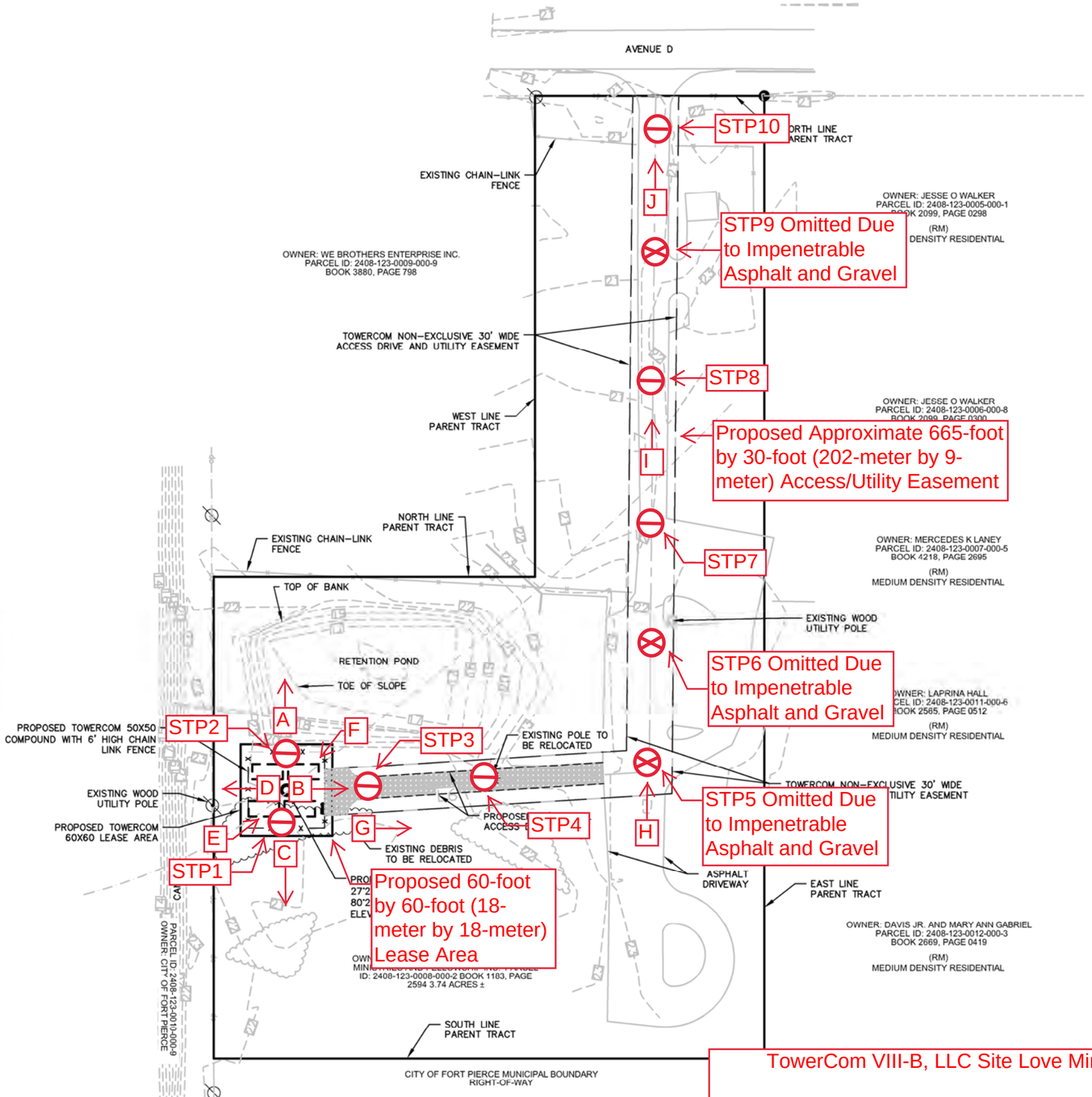
Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

N

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-2b: APE for Direct Effects

ECA Proj. # 22-003594



PARENT TRACT DETAIL(SEE SURVE

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

PARENT TRACT SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: GC, GENERAL COMMERCIAL
EXISTING ZONING: GC, GENERAL COMMERCIAL
FUTURE LAND USE: GC, GENERAL COMMERCIAL

UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMP
PROP
BUILD
FOOT

PAR
THER
BASIS

TOT
EXIST
TELEC
TELEC

Legend

Photograph Locations

Negative Shovel Test Pit

Omitted Shovel Test Pit

TELECOMMUNICATION COMPOUND CHAIN LINK FENCE :	3,600 ± S.F.	(0.022%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)

TOTAL SEMI IMPERVIOUS AREA:

TELECOMMUNICATION 12' GRAVEL ACCESS ROAD:	2,550.46 ± S.F.	(0.016%)
TELECOMMUNICATION GRAVEL COMPOUND:	3,600 ± S.F.	(0.022%)
TOTAL SEMI PERVIOUS AREA:	6,150.46 ± S.F.	(0.038%)

TOTAL PERVIOUS AREA:

TOTAL SEMI PERVIOUS AREA:	6,150.45 ± S.F.	(0.038%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)
TOTAL COMBINED AREA:	9,980.45± S.F.	(0.062%)

NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR LITIES.

DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR LL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MUM OF 500' FROM ANY POTABLE WATER SOURCE.

TowerCom VIII-B, LLC Site Love Ministries

2111 Avenue D
Fort Pierce, St. Lucie County, Florida

Attachment B-2c: Site Vicinity Plan

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
SEPTEMBER 2022

ISSUED FOR:
ZONING DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1
REVISION:

KHA Job #:
241044000

Drawing name: C:\Users\gary.daniel\appdata\local\temp\AcPublish_21580\Love Ministries_ZDs_2022.09.12.dwg C-1 Sep 14, 2022 8:56am by gary.daniel

Attachment C

Determination of Effect

1: Areas of Potential Effects

a: Direct Effects

The APE for direct effects is limited to the site of the proposed tower and surrounding easements, as described in the Nationwide Programmatic Agreement.[1] For this particular undertaking the area of disturbance would include the proposed 60-foot by 60-foot (18-meter by 18-meter) lease area, and the proposed approximate 665-foot long by 30-foot wide (202-meter by 9-meter) access/utility easement. and all surrounding areas. The general APE for direct effects is shown in Attachment B-2b and Attachment B-2c.

b: Visual Effects

The APE for visual effects is the geographic area or areas within which the facility may directly or indirectly cause alterations in the character or use of Historic Properties.[2] Unless otherwise noted, the area of potential effect for visual effect is as described in the Nationwide Programmatic Agreement:

- If the proposed tower is 200 feet or less in overall height, the APE is ½ mile in radius from the proposed tower.
- If the proposed tower is more than 200 feet in height and no more than 400 feet in height, the APE is ¾-mile in radius from the proposed tower.
- If the proposed tower is more than 400 feet in height, the APE is 1 ½ miles in radius from the proposed tower.[3]

The APE for visual effects is shown in Attachment B-2a: Area of Visual Effect.

2: Mitigation of Effect

a: Copies of correspondence and summaries of oral communications with SHPO/THPO and any consulting parties including descriptions of alternatives that have been considered in order to avoid, minimize, or mitigate any adverse effects

Not Applicable.

[1] Section VI.C.2 of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).
[2] Section II.3 of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).
[3] Section VI.C.4.a-c of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222).

Attachment D

Tribal and NHO Involvement

ECA made notification through the FCC Tower Construction Notification System (TCNS) in order to identify Indian Tribes and NHOs that may attach religious and cultural significance to Historic Properties that may be affected by the tower project within the APE for direct or visual effects. All Tribes that have expressed an interest in the proposed undertaking and requested a copy of this submission packet will be provided a copy, with the exception of those Tribes that have elected to receive no documentation. All interested Tribes will be provided an opportunity to comment in accordance with the FCC's rules. Copies of all relevant documents received to date, including correspondence, are provided in the following pages.

Environmental Corporation of America (ECA)

TRIBAL INVOLVEMENT SUMMARY

Site Name:	**Love Ministries**	**Site Number:**	**NA**	**NOO Date:**	**10/14/2022**
TCNS #:	**256976**	**ECA Project#:**	**22-003594**	**ECA PM:**	**JJG**

NOO #	Tribal Entity Name	Date of Document Submittal	Method of Delivery	Email Address	Date of FCC Escalation	Tribal Response Date	Tribal Response
1	Miccosukee Tribe of Indians of Florida		Mail	thpo@miccosukeetribe.com			
2	Seminole Tribe of Florida		Electronic	THPOCompliance@semtribe.com			
3	Seminole Nation of Oklahoma		Electronic	tcns-sno@sno-nsn.gov			
4	Muscogee (Creek) Nation		Mail	mcntcns@mcn-nsn.gov; section106@mcn-nsn.gov			
5	Eastern Shawnee Tribe of Oklahoma		Mail	celltower@estoo.net			
6	Thlopthlocco Tribal Town		Electronic	thpo@tttown.org			

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Wednesday, October 5, 2022 6:53 AM
To: tribal.notify
Subject: Proposed Tower Structure Info - Email ID #8324706

Dear Dina M Bazzill,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 10/05/2022

Notification ID: 256976
Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE

Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Friday, October 14, 2022 3:02 AM
To: tribal.notify
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #8329425

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic

Agreement and applicable law.

2. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

3. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. TCNS Manager Corain Lowe-Zepeda Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - clowe@muscogeenation.com - 918-732-7835 - regular mail

5. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1861) - regular mail
Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.
Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: CellTower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

6. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

8. Historic Preservationist Kyra N Lucas - Florida Division of Historical Resources - 500 S. Bronough Street Tallahasse, FL - Kyra.Lucas@dos.myflorida.com - 850-245-6339 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 10/05/2022
Notification ID: 256976
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court

Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE
Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://www.fcc.gov/wireless/available-support-services

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Attachment E

Historic Properties

Method of Identification:

The following sources and records were reviewed to identify Historic Properties within the Area of Potential Effect (APE) for visual and direct effects:

i. Properties listed in the National Register;
ii. Properties formally determined eligible for listing by the Keeper of the National Register;
iii. Properties that the SHPO/THPO certifies are in the process of being nominated to the Nation Register;
iv. Properties previously determined eligible as part of a consensus determination of eligibility between the SHPO/THPO and a Federal Agency or local government representing the Department of Housing and Urban Development (HUD); and
v. Properties listed in the SHPO/THPO Inventory that the SHPO/THPO has previously evaluated and found to meet the National Register Criteria, and that are identified accordingly in the SHPO/THPO Inventory.[1]

[1] Section VI.D.1.a.i-v of the Nationwide Programmatic Agreement (WT Docket No. 03-128; FCC-222)

1: Historic Properties Identified in the APE for Direct Effects

a: Historic Properties identified within the APE for direct effects

If any Historic Properties were identified, see *Historic Properties* pages within the FCC Form 620.

b: Historic Properties within the APE, not listed in "a", that ECA Considers to be Eligible for Listing in the National Register as a result of ECA's research.

ECA has identified no Historic Properties within the area for direct effects.

c: Description of techniques and methodology used to identify Historic Properties within the APE for direct effects.

See *Archaeological Assessment*, Attachment E-1c.

2: Historic Properties Identified in the APE for Visual Effects

a: Historic Properties Identified in the APE for visual effects that are listed in the National Register, have been formally determined eligible by the Keeper of the National Register, or have been evaluated and found to meet NR criteria for listing by the SHPO/THPO and are identified as such in the SHPO/THPO inventory.

If any historic resources were identified, see *Historic Properties* pages within the FCC Form 620, **or** if more than ten identified historic resources see *Cultural Resource Report*, Attachment E-2a.

b: Historic Properties, not listed in part "a," that are in the APE for visual effects that were identified through the comments of Indian Tribes, NHOs, local government, or members of the public.

See *Historic Properties* pages within the FCC Form 620.

c: Properties listed in part "a," which ECA considers no longer eligible for inclusion in the National Register

Not Applicable.

Attachment E-1c

Archaeological Assessment
(Attached As a Separate Report)

CONFIDENTIAL NOTICE: Attachment E-1c and Attachment H may contain information on historic and/or prehistoric archaeological cultural resources. This information is to be regarded as strictly confidential and is not for public dissemination or distribution and is not to be published in the public domain or provided to any unauthorized parties.

Attachment F

Local Government Involvement

Contact Information

a: List of all government agencies contacted and a summary of contact including copies of relevant documents.

Please see the *Local Government* pages of the FCC Form 620 for a list of agencies contacted. Documentation of our correspondence follows this page.

b: Local government agencies that will be contacted, but have not as of this date.

Not Applicable.

Jesse Garbowski

From: Jesse Garbowski
Sent: Friday, October 7, 2022 7:38 AM
To: 'mlewicka@city-ftpierce.com'
Subject: Cell Tower, FCC, Fort Pierce, 22-003594
Attachments: 3594 Consult Letter.pdf

Proposed 199-Foot Tall Monopole Telecommunications Structure
(Overall Height Includes Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Hello:

Please see the attached consulting party letter for the project as listed above and let us know if you have any concerns.

Thank you,

Jesse Garbowski
Environmental Corporation of America (ECA)
678-613-1079 (mobile - preferred)
770-667-2040 (office)
770-667-2041 (fax)
jesse.garbowski@eca-usa.com
www.eca-usa.com

October 7, 2022

Maria Lewicka
Fort Pierce Historic Commission
100 North US 1
Fort Pierce, FL 34954-1480

Subject: **Proposed 199-Foot Tall Monopole Telecommunications Structure (Overall Height Includes Appurtenances)**
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Ms. Lewicka,

TowerCom VIII-B, LLC is proposing to construct a 199-foot tall monopole telecommunications support structure at 3111 Avenue D, Fort Pierce, St. Lucie County, Florida (N27° 27' 6.0"; W80° 21' 27.9"). **A map is included for your reference.** In accordance with the Federal Communications Commission (FCC) regulation at 47 C.F.R. 1.1307(a)(4), we are providing notice to you and seeking any comments that you may have regarding the effect of the proposed action described above on **Historic Properties** in your community. Please note that a **historic property** is defined in Section II.A.9. of the FCC's 2004 Nationwide Programmatic Agreement as any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the **National Register of Historic Places (NRHP)**. Based on your level of interest in the project, you may wish to become a consulting party. ***This notice is not intended to supplant any local zoning or permitting requirements but is necessary before we can request review of the action by the State Historic Preservation Office (SHPO).***

We welcome any comments that you may have regarding any **Historic Properties listed on or eligible for listing on the NRHP** that may be affected by the undertaking. Please direct your comments to Annamarie Howell, Environmental Corporation of America, 1375 Union Hill Industrial Court, Suite A, Alpharetta, Georgia 30004, 770-667-2040 x 405 or via email to publicnotice@eca-usa.com. As we would like to submit the project to the SHPO for review as soon as possible, we request that you provide any documents that you may have within 30 days. Thank you for your cooperation.

Sincerely,
Environmental Corporation of America

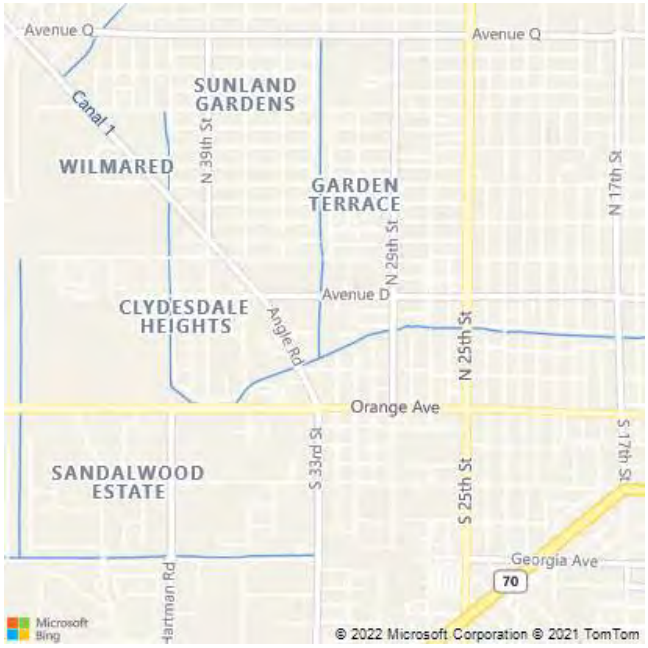
Jesse Garbowski
Project Manager

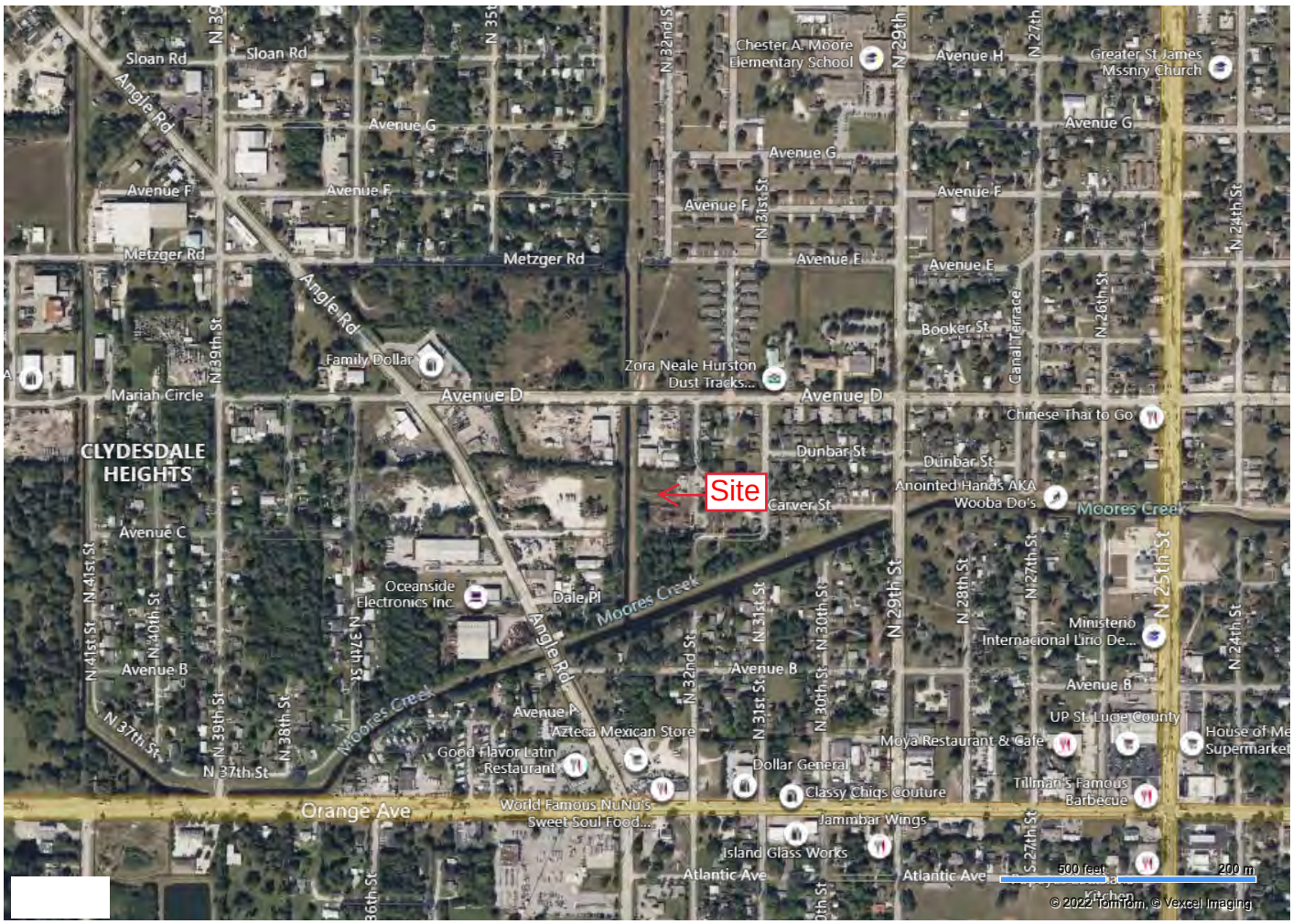
Ryan Edson
Program Manager

bing maps

Notes

Proposed 199-Foot Tall Monopole Telecommunications Structure
(Overall Height Includes Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594





Attachment G

Consulting Parties

Public Involvement by Legal Notices, Letters, or Public Meetings

Copies of all relevant documents, including correspondence and legal notices, are provided in the following pages.

Subject Name: Legal Notice / Client Reference: 22-003594

Notice Type
Miscellaneous

InkLynk Notice ID
63983

Ad Number
5440882

Notice Created
10/05/2022 12:42 PM

Run Dates
10/13/2022

Newspaper
St. Lucie News-Tribune

County, State
SAINT LUCIE, FL

Status
COMPLETE

Documents | Payment/Receipt | Audit Log | Notes

Download Notice Document Download Your Original Notice Document

When the notice completes the affidavit will be available

Original Notice Text

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754. ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754.

ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. JJG 22-003594.

Attachment H

Designation of SHPO/THPO

SHPO/THPO Specific Forms

The following pages include copies of all additional forms specific to the Section 106 Review process for the lead SHPO/THPO reviewing this filing.

Bibliography

Earth Explorer
1950 Aerial photograph.

Florida Archaeological Site Files (FASF). Archaeological and historical files and surveys at the Florida Dept of Historical Resources.

Google Earth
2022 Aerial photograph.
2017 Aerial photograph.
2012 Aerial photograph.
1999 Aerial photograph.

National Register Information System (NRIS)
2021 National Register of Historic Places
http://www.nps.gov/nr/. Accessed October 2022.

United States Federal Communications Commission (FCC)
2005 Federal Communications Commission Federal Register, 47 CFR Part 1, Nationwide Programmatic Agreement for Review Under the National Historic Preservation Act; Final Rule, WT Docket No. 03-128; FCC 04-222. Washington, DC.

United States Geological Survey USGS
1949, photorevised 1983 *Fort Pierce, FL* Quadrangle Map, 7.5 minute series. U.S. Geological Survey, Washington, DC.

Phase I Cultural Resources Survey

Proposed 199-Foot (Overall Height) Monopole
Telecommunications Support Structure
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

ECA Project#: 22-003594 **TCNS ID #: 256976** **Report Date: October 20, 2022**

Lead Federal Agency:
Federal Communications Commission

Submitted By:

Jesse Garbowski
Project Manager

Matthew Beazley, MA, RPA
Principal Investigator

ABSTRACT

Environmental Corporation of America's client, TowerCom VIII-B, LLC is proposing to construct a 199-foot tall (overall height) monopole telecommunications support structure located at 3111 Avenue D, Fort Pierce, St. Lucie County, Florida. ECA conducted a Phase I Archaeological Assessment of the Area of Potential Effects (APE) consisting of background research, field investigations, and preparation of this report.

ECA reviewed cultural records and databases and identifies no archaeological sites and two surveys (*3312 and 14380)* within or near the APE for direct effects. Survey 3312 and 14380 are historic properties surveys. If any archaeological sites or cultural resource surveys were identified during ECA's research outside the APE for direct effects, they are discussed further in the Site File Research section of this report.

ECA believes that the proposed undertaking would have no effect on any archaeological resources that are listed in or eligible for listing in the National Register of Historic Places. Based on our findings related to archaeological resources, we recommend no further consultation under Section 106 Review of the National Historic Preservation Act for this proposed undertaking.

TABLE OF CONTENTS

ABSTRACT ii

LIST OF FIGURES iv

LIST OF PHOTOGRAPHS iv

INTRODUCTION 1

ENVIRONMENTAL SETTING 2

CULTURAL HISTORY 3

LAND USE HISTORY 6

SITE FILE RESEARCH 6

FIELD CONDITIONS 8

FIELD METHODS 8

FIELD SURVEY RESULTS 9

LABORATORY METHODS AND COLLECTION CURATION 11

RECOMMENDATIONS 11

CLOSURE 12

REFERENCES CITED 13

Appendix A: Figures

Appendix B: Photographs

**Resumes of key personnel involved with the project can be provided upon request.*

LIST OF FIGURES

Figure 1: Site Location Map

Figure 2: APE of Direct Effects

Figure 3: Site Vicinity Plan Showing Photograph Locations

Figure 4: 2022 Aerial Photograph

Figure 5: 2017 Aerial Photograph

Figure 6: 2012 Aerial Photograph

Figure 7: 1999 Aerial Photograph

Figure 8: 1950 Aerial Photograph

LIST OF PHOTOGRAPHS

Photograph A: Northerly View from the Center of the Proposed Lease Area

Photograph B: Easterly View from the Center of the Proposed Lease Area

Photograph C: Southerly View from the Center of the Proposed Lease Area

Photograph D: Westerly View from the Center of the Proposed Lease Area

Photograph E: Northeasterly View of the Proposed Lease Area

Photograph F: Southwesterly View of the Proposed Lease Area

Photograph G: Northeasterly View of the Proposed Access/Utility Easement

Photograph H: Northerly View of the Proposed Access/Utility Easement

Photograph I: Northerly View of the Proposed Access/Utility Easement

Photograph J: Northerly View of the Proposed Access/Utility Easement

Photograph K: Overview of Shovel Test Pit 1 (STP1)

Photograph L: Soil Profile of Shovel Test Pit 1 (STP1)

INTRODUCTION

Environmental Corporation of America was contracted by TowerCom VIII-B, LLC to perform an archaeological assessment as part of the Section 106 Review process for a proposed telecommunications facility. The proposed facility would be located at 3111 Avenue D, Fort Pierce, St. Lucie County, Florida. The purpose of our work was to determine whether any archaeological cultural resources might exist within the proposed project area (APE for direct effects).

The Area of Potential Effect (APE) is defined as "the geographic area or areas within which an undertaking may directly or indirectly cause changes in the character or use of historic properties, if any such properties exist" (FCC 2003). For purposes of this work, the APE for direct effects is the actual physical impact area. The APE for direct effects is further described in the following table.

Table 1: APE for Direct Effects Description

Proposed Lease Area	Proposed Access/Utility Easement	Additional Easements
60' x 60' (18m x 18m)	Approximate 665' by 30' (202m x 9m)	NA

ECA understands that TowerCom VIII-B, LLC plans to construct a 199-foot-tall monopole telecommunications support structure within the proposed lease area. The proposed lease area would be located within a grassed area. The proposed access/utility easement would traverse in a southerly then southwesterly direction from Avenue D through an asphalt and gravel road and a grassed area before terminating at the proposed lease area.

Table 2: Project Location Information

Tower Coordinates (NAD83) (degrees/minutes/seconds)	Tower Coordinates (UTM)	Tower Elevation (feet/meters)	Township/Range/Section
N27° 27' 6.0" W80° 21' 27.9"	Zone 17N 563465E 3036627N	21.9 / 6.7	35S / 40E / 8

ECA reviewed cultural records and databases and identifies no archaeological sites and two surveys (3312 and 14380) within or near the APE for direct effects. Survey 3312 and 14380 are historic properties surveys. If any other archaeological sites or cultural resource surveys were identified during ECA's research outside the APE for direct effects, they are discussed further in the Site File Research section of this report.

Jesse Garbowski, Project Manager, authored this report. The site visit was conducted by Nicholas Bowers, MA, RPA, Project Archaeologist. The project was conducted under the direction and supervision of Matthew Beazley, MA, RPA, Principal Investigator. Resumes of these key personnel can be provided upon request.

ENVIRONMENTAL SETTING

Geologically, the Property is located within the Coastal Plain Physiographic Province. Soils in the Coastal Plain are the result of deposition of sediments in a former marine environment. Sediments underlying the surface in this area consist of interlayered sands, silts, and clays. Sediments are stratified and relatively unconsolidated. These soils vary from sands and clays to interbedded deposits of both sand and clay. In some low-lying areas near present streams or drainage features, the originally deposited soils may be overlain by geologically younger water deposited alluvial soils (NPS 2017).

According to the USDA Soil Survey, soils found at the Property consist of Tantile and Pomona sands (44). Descriptions of the dominant mapped soil types are displayed in the table below.

Table 3: Mapped Soil Types within the Project Area

Mapped Soil Type	Soil Series Description	Known Subsoil	Typical Subsoil Depth Below Surface
Pomona	Consists of very deep, poorly and very poorly drained soils that formed in sandy and loamy marine sediments	Gray (10YR 6/1) sandy clay loam	51 to 58 inches (129 to 147 cm)
Tantile	Consists of very deep, poorly drained, slowly or very slowly permeable soils on broad areas in the flatwoods of Peninsular Florida	Light brownish gray (2.5Y 6/2) fine sandy loam	60 to 80 inches (152 to 203 cm)

(Source: NRCS)

CULTURAL HISTORY

As currently understood, the earliest people in Florida were the Paleoindians and they inhabited the region between approximately 12,000 and 8,000 BC. Paleoindians were nomadic hunter-gatherers. At the time of Paleoindian occupation of Florida, sea levels were approximately 130 to 170 feet lower than present day levels. With the rise of sea levels at around 6,000 BC, many Paleoindian sites exploiting coastal resources were submerged. The overwhelming majority of Paleoindian sites identified in Florida consist of surface lithic scatters, isolated finds, or components of multicomponent sites. These sites are most commonly encountered along waterways or adjacent to natural springs. Artifacts most closely identified with the Paleoindian period are large fluted lanceolate projectile points predominantly of the Clovis, Suwanee, or Simpson variety (Anderson 1996; Daniel and Wisenbaker 1987).

The Archaic Period (~8,000 to 1,000 BC) came after the Paleoindian period and is further divided into three sub-periods: Early (8,000 to 5,000 BC), Middle (5,000 to 3,000 BC), and Late (3,000 to 1,000 BC). The people of the Archaic Period were also hunter-gatherers and subsisted in many of the same ways as the Paleoindians. However, the Archaic Period apparently had larger semi-nomadic populations that were also better organized. Archaeologists currently believe that each of these populations included numerous small resource procurement camps outlying central base camps which were seasonally occupied (Tesar 1980).

Within the artifact assemblage the Early Archaic Period is differentiated from the Paleoindian Period by a disappearance of Paleoindian point types and the adoption of smaller projectile points such as the Kirk and Bolen types in addition to a more diverse tool assemblage including drills, gravers, adzes, and grinding stones (Tesar 1980; Milanich 1994).

The Middle Archaic Period can be distinguished from the Early Archaic Period by the introduction of additional artifact types such as grooved groundstone axes, stone pendants, bannerstones, bone tools, and projectile point types such as the Savannah River, Newnan, Levy, Putnam, and Marion types (Justice 1987).

During the Late Archaic Period fiber-tempered pottery makes an appearance. In addition, central base camps became larger in size, trade networks were established, and people became more sedentary. In response to the more sedentary lifestyle, shell middens made their first appearance in the archaeological record (Mikell 1999).

The Woodland Period (~1,000 BC to AD 1,000) in Florida is characterized by a widespread adoption of pottery, permanent or semi-permanent village sites and their associated shell or earthen middens, burial mounds, and the introduction of agriculture. This period also saw the adoption of the bow and arrow and the import of exotic materials such as hematite and copper. Cultural periods that exist within the Woodland Period include Deptford (~500 BC to AD 300), Santa Rosa/Swift Creek (~ AD 100 TO AD 500), and Weeden Island (~ AD 400 to AD 1,000) (Milanich 1973 and 1994; Tesar 1980; Willey 1949).

After the Woodland Period came the Protohistoric Period (~AD 1,000 to AD 1513). This period saw the emergence of large settlements including temple and burial mounds governed by chiefdoms, regional exchange and interaction, and societal hierarchies. In northwest Florida the Protohistoric Period is exemplified by the Fort Walton and Pensacola periods (~ AD 1,000 to AD

1,750) and in central Florida the Safety Harbor Period (~ AD 1,000 to AD 1,750) (Willey 1949; Mikell 1992; Anderson and Sassaman 2012).

The first Europeans to explore Florida were Spanish Conquistadores such as Ponce de Leon in AD 1513 and AD 1521 and Hernando de Soto in AD 1538. Shortly afterward, in AD 1562, the French under Jean Ribault explored northeastern Florida. In 1565, the French established Fort Caroline along the St. Johns River which was quickly destroyed by the Spanish who then went on to establish the first permanent European settlement in Florida at St. Augustine that same year. Shortly afterwards, Franciscan missionaries established numerous missions throughout northern Florida. However, the increased contact with European diseases led to a sharp decline in the native population which in turn led to the abandonment of most of the missions by the middle of the 17th century with the last remaining mission being destroyed by British raiders in the early 1700s (Tebeau and Marina 1999).

Historians believe that the name "St. Lucie" was given to the area by the Spanish after the construction of a fort on December 13, the feast day of the Roman Catholic Saint Lucia. The colony was established around 1567, with Spanish maps identifying the area as "Santa Lucia," which is roughly the area between Vero Beach and Stuart. The Spanish held the Florida colony from 1783-1819. Afterward, Native Americans from the Seminole tribe began settling along the coast. The area would not be identified "St. Lucie" until around 1900 (St. Lucie County 2022).

LAND USE HISTORY

Historic aerial photographs from 1950 to 1999 show the proposed lease area and proposed access/utility easement as undeveloped land. According to historic aerial photographs an asphalt and gravel road and a shed was developed in the proposed the proposed access/utility easement between 1999 and 2004. During the same time frame, a storm water retention pond was constructed immediately north of the proposed tower location. In 2012, the shed was demolished. Between 2017 and 2022 an undeveloped portion of the proposed access/utility easement was disturbed

during earth moving activities. Currently, the proposed lease area and the remainder of the proposed access/utility easement have remained relatively undisturbed.

SITE FILE RESEARCH

National Register of Historic Places

The National Register of Historic Places (NRHP) is the Nation's official list of cultural resources worthy of preservation. Authorized under the National Historic Preservation Act of 1966, the National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archaeological resources. Properties listed in the National Register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archaeology, engineering, and culture. The National Park Service, which is part of the U.S. Department of the Interior, administers the National Register. ECA conducted a review of the NRHP to determine whether any listed Historic Properties were located within or near the APE for direct effects. The document search revealed no NRHP-listed Historic Properties within the ½-mile APE for visual effects (NRIS 2013).

Florida Master Site File (Structures)

The Florida Master Site File (FMSF) is the official repository for information about historic resources within the state of Florida. A search of the Florida Master Site File (FMSF) identified no previously recorded NRHP-eligible Historic Properties within the ½-mile APE for visual effects or the APE for direct effects.

Florida Master Site File (Archaeology)

The Florida Master Site File (FMSF) is the official repository for information about known archaeological sites from all periods within the state of Florida. It has become the primary source for documentation about Florida Archaeology. The FMSF contains many different types of

information about archaeological sites, including locations, cultural periods, and information relating to the National Register of Historic Places. A search of the Florida Master Site File identified no previously recorded archaeological site and six cultural resource surveys within a 1-mile background research radius.

Table 4: Cultural Resource Surveys Identified Within a 1-Mile Radius of the Project Area

SHPO ID	Survey Title	Year	Author	Distance from Project Area
3312	Historic Properties Survey of Fort Pierce, Florida	1992	Historic Property Associates, Inc.	Within APE for Direct Effects
4323	Cultural Resource Assessment: A Proposed Roadway Expansion to State Road 68 (Orange Avenue) from I-95 to Angle Road	1995	Group Enterprises, Inc.	1,500 feet (457 m) S
9684	St. Lucie County Historic Resources Survey	2003	Janus Research	850 feet (259 m) W
11939	An Archaeological Reconnaissance Survey of the Millcreek Parcel, St. Lucie County, Florida	2005	Penders, Thomas E, Thomas Penders & Associates, Inc	2,600 feet (792 m) SW
14380	Fort Pierce Historic Properties Survey, Fort Pierce, St. Lucie County, Florida	2007	TRC Environmental Inc.	Within APE for Direct Effects
17764	Collocation ("CO") Submission Packet, FCC Form 621: An Archaeological and Historical Survey of the FPL 222 Tower in St. Lucie County, Florida	2007	Panamerican Consultants, Inc.	1,900 feet (579 m) SW

In general, most site location models include distance to a permanent water source as a major factor in determining the existence of archaeological sites and also the density of such sites. There is a higher probability of encountering a prehistoric archaeological site the closer one is to a source of fresh water with the distances varying depending on topography and difficulty of access. As a result, there are a greater number of prehistoric sites located near streams and natural freshwater lakes. Additionally, there is a greater density of Woodland Period sites, as opposed to Archaic or Paleo-Indian Period sites, near streams due to their greater reliance on horticulture and aquatic resources. Due to the historic ability of excavating wells, historic period sites, in rural areas, can be found equally distributed across the uplands as well as within valleys. Due to modern suburban

development, there are no discernible natural water sources within a relevant distance from the project area. Due to previous ground disturbance within and adjacent to the APE for direct effects resulting from the development of existing asphalt and gravel road, the construction of an adjacent stormwater retention pond, and the construction and demolition of a former structure east of the proposed tower location, we believe there is a low probability for encountering undisturbed archaeological artifacts or features within the project's APE for direct effects.

FIELD CONDITIONS

The proposed lease area would be located within a grassed area. The proposed access/utility easement would traverse in a southerly then southwesterly direction from Avenue D through an asphalt and gravel road and a grassed area before terminating at the proposed lease area.

Table 5: Surface Visibility within the APE for Direct Effects

Lease Area	Access/Utility Easement	Additional Easements
0% due to vegetation	0% due to vegetation and asphalt/gravel road	NA

FIELD METHODS

The methodology for the Phase I intensive field survey for this project was determined by the professional opinions and experience of our principal and staff archaeologists, applicable SHPO guidelines, and applicable tribal guidelines. The survey was performed by Nicolas Bowers, MA, RPA, on October 13, 2022. Approximately two hours of field time was recorded for the Phase I intensive field study.

A pedestrian survey was conducted over the project site by visual inspection of exposed ground surfaces throughout the proposed lease area, access/utility easement, and all of the immediately adjacent areas. Visual inspections were conducted at approximately 15-foot (5-meter) intervals.

A subsurface survey was also conducted within the APE for direct effects. ECA initially determined that two shovel test pits (STPs) within the proposed lease area and eight shovel test pits in the proposed access/utility easement would be an adequate representative sampling of the proposed project area. Three shovel test pits in the proposed access/utility easement were omitted due to impenetrable asphalt and gravel. All shovel test pits were excavated at 100-foot (30m) intervals and measured 20-inches by 20-inches (51cm by 51cm) square in size. Shovel test pits are terminated when one of the following four conditions are met: a depth of 40 inches (102cm) is reached, or until sterile subsoil, bedrock, or the water table is encountered. All excavated soils were screened through a six-millimeter wire mesh archaeology screen to isolate any cultural artifacts.

FIELD SURVEY RESULTS

During ECA's site visit, two shovel test pits were excavated within the proposed lease area and five shovel test pits were excavated within the proposed access/utility easement. Three shovel test pits in the proposed access/utility easement were omitted due to impenetrable asphalt and gravel. Shovel test dimension measurements and soil characteristics are listed in the following table:

Table 6: Shovel Test Pit Descriptions

Shovel Test Pit (STP)	Munsell Color/Texture	Depth		Artifacts Encountered
		Inches	cm	
STP1	Dark gray (7.5YR 4/1) fine sand	0-5	0-13	No
	Mottled brown (10YR 5/3) with dark gray (10YR 4/1) fine sandy loam	5-18	13-46	No
	Gray (10YR 5/1) fine sandy loam	18-34	46-86	No
	Light brownish gray (2.5YR 6/2) fine sandy loam	34-40	86-102	No

Shovel Test Pit (STP)	Munsell Color/Texture	Depth		Artifacts Encountered
		Inches	cm	
STP2	Dark gray (7.5YR 4/1) fine sand	0-7	0-18	No
	Mottled brown (10YR 5/3) with dark gray (10YR 4/1) fine sandy loam	7-21	18-53	No
	Gray (10YR 5/1) fine sandy loam	21-32	53-81	No
	Black (10YR 2/1) fine sand	32-47	81-119	No
STP3	Dark gray (7.5YR 4/1) fine sand	0-9	0-15	No
	Mottled light gray (10YR 7/2) with brown (10YR 5/2) sand	9-22	15-56	No
	White (10YR 8/1) fine sand	22-34	56-86	No
	Dark reddish brown (5YR 3/3) sandy clay	34-43	86-109	No
STP4	Mottled brown (10YR 5/3) with dark grayish brown (10YR 4/2) loam	0-9	0-15	No
	Brown (10YR 4/3) sandy clay	9-15	15-38	No
	Mottled gray (10YR 7/2) with very dark gray (10YR 3/5) sand	15-36	38-91	No
	Very dark gray (10YR 3/1) sand	36-40	91-102	No
STP5	***STP Omitted Due to Impenetrable Asphalt and Gravel**			
STP6	***STP Omitted Due to Impenetrable Asphalt and Gravel**			
STP7	Mottled pale brown (10YR 6/3) with gray (10YR 5/1) fine sand with gravel	0-7	0-18	No
	Mottled gray (10YR 5/1) with gray (10YR 6/1) sand	7-39	18-99	No
	Dark yellowish brown (10YR 3/4) sandy clay	39-40	99-102	No
STP8	Mottled pale brown (10YR 6/3), dark grayish brown (10YR 4/2), and yellowish brown (10YR 4/2) fine sand with gravel	0-12	0-30	No
	Light gray (10YR 7/1) fine sand	12-31	30-79	No
	Black (10YR 2/1) sand	31-40	79-102	No
STP9	***STP Omitted Due to Impenetrable Asphalt and Gravel**			

Shovel Test Pit (STP)	Munsell Color/Texture	Depth		Artifacts Encountered
		Inches	cm	
STP10	Mottled gray (7.5YR 5/1) with pink (7.5YR 7/3) sand with gravel	0-12	0-30	No
	Bluish grey (Gley 2 6/5B) fine sand	12-27	30-68	No
	Greenish grey (Gley 2 5/5B) fine sand	27-34	68-86	No
	Black (10YR 2/1) sandy loam	34-40	86-102	No

No archaeological sites or cultural artifacts were identified during surface or subsurface investigations. Shovel test pit observations matched the general range in characteristics for the mapped soil series. STP5, STP6, and STP9 were omitted due to impenetrable asphalt and gravel.

LABORATORY METHODS AND COLLECTION CURATION

Since no artifacts were recovered during the field survey, no laboratory methods were employed. Since no archaeological sites were identified, artifact curation is not applicable to this work. All field notes, project photographs, and reports associated with this project will be curated at ECA's Alpharetta, GA office.

RECOMMENDATIONS

During the course of this archaeological assessment, no archaeological sites and no cultural resources were located in the APE for direct effects. We believe that no archaeological cultural resources will be affected by the proposed project. Therefore, we recommend a finding of No Effect for the proposed undertaking as it relates to archaeology. We request your concurrence with our finding. If inadvertent discoveries of buried cultural materials or human remains are found during construction, all work should cease and potentially affected Tribes, as well as the State Historic Preservation Office should be notified immediately.

CLOSURE

We are submitting this report for TowerCom VIII-B, LLC to seek concurrence with our finding and to comply with Federal Communications Commission (FCC) requirements as identified in 47 CFR 1.1307. Jesse Garbowski wrote the report. Nicolas Bowers, MA, RPA conducted the site visit. Matthew Beazley, MA, RPA, Principal Investigator, reviewed this assessment. We request your concurrence with our finding. Please contact our office with questions or comments or if additional information is required.

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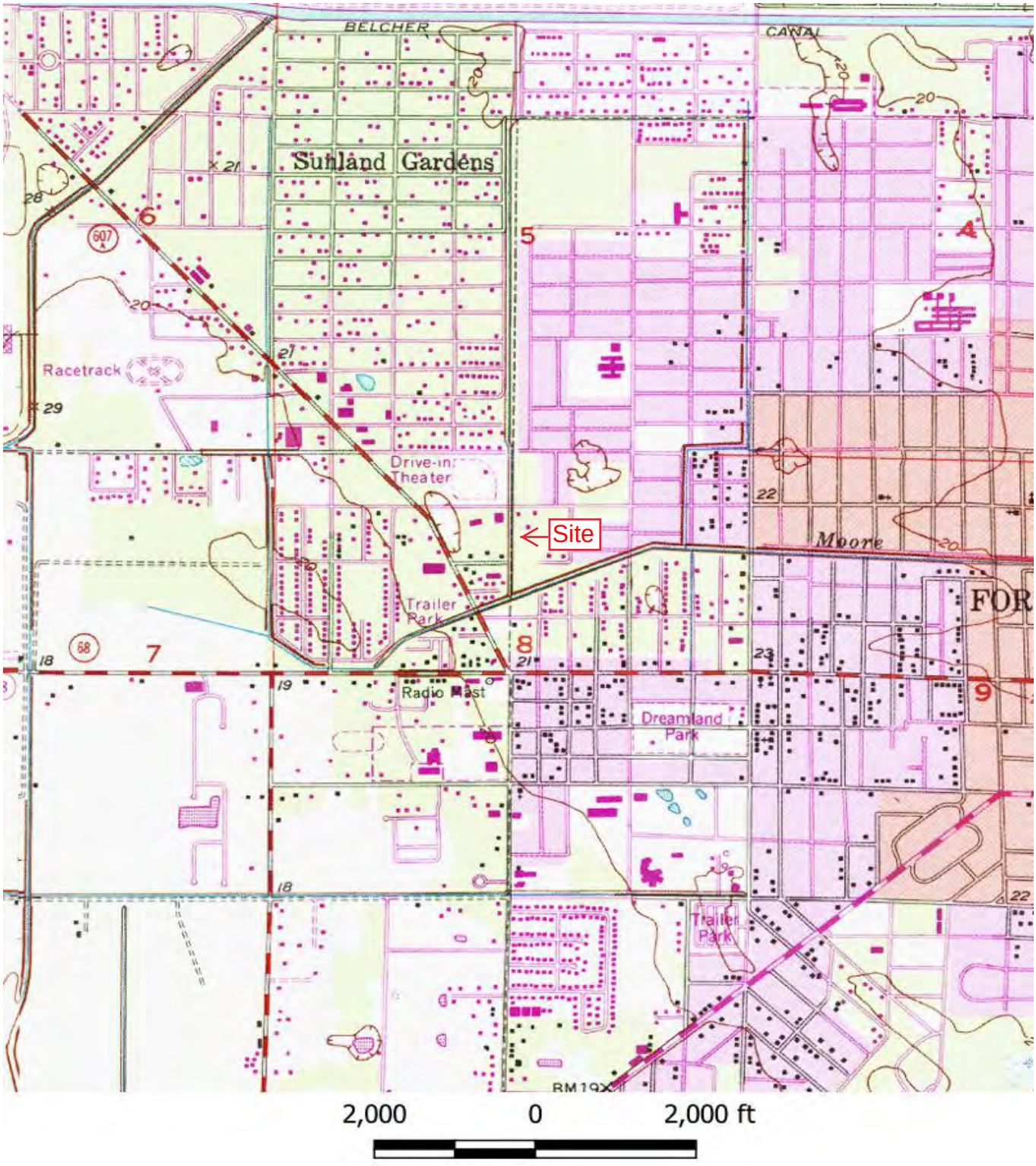
Appendix A

Figures



Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

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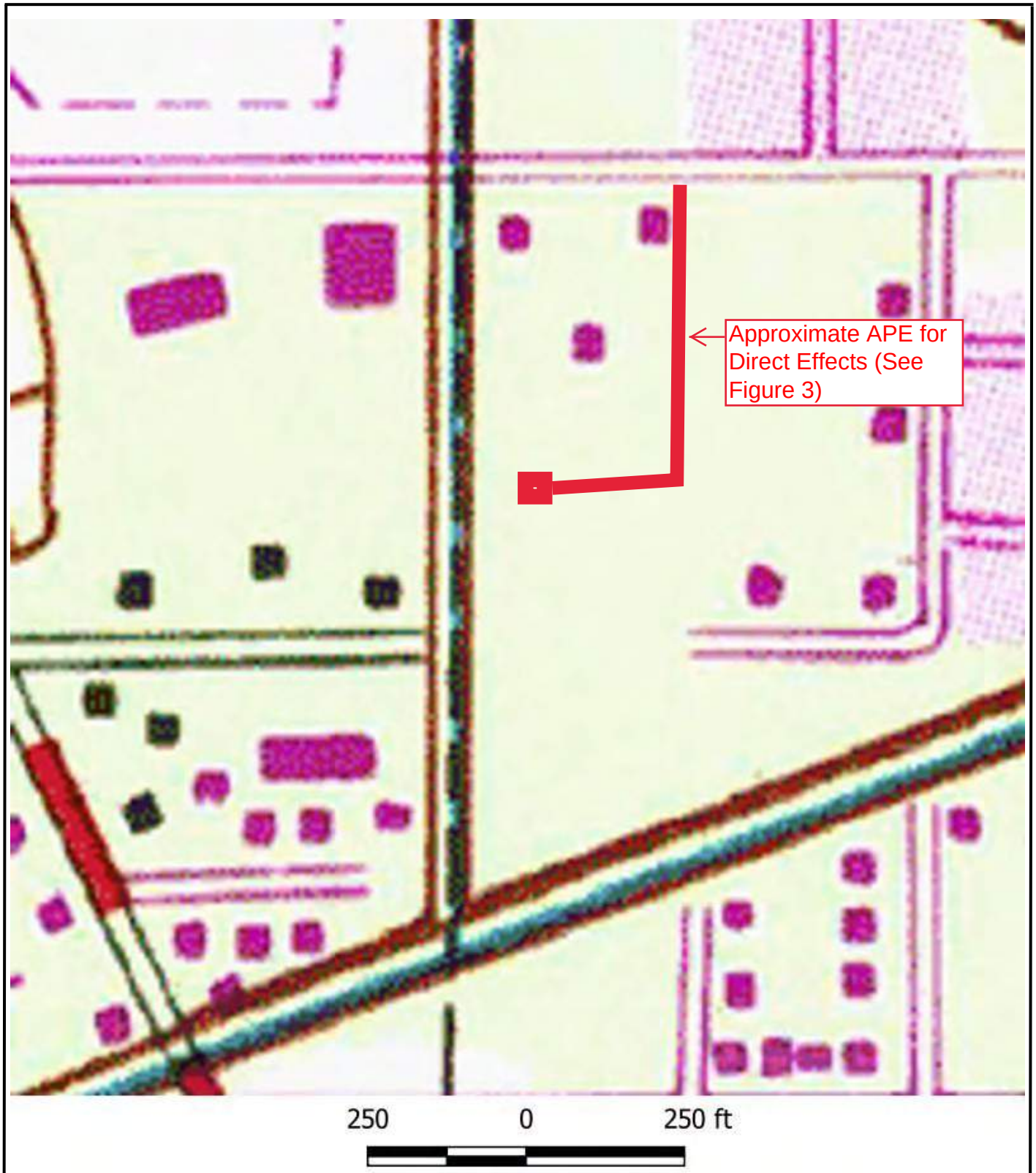
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
Figure 1: Site Location Map

ECA Proj. # 22-003594



Source: USGS Topographic Map, 7.5 Minute Series, *Fort Pierce, FL* (1949, photorevised 1983).

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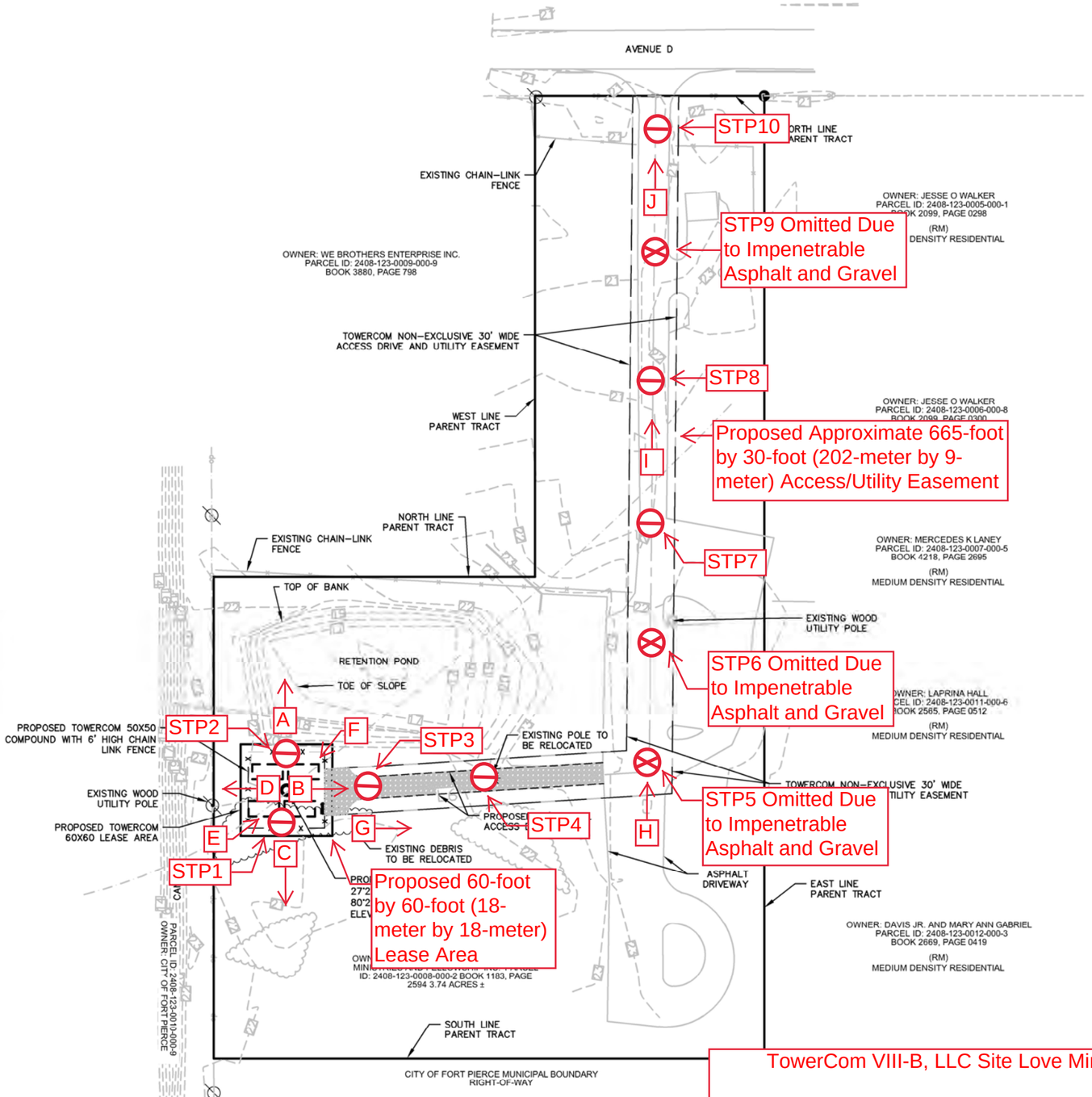
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 2: APE for Direct Effects

ECA Proj. # 22-003594



PARENT TRACT DETAIL(SEE SURVE

PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

PARENT TRACT SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: GC, GENERAL COMMERCIAL
EXISTING ZONING: GC, GENERAL COMMERCIAL
FUTURE LAND USE: GC, GENERAL COMMERCIAL

UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMP
PROP
BUILD
FOOT

PAR
THER
BASIS

TOT
EXIST
TELEC
TELEC

Legend

Photograph Locations

Negative Shovel Test Pit

Omitted Shovel Test Pit

TELECOMMUNICATION COMPOUND CHAIN LINK FENCE :	3,600 ± S.F.	(0.022%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)

TOTAL SEMI IMPERVIOUS AREA:

TELECOMMUNICATION 12' GRAVEL ACCESS ROAD:	2,550.46 ± S.F.	(0.016%)
TELECOMMUNICATION GRAVEL COMPOUND:	3,600 ± S.F.	(0.022%)
TOTAL SEMI PERVIOUS AREA:	6,150.46 ± S.F.	(0.038%)

TOTAL PERVIOUS AREA:

TOTAL SEMI PERVIOUS AREA:	6,150.45 ± S.F.	(0.038%)
TOTAL IMPERVIOUS AREA:	3,830 ± S.F.	(0.024%)
TOTAL COMBINED AREA:	9,980.45± S.F.	(0.062%)

NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR LITIES.

DIESEL GENERATORS WILL BE LOCATED ON-SITE. ANY GENERATOR LL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MUM OF 500' FROM ANY POTABLE WATER SOURCE.

TowerCom VIII-B, LLC Site Love Ministries

2111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 3: Site Vicinity Plan

FLOOD ZONE INFORMATION					
COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

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 adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
SEPTEMBER 2022

ISSUED FOR:
ZONING DRAWINGS

REV.:	DATE:	DESCRIPTION:

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1 REVISION:

KHA Job #:
241044000

Drawing name: C:\Users\gary.daniel\appdata\local\temp\AcPublish_21580\Love Ministries_ZDs_2022.09.12.dwg C-1 Sep 14, 2022 8:56am by gary.daniel

Source: Google Earth 2022

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 4: Aerial Photograph

ECA Proj. # 22-003594

Source: Google Earth 2017

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TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 5: Aerial Photograph

ECA Proj. # 22-003594

Source: Google Earth 2012

N

TowerCom VIII-B, LLC Site Love Ministries

3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 6: Aerial Photograph

ECA Proj. # 22-003594

Source: Google Earth 1999

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TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 7: Aerial Photograph

ECA Proj. # 22-003594

Source: Earth Explorer 1950

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TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Figure 8: Aerial Photograph

ECA Proj. # 22-003594

Appendix B

Photographs

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A: Northerly View from Near Center of Proposed Lease Area

B: Easterly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

C: Southerly View from Near Center of Proposed Lease Area

D: Westerly View from Near Center of Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

E: Northeasterly View of the Proposed Lease Area

F: Southwesterly View of the Proposed Lease Area

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

G: Northeasterly View of the Proposed Access/Utility Easement

H: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

I: Northerly View of the Proposed Access/Utility Easement

J: Northerly View of the Proposed Access/Utility Easement

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

K: Overview of Shovel Test Pit 1 (STP1)

L: Soil Profile of Shovel Test Pit 1 (STP1)

TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida

Photographs

ECA Proj. # 22-003594

APPENDIX E

Native American Information

Environmental Corporation of America (ECA)

TRIBAL INVOLVEMENT SUMMARY

Site Name:	**Love Ministries**	**Site Number:**	**NA**	**NOO Date:**	**10/14/2022**
TCNS #:	**256976**	**ECA Project#:**	**22-003594**	**ECA PM:**	**JJG**

NOO #	Tribal Entity Name	Date of Document Submittal	Method of Delivery	Email Address	Date of FCC Escalation	Tribal Response Date	Tribal Response
1	**Miccosukee Tribe of Indians of Florida**	N/A	**Mail**	thpo@miccosukeetribe.com	N/A	11/13/2022	Cleared Via 30-Day Agreement
2	**Seminole Tribe of Florida**	10/20/2022	**Electronic**	THPOCompliance@semtribe.com	12/1/2022	12/16/2022	Cleared Via Escalation
3	**Seminole Nation of Oklahoma**	N/A	**Electronic**	tcns-sno@sno-nsn.gov	N/A	11/13/2022	Cleared Via 30-Day Agreement
4	**Muscogee (Creek) Nation**	10/20/2022	**Mail**	mcntcns@mcn-nsn.gov; section106@mcn-nsn.gov	N/A	11/15/2022	Cleared Via Letter
5	**Eastern Shawnee Tribe of Oklahoma**	N/A	**Mail**	celltower@estoo.net	N/A	10/19/2022	Cleared Via TCNS
6	**Thlopthlocco Tribal Town**	10/20/2022	**Electronic**	thpo@tttown.org	12/1/2022	12/16/2022	Cleared Via Escalation

TCNS Notification Statements

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Wednesday, October 5, 2022 6:53 AM
To: tribal.notify
Subject: Proposed Tower Structure Info - Email ID #8324706

Dear Dina M Bazzill,

Thank you for submitting a notification regarding your proposed construction via the Tower Construction Notification System. Note that the system has assigned a unique Notification ID number for this proposed construction. You will need to reference this Notification ID number when you update your project's Status with us.

Below are the details you provided for the construction you have proposed:

Notification Received: 10/05/2022

Notification ID: 256976
Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court
Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE

Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Friday, October 14, 2022 3:02 AM
To: tribal.notify
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #8329425

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic

Agreement and applicable law.

2. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

3. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. TCNS Manager Corain Lowe-Zepeda Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - clowe@muscogeenation.com - 918-732-7835 - regular mail

5. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1861) - regular mail
Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.
Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: CellTower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

6. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

8. Historic Preservationist Kyra N Lucas - Florida Division of Historical Resources - 500 S. Bronough Street Tallahasse, FL - Kyra.Lucas@dos.myflorida.com - 850-245-6339 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 10/05/2022
Notification ID: 256976
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: TowerCom VIII-B, LLC
Consultant Name: Dina M Bazzill
Street Address: 1375 Union Hill Industrial Court

Suite A
City: Alpharetta
State: GEORGIA
Zip Code: 30004
Phone: 770-667-2040
Email: tribal.notify@eca-usa.com

Structure Type: MTOWER - Monopole
Latitude: 27 deg 27 min 6.0 sec N
Longitude: 80 deg 21 min 27.9 sec W
Location Description: 3111 Avenue D
City: Fort Pierce
State: FLORIDA
County: ST. LUCIE
Detailed Description of Project: 22-003594
Ground Elevation: 6.7 meters
Support Structure: 59.4 meters above ground level
Overall Structure: 60.7 meters above ground level
Overall Height AMSL: 67.4 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://www.fcc.gov/wireless/available-support-services

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

This e-mail may contain trade secrets or privileged, undisclosed, or otherwise confidential information. If you have received this e-mail in error, you are hereby notified that any review, copying, or distribution of it is strictly prohibited. Please inform us immediately and destroy the original transmittal. Thank you for your cooperation.

Follow-Up Documents

Jesse Garbowski

From: Jesse Garbowski
Sent: Thursday, October 20, 2022 2:04 PM
To: THPO Compliance
Subject: Love Ministries_Section106_ECA_22-003594
Attachments: Love Ministries_Section106_ECA_22-003594.pdf

Hello,

Please see the below for the following project based on interest expressed by the Seminole Tribe of Florida through the FCC Tower Construction Notification System (TCNS).

Subject: **Section 106 Review**
TCNS ID # 256976
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height With Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Attached is the Section 106 Review for the project as listed above. Please do not hesitate to email or call with any questions or concerns regarding this project.

Thank you.

Jesse Garbowski
Environmental Corporation of America (ECA)
678-613-1079 (mobile - preferred)
770-667-2040 (office)
770-667-2041 (fax)
jesse.garbowski@eca-usa.com
www.eca-usa.com

Environmental Corp. of America
1375 Union Hill Industrial Court
Suite A
Alpharetta, GA 30004

Phone: 770-667-2040
Fax No.: 770-667-2041

From: Jesse Garbowski
Jesse.garbowski@eca-usa.com

Muscogee (Creek) Nation
PO Box 580
Okmulgee, OK 74447

TRANSMITTAL COVER SHEET

Date: **October 20, 2022**

Subject: **Section 106 Review**
TCNS ID # 256976
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height With Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Attached is the Section 106 Report for the project as listed above. Please do not hesitate to email or call with any questions or concerns regarding this project.

Sincerely,

Environmental Corporation of America (ECA)
770-667-2040 (office)
770-667-2041 (fax)
www.eca-usa.com

Jesse Garbowski

From: Jesse Garbowski
Sent: Thursday, October 20, 2022 2:05 PM
To: THPO
Subject: Love Ministries_Section106_ECA_22-003594
Attachments: Love Ministries_Section106_ECA_22-003594.pdf

Hello,

Please see the below for the following project based on interest expressed by the Thlopthlocco Tribal Town through the FCC Tower Construction Notification System (TCNS).

Subject: **Section 106 Review**
TCNS ID # 256976
Proposed 199-Foot Monopole Telecommunications Structure
(Overall Height With Appurtenances)
TowerCom VIII-B, LLC Site Love Ministries
3111 Avenue D
Fort Pierce, St. Lucie County, Florida
ECA Project #: 22-003594

Attached is the Section 106 Review for the project as listed above. Please do not hesitate to email or call with any questions or concerns regarding this project.

Thank you.

Jesse Garbowski
Environmental Corporation of America (ECA)
678-613-1079 (mobile - preferred)
770-667-2040 (office)
770-667-2041 (fax)
jesse.garbowski@eca-usa.com
www.eca-usa.com

Referrals

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Thursday, December 1, 2022 9:01 AM
To: tribal.notify
Cc: tcnsweekly@fcc.gov
Subject: Proposed Construction of Communications Facilities Notification of Final Contacts - Email ID #32968

TowerCom VIII-B, LLC
Dina M Bazzill
1375 Union Hill Industrial Court
Suite A
Alpharetta, GA 30004

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 11/24/2022 and 12/01/2022. Our contact with these Tribal Nations or NHOs was sent on 12/01/2022.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 12/01/2022, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Jill Springer
Federal Preservation Officer
Federal Communications Commission
jill.springer@fcc.gov

_____

1) See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Deployment, Second Report and Order, FCC 18-30 (Mar. 30, 2018) (Wireless Infrastructure Second Report and Order).

2) See id. at paras. 111-112.

LIST OF PROPOSED COMMUNICATIONS TOWERS

TCNS# 256299 Referred Date: 11/27/2022 Location: 5232 State Route 45/Tod Avenue SW, Lordstown, OH Detailed Description of Project: 22-002849 - Proposed collocation of (6) 72" x 19.6" Panel Antennas @ RAD 185' on an existing tower structure

Tribe Name: Seneca-Cayuga Nation

TCNS# 255882 Referred Date: 11/29/2022 Location: 6084 Highway 52, Gillsville, GA Detailed Description of Project: 22-003053

Tribe Name: Coushatta Indian Tribe
Tribe Name: Kialegee Tribal Town
Tribe Name: Seminole Tribe of Florida
Tribe Name: Shawnee Tribe
Tribe Name: Thlopthlocco Tribal Town
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma

TCNS# 256827 Referred Date: 11/29/2022 Location: 114 Lakeaire Terrace, Hot Springs, AR Detailed Description of Project: Smith Communications Site (Lake Hamilton) 22-003509

Tribe Name: Absentee-Shawnee Tribe of Indians of Oklahoma
Tribe Name: Caddo Nation of Oklahoma
Tribe Name: Omaha Tribe of Nebraska
Tribe Name: Ponca Tribe of Indians of Oklahoma
Tribe Name: Quapaw Nation
Tribe Name: Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
Tribe Name: United Keetoowah Band of Cherokee Indians in Oklahoma

TCNS# 256947 Referred Date: 11/30/2022 Location: Off Paschel Avenue, Mary Esther, FL Detailed Description of Project: 22-003488

Tribe Name: Alabama-Coushatta Tribe of Texas
Tribe Name: Coushatta Indian Tribe
Tribe Name: Kialegee Tribal Town
Tribe Name: Mississippi Band of Choctaw Indians
Tribe Name: Seminole Tribe of Florida
Tribe Name: Thlopthlocco Tribal Town

TCNS# 256976 Referred Date: 11/29/2022 Location: 3111 Avenue D, Fort Pierce, FL Detailed Description of Project: 22-003594

Tribe Name: Seminole Tribe of Florida
Tribe Name: Thlopthlocco Tribal Town

LEGEND:
* - Notification numbers are assigned by the Commission staff for sites where initial contact was not made through TCNS.

_____

Tribal Clearances

THE
MUSCOGEE (CREEK) NATION
HISTORIC AND CULTURAL PRESERVATION
P.O. BOX 580 | OKMULGEE, OK 74447
T 918.732.7835 l F 918.758.0649

DAVID HILL
PRINCIPAL CHIEF
DEL BEAVER
SECOND CHIEF

November 15, 2022

Jesse Garbowski
Environmental Corporation of America
1375 Union Hill Industrial Ct., Suite A
Alpharetta, GA 30004

RE: TCNS #256976
TOWERCOM VIII-B, LLC SITE LOVE MINISTRIES
3111 Avenue D
Fort Pierce, St. Lucie County, FL

Mr. Garbowski,

In keeping with the Federal Communications Commission (FCC), the National Environmental Policy Act (NEPA)d, and Section 106 of the National Historic Preservation Act (NHPA), 36CFR Part 899, this letter is to acknowledge that the Muscogee (Creek) Nation has received the notice of the proposal to construct a 199-foot tall monopole telecommunications support structure at the above referenced location.

After reviewing all pertinent information and our records, at this time we are currently unaware of any historic cultural, religious or sacred sites at this exact location. Therefore, we recommend a finding of **"No Historic Properties in APE"** for the proposed undertaking.

Furthermore, due to the historic presence of our people within the project area, inadvertent discoveries of human remains and related NAGPRA items may occur, even in areas of existing or prior development. Should this occur, we request all work cease and the Muscogee (Creek) Nation and other appropriate agencies be immediately notified.

Should further information or comment be required please do not hesitate to contact me at (918) 732-7835, fax: (918) 758-0649, or by e-mail: clowe@mcn-nsn.gov

Sincerely,

Ms. Corain Lowe-Zepeda
TCNS Manager
Historic and Cultural Preservation Department
Muscogee (Creek) Nation
P.O. Box 580 l Okmulgee, OK 74447
T: 918-732-7835

Jesse Garbowski

From: towernotifyinfo@fcc.gov
Sent: Wednesday, October 19, 2022 4:07 PM
To: tribal.notify
Cc: tcns.fccarchive@fcc.gov
Subject: Reply to Proposed Tower Structure (Notification ID: 256976) - Email ID #8343685

Dear Dina M Bazzill,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Cell Tower Coordinator Kelly Nelson of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #256976:

The Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma (ESTO) has received the documentation for the referenced TCNS project. ESTO has reviewed the project in accordance with Section 106 of the National Historic Preservation Act (NHPA). Based on the information provided and a review of our records, we find that this project will have No Adverse Effect on properties of sacred and/or cultural significance to the Tribe. The project site is within the known regional area of the Shawnee prehistorically and historically, be aware of inadvertent discoveries. However, ESTO has no objection to the project proceeding as described. Please note that any future changes to this project will require additional consultation.

In accordance with the NHPA of 1966 (16 U.S.C. § 470-470w-6), federally funded, licensed, or permitted undertakings that are subject to the Section 106 review process must determine effects to significant historic properties. As clarified in Section 101(d)(6)(A-B), historic properties may have religious and/or cultural significance to Indian Tribes. Section 106 of NHPA requires Federal agencies to consider the effects of their actions on all significant historic properties (36 CFR Part 800) as does the National Environmental Policy Act of 1969 (43 U.S.C. § 4321-4347 and 40 CFR § 1501.7(a).

However, if during construction cultural objects or human remains are inadvertently discovered, please stop work immediately and contact the Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma. (918)238-5151 x1861

Niyaawe,

Kelly Nelson
Cell Tower Coordinator
Eastern Shawnee Tribe of Oklahoma

For your convenience, the information you submitted for this notification is detailed below.

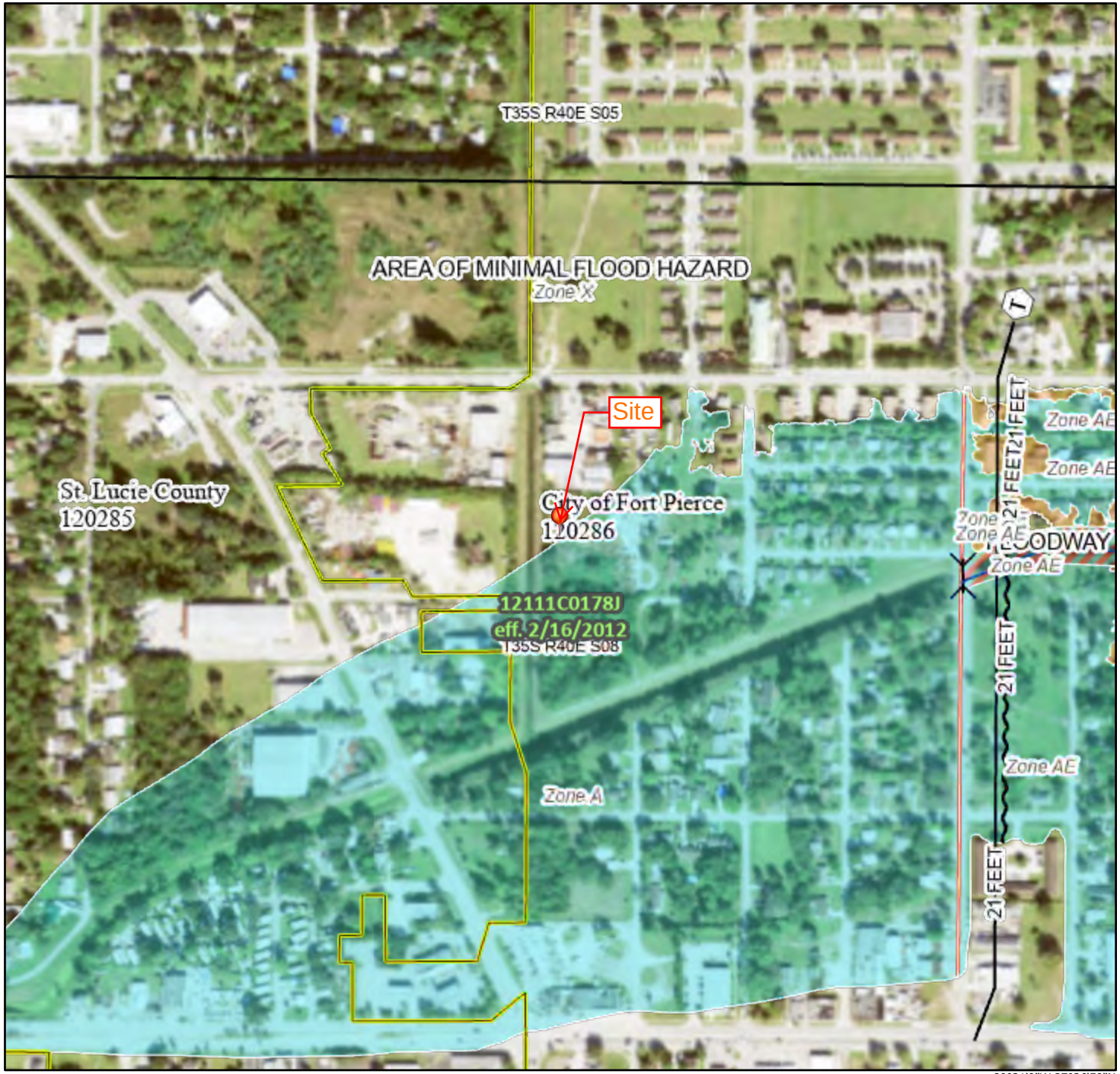
APPENDIX F

Floodplain Information

National Flood Hazard Layer FIRMette

FEMA

80°21'47"W 27°27'22"N



80°21'9"W 27°26'50"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/3/2022 at 10:37 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

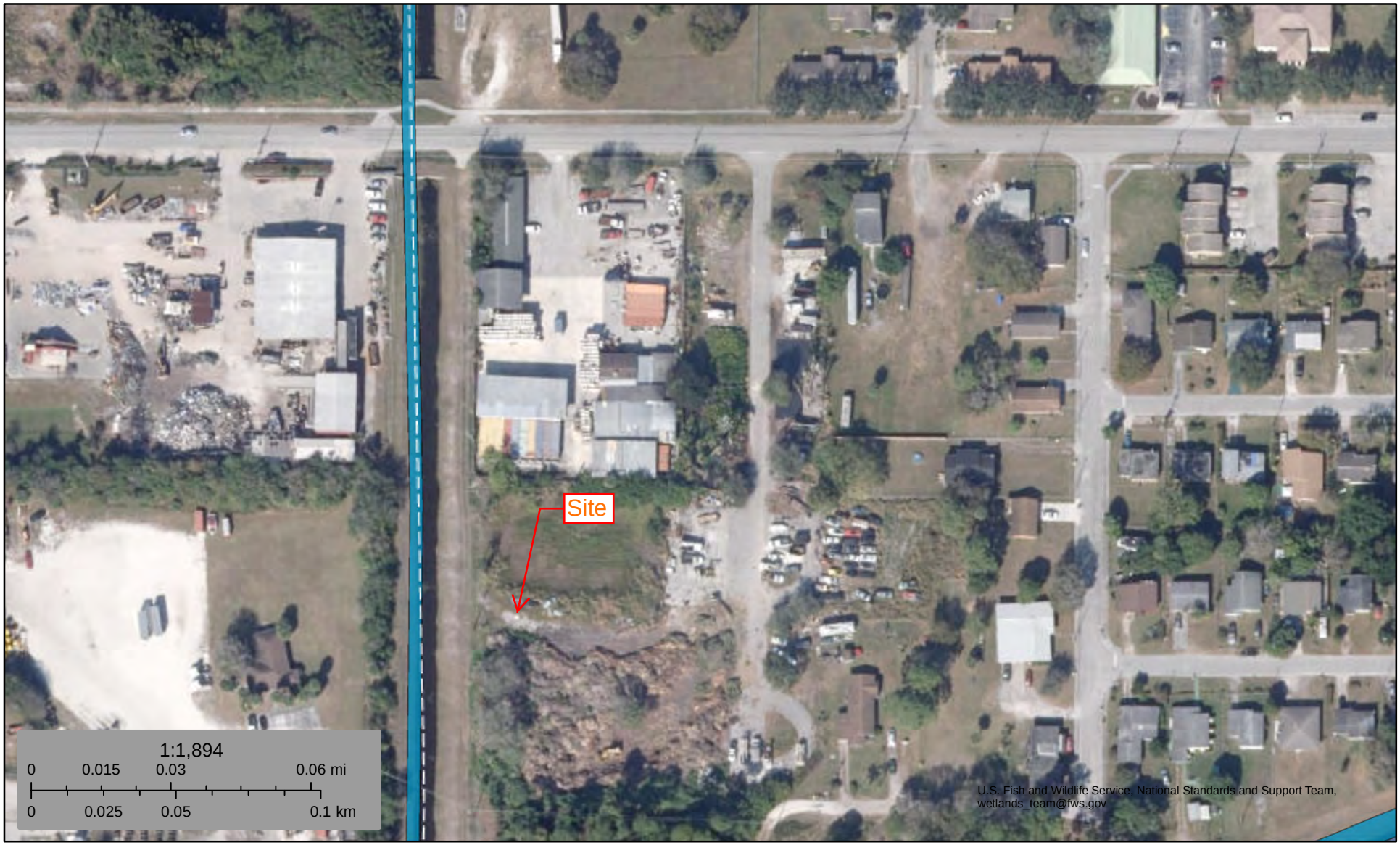
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX G

Wetland Information

U.S. Fish and Wildlife Service
National Wetlands Inventory

22-003594



October 3, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX H

Antenna Structure Registration Information

Treasure Coast Newspapers
PART OF THE USA TODAY NETWORK
St Lucie News Tribune
1801 U.S. 1, Vero Beach, FL 32960

AFFIDAVIT OF PUBLICATION

INKLYNK LLC
2300 BETHELVIEW RD STE 110-302

CUMMING, GA 30040

STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned authority personally appeared, said legal clerk, who on oath says that he/she is a legal clerk of the St Lucie News Tribune, a daily newspaper published at Fort Pierce in St. Lucie County, Florida: that the attached copy of advertisement was published in the St Lucie News Tribune in the following issues below. Affiant further says that the said St Lucie News Tribune is a newspaper published in Fort Pierce in said St. Lucie County, Florida, and that said newspaper has heretofore been continuously published in said St. Lucie County, Florida, daily and distributed in St. Lucie County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper. The St Lucie News Tribune has been entered as Periodical Matter at the Post Offices in Fort Pierce, St. Lucie County, Florida and has been for a period of one year next preceding the first publication of the attached copy of advertisement.

Issue(s) dated before where the dates are noted or by publication on the newspaper's website, if authorized, on :

10/13/2022

Dana Kanitz

Subscribed and sworn to before on October 13, 2022:

Kathleen Allen

Notary, State of WI, County of Brown

1-7-25

My commission expires

KATHLEEN ALLEN
Notary Public
State of Wisconsin

PUBLIC NOTICE: Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to build a 199-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 3111 Avenue D, Fort Pierce, St. Lucie County, Florida 34954, 27° 27' 6.0" N; 80° 21' 27.9" W. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1223754.

ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: ATTN: Annamarie Howell, 1375 Union Hill Industrial Court, Suite A, Alpharetta, GA 30004 or via email to publicnotice@eca-usa.com. Ms. Howell can be reached at (770) 667-2040 x 405 during normal business hours. JJG 22-003594.
Pub Oct. 13th 2022
TCN5440882

Ad No: 0005440882
Customer No: 6788242330INKLE
PO #: 22-003594

# of Affidavits: 1

09/29/2022 at 08:32:51
A1223754

FCC Form 854
Main Form

Approved by OMD – 3060-0139
See instructions for public burden estimate

Reference Copy

Application for Antenna Structure Registration

Purpose of Filing

1) Enter the application purpose: (**NE**)

AM – Amendment of a Pending Application
AU – Administrative Update
CA – Cancellation of an Antenna Structure Registration
DI – Notification of an Antenna Structure Dismantlement
MD – Modification of a Antenna Structure Registration
NE – Registration of a New Antenna Structure
NT – Required Construction/Alteration Notification
OC – Ownership Change
RE – Registration of a Replacement Antenna Structure
WD – Withdrawal of a Pending Application

2a) If the answer to 1 is AU, CA, DI, MD, NT, OC or RE, provide the FCC Antenna Structure Registration (ASR) Number.	FCC ASR Number:
2b) If the answer to 1 is AM or WD, provide the File Number of the pending application on file.	File Number:
2c) If the answer to 1 is MD or NT, provide the date the Antenna Structure was constructed or the date it was last altered (mm/dd/yyyy).	Date:
2d) If the answer to 1 is DI, provide the date the Antenna Structure was dismantled (mm/dd/yyyy).	Date:

Antenna Structure Ownership Information

3) Select one of the entity types:

( ) Individual ( ) Unincorporated Association ( ) Trust ( ) Government Entity
( ) Corporation (**X**) Limited Liability Company ( ) General Partnership ( ) Limited Partnership
( ) Consortium ( ) Limited Liability Partnership ( ) Other: _____

4) FCC Registration Number (FRN): **0030893945**		5) Assignor FCC Registration Number (FRN):	
6) First Name (if individual):	MI:	Last Name:	Suffix:
7) Legal Entity Name (if not an individual): **TowerCom VIII-B,LLC**			
8) Attention To: **Kathe Post**		9) P.O. Box:	**And/Or**
10a) Street Address 1: **5611 NC Highway 55**	10b) Street Address 2: **Suite 201**		
11) City: **Durham**	12) State: **NC**	13) Zip Code: **27713**	
14) Telephone Number (xxx-xxx-xxxx): **(919) 666-2904**		15) Fax Number: (xxx-xxx-xxxx):	
16) E-mail Address: **kpost@towercomenterprises.com**			

Contact Representative Information

17) First Name (if individual): **Dina**	MI:	Last Name: **Bazzill**	Suffix:
18) Business Name: **Environmental Corporation of America**			
19) Attention To: **Dina M Bazzill**	20) P.O. Box		**And/Or**
21a) Street Address 1: **1375 Union Hill Industrial Court**		21b) Street Address 2:	
22) City: **Alpharetta**	23) State: **GA**	24) Zip Code: **30004**	
25) Telephone Number (xxx-xxx-xxxx): **(770) 667-2040**		26) Fax Number: (xxx-xxx-xxxx):	
27) E-mail Address: **dina.bazzill@eca-usa.com**			

Antenna Structure Information

28a) Latitude (DD-MM-SS.S): **27- 27- 06.0**		28b) North or South: **North**	
29a) Longitude (DDD-MM-SS.S): **080- 21- 27.9**		29b) East or West: **West**	
30) Street Address or Geographic Location: **3111 Avenue D**		31) City: **Fort Pierce**	
32) County: **ST. LUCIE**	33) State: **FLORIDA**	34) Zip Code: **34954**	
35) Elevation of site above mean sea level (meters):			**6.7** meters
36) Overall height above ground level (AGL) of the supporting structure without appurtenances:			**59.4** meters
37) Overall height above ground level (AGL) of the antenna structure including all appurtenances:			**60.7** meters
38) Overall height above mean sea level (add items 35 and 37 together):			**67.4** meters

39a) Enter the type of structure on which the antenna will be mounted: (**MTOWER**)

B – Building
BANT – Building with Antenna on Top
BMAST – Building with Mast
BPIPE – Building with Pipe
BPOLE – Building with Pole
BRIDG – Bridge
BTWR – Building with Tower
GTOWER – Guyed Structure Used For Communication Purposes
LTOWER – Lattice Tower
MAST – Mast
MTOWER – Monopole
NNGTANN – Guyed Tower Array
NNLTANN – Lattice Tower Array
NNMTANN – Monopole Array
PIPE – Any type of Pipe
POLE – Any type of Pole
RIG – Oil or Other Type of Rig
SIGN – Any type of Sign or Billboard
SILO – Any type of Silo
STACK – Smoke Stack
TANK – Any type of Tank (water, gas, etc.)
TREE – When used as a support for an antenna
UPOLE – Utility Pole/Tower used to provide service (electric, telephone, etc.)

39b) Number of Towers in Array:	39c) Position of this Tower in the Array:
40a) Array Center Latitude (DD-MM-SS.S):	40b) North or South
41a) Array Center Longitude (DDD-MM-SS.S):	41b) East or West:

Reference Copy

Proposed Marking and/or Lighting

42) Enter the proposed marking and/or lighting: (7)
See Form 854 Item 42 Instructions for detailed tier and lighting information.

1) None
2) Paint Only
3) Other _____
4) FAA Style B
5) FAA Style D
6) FAA Style C
7) FAA Style E
8) FAA Style F
9) FAA Style A
10) FAA Style G

FAA Notification

43) FAA Study Number:	44) Date Issued:

Environmental Compliance

45) Does the applicant request a waiver of the Commission's rules for environmental notice prior to construction due to an emergency situation?	(**No**) Yes or No
46a) If the answer to 45 is No, is another federal agency taking responsibility for environmental review of the Antenna Structure?	(**No**) Yes or No
46b) If the answer to 46a is Yes, indicate why: 1) The Antenna Structure is on Federal Land and the landholding agency is taking responsibility for the environmental review of the Antenna Structure. 2) Another federal agency has agreed with the FCC in writing to take responsibility for the environmental review of the Antenna Structure.	( ) 1 or 2
46c) If the answer to 46a is Yes, provide the name of the federal agency taking responsibility for the environmental review of the Antenna Structure.	Name:
47) If the answers to 45 and 46a are No, provide the National Notice Date for the application to be posted on the FCC's website (mm/dd/yyyy).	Date: **10/20/2022**
48) Is the applicant submitting an environmental assessment?	(**No**) Yes or No
49) Does the applicant certify that grant of Authorizations at this location would not have a significant environmental effect pursuant to Section 1.1307 of the FCC's rules?	( ) Yes or No
50) If the answer to 49 is Yes, select the basis for this certification. 1) The construction is exempt from environmental notification (other than due to another agency's review) and it does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules? 2) The construction is exempt from environmental notification due to another agency's review, and the other agency has issued a Finding of No Significant Impact. 3) The environmental notification has been completed, and the FCC has notified the applicant that an Environmental Assessment is not required under Section 1.1307(c) or (d) of the FCC's rules, and the Construction does not fall within one of the categories in Section 1.1307(a) or (b) of the FCC's rules. 4) The FCC has issued a Finding of No Significant Impact.	( ) 1, 2, 3, 4
51) If the answer to 50 is 3 or 4, enter the date that Local Notice was provided (mm/dd/yyyy).	Date:

Reference Copy

Certification Statements

1) The applicant certifies that all statements made in this application and in the exhibits, attachments, or documents incorporated by reference are material, are part of this application, and are true, complete, correct, and made in good faith.
2) The applicant certifies that neither the applicant nor any other party to the application is subject to a denial of Federal benefits pursuant to Section 5301 of the Anti-Drug Abuse Act of 1988, 21 U.S.C. § 862, because of a conviction for possession or distribution of a controlled substance. See Section 1.2002(b) of the rules, 47 CFR § 1.2002(b), for the definition of "party to the application" as used in this certification.

Signature (Typed or Printed Name of Party Authorized to Sign) (For OC Applications, to be completed by Assignee)

52) First Name: **Jesse**	MI:	Last Name: **Garbowski**	Suffix:
53) Title: **Project Manager**			
54) Signature: **Jesse Garbowski**			55) Date: **Sep 29, 2022**

Signature (Typed or Printed Name of Party Authorized to Sign) (For OC Applications, to be completed by Assignor)

56) First Name:	MI:	Last Name:	Suffix:
57) Title:			
58) Signature:			59) Date:

Preference Copy

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : File/TRC

From : Selena Griffett, P.E.

Thru : Tracy Telle – Assistant City Engineer

Re : Site Plan and Conditional Use # 22-07000030
Love Ministries Telecom Tower
3111 Avenue D
Parcel ID 2408-123-0008-000-2

Date : January 18, 2023

Applicant Responses to ENG comments shown on page 2. in blue italic text

This is to advise you that we have completed the review of the following documents as received by this office on January 9, 2023:

- ☐ Development Permit Compliance Review
- ☐ Construction Drawings
- ☒ Site Plan
- ☐ Test Reports & Related Documents
- ☒ Conditional Use
- ☐ Record Drawings
- ☐ Permits
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend
- ☒ Approval
- ☐ Variance Approval
- ☐ C/O

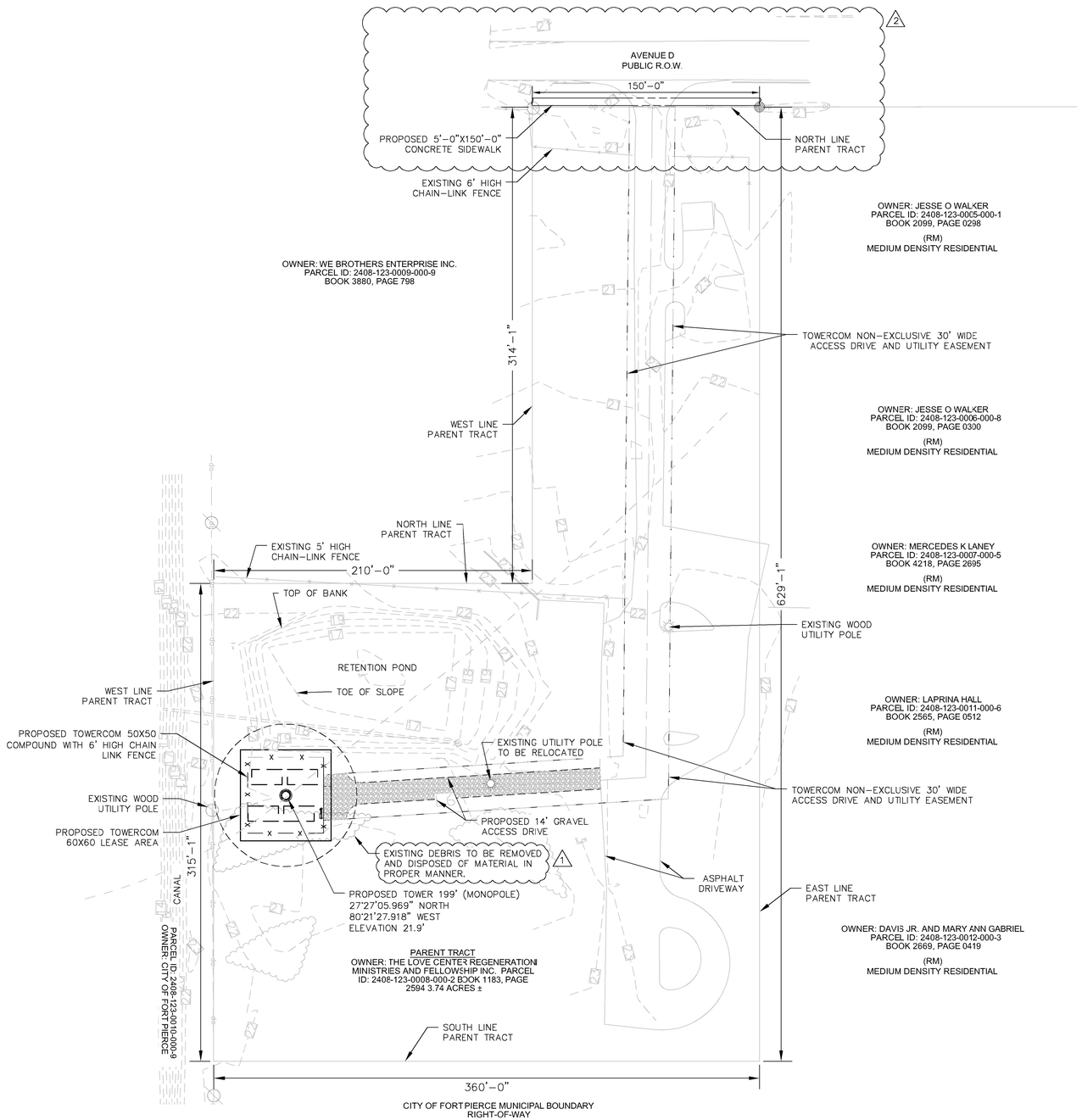
Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See Attached for Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

Applicant Responses below indicated in blue italic text.

1. Has the applicant received any communication from the FAA regarding the proposed tower? The cover letter dated December 15, 2022, noted that the FAA Determination of No Hazard application filing was in process, has any additional documentation been received? *Not to date. Applicant will supplement response upon receipt from the FAA*
2. Sheet C-1: Plan shows 14' wide gravel access drive, table for Total Semi Impervious Area states a 12' wide gravel access road. Please review. *Corrected and recalculated*
3. Review Total Impervious Area data on Sheet C-1, do these values include the existing asphalt driveway? *Revised calculations include existing asphalt driveway*
4. "Existing debris to be relocated" to where? Recommend removing and disposing of material in proper manner. *Note added to Sheet C-2*
5. Note 4 states "No diesel generators will be located on site. Any generator shell will be double lined, and the location must be a minimum of 500' from any potable water source." However, Sheet C-4 shows a diesel generator. Please show that all requirements stated above are met. *Note 4 removed to resolved inconsistency. See Sheet C-10 for diesel generator design details. Applicant verified with FPUA that there are no potable water sources within 500' of proposed diesel generator*
6. Sheet C-4 shows a "Proposed rout of underground fiber to R.O.W. 31st Street 650' ±." Please show this line on aerial to point of connection. Is there existing easement to cross private properties? *See POC noted on aerial. Applicant has an access/utility easement on the subject property as shown on the survey and site plan. See Sheets C-1, C-1A and C-2.*
7. Where is the water for the irrigation coming from? Is there current service at this location? No information on proposed well. *See Sheet L-3 Irrigation Plan originally submitted which shows the location of a proposed irrigation well as part of the irrigation system proposed*
8. Provide a 5' wide concrete sidewalk within the Avenue D right-of-way the limits of the property (150') *See Sheets C-1 and C-2 for location and enlarged sidewalk detail sheets C-7 and C-7A*
9. The submitted survey does not scale properly and does not include the boundary information for Parcel ID No. 2408-123-0008-0002. All other adjacent parcel information is not needed to be shown on the boundary and topographic survey. *See revised Survey*
10. Update the Compound Detail shown on the survey to identify Avenue D as opposed to the noted Avenue B. *Corrected. See revised Survey.*
11. Update the survey to include the Avenue D right-of-way width. *Revised on updated Survey to include Avenue D ROW width.*



PARENT TRACT DETAIL(SEE SURVEY)

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PROJECT DESCRIPTION

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE WITH OVERALL HEIGHT OF 199' INCLUDING APPURTENANCES COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

COORDINATES: (CENTER OF 195' MONOPOLE TOWER)

LAT: 27°27'05.969" N (NAD 83)
LONG: 80°21'27.918" W (NAD 83)
ELEVATION: 21.9'± NAVD'88 (PER SURVEY)
PARCEL ID: 2408-123-0008-000-2

PARENT TRACT & LEASE AREA SITE DATA:

SITE AREA: 162914.4± SF = 3.74± AC
LEASE PARCEL AREA: 3,600± SF = 0.826± AC
COMPOUND AREA: 3,600± SF = 0.0826± AC

CURRENT USE: VACANT
EXISTING ZONING: C3
FUTURE LAND USE: GC, GENERAL COMMERCIAL

UTILITIES

THIS PROJECT WILL REQUIRE POWER AND TELEPHONE SERVICE ONLY, NO WET UTILITIES OR GARBAGE COLLECTION WILL BE NEEDED TO SUPPORT THIS PROJECT.

HANDICAP ACCESS

THIS FACILITIES IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAP ACCESS IS NOT REQUIRED

PROJECT DENSITY

THERE ARE NO RESIDENTIAL UNITS FOR THIS PROJECT. PROJECT DENSITY IS N/A.

IMPERVIOUS COVERAGE

PROPOSED IMPERVIOUS SURFACE COVERAGE IS EQUAL TO FUTURE BUILDING (CARRIER ELEVATED PLATFORM CONCRETE PIERS) AND TOWER FOOTPRINT.

PARKING

THERE WILL BE MINIMAL TECHNICIAN ACCESS TO THE SITE ON A MONTHLY BASIS. ONE PARKING SPACE IS PROVIDED FOR TECHNICIAN PARKING.

SITE DATA:

MINIMUM LOT AREA:	10,000	PROVIDED:	162,914.4 S.F.
MINIMUM LOT WIDTH:	70'	PROVIDED:	150'/360'
MINIMUM LOT DEPTH:	90'	PROVIDED:	629'-1"
MINIMUM FRONT YARD:	25'	PROVIDED:	453'-9"
MINIMUM LOT FRONTAGE:	50'	PROVIDED:	150'

TOTAL IMPERVIOUS AREA:

EXISTING PARENT TRACT:	162,914.4 ± S.F.	(100.0%)
EXISTING PARENT TRACT ASPHALT DRIVEWAY:	29,549.7 ± S.F.	(0.1813%)
TELECOMMUNICATION TOWER FOOTPRINT:	38 ± S.F.	(0.0002%)
TELECOMMUNICATION CARRIERS CONCRETE PADS (4) (4'X12'):	192 ± S.F.	(0.0012%)
TELECOMMUNICATION COMPOUND CHAIN LINK FENCE :	3,600 ± S.F.	(0.0222%)
TOTAL IMPERVIOUS AREA:	33,379.7 ± S.F.	(0.2049%)

1

TOTAL SEMI IMPERVIOUS AREA:

TELECOMMUNICATION 14' GRAVEL ACCESS ROAD:	2,834.82 ± S.F.	(0.017%)
TELECOMMUNICATION GRAVEL COMPOUND:	3,600 ± S.F.	(0.022%)
TOTAL SEMI PERVIOUS AREA:	6,434.82 ± S.F.	(0.039%)

TOTAL PERVIOUS AREA:

TOTAL SEMI PERVIOUS AREA:	6,434.82 ± S.F.	(0.039%)
TOTAL IMPERVIOUS AREA:	33,379.7 ± S.F.	(0.2049%)

TOTAL COMBINED AREA: 39,814.52± S.F. (0.24%)

NOTES:

1. FCC REQUIRES SIGNS TO BE PROVIDED AND INSTALLED AS NECESSARY.
2. EQUIPMENT IS UNMANNED AND EXEMPT FROM H/C ACCESS UNDER FL. STATUE SEC. 533.503 AND SEC. 41.2 OF THE ADAAG.
3. "HIGH VOLTAGE-DANGER" SIGN INSTALLED ON GATE AND SIGN SHALL NOT EXCEED 1 SF IN AREA.
4. 6' HIGH OPAQUE WALL AND LOCKED ENTRY GATE.
5. WATER AND SEWER SERVICES ARE NOT REQUIRED AT THIS SITE.
6. UNMANNED FACILITY WITH NO IMPACT ON PUBLIC SERVICES OR FACILITIES.

1 7. ALL GENERATOR SHELL WILL BE DOUBLE LINED AND THE LOCATION MUST BE A MINIMUM OF 500' FROM ANY POTABLE WATER SOURCE.

FLOOD ZONE INFORMATION

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM	FIRM ZONE	BASE FLOOD ELEVATION
120286	0178	J	02/16/2012	A & X	N/A

TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:
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1	1/23/2023	PER REVIEWERS REQUEST

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PLANS PREPARED BY:
Kimley»Horn
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WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT DETAIL

SHEET NUMBER: C-1 REVISION:

KHA Job #: 241044000

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NORTH

0 40' 80'

(Scale in feet)
Scale: 1"=40'

PARENT TRACT WITH AERIAL OVERLAY

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DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
PARENT TRACT WITH AERIAL OVERLAY

SHEET NUMBER: C-1A
REVISION:

KHA Job #:
241044000

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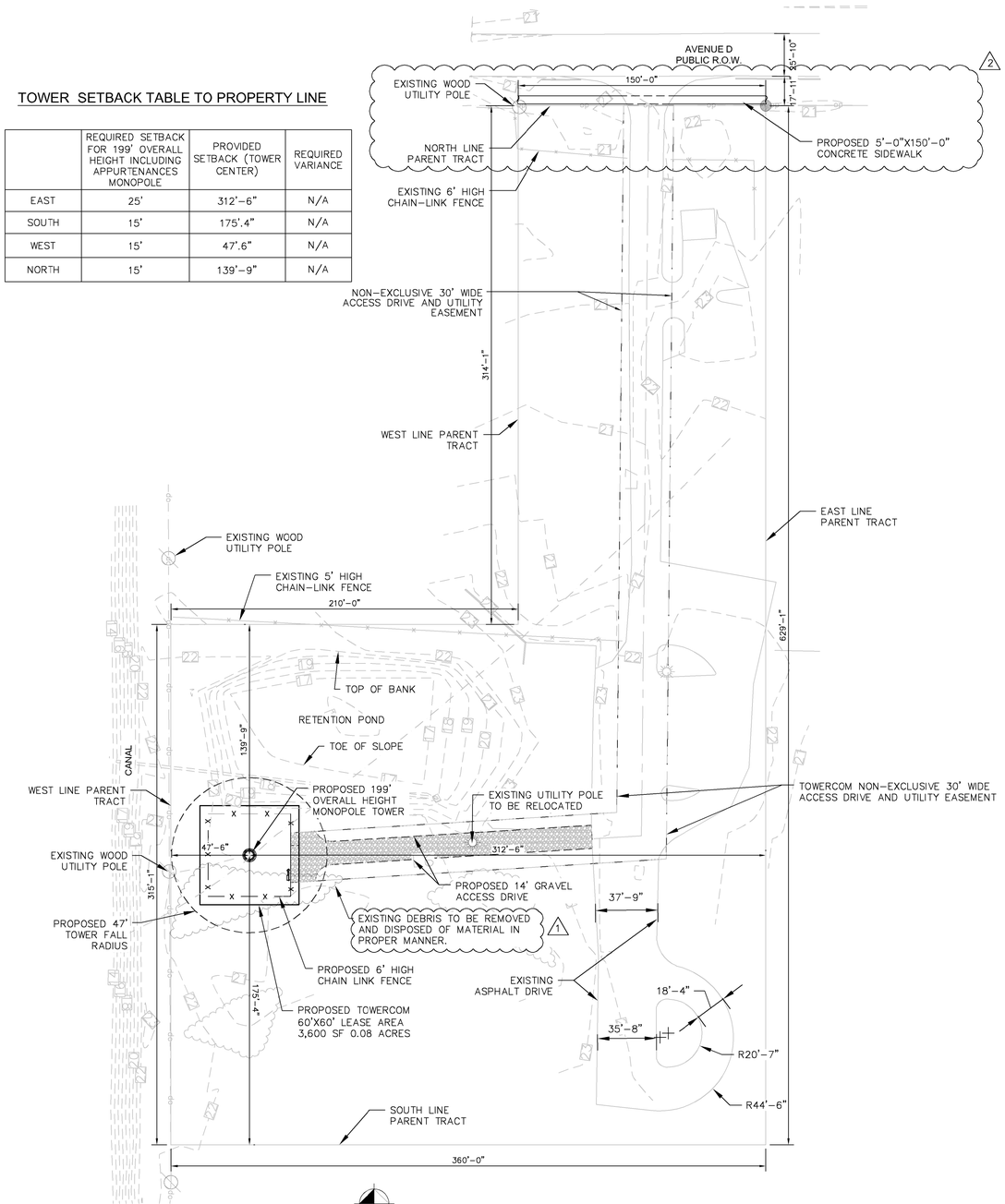
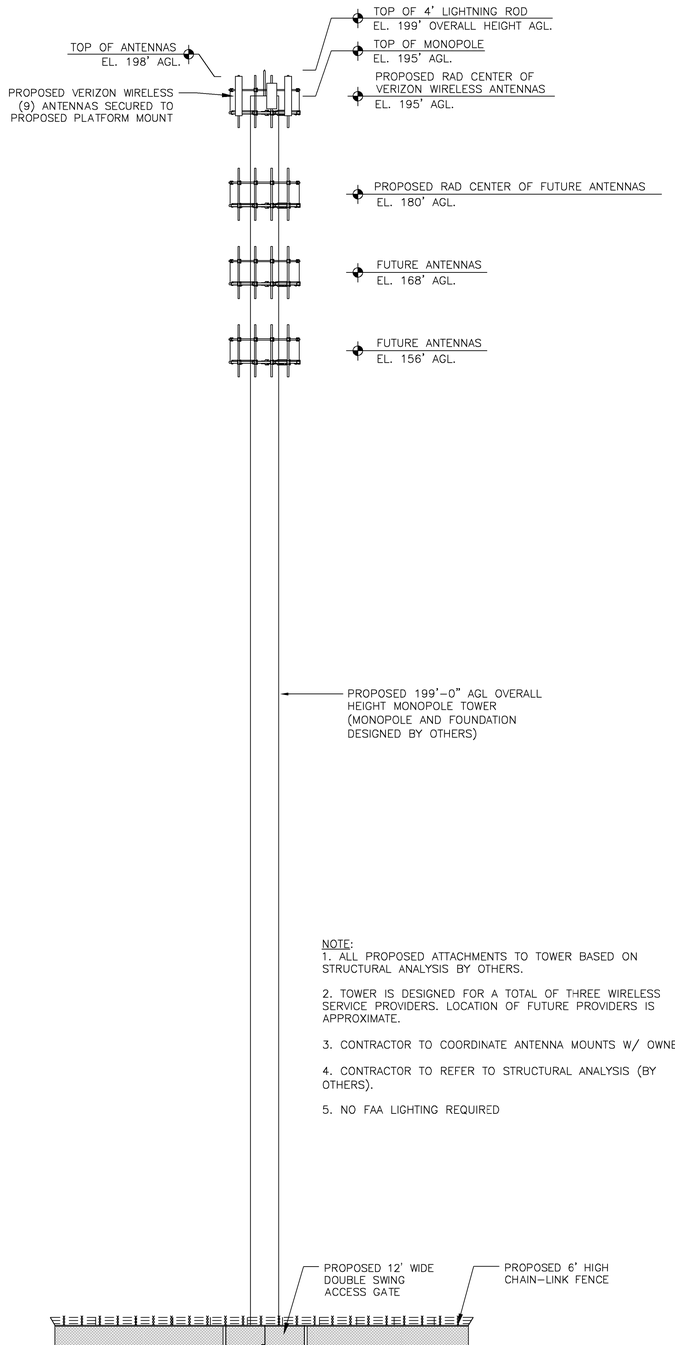
TOWER SETBACK TABLE TO PROPERTY LINE

	REQUIRED SETBACK FOR 199' OVERALL HEIGHT INCLUDING APPURTENANCES MONOPOLE	PROVIDED SETBACK (TOWER CENTER)	REQUIRED VARIANCE
EAST	25'	312'-6"	N/A
SOUTH	15'	175'.4"	N/A
WEST	15'	47'.6"	N/A
NORTH	15'	139'-9"	N/A



SITE PLAN



TOWER ELEVATION
N.T.S

NOTE:
1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON STRUCTURAL ANALYSIS BY OTHERS.

2. TOWER IS DESIGNED FOR A TOTAL OF THREE WIRELESS SERVICE PROVIDERS. LOCATION OF FUTURE PROVIDERS IS APPROXIMATE.

3. CONTRACTOR TO COORDINATE ANTENNA MOUNTS W/ OWNER.

4. CONTRACTOR TO REFER TO STRUCTURAL ANALYSIS (BY OTHERS).

5. NO FAA LIGHTING REQUIRED

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DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

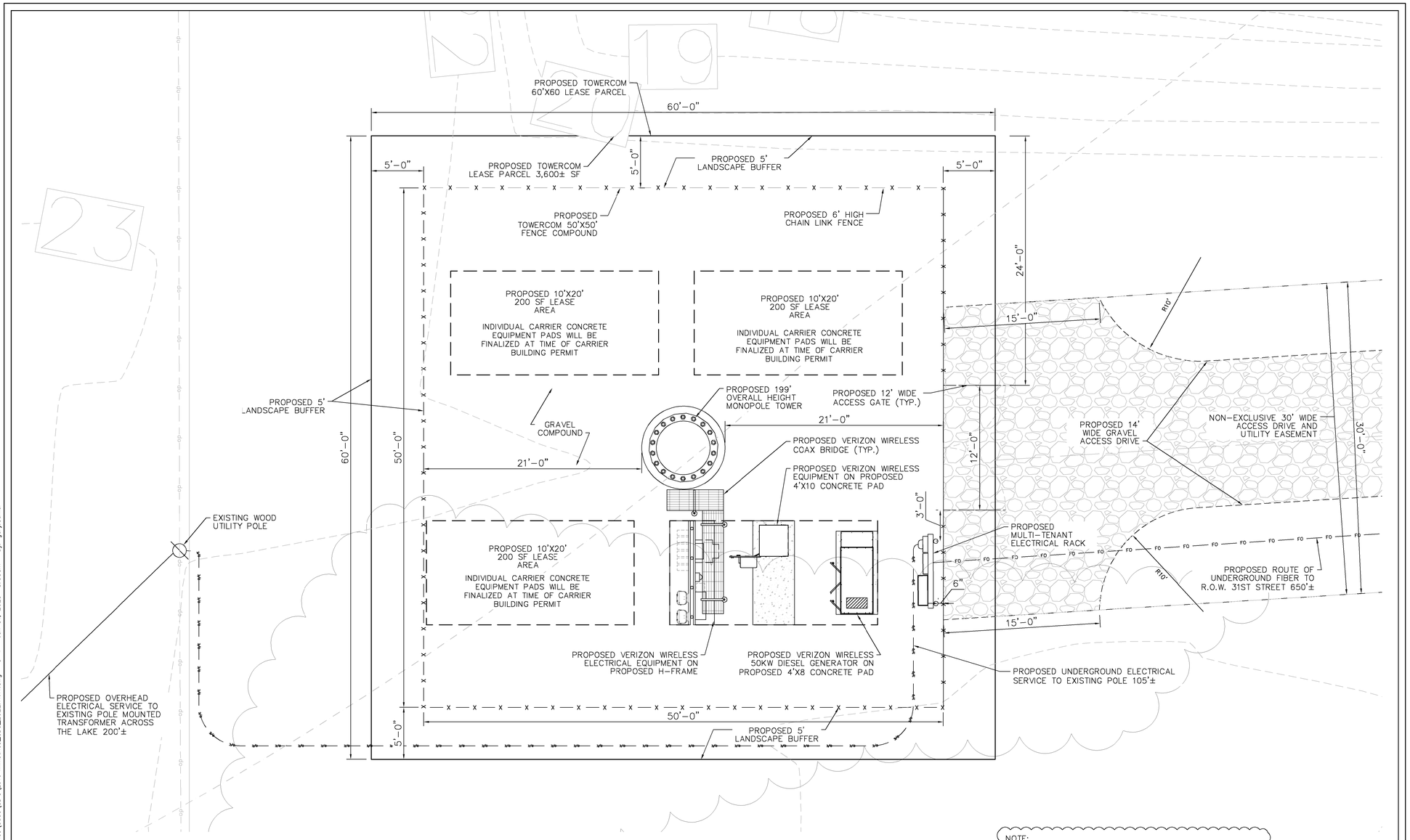
LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
TOWER ELEVATION & SITE PLAN

SHEET NUMBER:	REVISION:
C-2	

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg C-2 Jan 31, 2023 8:21am by: gary.daniel



NOTE:
THERE ARE NO POTABLE WATER SOURCE/WELLS WITHIN 500' OF THE GENERATOR. BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP, DATED 07/29/2022.

TOWERCOM LEASE AREA DETAIL

NORTH

0 5' 10'

(Scale in feet)
Scale: 1"=5'

NOTE:

1. SITE PLAN BASED ON SURVEY PROVIDED BY SMW ENGINEERING GROUP, INC

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DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
ENLARGED TOWERCOM LEASE AREA

SHEET NUMBER: C-4 REVISION:

KHA Job #: 241044000

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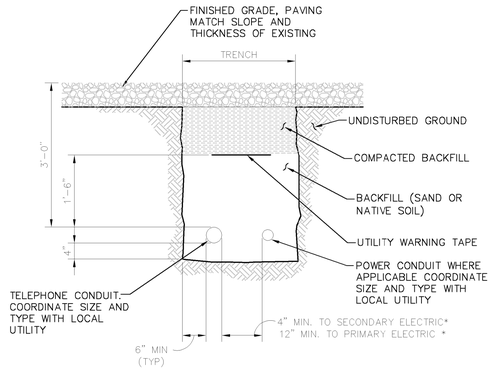
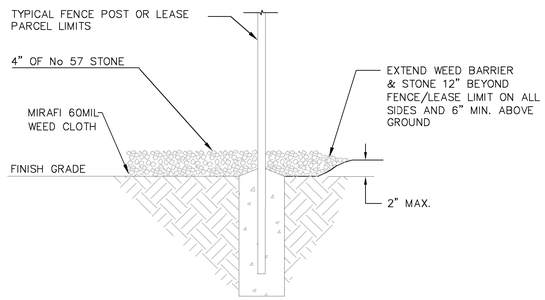


SEPARATION DIMENSION TO BE VERIFIED WITH LOCAL UTILITY COMPANY REQUIREMENTS.

BACFILL TO BE PLACED IN LIFTS NOT TO EXCEED 6".

JOINT SERVICE TRENCH BURIED CONDUIT ELECT/ TELEPHONE

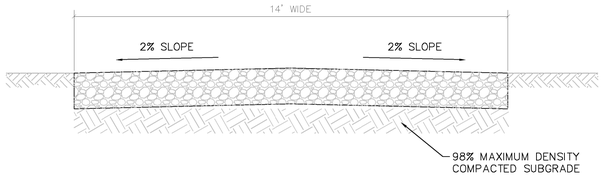
N.T.S.



GRAVEL/WEED CLOTH DETAIL

N.T.S.

NOTE: ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

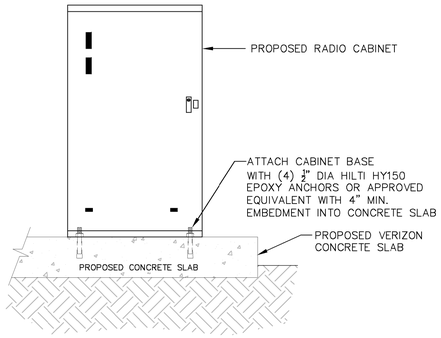


6" CRUSHED COQUINA BASE COURSE (LBR 100) (100% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D1557) PLACE IN TWO OR MORE LAYERS NOT LESS THAN 4" NOR MORE THAN 6"

GRAVEL ACCESS ROAD SECTION

N.T.S.

NOTE: PRIOR TO LAYING THE STONE THE ACCESS ROADWAY SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.

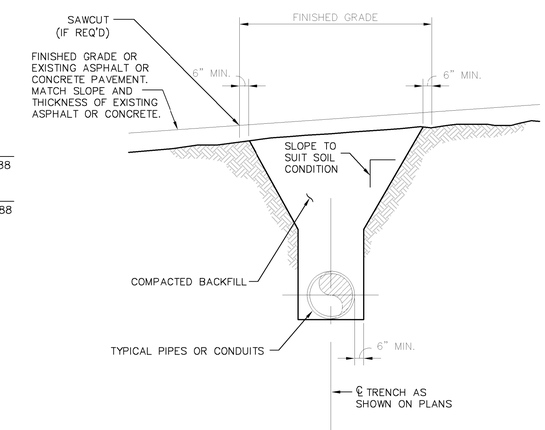


CABINET ANCHOR BOLTS DETAIL

NOT TO SCALE

1. DESIGN:
   7TH EDITION (2020) FLORIDA BUILDING CODE
   WIND LOADS (ASCE 7-16)
   ULTIMATE WIND SPEED = 160 MPH
   NOMINAL WIND SPEED = 124 MPH
   RISK CATEGORY II
   WIND EXPOSURE = C
2. STRUCTURAL STEEL:
   MATERIAL:
   STRUCTURAL STEEL SHAPES SHALL CONFORM TO ASTM A36 GRADE. STRUCTURAL TUBE COLUMNS SHALL CONFORM TO ASTM A500, GRADE B. STD PIPE AND TUBING SHALL CONFORM TO ASTM A53 AND SHALL BE SCHEDULE 40 UNLESS OTHERWISE NOTED.
   CONNECTIONS:
   DESIGN SHALL CONFORM TO AISC MANUAL OF STEEL CONSTRUCTION.
   WELDING:
   SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1. ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.
   BOLTS:
   A325-X, SIZE AS SHOWN ON DRAWINGS.
   STRUCTURAL SLAB:
   CONCRETE:
   CONCRETE FOR THE SLAB SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3500 PSI, AND A MAXIMUM W/C OF 0.45. PEAROCK AGGREGATE MIX SHALL NOT BE USED.
   FIBER REINFORCEMENT:
   USE ONLY 100% VIRGIN POLYPROPYLENE MD FIBERS CONTAINING NO REPROCESSED OLEFIN MATERIALS. APPLICATION PER CUBIC YARD SHALL EQUAL 0.1% (1.5 LBS) BY VOLUME.
3. HOT DIP GALVANIZE ALL STRUCTURAL STEEL. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH TWO COATS OF GALVANIZED PAINT.
4. CONTRACTOR / STEEL FABRICATOR:
   VERIFY ALL DIMENSIONS AND EXISTING SITE CONDITION BEFORE ANY STEEL FABRICATION. CARE SHALL BE TAKEN BY THE CONTRACTOR TO VERIFY AND LOCATE ANY EXISTING OBSTRUCTIONS THAT MAY INTERFERE WITH THE PLACEMENT OF THE ANTENNAS. IF ANY CONFLICTS EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND SUBMIT ANY PROPOSED CHANGES TO THE ENGINEER FOR APPROVAL
5. CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE AISC MANUAL OF STEEL CONSTRUCTION.
6. ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.
7. CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES AS REQUIRED TO PREVENT RAINWATER INTRUSION.
8. EXISTING VEGETATION, DEBRIS, ORGANIC AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM BELOW THE CONCRETE PAD / FOOTINGS. SOIL WITHIN A MINIMUM OF 2 FEET BELOW THE BOTTOM OF THE PAD / FOOTINGS SHALL BE COMPACTED TO 98% OF THE MAXIMUM DRY DENSITY PER THE MODIFIED PROCTOR TEST (ASTM D1557).
9. ADEQUATE DRAINAGE SHALL BE PROVIDED SUCH THAT NO STANDING WATER IS ALLOWED ON THE SLAB AND WASHOUT BENEATH THE SLAB IS PREVENTED.
10. CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.
11. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE 2" UNLESS NOTED OTHERWISE. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH SHALL HAVE A MINIMUM CONCRETE COVER OF 3".
12. DESIGN BEARING PRESSURE: 2,500 psf. SOIL CLASSIFICATION: FOOTING TO BE SUPPORTED BY AT LEAST 4'-0" OF WELL COMPACTED SOIL. SEE NOTE 8.

GENERAL STRUCTURAL NOTES

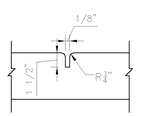


TYPICAL TRENCH DETAIL

N.T.S.

NOTES:

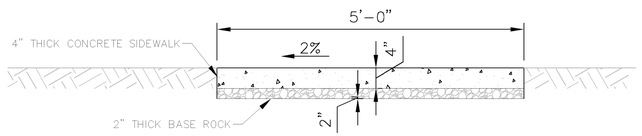
1. BASE ROCK SHALL BE 3/4"-0 OR 1"-0.
2. EXPANSION JOINTS SHALL BE 1/2" PREMOLDED ASPHALT IMPREGNATED MATERIAL OR EQUAL EXTENDING FROM SUBGRADE TO FINISH GRADE.
3. 4" THICK CONCRETE SIDEWALK (2500 P.S.I.)



5'-0" CENTER TO CENTER ON SIDEWALKS

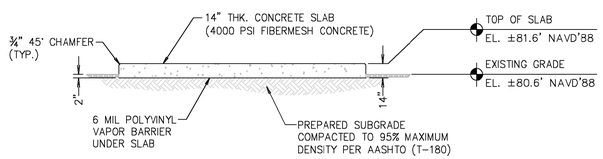
SIDEWALK JOINTS

N.T.S.

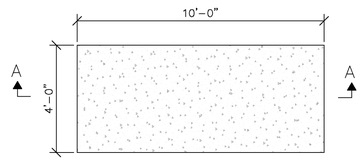


CONCRETE SIDEWALK SECTION A-A

N.T.S.



SECTION A-A



CONCRETE SLAB DETAIL

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(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:

JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

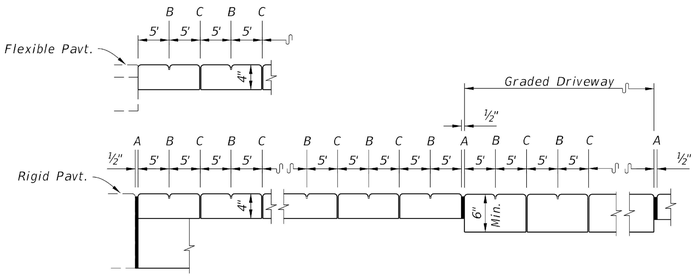
SHEET TITLE:

CONSTRUCTION DETAILS

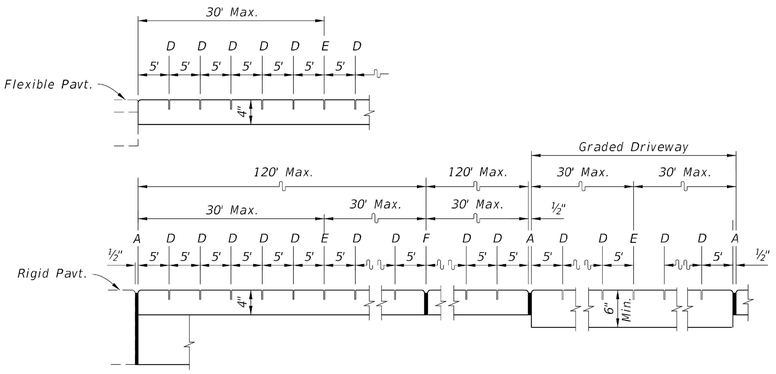
SHEET NUMBER: C-7 REVISION:

KHA Job #: 241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\GD's\Love Ministries_CDs_2022.11.11.dwg C-7 Jan 31, 2023 8:18am by: gary.daniel



OPEN JOINTS



SAWED JOINTS

LONGITUDINAL SECTION

LEGEND:

A- ½" Expansion Joints (Preformed Joint Filler) between the sidewalk and driveways, sidewalk-intersections, and all other fixed objects (e.g. drainage inlets and utility poles).

B- ⅛" Dummy Joints, Tooled

C- ⅛" Formed Open Joints

D- 3/16" Saw Cut Joints, 1½" Deep (within 96 hours) Max. 5' Centers

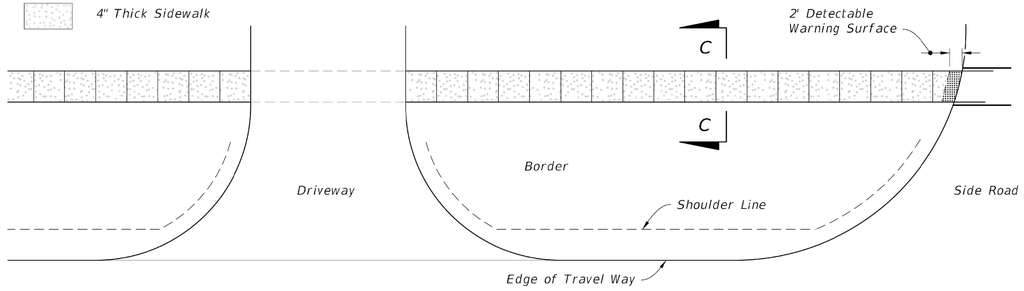
E- 3/16" Saw Cut Joints, 1½" Deep (within 12 hours) Max. 30' Centers Joint(s) Required When Length Exceeds 30'

F- ½" Expansion Joint When Run Of Sidewalk Exceeds 120'. Intermediate locations when called for in the plans or at locations as directed by the Engineer.

SIDEWALK JOINTS

LEGEND:

4" Thick Sidewalk

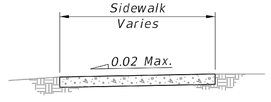


PLAN

DISCONTINUOUS SIDEWALK

GENERAL NOTES:

1. Construct sidewalk in accordance with specification section 522.
2. Include detectable warnings on sidewalk curd ramps in accordance with index 304.
3. For TURNOUTS see index 515
4. Bond breaker material can be any impermeable coated or sheet membrane or preformed material having a thickness of not less than 6 mils nor mare than 1/2".
5. Construct sidewalk with Edge Beam through the limits of any surface mounted Pedestrian/Bicycle Railing or Pipe Guiderail shown in the plans.
6. When roadways or drivways are newly constructed, reconstructed or altered, construct the cross slope for crosswalk and discontinuous sidewalk as follow:
   A. Cross slope = 0.02 for roadways or driveway controlled by "STOP" sign or "YIELD" sign.
   B. Cross slop = 0.05 for roadways or driveways controlled by traffic signaL.



SECTION C-C

CONCRETE SIDEWALK ON FLUSH SHOULDER ROADWAYS

LAST REVISION	REVISION	DESCRIPTION:	FDOT	FY 2023-24 STANDARD PLANS	CONCRETE SIDEWALK	INDEX	SHEET
11/01/18						522-001	2 of 2

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:

LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:
2	1/27/2023	PER REVIEWERS REQUEST

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
SIDEWALK DETAIL

SHEET NUMBER: C-7A
REVISION:

KHA Job #:
241044000

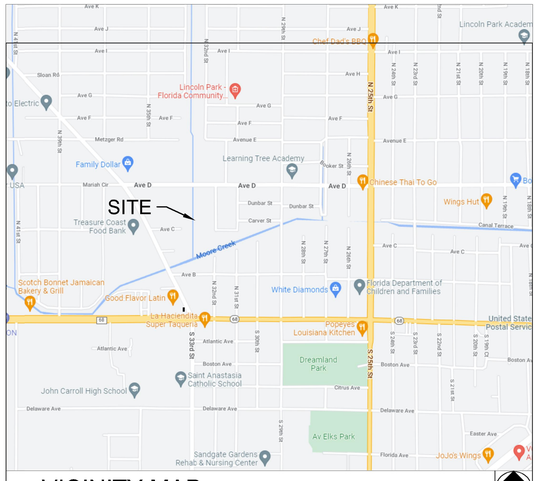
Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg C-7A Jan 31, 2023 8:17am by: gary.daniel

TOWERCOM VIII-B, LLC

241 ATLANTIC BLVD, STE 201
NEPTUNE BEACH, FL. 32266

WIRELESS TELECOMMUNICATIONS TOWER
LOVE MINISTRIES

3111 AVENUE D
FORT PIERCE, FL 34954
LATITUDE 27°27'05.969"N, LONGITUDE 80°21'27.918"W



VICINITY MAP

FROM TOWERCOM OFFICE, PROCEED SOUTH TOWARD LEMON ST, TURN RIGHT ONTO LEMON ST, TURN LEFT ONTO 3RD ST, USE THE RIGHT LANE TO TAKE THE FL-202 W/BUTLER BLVD RAMP TO I-95/JACKSONVILLE, CONTINUE ONTO FL-202 W/BUTLER BLVD, USE THE RIGHT 2 LANES TO MERGE ONTO I-295 S TOWARD DAYTONA BEACH, KEEP LEFT AT THE FORK TO CONTINUE ON FL-9B S, FOLLOW SIGNS FOR US-1/ST AUGUSTINE, USE THE LEFT 2 LANES TO TAKE THE EXIT 4B TO MERGE ONTO I-95 S TOWARD DAYTONA BEACH, TAKE EXIT 131 TO MERGE ONTO FL-68 E/ORANGE AVE, MERGE ONTO FL-68 E/ORANGE AVE, TURN LEFT ONTO N 39TH ST, TURN RIGHT ONTO MARIAH CIR, CONTINUE ONTO AVE D, TURN RIGHT, THE SITE WILL BE ON THE RIGHT.

DRIVING DIRECTIONS

CALL 48 HOURS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

DESIGN:
7TH EDITION (2020) FLORIDA BUILDING CODE
WIND LOADS (ASCE 7-16)
ULTIMATE WIND SPEED = 160 MPH
NOMINAL WIND SPEED = 124 MPH
RISK CATEGORY II
WIND EXPOSURE = C

THIS PROJECT IS FOR THE CONSTRUCTION OF AN UNMANNED TELECOMMUNICATIONS FACILITY CONSISTING OF THE INSTALLATION OF A 195' MONOPOLE COMMUNICATIONS TOWER AND FUTURE WIRELESS BASE STATION EQUIPMENT IN ORDER TO PROVIDE RADIO TRANSMISSION SERVICES FOR PERSONAL COMMUNICATIONS AS WELL AS EMERGENCY 911 SERVICE. PROJECT SIZE IS 60'X60' COMPOUND, OR 3,600 SF.

PROJECT DESCRIPTION

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. 7TH EDITION (2020) FLORIDA BUILDING CODE
2. 2017 NATIONAL ELECTRIC CODE (NEC) WITH LOCAL AMENDMENTS.
3. ANSI/TIA/EIA APPLICABLE STANDARDS
4. LIFE SAFETY CODE NFPA-101-2021
5. 7TH EDITION (2020) FLORIDA FIRE PREVENTION CODE
6. AMERICAN INSTITUTE OF STEEL CONSTRUCTION SPECIFICATIONS (AISC)
7. UNDERWRITERS LABORATORIES (U.L.) APPROVED ELECTRICAL PRODUCTS
8. LOCAL BUILDING CODE
9. CITY/COUNTY ORDINANCES
10. NFPA 55 (2016)

CODE COMPLIANCE

APPLICANT

MDCMC NAME: TOWERCOM VIII-B, LLC.
PROJECT MANAGER: ROBIN CLEMENT, PMP
PHONE: (919) 666-2904

PROPERTY INFORMATION

OWNER: THE LOVE CENTER REGENERATION MINISTRIES AND FELLOWSHIP INC.
P.O. BOX 2384
FORT PIERCE, FL 34954

HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

JURISDICTION: FORT PIERCE

PCN: 2408-123-0008-000-2

ZONING: COMMERCIAL-VACANT LAND

PROJECT INFORMATION

EQUIPMENT LOCATION: ☒ OUTDOOR ☐ INDOOR

ANTENNA LOCATION:
- ☐ GUY TOWER
- ☐ SELF SUPPORT TOWER
- ☐ MONOPOLE
- ☐ ROOF TOP
- ☒ NEW TOWER (MONOPOLE)
- ☐ OTHER

PROJECT SUMMARY

CIVIL ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665

STRUCTURAL ENGINEER:

N/A

ELECTRICAL ENGINEER:

N/A

SURVEYOR:

SMW ENGINEERING GROUP, INC.
158 BUSINESS CENTER DRIVE
BIRMINGHAM, ALABAMA 35244
(205-252-6985)

TOWER ENGINEER:

N/A

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	0
	SURVEY	0
C-1	GENERAL NOTES	0
C-1	PARENT TRACT DETAIL AND NOTES	0
C-1A	PARENT TRACT WITH AERIAL OVERLAY	0
C-2	TOWER ELEVATION & SITE PLAN	0
C-3	ACCESS EASEMENT DETAIL	0
C-4	ENLARGED TOWERCOM LEASE AREA	0
C-4A	DRAINAGE AND EROSION CONTROL PLAN	0
C-5	FENCE AND GATE DETAILS	0
C-6	PROPOSED TOWER LOCATION TO RESIDENTIAL PROPERTIES	0
C-7	CONSTRUCTION DETAILS	0
2 C-7A	SIDEWALK DETAILS	0
C-8	VERIZON WIRELESS ANTENNA LAYOUT PLAN	0
C-9	VERIZON WIRELESS CONSTRUCTION DETAILS	0
C-10	VERIZON WIRELESS GENERATOR DETAILS	0
L-1	LANDSCAPE PLAN	0
L-2	LANDSCAPE DETAILS AND NOTES	0
L-3	IRRIGATION PLAN	0
L-4	IRRIGATION DETAILS AND NOTES	0
E-1	TOWER ELECTRICAL NOTES AND RISER DIAGRAM	0
E-2	TOWER ELECTRICAL SITE AND GROUNDING PLAN	0
E-3	VERIZON ELECTRICAL SITE AND GROUNDING PLAN	0
E-4	VERIZON ELECTRICAL PLAN	0
E-5	ELECTRICAL DETAILS	0

SHEET INDEX

ISSUED FOR: CONSTRUCTION DRAWINGS
DATE: NOVEMBER 2022

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TOWERCOM VIII-B, LLC
241 Atlantic Blvd, Suite 201
Neptune Beach, FL 32266

PROJECT INFORMATION:
LOVE MINISTRIES
3111 AVENUE D
FORT PIERCE, FL 34954
ST. LUCIE COUNTY

CURRENT ISSUE DATE:
NOVEMBER 2022

ISSUED FOR:
CONSTRUCTION DRAWINGS

REV.:	DATE:	DESCRIPTION:
2	1/27/2023	PER REVIEWERS REQUEST

SEAL:

PLANS PREPARED BY:
Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FLORIDA 33411
(561) 845-0665
FBPE REGISTRY NO. 35106

PROVIDER:

DRAWN BY:	CHK.:	APV.:
GD	LF	KKM

LICENSURE:
JASON R. LEE PE 67472
KEVIN K. MARAJH PE 71455

SHEET TITLE:
COVER SHEET

SHEET NUMBER: T-1 REVISION:

KHA Job #:
241044000

Drawing name: K:\WPB_Civil\CELL SITES\TowerCom\241044000 - Love Ministries\Cadd\CD's\Love Ministries_CDs_2022.11.11.dwg T-1 Jan 31, 2023 8:23am by: gary.daniel

Federal Aviation Administration

« OE/AAA

Notice of Proposed Construction or Alteration - Off Airport

Add a New Case (Off Airport) - Desk Reference Guide V_2018.2.1

Add a New Case (Off Airport) for Wind Turbines - Met Towers (with WT Farm) - WT-Barge Crane - Desk Reference Guide V_2018.2.1

Project Name: TOWER-000741889-22 **Sponsor:** Tower Com (KP)

Details for Case : Love Ministries

Show Project Summary

Case Status

ASN:	2022-ASO-32720-OE	**Date Accepted:**	08/19/2022
Status:	Accepted	**Date Determined:**	
		Letters:	None
		Documents:	None
Public Comments:	None		Project Documents: None

Construction / Alteration Information

Notice Of: Construction

Duration: Permanent

if Temporary : Months: Days:

Work Schedule - Start:

Work Schedule - End:

For temporary cranes-Does the permanent structure require separate notice to the FAA?
To find out, use the Notice Criteria Tool. If separate notice is required, please ensure it is filed.
If it is not filed, please state the reason in the Description of Proposal.

State Filing:

Structure Summary

Structure Type: POLE | Monopole

Structure Name: Love Ministries

FDC NOTAM:

NOTAM Number:

FCC Number:

Prior ASN:

Structure Details

Latitude:	27° 27' 5.96" N
Longitude:	80° 21' 27.91" W
Horizontal Datum:	NAD83
Site Elevation (SE):	22 (nearest foot) PASSED
Structure Height (AGL):	199 (nearest foot)
Current Height (AGL): ** For notice of alteration or existing provide the current AGL height of the existing structure. Include details in the Description of Proposal*	(nearest foot)
Minimum Operating Height (AGL): ** For aeronautical study of a crane or construction equipment the maximum height should be listed above as the Structure Height (AGL). Additionally, provide the minimum operating height to avoid delays if impacts are identified that require negotiation to a reduced height. If the Structure Height and minimum operating height are the same enter the same value in both fields.*	(nearest foot)
Requested Marking/Lighting:	None
Other :	
Recommended Marking/Lighting:	
Current Marking/Lighting:	None
Other :	
Nearest City:	Fort Pierce
Nearest State:	Florida
Description of Location: *On the Project Summary page upload any certified survey.*	see map
Description of Proposal:	Proposed new construction with standard frequencies.

Proposed Frequency Bands

Low Freq	High Freq	Freq Unit	ERP	ERP Unit
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	1000	W
614	698	MHz	2000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W

Previous Back to Search Result Next

Date: 01/19/2023

Customer Name: TowerCom VIII-B

Attn: To Whom It May Concern

SUBJECT: Project Number: 569549
Site Name: Love Ministries
Pole Designed with a Maximum Theoretical Fall Radius of 47-ft

Communications monopole structures designed by Valmont are sized in accordance with the latest governing revision of the ANSI/TIA 222 standard unless otherwise requested by our customer. This standard has been approved by ANSI/ASCE, which has dealt with the design of antenna support structures for over 50 years. The TIA standard, based on provisions of this nationally known specification, has a long history of reliability. Its core philosophy is first and foremost to safeguard and maintain the health and welfare of the public.

Valmont's communication poles have proven to be very reliable products. To our knowledge Valmont has never experienced an in-service failure of a communication pole due to weather induced overloading. We use the latest standards, wind speed information, and sophisticated analytical tools to ensure that we maintain our unblemished record for quality.

This structure is designed to the following criteria:

- Exposure Category B
- Topographical Category 1, and a Crest height of 0 feet
- Risk Category II Site Elevation 15 feet
- 158 MPH Ultimate Wind Speed (no ice) per ASCE 7-16
- 30 MPH with 0 inch ice per ANSI/TIA-222-H

The theoretical failure point is at the structure midpoint or above by purposely over designing the structural components below this point. The predicted mode of wind induced failure would be local buckling of the shafts at or above the midpoint with the upper sections folding over onto the intact lower sections. The result, if it were to fail, would be to meet a maximum theoretical fall zone radius of 47 ft.

I hope these comments address any issues that you might encounter relative to the anticipated performance of this structure.

Sincerely,

Yatong Zeng, P.E.
Design Engineer

Valmont Industries, Inc
PO Box 358, 28800 Ida Street
Valley, NE 68064 USA

NATHANAEL JOSEPH TOENIES
LICENSE
No. 94335
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

By NJT1 at 10:40:42 AM, 1/19/2023

CITY OF FORT PIERCE
Planning Board
CU22-07000030

199' WIRELESS COMMUNICATIONS FACILITY

APPLICANT: TOWERCOM VIII-B, LLC

AGENT: DEBORAH L. MARTOHUE, ESQ., AICP

MARTOHUE LAND USE LAW P.A.

LOCATION: 3111 Avenue D, Fort Pierce , FL

March 13, 2023

OVERALL SITE LOCATION AERIAL

ADDRESS: 3111 Ave D

Owner: The Love Center Regeneration Ministries

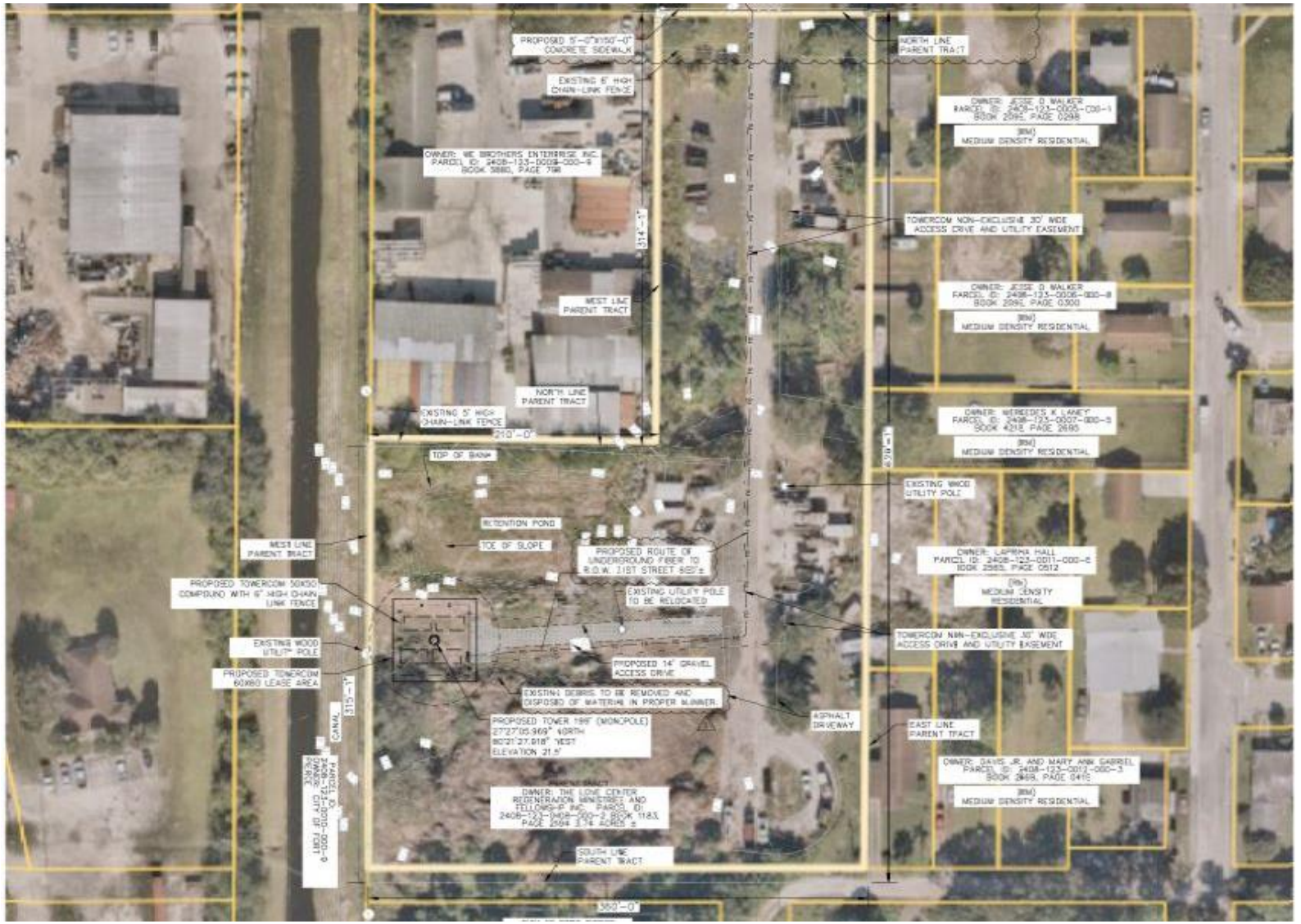
Site: Vacant 3.74 acres

North: We Brothers Enterprises - GC

South: Unimproved Ave C/ Vacant

East: Medium Density Residential

West: Existing Commercial & Light Industrial uses including Gordon Food Services directly West of Site



SITE PLAN

Subject Parcel: 3.74 acres

Lease Area: 60’ x 60’, 3600 sf

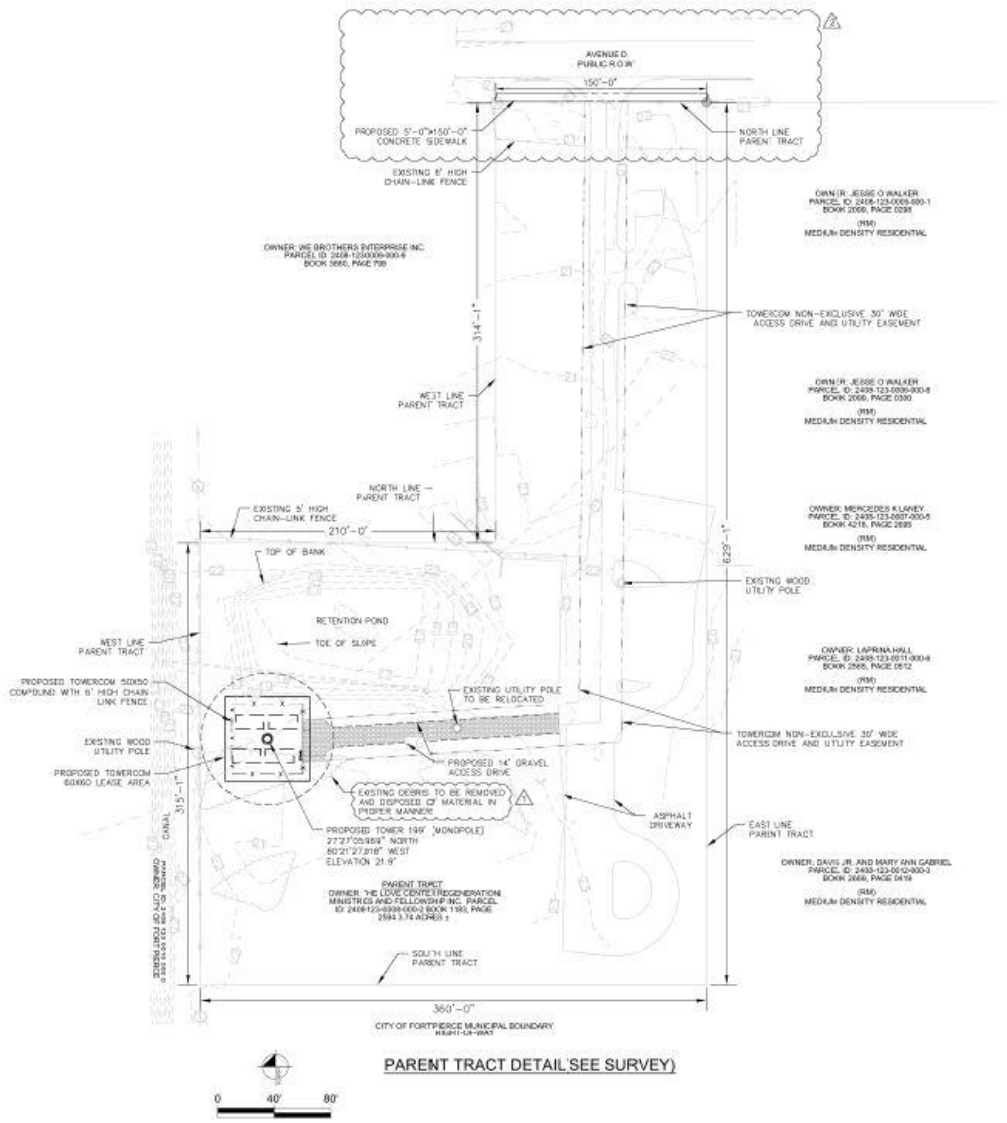
Secured Fenced Compound: 50’ x 50’, 2500 sf

30’ wide Access & Utility Easement from Avenue D

14’ stabilized gravel drive

8’ high chain link fence

5’ Landscape Buffer with shade trees & hedge including irrigation



Parent Tract Line	Proposed Distance to Tower	Required Distance to Tower
North	139'-9"	15.0'
East	312"-6"	25.0'
South	175"-4"	15.0'
West	47'-6"	21.0'

No Variance Needed from Tower Setback Requirements to Parent Tract Boundaries. Fall Zone radius is 47'-0".

Parent Tract GC Development Standards	Proposed	Required
Minimum Lot Area	162,914.4 sf	10,000 sf
Minimum Lot Width	360'/150'	70'
Minimum Lot Depth	629'-1"	90'
Minimum Front Yard	314'-1"	25'
Minimum Lot Frontage	150'	50'

No Variance Needed from GC Site Development Standards

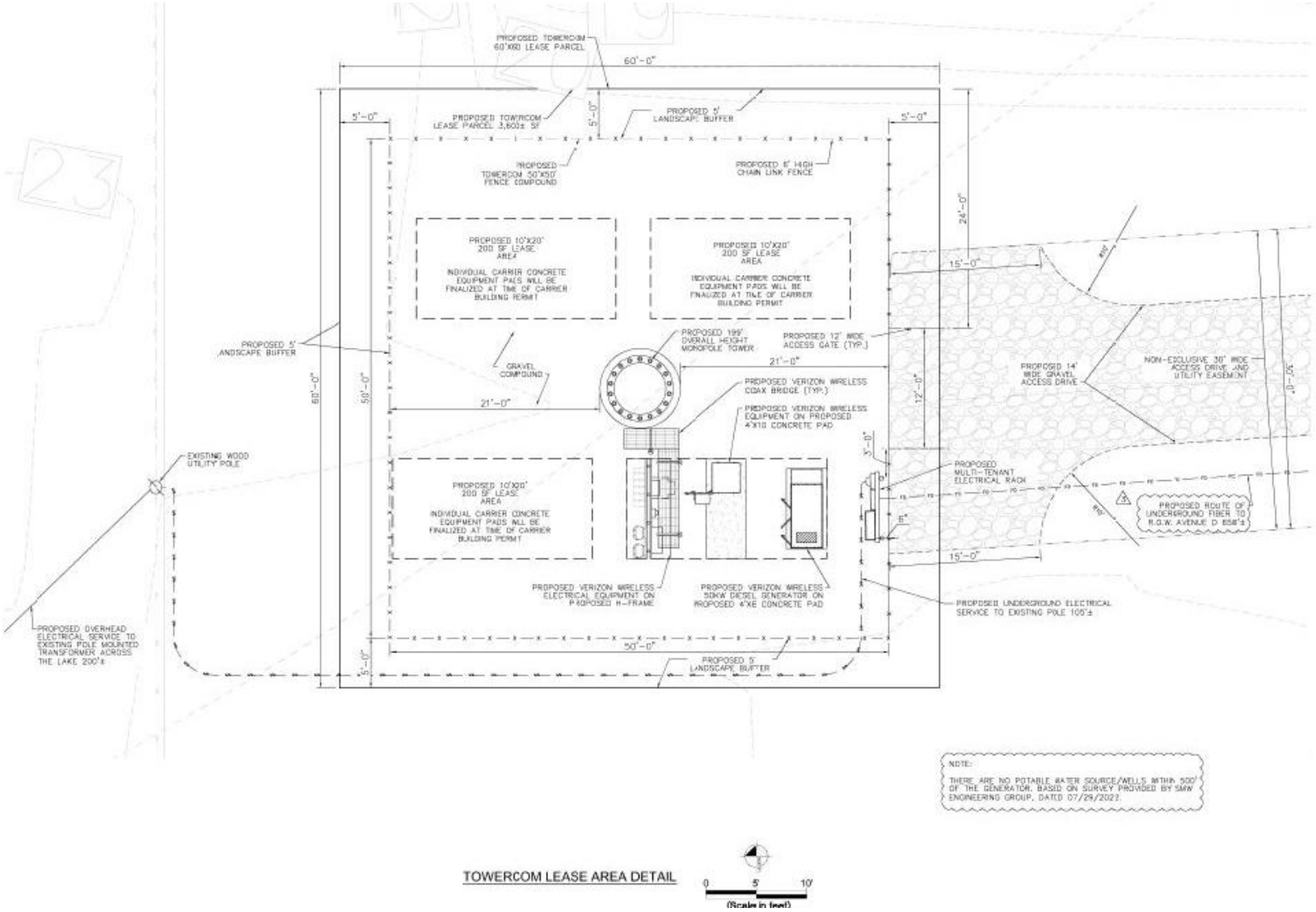
Enlarged Detailed Lease Area Site Plan

8' Chain link Security Fence

SECURITY ACCESS GATE

DESIGNED FOR 4 COLOCATION RAD CENTERS

14' Wide Stabilized Gravel Access with "T" turnaround design



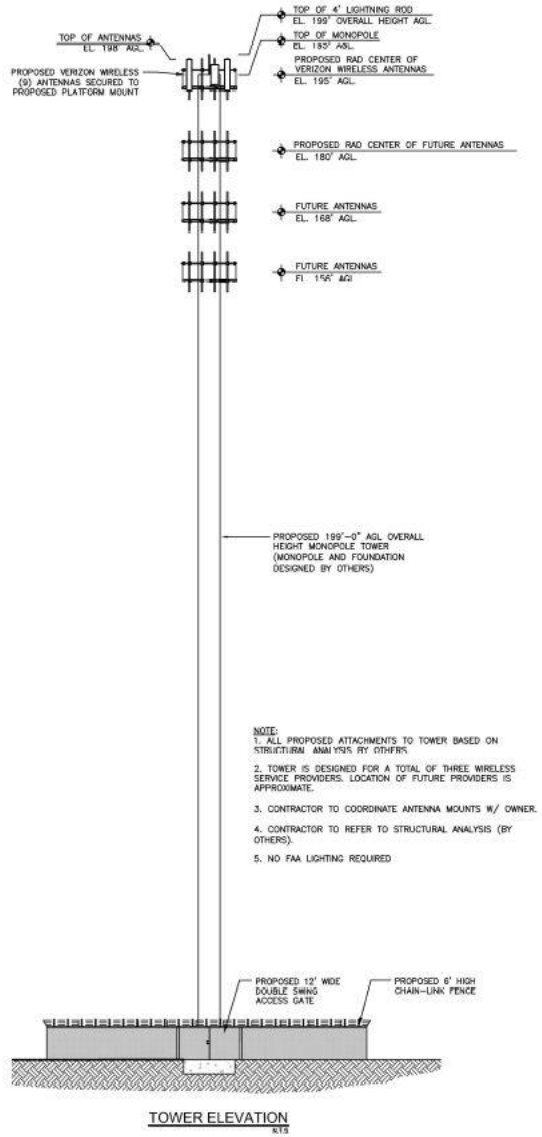
ELEVATION

199’ Height Overall

195’ to top of pole

Designed for Minimum Four Colocation RAD Centers

No FAA Lighting Required



Request waiver from 5’ sidewalk requirement along Ave D

Avenue D Looking East
Existing Sidewalk on North Side of Avenue D across street from Site

Avenue D Looking West
No Existing Sidewalks Along South Side of Avenue D East or West of Site. Installation of a sidewalk would not provide any connectivity between existing uses or improve walkability

AERIAL SHOWING DISTANCE TO NEAREST RESIDENTIAL 296’-5” (East)

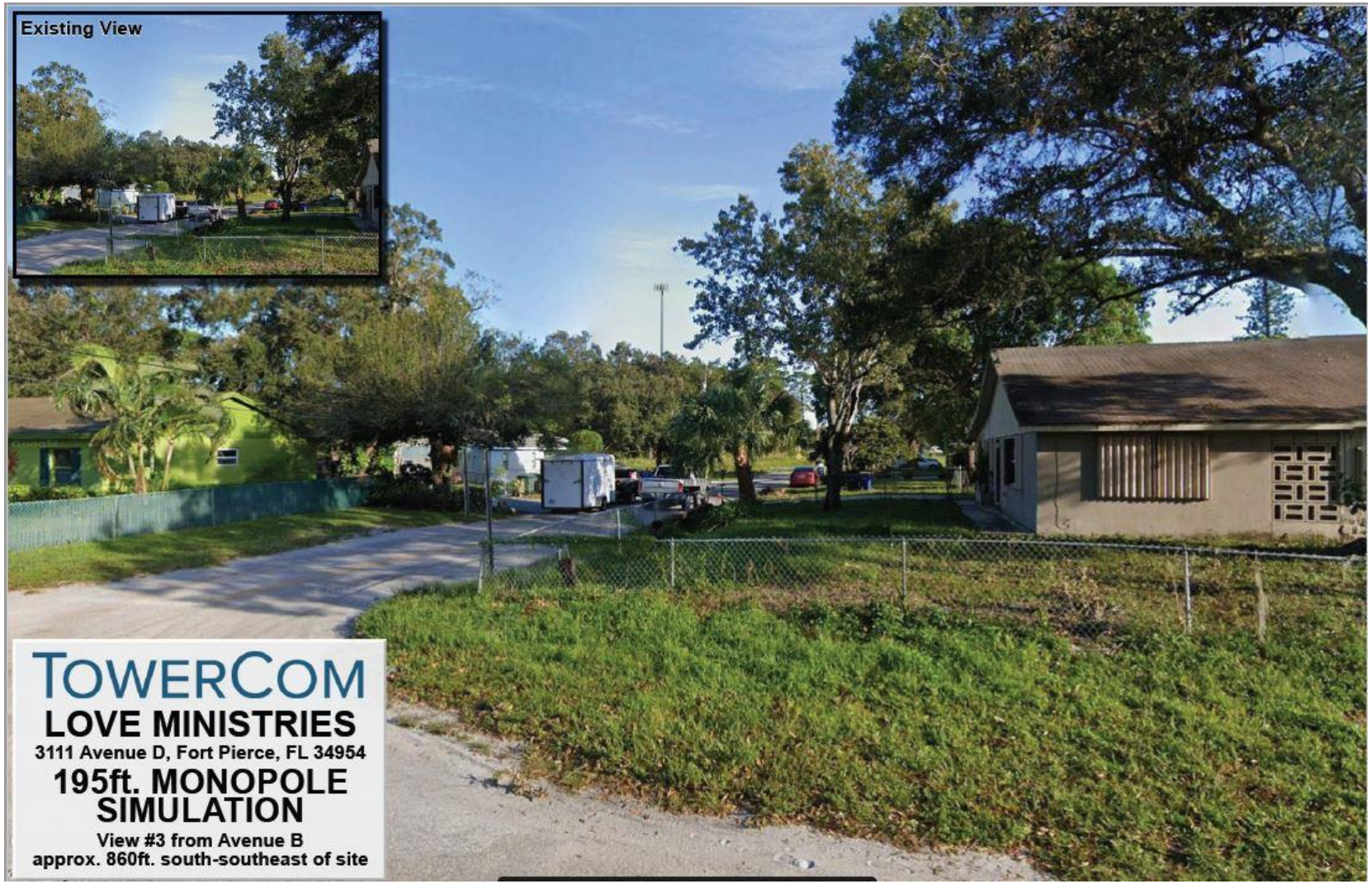
AERIAL SHOWING PHOTO SIM LOCATIONS

View #1
440’ E-SE of Site from Ave C

View #2

View from Avenue D approximately 1,240’ W-NW of Site

View #3 View from Avenue B Approximately 860' S-SE of Site



View #4 View from Avenue D Approximately 630' NE of the Site

View #5
View from Dunbar Street Approximately 1,120' E-SE of the Site

NEAREST SURROUNDING TOWERS

Anchor Tenant Verizon Wireless Radio Frequency Justification

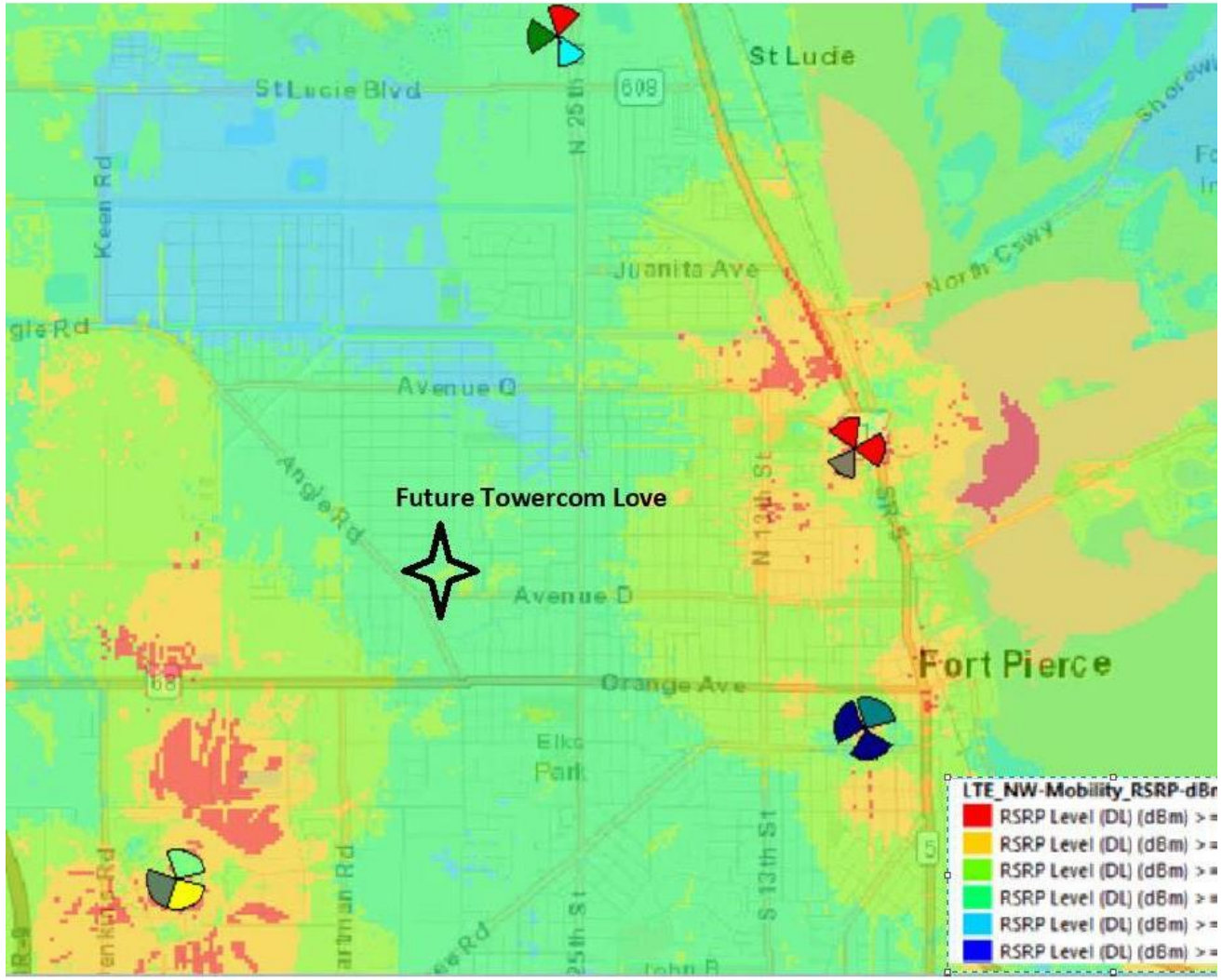
This is a Capacity site which will help our network provide improved coverage and sustainability in communications for our customers. The proposed location will assist in alleviating the signal congestion in the Lincoln Park, the busy Angle Rd/SR 68 areas and along the congested Avenue D. Verizon Wireless current surrounding sites are heavily loaded with the usage caused by the heavy traffic in the above mentioned areas. Our coverage without Towercom Love Ministries is shown in this presentation. The coverage with Towercom Love Ministries is also shown with a vast improvement in the problematic areas.

Surrounding Existing Sites

TOWER OWNER	LATTITUDE	LONGITUDE	TOWER HEIGHT(ft)	COUNTY
AERO COMMUNICATIONS	27.435774	-80.37764	465	ST LUCIE
FLORIDA HIGHWAY PATROL	27.487224	-80.350928	128	ST LUCIE
CROWN CASTLE	27.444535	-80.330004	200	ST LUCIE
CROWN CASTLE	27.461861	-80.330611	200	ST LUCIE

Existing VERIZON Wireless Coverage

urrent Coverage without Towercom Love



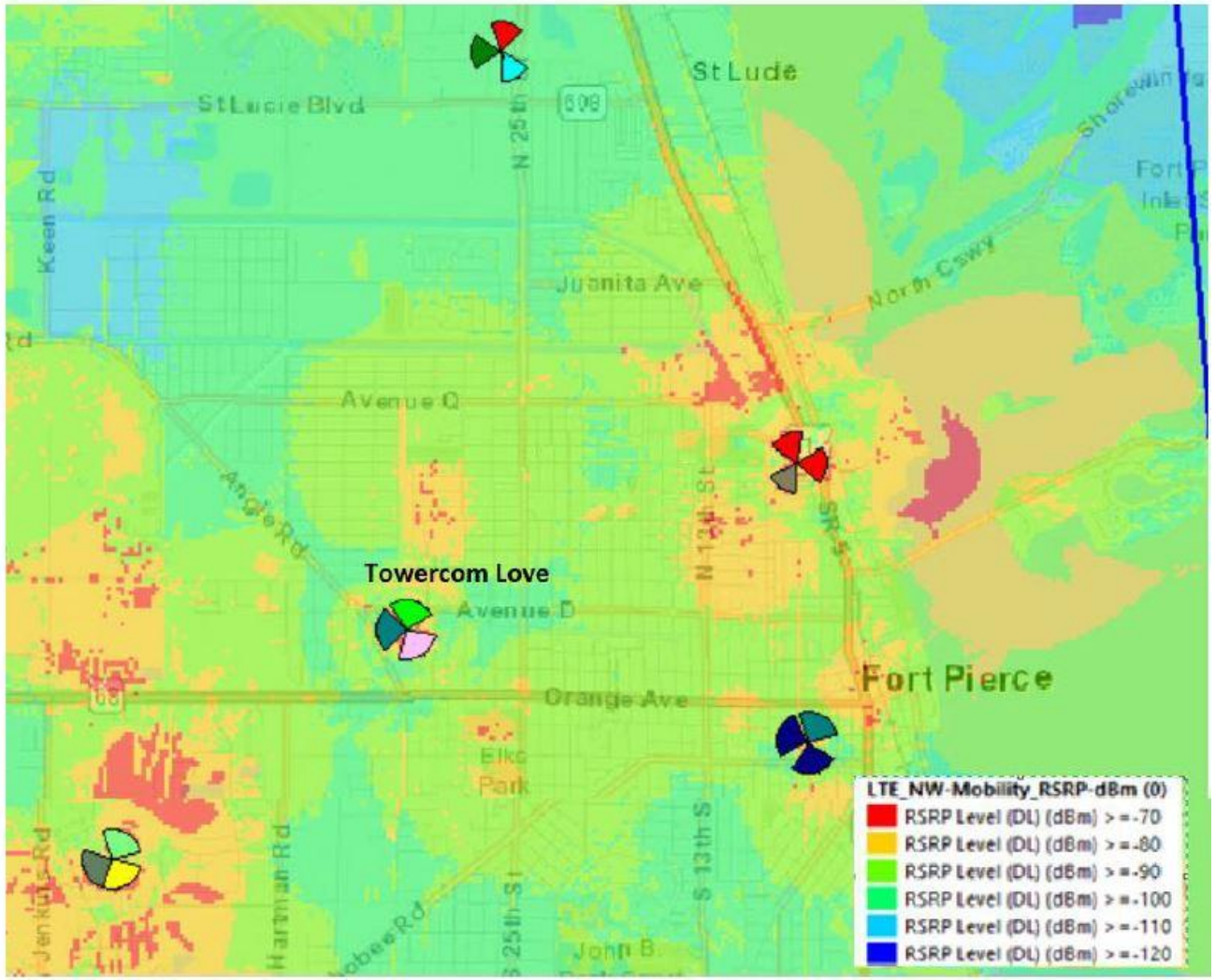
PROPOSED VERIZON WIRELESS COVERAGE

Will provide E-911 Service

Reliable Wireless Service deemed Essential 21st Century Infrastructure Services

Statement of Non-Interference & FCC Emissions Compliance Provided

Coverage with Towercom Love



REQUEST APPROVAL OF CONDITIONAL USE & WAIVER OF 5' SIDEWALK REQUIREMENT ALONG AVE D

- CONSISTENT WITH THE COMPREHENSIVE PLAN –GC ZONING DISTRICT CONSISTENT WITH GC FLU DESIGNATION. COMMUNICATIONS FACILITY PERMITTED IN GCL DISTRICT UPON APPROVAL OF A CONDITIONAL USE
- NO VARIANCES REQUESTED FROM SITE DEVELOPMENT STANDARDS REQUESTED
- UNMANNED FACILITY HAS ZERO IMPACT ON PUBLIC SERVICES & FACILITIES
- VACANT SITE W/ NO IDENTIFIED ENVIRONMENTALLY SENSITIVE CONDITIONS ON-SITE
- NO COLLOCATION OPPORTUNITIES AVAILABLE
- CURES LACK OF WIRELESS COVERAGE & CAPACITY IN AREA INTENDED TO BE SERVED
- 4 COLLOCATION OPPORTUNITIES REDUCES POTENTIAL FOR FUTURE TOWER PROLIFERATION
- CONCUR WITH STAFF'S REPORT, FINDINGS, ANALYSIS & FAVORABLE RECOMMENDATION EXCEPT REQUEST WAIVER OF 5' SIDEWALK REQUIREMENT
- HERE TO ANSWER ANY QUESTIONS
- THANK YOU

Planning Board **6. d.**

Meeting Date: 03/13/2023

Re: Site Plan & Conditional Use - JDA Self-Storage & Vehicle Storage Facility - 5553 Okeechobee Road

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

---

Information

SUBJECT:

Site Plan and Conditional Use - JDA Self-Storage and Vehicle Storage Facility - 5553 Okeechobee Road

SUMMARY:

Request for review of an application for a Site Plan (Development Review and Design Review) and Conditional Use to construct an approximately 103,022 square foot, Two-Story, Self-Storage and Vehicle Storage Facility with associated site improvements.

RECOMMENDATION:

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development Review, Design Review, and Conditional Use) for approval to City Commission for approval, noting the six (6) recommended conditions.

Conditions of Development (Site Plan-Development Review, Design Review & Conditional Use)

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. Per City Code Chapter 121 Subdivisions, a Final Plat is required.

4. After completion of the Final Plat, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.

5. If a monument sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.

6. Install an opaque fence for the outside storage area.

ALTERNATIVES:

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

RESPONSIBLE STAFF:

Vennis Gilmore, Assistant Planning Director

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report and Supporting Documents

Application and Supporting Documents

Form Review

Form Started By: Vennis Gilmore Started On: 02/28/2023 07:25 PM

Final Approval Date: 03/01/2023

CITY OF FORT PIERCE

PLANNING BOARD

March 13th, 2023

JDA Self-Storage & Vehicle Storage Facility – Site Plan (Development Review & Design Review) and Conditional Use

5553 Okeechobee Road

REPRESENTATIVE

Dynamic Engineering Consultants, PC

PROPERTY OWNER(S)

OkeeJen LLC

PARCEL ID #(S):

2419-321-0001-000-5

SUMMARY

Request for review of an application for a Site Plan (Development Review and Design Review) and Conditional Use to construct an approximately 103,022 square foot, Two-Story, Self-Storage and Vehicle Storage Facility with associated site improvements.

BACKGROUND

The subject parcel has a total of approximately 10.64 acres. However, the site plan will encompass only approximately 4.34 acres. The site is surrounded by commercial uses to the north and west and residential uses to the south and east. The proposed development will include the new approximately 103,022 square foot, Two-Story, Self-Storage and Vehicle Storage Facility, new landscaping, drainage improvements, lighting, parking for vehicles being stored (19 spaces), parking for employees and customers (10 standard spaces + 1 ADA space). 30 parking spaces total are proposed for the site plan.

CONDITIONAL USE

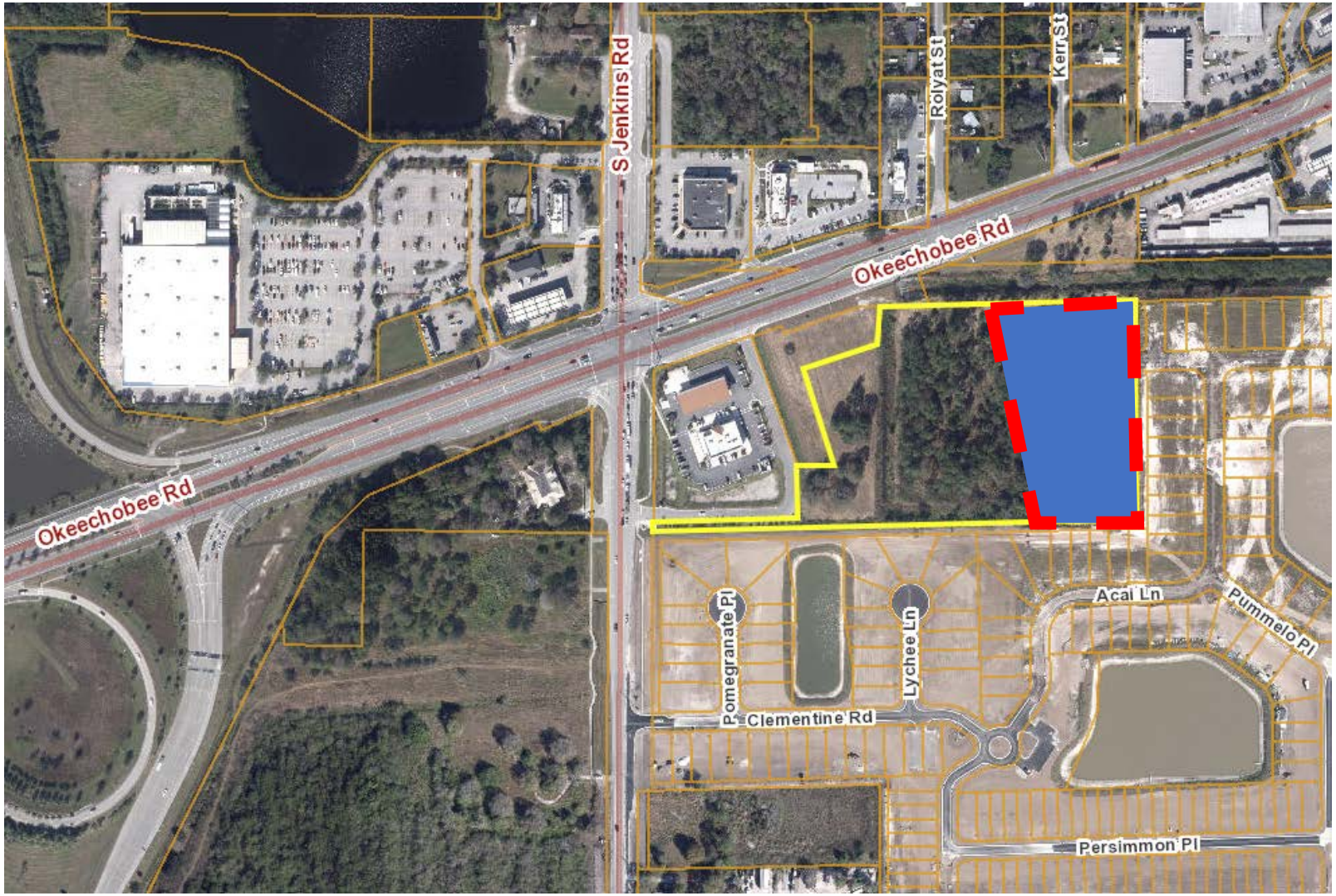
Sec. 125-237. - Procedure for the review and approval of conditional uses.

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

(1)The city commission shall hold a public hearing in accordance with the provisions of section 125-37 prior to acting on the application for conditional use.

(2)In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

SITE LOCATION

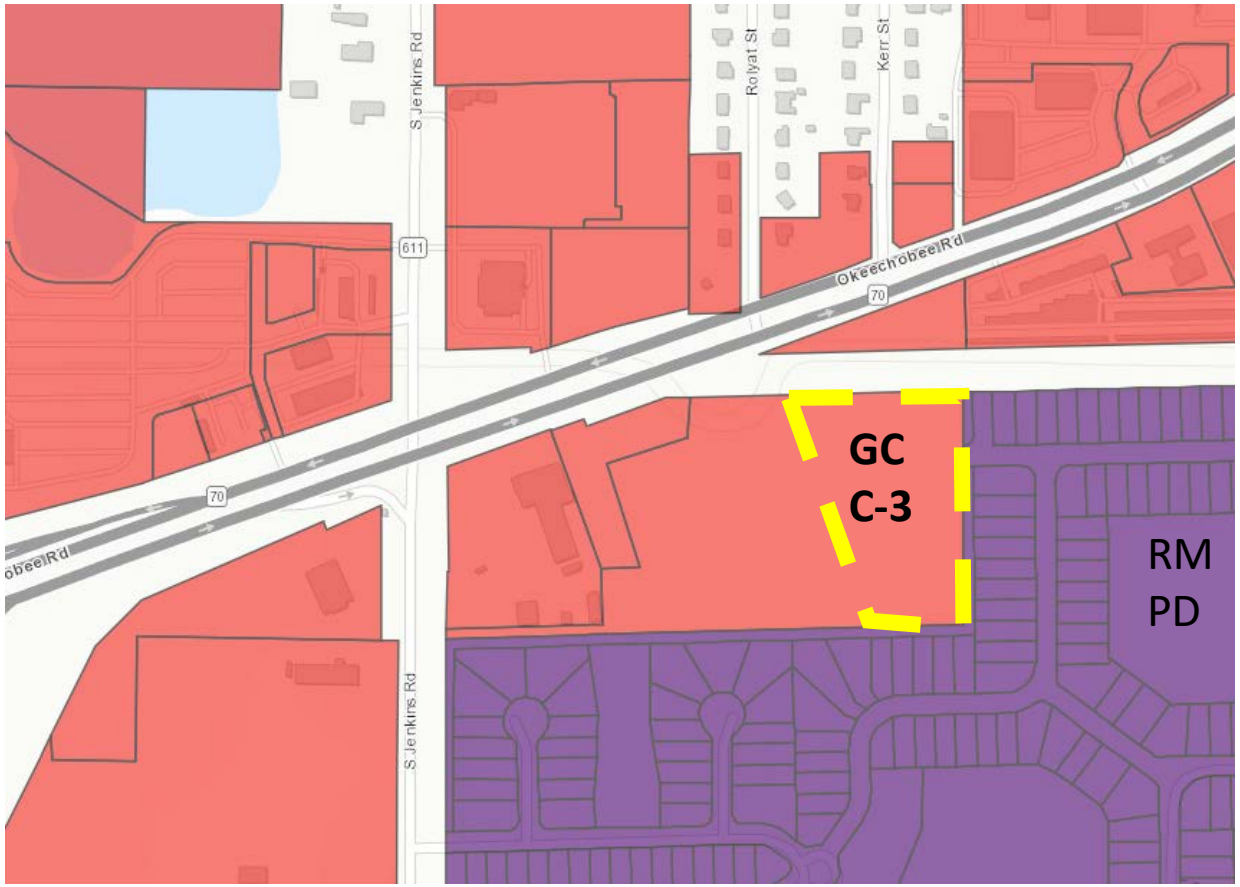


SITE AREA= 4.34 of 10.64 Acres

EXISTING FLU - ZONING

FLU: General Commercial

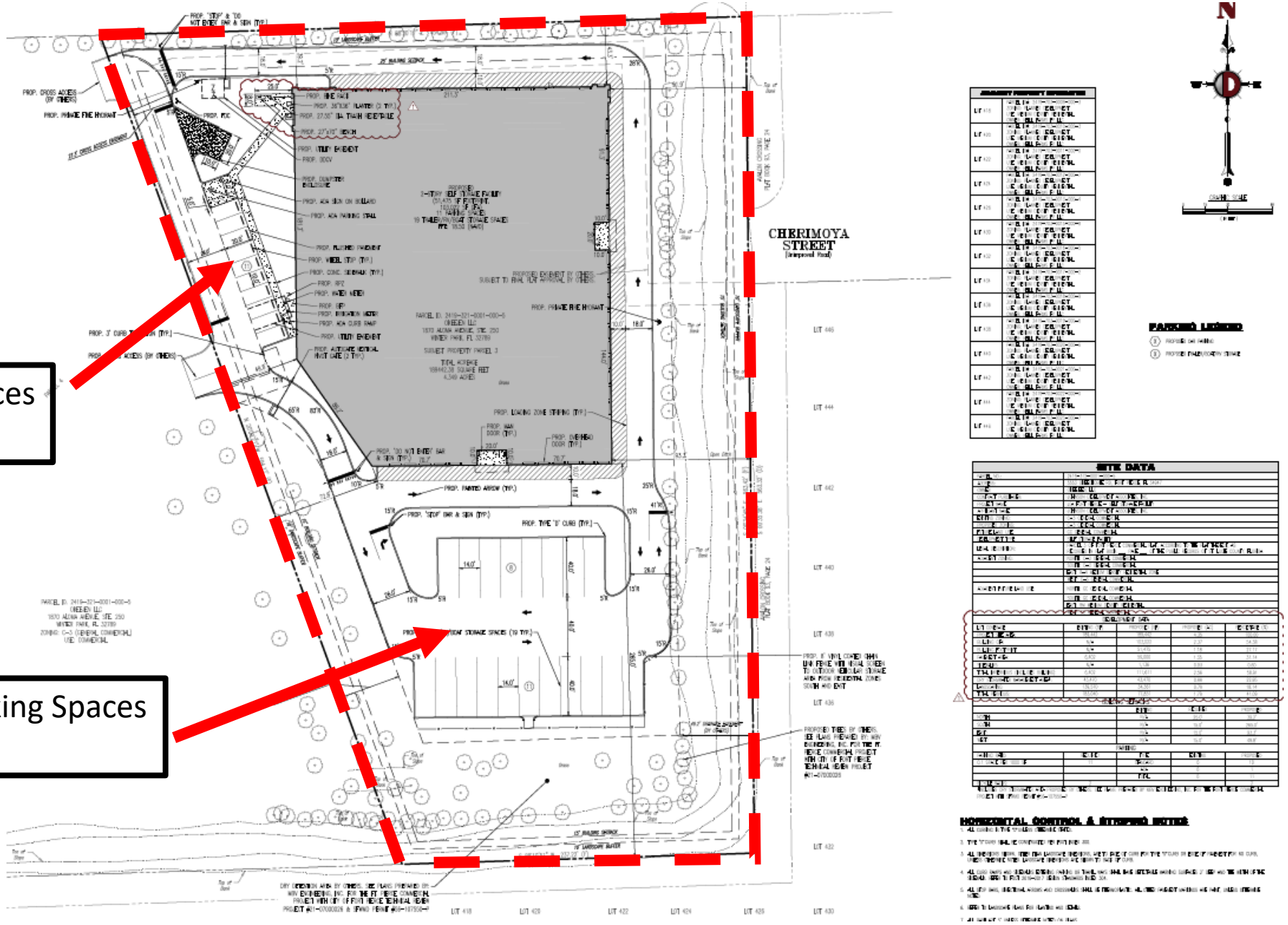
Zoning: C-3, General Commercial



SITE PLAN

Standard Parking Spaces (11)

Vehicle Storage Parking Spaces (19)



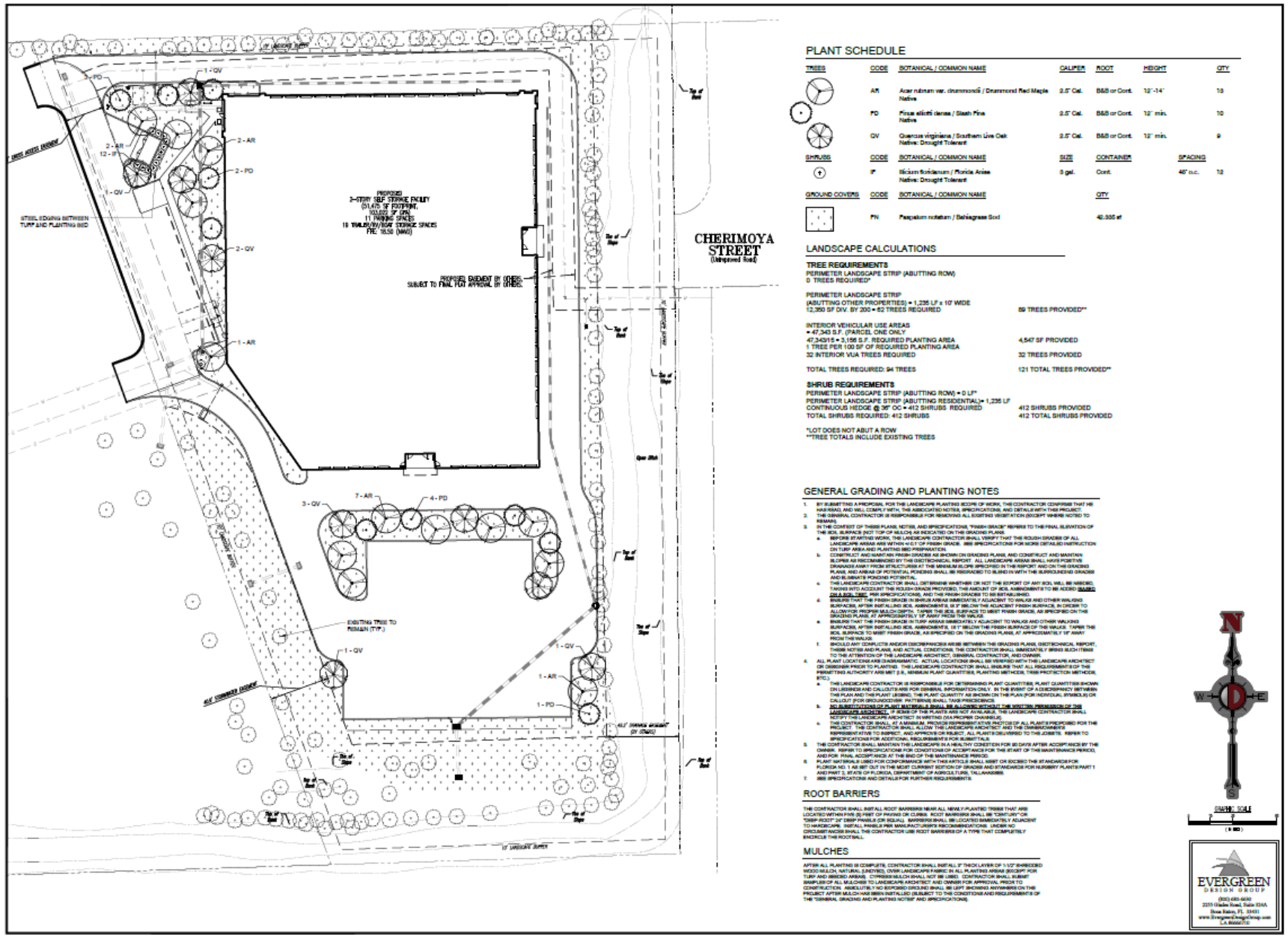
LANSCAPE PLAN

Plant List

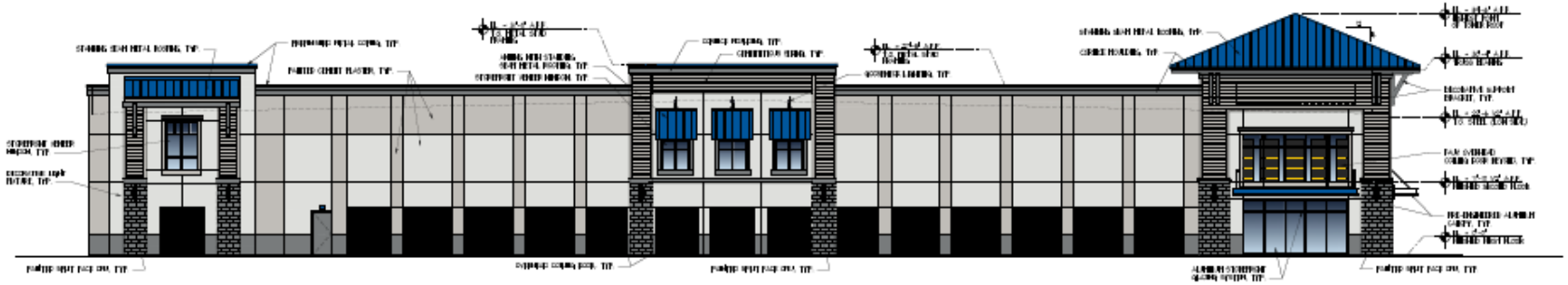
Trees:
13 Drummond Red Maple Native
10 Slash Pine Native
9 Southern Like Oak Native

Shrubs:
12 Florida Anise Native

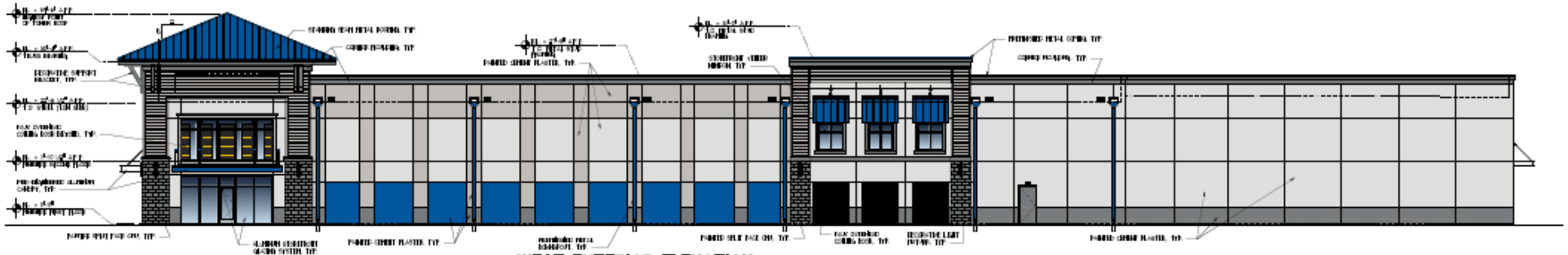
Ground Covers:
Bahia Grass Sod



DESIGN REVIEW

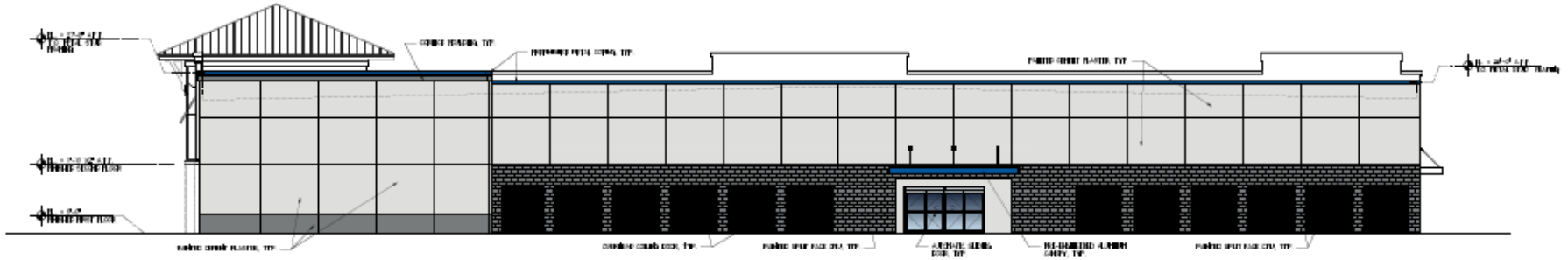


1 NORTH EXTERIOR ELEVATION

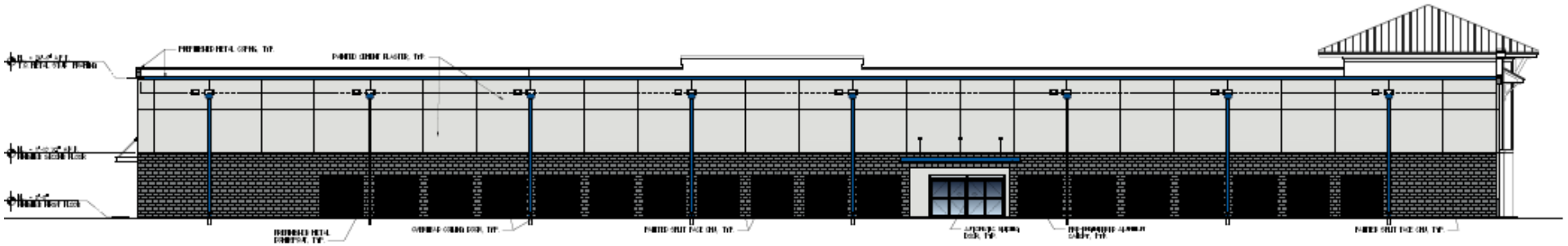


2 WEST EXTERIOR ELEVATION

DESIGN REVIEW



1 SOUTH EXTERIOR ELEVATION



2 EAST EXTERIOR ELEVATION

CONDITIONS OF APPROVAL

Conditions of Development (Site Plan-Development Review, Design Review & Conditional Use)

1. A completion certification by a landscape architect, cost estimate, and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. Per City Code Chapter 121 Subdivisions, a Final Plat is required.

CONDITIONS OF APPROVAL

Conditions of Development (Site Plan-Development Review, Design Review & Conditional Use)

4. After completion of the Final Plat, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.

5. If a monument sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.

6. Install an opaque fence for the outside storage area.

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development Review, Design Review, and Conditional Use) for approval to City Commission for approval, noting the six (6) recommended conditions.

ALTERNATIVE RECOMMENDATION

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Dynamic Engineering Consultants, PC
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483

Subject: JDA Fort Pierce Self-Storage – Site Plan (Development & Design Review), Conditional Use –- Technical Review Committee Comments for January 19, 2023 TRC Meeting

City of Fort Pierce Planning Department

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

3. Per City Code Chapter 121 Subdivisions, a Final Plat is required.

4. After completion of the Final Plat, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.

5. If a monument sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.

6. Per City Code Section 125-314. – Design Review, (4) Elevations (k): Blank walls are discouraged. Walls shall be punctuated with windows, doors, or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape. **(Please employ site breaks with any of the above examples)**

7. Per City Code Section 125-314. – Design Review, (5) Streetscape improvement guidelines: Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the

environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards, and fences. These improvements shall be designed to be consistent with all guidelines of this section and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations. **Please employ Streetscape Improvements.**

8. Please provide justification for the parking calculation that includes the use of interior and exterior storage.

9. Please consider a decorative or vinyl fence instead of chain-link for the outside storage area.

Fort Pierce Engineering Department

Comments may be forthcoming

Fort Pierce Building Department

See attached document

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

The following comments are offered by SLC PW - Engineering:

1. A review of the traffic report is required by the County's traffic consultant at the cost of the applicant.
2. Advisory: When Jenkins Road is widened in the future, left turns entering and exiting Jenkins road driveway may be eliminated.
3. Provide response and the TIS or TIR directly to the County for review. The city does not provide for you.
4. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

Fort Pierce Police Department

Comments may be forthcoming

City Clerk Office

No comments received

Code Enforcement

No comments received

Fort Pierce Utilities Authority

See attached document

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.

4. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

5. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.

6. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

Respectfully,

Lieutenant Andres Elizondo #826
Inspector/Investigator
Community Risk Reduction
St. Lucie County Fire District
(772) 621-3379 (Office)
(772) 579-0368 (Cell)

Florida Department of Transportation

Comments may be forthcoming

St. Lucie County School Board

No Comments

St. Lucie Transportation Planning Organization

Comments may be forthcoming

St. Lucie Transit

Comments may be forthcoming

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 1.19.23
Property Address: Site Plan, Design Review and Conditional Use – JDA Fort Pierce Self Storage – 5553 Okeechobee Road

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☐ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☐ 5. Means of ingress is required.

☑ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☐ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 1/17/23

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT # 22- 07000032
Site Plan (Development Review and Design Review) & Conditional Use – JDA Fort Pierce Self Storage – 5553 Okeechobee Road

Comments

FPUA W/WW Engineering: Water and Sewer services are not immediately available to serve this parcel. Availability would be contingent upon the completion of the required infrastructure under the Fort Pierce Commercial Project, and payment of the applicable fees. Please visit our website at www.fpua.com to review developer requirements, specifications, details, fees, etc. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947.

Should you have any questions please contact John Biggs at 772 466-1600 ext. 3474.

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**. Both 3-phase electric and gas services are available to serve the site.

Please contact Sal Scimeca for electric customer requirements and project coordination.

Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

Please contact Billy Dupre for gas customer requirements.

(Con't pg 2)

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

Legend

- Electric Primary Wire
- Transmission Wire
- Gas Main
- Fiber Optic Cable
- Potable Water Main
- Raw Water Main
- Wastewater Force Main
- WW Gravity Main

- Pole
- Fuse

Transformers

- Overhead
- Pad Mount

Valves

- Gas
- Water
- Raw Water
- Waste Water

- Fire Hydrant
- Well
- PS Lift Station

Disclaimer:

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

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

Date: 1/13/2023

FPUA COMMUNITY PROUD

N

1 inch = 83 feet

FPUA Web Map

Created By:
Name

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

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : File/TRC

FROM : Selena Griffett, P.E.

THRU : Tracy Telle – Assistant City Engineer

RE : Site Plan & Conditional Use
JDA Fort Pierce Self Storage
5553 Okeechobee Road
#22-07000032

DATE : January 17, 2023

This is to advise you that we have completed the review of the following documents as received by this office on January 6, 2023:

☐ Development Permit Compliance Review
☐ Construction Drawings
☒ Site Plan
☐ Test Reports & Related Documents
☒ Conditional Use
☐ Record Drawings
☐ Permits
☐ Other _____

Based on our reviews and appropriate site final inspection, we

☒ Recommend ☐ Do Not Recommend

☒ Approval ☐ Variance Approval ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See Attached for Comments

THESE COMMENTS ARE PRELIMINARY PENDING REVIEW BY CITY ENGINEER

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 ▪ CITYOFFORTPIERCE.COM ▪ TEL: 772.467.3000 ▪ FAX: 772.460.6847

Recommend west access to Trailer/RV/Boat Storage be one-way entrance to storage lot.

Concurrency Capacity Analysis: This project is part of a larger project (phase) and should reflect previous approvals.

Review location of entrances with Plat and Aldi approved plans. It doesn't appear the entrances line up properly.

ADVISORY COMMENTS:

The submitted Stormwater Management Calculations are not the current version. The current /updated Stormwater Management Calculations were revised August 2022. Please ensure the design reflects the most current calculations. Drainage will be more fully reviewed at DPCR submittal, please show calculations for on-site drainage improvements (HGL elevations for the 10 yr 24 hr Storm at inlets if pipe slopes are 0%; OR stormwater profiles showing HGL elevations for the 10 yr 24 hr storm).

A Maintenance Plan and Agreement signed by the owner and/or operating entity shall be submitted to the City Engineer prior to issuance of a Certificate of Occupancy. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same.

THE SUNRISE CITY
FORT PIERCE
ENGINEERING
DEPARTMENT
Florida

To : File/TRC

From : Selena Griffett, P.E.

Thru : Tracy Telle – Assistant City Engineer

Re : JDA Fort Pierce Self Storage – 5553 Okeechobee Road
Site Plan & Conditional Use
TRC No. 22-07000032

Date : January 17, 2023

This is to advise you that we have completed the review of the following documents as received by this office on January 6, 2023:

- ☐ Development Permit Compliance Review
- ☒ Site Plan
- ☒ Conditional Use
- ☐ Permits
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Record Drawings
- ☐ Other _____

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend
- ☒ Approval
- ☐ Variance Approval
- ☐ C/O

Developer, Owner, Engineer, Contractor, and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

☒ See Attached for Advisory Comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ADVISORY COMMENTS:

1. The submitted Stormwater Management Calculations are not the current version. The current /updated Stormwater Management Calculations were revised August 2022. Please ensure the design reflects the most current calculations. Drainage will be more fully reviewed at DPCR submittal, please show calculations for on-site drainage improvements (HGL elevations for the 10 yr 24 hr Storm at inlets if pipe slopes are 0%; OR stormwater profiles showing HGL elevations for the 10 yr 24 hr storm).
2. A Maintenance Plan and Agreement signed by the owner and/or operating entity shall be submitted to the City Engineer prior to issuance of a Certificate of Occupancy. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same.
3. Recommend west access to Trailer/RV/Boat Storage be one-way entrance to storage lot.

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: JDA Fort Pierce Self Storage – 5553 Okeechobee Rd.

REVIEW DATE: 1/13/2023

PLANNER: VENNIS GILMORE

REVIEWED BY: Lieutenant Andres Elizondo

Site Plan Approved: ___X_____

Site Plan Approved with conditions: _____

Site Plan Approval pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. ~~**Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**~~ **Received 2/21/2023.**

2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~ **Received 2/21/2023.**

3. ~~**Please send the Fire District electronic plans for the site and buildings.**~~ **Received 2/21/2023.**

4. ~~**Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**~~ **Received Comment Acknowledgement 2/21/2023.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

5. ~~**Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.**~~
   Received Comment Acknowledgement 2/21/2023.

6. ~~**Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**~~
   Received Comment Acknowledgement 2/21/2023.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 5553 Okeechobee Rd, Fort Pierce, FL 34947

Parcel ID #(s): 2419-321-0001-000-5

Project description: Two-story, 103,022 SF GFA Self Storage Facility

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 103,022 Site Acreage: 4.34

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

Johnson Development Associates, Inc.	Dynamic Engineering Consultants, PC
Property Owner(s)	**Applicant/Representative, Title, Company**
100 Dunbar Street, Suite 400	100 NE 5th Avenue, Suite B2
Street Address	Street Address
Spartanburg S.C. 29306	Delray Beach, FL FL 33483
City State Zip	City State Zip
201-259-0068	(561)921-8570
Phone Number	Phone Number
vtiberi@johnsondevelopment.net	achu@dynamicec.com, mmiles@dynamicec.com
Email Address	Email Address

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

Property Owner(s) Signature(s) (Alexandra Chu w/ Dynamic Engineering Consultants, PC Authorized agent) 12/15/22

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 5553 Okeechobee Rd, Fort Pierce, FL 34947

Parcel ID #(s) 2419-321-0001-000-5

Project description Two-story, 103,022 SF GFA Self Storage Facility

Johnson Development Associates, Inc.	Dynamic Engineering Consultants, PC
Property Owner(s)	**Applicant/Representative, Title, Company**
100 Dunbar Street, Suite 400	100 NE 5th Avenue, Suite B2
Street Address	Street Address
Spartanburg S.C. 29306	Delray Beach, FL FL 33483
City State Zip	City State Zip
201-259-0068	(561)921-8570
Phone Number	Phone Number
vtiberi@johnsondevelopment.net	achu@dynamicec.com, mmiles@dynamicec.com
Email Address	Email Address

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

Property Owner(s) Signature(s) (Alexandra Chu w/ Dynamic Engineering Consultants, PC Authorized Agent) 12/15/22

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

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

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

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

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

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

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

Demand Analysis	Maximum
Current Zoning/FLU	
****Proposed Zoning/FLU**	
***Change in Demand**	

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

Impact	

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

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

IV. Project Description

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

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

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

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

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

C. Exemptions Requested:

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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4849192 OR BOOK 4592 PAGE 2371, Recorded 04/16/2021 11:52:21 AM Doc Tax: $0.70

Prepared by and return to:
Samuel J. Sobering
921 Arabian Ave.
Winter Springs, FL 32708

Quitclaim Deed

This Quitclaim Deed, executed this 13th day of April, 2021 by **S&S Enterprises "B", LLC, a Florida limited liability company** ("Grantor"), whose address is PO BOX 1179, Sharpes, FL 32959, to **OkeeJen, LLC, a Florida limited liability company** ("Grantee"), whose address PO BOX 1179, Sharpes, FL 32959.

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in St. Lucie County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all of 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 Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name by its corporate officer thereunto duly authorized, and has intended this instrument to be and become effective as of the day and year first above written.

****NOTE TO RECORDER: The Grantor is conveying this unencumbered property to the Grantee, a subsidiary. Documentary stamp tax in the amount of $.70 is therefore being paid on the consideration of $10.00 and other valuable considerations.*

** SIGNATURES CONTAINED ON NEXT PAGES **

Signed, sealed and delivered
in the presence of:

Witness Signature: _____
1st Witness Name: _____

Witness Signature: _____
2nd Witness Name: _____

S&S Enterprises "B", LLC,
a Florida limited liability company

_____
By: Jill K. Simpkins
Its: Member

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day April, 2021, by Jill K. Simpkins, Member of S&S Enterprises "B", LLC, a Florida limited liability company, who are personally known to me or who produced _____ as identification and who did not take an oath.

_____
Notary Public
My Commission Expires:

SUSAN C TIMMINS
MY COMMISSION # GG086648
EXPIRES June 04, 2021

Signed, sealed and delivered
in the presence of:

Witness Signature: Alec Dezor
1st Alec Dezor Witness

Witness Signature:
2nd Witness Name: RAJESH SHAH

S&S Enterprises "B", LLC,
a Florida limited liability company

Name:
By: Janet Simpkins Jakubcin Trust,
as Member

By: Mark Jakubcin
Its: Authorized Trustee

State of Florida
County of SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day APRIL, 2021, by Mark Jakubcin, Authorized Trustee of the Janet Simpkins Jakubcin Trust, as Member of S&S Enterprises "B", LLC, a Florida limited liability company, who are personally known to me or ___ who produced FLDL as identification and who did not take an oath.

Notary Public State of Florida
Jayesh Patel
My Commission GG 189313
Expires 02/22/2022

Notary Public J Patel
My Commission Expires: 02/22/2022

Exhibit "A"

HISTORIC LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686. PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 71°55'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°55'40" EAST, A DISTANCE OF 82.15 FEET; THENCE SOUTH 18°02'48" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 202.25 FEET; THENCE SOUTH 89°46'42" EAST, ALONG THE SOUTH LINE OF N.S.L.R.D.D. CANAL NO. 38, A DISTANCE OF 56.17 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°32'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 87.44 FEET; THENCE FOR THE NEXT THREE (3) COURSES ALONG LINES OF OFFICIAL RECORDS BOOK 2898, PAGE 1570, (1) RUN SOUTH 71°55'31" WEST. A DISTANCE OF 221.77 FEET; (2) THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; (3) THENCE WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 18°04'20" WEST, A DISTANCE OF 357.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

ALL OF PARCEL 114.1 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 1, 2018 IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL3:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY) AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF10.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUED SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE,A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.80 FEET, THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE SOUTH 71°55'31" WEST, DISTANCE 221.77 FEET; THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.06 FEET: THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING;LESS AND EXCEPT LANDS CONVEYED OR TAKEN IN OFFICIAL RECORDS BOOK 3085, PAGE 9 AND OFFICIAL RECORDS BOOK 3686, PAGE 2798,

LESS AND EXCEPTING THEREFROM: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS

BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1193, PAGE 748, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID OFFICIAL RECORDS BOOK 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

PARCEL4:
PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FT. PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT: NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY; LESS AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

OVERALL SURVEYOR LEGAL DESCRIPTION
BEING THE SAME AS THE HISTORICAL DESCRIPTION AS LISTED ABOVE AS PARCELS 1, 3, AND 4 WITH EXCLUSIONS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE N69°58'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD, A DISTANCE OF 266.94 FEET TO THE NORTHWESTERLY CORNER OF FDOT PARCEL 114.1 (A 4 FOOT ROAD RIGHT-OF-WAY TAKING) AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS; THENCE SOUTH 20°01'22" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID PARCEL 114.1, A DISTANCE OF 82.15 FEET; THENCE LEAVING SAID SOUTHERLY LINE S20°01'22"E, A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E, A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4

OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.01 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE N88°10'50"E, A DISTANCE OF 377.17 FEET; THENCE N01°49'10"W, A DISTANCE OF 135.00 FEET; THENCE N19°57'33"W, A DISTANCE OF 352.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 114.1 AND THE POINT OF BEGINNING.

CONTAINING 11.99 ACRES MORE OR LESS.

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

Property Identification

Site Address: 5553 OKEECHOBEE RD
Sec/Town/Range: 19/35S/40E
Parcel ID: 2419-321-0001-000-5
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 27356
Map ID: 24/19S
Zoning: General Co

Ownership

OkeeJen LLC

1870 Aloma AVE Ste 250
Winter Park, FL 32789

Legal Description

19 35 40 NE 1/4 OF NW 1/4 OF SW 1/4-LESS CANAL R/W- AND THAT PART OF NW 1/4 OF NW 1/4 OF SW 1/4 MPDAF: FROM INT OF SLY R/W LI OF OKEECHOBEE RD AND E R/W LI OF JENKINS RD RUN S 01 50 38 W ALG E R/W LI 243.77 FT TO POB,TH CONT S 01 50 38 W 160.08 FT,TH E 627.80 FT,TH N 01 32 47 E 477.16FT,TH S 71 55 31 W 221.77 FT,TH S 18 04 29 E 261.06 FT,TH W 505.70 FT TO POB-LESS RD R/W AS IN OR 3085-9- AND LESS ADDL RD R/W AS IN OR 3686-2798 AND LESS THAT PART MPDAF: FROM INT OF SLY RD R/W LI OF OKEECHOBEE RD AND E RD R/W LI OF JENKINS RD, TH S 01 50 38 E 257.55 FT TO POB; TH CONT S 01 50 38 W 135.07 FT, TH E 377.13 FT, TH N 135 FT, TH W 372.83 FT TO POB- (10.648 AC - 463,696 SF)

Current Values

Just/Market Value:	$1,330,800
Assessed Value:	$1,330,800
Exemptions:	$0
Taxable Value:	$1,330,800

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10.64
Land Size (SF):	463,696

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Apr 13, 2021	4592 / 2371	0311	QC	S and S Enterprises B LLC	$100
Dec 21, 2012	3495 / 0179	0111	QC	S and S Enterprises "B" LLC	$100
Dec 21, 2012	3495 / 0176	0111	QC	S and S Enterprises "B" LLC	$100
Dec 19, 2012	3467 / 0534	0111	QC	S and S Enterprises Inc	$0
Dec 15, 1998	1193 / 0748	XX01	QC	B W Simpkins	$100
Dec 22, 1988	0616 / 1778	XX02	WD	S AND S ENTERPRISES INC	$404,400
Dec 1, 1986	0524 / 2722	XX01	CV		$0
Sep 1, 1973	0219 / 0060	XX00	CV		$50,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$1,330,800
Just/Market:	$1,330,800
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$1,330,800
Exemption(s):	$0
Taxable:	$1,330,800

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2016	0054	10.648	North St. Lucie Water Management District	$220.95

Start Year	AssessCode	Units	Description	Amount
2016	0041	33.3	Fort Pierce Stormwater Charge	$2,297.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$1,330,800	$1,330,800	$0	$1,330,800
2021	$811,500	$811,500	$0	$811,500
2020	$811,500	$811,500	$0	$811,500
2019	$811,500	$811,500	$0	$811,500

Permits

Number	Issue Date	Description	Amount	Fee
BP17-2236	Aug 22, 2017	Demolition	$200	$0
BP17-2235	Dec 19, 2017	Demolition	$1,000	$0

Notice: This does not necessarily represent all the permits for this property.
Click the following link to check for additional permit data in Fort Pierce

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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CONSENT CERTIFICATE OF JOHNSON DEVELOPMENT ASSOCIATES, INC.
ACTION BY DIRECTORS AND SHAREHOLDERS

The undersigned, being all of the Directors and Shareholders of **JOHNSON DEVELOPMENT ASSOCIATES, INC.** (the "Corporation"), a corporation incorporated under the laws of the state of South Carolina, hereby consent to and adopt the following as the action of this Corporation:

WHEREAS, the Corporation has agreed to confirm and reappoint certain officers.

NOW THEREFORE, BE IT RESOLVED, that the Corporation hereby elects and appoints (or reappoints, as the case may be) the following officers of the Corporation to serve in such capacities until their resignation or until their successor is appointed, and each of whom, acting alone, shall have the authority to bind the Corporation:

George Dean Johnson, III – President and CEO
Jason C. Lynch – Vice President
Blake W. Spencer – CFO
Dan C. Breeden, Jr. – Secretary and Treasurer

FURTHER RESOLVED, that the following individuals continue to serve as Directors of the Corporation:

George Dean Johnson, Jr. (Chairman)
Dan C. Breeden, Jr.

The unanimous consent of the Directors and Shareholders may be evidenced by their signatures on one or more copies of this document, which shall be filed in the records of the Corporation. The adoption of these resolutions by the unanimous written consent of the Directors and Shareholders has the effect of the adoption of these resolutions by a vote at a duly-called meeting of the Directors and/or the Shareholders, as the case may be, and may be so described in any document.

[Signatures Follow]

George Dean Johnson, Jr.
Director

Date: January 1, 2020

Dan C. Breeden, Jr.
Director

Date: January 1, 2020

Date: January 1, 2020

George Dean Johnson, Jr., as Trustee
George Dean Johnson, Jr. 2009
Revocable Trust dated April 10, 2009
(Shareholder)

Date: January 1, 2020

George Dean Johnson, III as Trustee
of the George Dean Johnson, III Revocable
Trust U/A dated January 23, 2017
(Shareholder)

Date: January 1, 2020

Susanna Johnson Shannon as Trustee
of the Susanna J. Shannon Revocable
Trust U/A dated September 13, 2019
(Shareholder)

Date: January 1, 2020

George Dean Johnson, Jr., as Trustee
George Dean Johnson, Jr. 2009
Revocable Trust dated April 10, 2009
(Shareholder)

Date: January 1, 2020

George Dean Johnson, III as Trustee
of the George Dean Johnson, III Revocable
Trust U/A dated January 23, 2017
(Shareholder)

Date: January 1, 2020

Susanna Johnson Shannon as Trustee
of the Susanna J. Shannon Revocable
Trust U/A dated September 13, 2019
(Shareholder)

December 15, 2022

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

Re:	**Project Name:**	**Proposed Self-Storage Facility**
	Project Location:	**Parcel ID #2419-321-0001-0005** **Ft. Pierce, Florida 34947**
	FWH Project No.:	**22056**

To whom it may concern:

This letter represents our design intent for this proposed development.

The project sits just east of the I-95 and Okeechobee Road interchange and is part of a major east-west corridor consisting of commercial development from I-95 to the converted mall, now Renaissance Business Park. The commercial corridor reflects older and newer structures of varying architectural styles developed over the past thirty plus years.

The parcel for the proposed project is set back from Okeechobee Road. A Drainage Canal District parallels the north property line.

The proposed Self-Storage Facility includes one 2-Story building totaling 102,950 square feet.

The proposed architectural style is Florida Vernacular as seen in the feature elements of the two primary facades. The primary feature is a corner tower which is capped by a hip roof with standing seam metal roofing. Under the roof are decorative support brackets, lapped siding and trim that are provided to both accentuate the tower and contribute to the architectural style. The main tower feature has the main building entry and office at the first floor and display windows at the second floor. The first floor storefront entrance system is covered by a canopy with diagonal supports.

The size and scale of the proposed two-story structure suggests large, blank wall areas. While there are some, the primary facades have been broken by other feature elements. These are defined by wall plane changes, roof projections, parapet extensions, veneer windows, awnings with standing seam covering, lapped siding, trim and gooseneck lighting. All of these are consistent with the intended style.

The larger wall areas are to be finished with painted cement plaster. These are to be designed with patterns created with control joints and color transitions which help to reduce the scale of the wall surface and add visual interest.

The primary colors for the building are consistent with the architectural style and include varying greys and white. Blue and yellow are accent colors for coping, standing seam metal roofing and awnings, overhead coiling doors and canopies.

Sincerely,

Guy F. Faber, President
FWH Architects, Inc.
FL License No. AR0015323

Dynamic Engineering Consultants, PC
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T. 561-921-8570

December 12, 2022

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

Attn: Planning Department

RE: JDA Self-Storage Facility
5575 Okeechobee Rd
Fort Pierce, FL 34947
Parcel ID No: 2419-321-0001-000-5
DECPC #22-00933

Justification Statement

Johnson Development Associates, Inc. (the "Applicant") is the contract purchaser and developer of the 4.34-acre property known as Parcel 3 of the Fort Pierce Commercial Plat being processed by the seller of the subject property. The general address of the subject property is 5575 Okeechobee Rd, Fort Pierce, FL 34947 (Parcel No. 2419-321-0001-000-5) which is owned by Okeejen, LLC. The property has a Future Land Use Designation of 'General Commercial (GC)' and a Zoning Designation of 'General Commercial (C-3)' to which a self-storage facility and outdoor vehicular storage require approval of a conditional use application. The Applicant proposes a site layout that follows requirements of the City of Fort Pierce. In accordance with the City of Fort Pierce Land Development Code, the Applicant is seeking Site Plan (Development Review and Design Review) approval. The Applicant is proposing a self-storage facility with a gross floor area of 103,022 SF with associated site features consisting of parking, landscaping, lighting, stormwater management, utilities, etc. (the "Project").

The proposed development will provide the City of Fort Pierce business owners and locally employed individuals an outlet to foster their economic growth. The demand of these facilities remains steady in both times of surplus, where business or individuals outgrow their current living or work spaces, and during times of adversity. The Applicant seeks to develop this Property to serve and integrate with the City of Fort Pierce community. The proposed use is compatible with the existing community character of the properties within the immediate neighborhood. The subject property's boundaries are surrounded by commercial and residential developments.

Per Section 125-187 of the City of Fort Pierce Land Development Code "Self-Storage Facility" and "Vehicle Storage" require a conditional use under the C-3 zoning district. As defined in the City's code, the purpose of the conditional use process is to control the number of development in a specific area for the same use and to guarantee no adverse effects on the public health, safety, comfort, good order, appearance, convenience and the general welfare.

The Applicant's representatives presented the project at a pre-application meeting with the City of Fort Pierce Planning and Zoning Department staff on August 9, 2022, where valuable feedback was received related to the City's requirements and suggestions for improving the Project. It was also determined at this meeting that this project will require three (3) requests of application for Development Review and Design Review approval consisting of:

1. ***Major Site Plan***
2. ***Conditional Use w/ New Development for the proposed Self-storage use***
3. ***Conditional Use w/ New Development for the proposed Vehicular Storage use***

The Applicant and consultant team have worked diligently on the above application submittal packages to propose an overall project with the following features:

A. Site Features:

- ***a.*** Two-story Self-Storage facility building totaling 103,022 SF of gross floor area
- ***b.*** A total of 11 vehicle parking spaces
- ***c.*** A total of 19 oversized vehicle storage spaces
- ***d.*** Access to the site is provided via a cross access driveway that connects to a private shared access road that ultimately leads to Okeechobee Road and Jenkins Road
- ***e.*** Gated access to the loading areas and vehicle storage areas
- ***f.*** 8 feet vinyl coated chain-link fence with visual screen to outdoor vehicular storage is proposed at the south and east sides of the vehicular storage area
- ***g.*** No potential hazards, problems or public nuisances are anticipated due to the proposed development. Additional proposed site features for site design security measures are as follows:

    1. Natural Surveillance: the proposed Project consists of well-lit public outdoor areas including parking areas and pedestrian walkways.
    2. Natural Access Control: the proposed Project design has clear visibility maintained from the building to the street, parking areas, pedestrian walkways and passing vehicles.
    3. Automated Gates: the proposed Project consists of two (2) vertical pivot auto-gates to allow access only to customers into the self-storage facility and oversized parking space lot.

B. Landscape Features:

The proposed landscaping design complies with all the standards and requirements of The City of Fort Pierce Land Development Code Section 123-37. The perimeter buffer is proposed to be installed by the seller as part of the Fort Pierce Commercial development under process with the City of Fort Pierce with TRC Project No.21-07000026.

C. Drainage & Paving Improvements:

a. The master developer of the Fort Pierce Commercial has proposed a dry detention system that discharges into a wet detention system in which ultimately outfalls into a drainage ditch that connects to NSLRWCD's Canal #38. The applicant will comply with the maximum 80% impervious area set forth by the overall permit criteria for the master development and connect to that system once constructed.

b. Pavement improvements include the following proposed paved surfaces for vehicular use and pedestrian use areas:

- ***a)*** Standard Duty Flexible Asphalt
- ***b)*** Heavy Duty Flexible Asphalt
- ***c)*** Standard Duty Concrete
- ***d)*** Heavy Duty Concrete

D. Utility Connections:

a. The Seller/Master Developer will provide utilities per the attached Utility Plan dated July 14th, 2022 for this parcel's use. The utilities available to the project are:

a) An 8" water main from the development immediately to the east and looping along the eastern, northern, and western property boundaries of Parcel 3. An 8" plugged gate valve will be provided for the subject project.

b) An 8" stubbed out gravity sewer main will be provided that is routed to the west through the preceding developments.

E. Adjacent Zoning Information:

	NORTH	**EAST**	**SOUTH**	**WEST**
Surrounding FLUM:	General Commercial **(GC)**	Medium Density Residential **(RM)**	General Commercial **(GC)**	General Commercial **(GC)**
Surrounding Zoning:	General Commercial **(C-3)**	Medium Density Residential **(R-4)**	General Commercial **(C-3)**	General Commercial **(C-3)**

F. Similar Uses in the Vicinity:

Presently there are two self-storage facilities in the vicinity of the subject site, a Public Storage ± 500 feet and a Storage King USA ± 2,500 feet. Based on publicly available information these self-storage facilities are approaching full occupancy.

There also is a planned a residential community being developed to the south and east of the subject site in addition to the commercial development on the western portion of the subject property. Therefore, the proposed development would supply the City of Fort Pierce business owners and residents the required demand for additional storage.

It is our professional opinion that the granting of these conditional uses will not cause determinantal effects to the site layout of the subject property. Furthermore, it will in harmony with the general purpose and intent of the Code, and will allow for this proposed development to beautify and progress the existing conditions. We respectfully request your review and approval of the conditional use and site plan applications for this proposed development.

Sincerely,
Dynamic Engineering Consultants, P.C.

_____

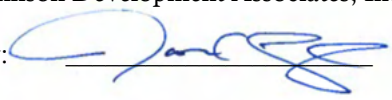
Michael D. Miles, P.E.
Regional Manager/Senior Principal

cc: Client – Johnson Development Associates, Inc.

Authorization of Owner

Johnson Development Associates, Inc. is the contract purchaser of the property identified as the 4.34-acre area located in parcel 3 of the Fort Pierce Commercial Plat, which is a proposed subdivided lot of Tax Parcel Number 2419-321-0001-000-5 in the City of Fort Pierce, St. Lucie County, Florida hereby authorize **Dynamic Engineering Consultants, PC** and/or their respective agents, consultants and assigns, to act as our agent to submit and correspond on our behalf for the above referenced project in the City of Fort Pierce, St. Lucie County, and any other applicable agencies as it pertains to the involvement of the project location. We understand that we are the owner of record responsible for the development applications submitted by the agents referenced above.

Johnson Development Associates, Inc.

By: 

Name: Jason C. Lynch

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Phone: 201.259.0068

E-Mail: vtiberi@johnsondevelopment.net

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

STORMWATER MANAGEMENT CALCULATIONS

for

Ft. Pierce Commercial

City of Ft. Pierce, FL

February 2022

Prepared by: MBV Engineering, Inc.
1835 20th Street
Vero Beach, Florida 32960
772-569-0035
Certificate of Authorization #: 3728

Engineer's Project No: 21-0056
Designed By: AS

AARON G. STANTON LICENSE No. 72460 STATE OF FLORIDA PROFESSIONAL ENGINEER

2/11/2022

Mr. Aaron G. Stanton, P.E. #72460

TABLE OF CONTENTS

I Purpose

II Proposed System

III Site Data

IV Pre-Development Conditions

V Post Development Conditions

VI Required Treatment Volume

VII Proposed Treatment Volume

VIII Summary

APPENDICES

Appendix A	ICPR Modeling and Results
Appendix B	Nutrient Analysis by BMP Trains
Appendix C	Geotechnical Reports by Universal Engineering
Appendix D	Soil Map
Appendix E	Flood Zone Map
Appendix F	Other Miscellaneous Backup (Rainfall Maps, CNs, tc Paths)
Appendix G	Pre and Post Basin Maps

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Mr. Aaron G. Stanton, P.E. #72460

I. PURPOSE

The purpose of this report is to provide the City of Ft. Pierce (CoFP), South Florida Water Management District (SFWMD) North St. Lucie River Water Control District (NSLRWCD), and the Florida Department of Transportation (FDOT) with calculations and documentation which demonstrates the proposed surface water management system complies with state and local criteria.

II. PROPOSED SYSTEM

The proposed surface water management system will consist of a dry retention pond that will discharge overflow into a wet detention system. A control structure will regulate the discharge into an existing ditch along the perimeter of the property which terminates at an existing culvert connection to the NSLRWCD's Canal #38. The three (3) developable lots will drain to inlets within their parking lots that will be directed into the dry retention pond. Parcel 1 will be developed along with the master site and is +/-2,500 sf of retail and +/-2,500 sf Chipotle restaurant. Parcel 2 will be an Aldi grocery store, developed by others, with separate construction plans submitted. Parcel 3 will be reserved for future development.

III. SITE DATA

Development Area	522,635 s.f.	11.998 acres
Basin Area	522,635 s.f.	11.998 acres

Site Location: S Jenkins RD. & Okeechobee RD.
Fort Pierce, FL 34947

PARCEL -1 (Retail / Fast-Food Restaurant)

Soil Boring #

AB-1

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.3 ft. (NAVD)	
Measured Water Elev.	11.1 ft. (NAVD)	62.4 = measured ground water depth (in)

AB-2

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.4 ft. (NAVD)	
Measured Water Elev.	10.3 ft. (NAVD)	61.2 = measured ground water depth (in)

AB-3

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.2 ft. (NAVD)	
Measured Water Elev.	13.2 ft. (NAVD)	36 = measured ground water depth (in)

AB-4 (no water table indicated)

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	17.0 ft. (NAVD)	
Measured Water Elev.	N/A	N/A = measured ground water depth (in)

B-1

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.3 ft. (NAVD)	
Measured Water Elev.	10.6 ft. (NAVD)	68.4 = measured ground water depth (in)

B-2

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.5 ft. (NAVD)	
Measured Water Elev.	9.7 ft. (NAVD)	69.6 = measured ground water depth (in)

B-3

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.5 ft. (NAVD)	
Measured Water Elev.	10.8 ft. (NAVD)	68.4 = measured ground water depth (in)

B-4

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.3 ft. (NAVD)	
Measured Water Elev.	10.2 ft. (NAVD)	73.2 = measured ground water depth (in)

B-5

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.0 ft. (NAVD)	
Measured Water Elev.	10.1 ft. (NAVD)	70.8 = measured ground water depth (in)

PARCEL -1 (Gray Area Roadway)

AB-1 (no water table indicated)

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.3 ft. (NAVD)	
Measured Water Elev.	N/A	N/A = measured ground water depth (in)

AB-2

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.6 ft. (NAVD)	
Measured Water Elev.	13.3 ft. (NAVD)	27.6 = measured ground water depth (in)

AB-3

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	14.1 ft. (NAVD)	
Measured Water Elev.	11.2 ft. (NAVD)	34.8 = measured ground water depth (in)

AB-4

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	17.3 ft. (NAVD)	
Measured Water Elev.	11.9 ft. (NAVD)	64.8 = measured ground water depth (in)

AB-5 (no water table indicated)

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.1 ft. (NAVD)	
Measured Water Elev.	N/A	N/A = measured ground water depth (in)

AB-6

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.4 ft. (NAVD)	
Measured Water Elev.	10.2 ft. (NAVD)	62.4 = measured ground water depth (in)

PARCEL -2 (Aldi's)

AB-1

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	17.8 ft. (NAVD)	
Measured Water Elev.	8.8 ft. (NAVD)	108 = measured ground water depth (in)

AB-2

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.8 ft. (NAVD)	
Measured Water Elev.	10.1 ft. (NAVD)	68.4 = measured ground water depth (in)

AB-3

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.2 ft. (NAVD)	
Measured Water Elev.	10.5 ft. (NAVD)	68.4 = measured ground water depth (in)

AB-4

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.7 ft. (NAVD)	
Measured Water Elev.	10.3 ft. (NAVD)	64.8 = measured ground water depth (in)

AB-5

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	17.1 ft. (NAVD)	
Measured Water Elev.	11.3 ft. (NAVD)	69.6 = measured ground water depth (in)

AB-6 (no water table indicated)

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.0 ft. (NAVD)	
Measured Water Elev.	N/A	N/A = measured ground water depth (in)

PARCEL -3 (Future Development)

AB-1

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.7 ft. (NAVD)	
Measured Water Elev.	8.7 ft. (NAVD)	84 = measured ground water depth (in)

AB-2

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	14.6 ft. (NAVD)	
Measured Water Elev.	8.6 ft. (NAVD)	72 = measured ground water depth (in)

B-1

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.8 ft. (NAVD)	
Measured Water Elev.	7.8 ft. (NAVD)	96 = measured ground water depth (in)

B-2

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.9 ft. (NAVD)	
Measured Water Elev.	9.9 ft. (NAVD)	72 = measured ground water depth (in)

B-3

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.2 ft. (NAVD)	
Measured Water Elev.	10.2 ft. (NAVD)	72 = measured ground water depth (in)

B-4

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.6 ft. (NAVD)	
Measured Water Elev.	8.4 ft. (NAVD)	86.4 = measured ground water depth (in)

B-5

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.4 ft. (NAVD)	
Measured Water Elev.	7.9 ft. (NAVD)	90 = measured ground water depth (in)

Permeability Test Results

Test Location	Sample Depth (Feet)	Sample Description	Coefficient of Permeability, k (ft/day)	
			kh	kv
AB-1	1.5-2	Gray Light brown fine sand (SP)	24	23.7
AB-2	1.5-2	Gray fine sand (SP)	8.3	14.1

PARCEL -4 (Lake)

B-1

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	15.8 ft. (NAVD)	
Measured Water Elev.	9.6 ft. (NAVD)	74.4 = measured ground water depth (in)

B-2

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	18.7 ft. (NAVD)	
Measured Water Elev.	12.6 ft. (NAVD)	73.2 = measured ground water depth (in)

B-3

Site Soils:	Nettles and Oldmars Sand (25) HSG (B/D)	
Existing Grade at Soil Boring	16.2 ft. (NAVD)	
Measured Water Elev.	10.0 ft. (NAVD)	74.4 = measured ground water depth (in)

NOTE: Some borings did not have a water level located. These were left out of the calculations for WSWT below.

Average Existing Grade	16.0 ft. (NAVD)
Average Meas. Water Table	10.3 ft. (NAVD)
Wet Season Water Table	11.8 ft. (NAVD)

IV. PRE-DEVELOPMENT CONDITIONS

Drainage Area	522,635 s.f.	11.998 acres	100.0%
Building Area	s.f.	.000 acres	0.0%
Roadway Area	s.f.	.000 acres	0.0%
Walks/Pads Area	s.f.	.000 acres	0.0%
Total Impervious	s.f.	.000 acres	0.0%
Total Semi.-Impervious	s.f.	.000 acres	0.0%
Total Pervious	522,635 s.f.	11.998 acres	100.0%

Weighted Curve Number

% Impervious	0.0		CN1 = 98
% Semi-Impervious	0.0	Soil Group (B/D)	CN2 = 91
% Pervious	100.0%	Soil Group (B/D)	CN3 = 74

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]

CN = 74

Time of Concentration

t_1: Sheet Flow

t_1 = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.400
L = Length of Flow (ft) =	300
Change in elevation (ft)=	4.2
P = Rainfall Intensity (in/hr)=	5.5
S = slope (ft/ft) =	0.0140
t_1=	45.5 min.

t_2: Shallow Channel Flow

t_2= Length / Velocity =

Length of flow (ft)	120
Channel velocity (fps)	0.807
t_2=	2.5 min.

t_3 = Pipe Flow

Length of flow (ft)

Channel velocity (fps)

Time of Concentration (Tc) T_c = 48.0 min. If <10 min, use 10 min

V. POST-DEVELOPMENT CONDITIONS

Site Basin

Drainage Area	381,591 s.f.	8.760 acres	73.0%
Building*	24,190 s.f.	.555 acres	4.6%
Driveways**	226,304 s.f.	5.195 acres	59.3%
Walks/Pads	26,545 s.f.	.609 acres	5.1%
Total Impervious	277,039 s.f.	6.360 acres	72.6%
Wet Pond Surface (@ control)	s.f.	.00 acres	0.0%
Total Semi.-Impervious	s.f.	.000 acres	0.0%
Total Pervious	104,552 s.f.	2.400 acres	27.4%

* Building area based upon buildings on Parcels 1 & 2 (Parcel 2 will be an Aldi coming in on separate plan)

** Driveways are actual area from Parcels 1 and 2 and 80% max. buildout for Parcel 3

Weighted Curve Number (Pond Water Surface removed from equation)

% Impervious	72.6%		CN1 = 98
% Semi-Pervious	0.0%	Soil Group (B/D)	CN2 = 90
% Pervious	27.4%	Soil Group (B/D)	CN3 = 74

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]

CN = 91.4

Time of Concentration

Overland Flow (t2) = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] = Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.011
L = Length of Flow (ft) =	130
Change in elevation =	0.3
P = Rainfall Intensity =	5.5
S = slope (ft/ft) =	0.0023
t_1 =	2.7 min.

t_2: Shallow channel flow

t_2= Length / Velocity =

Length of flow (ft)	120
Channel velocity (fps)	0.807
t_2 =	2.5 min.

Time of Concentration (Tc) T_c = 5.2 min. If <10 min, use 10 min

Dry Pond Basin

Drainage Area	28,558 s.f.	.656 acres	5.5%
Building	s.f.	.000 acres	0.0%
Driveways	s.f.	.000 acres	0.0%
Walks/Pads	s.f.	.000 acres	0.0%
Total Impervious	s.f.	.000 acres	0.0%
Wet Pond Surface (@ control)	s.f.	.00 acres	0.0%
Total Semi.-Impervious	s.f.	.000 acres	0.0%
Total Pervious	28,558 s.f.	.656 acres	100.0%

Weighted Curve Number (Pond Water Surface removed from equation)

% Impervious	0.0%		CN1 = 98
% Semi-Pervious	0.0%	Soil Group (B/D)	CN2 = 90
% Pervious	100.0%	Soil Group (B/D)	CN3 = 74

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]

CN = 74.0

Time of Concentration

Overland Flow (t2) = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] = Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.011
L = Length of Flow (ft) =	15
Change in elevation =	0.3
P = Rainfall Intensity =	5.5
S = slope (ft/ft) =	0.0200

t_1 = .2 min.

Time of Concentration (Tc) T_c = .2 min. If <10 min, use 10 min

Wet Pond Basin

Drainage Area	112,486 s.f.	2.582 acres	21.5%
Building	s.f.	.000 acres	0.0%
Driveways	s.f.	.000 acres	0.0%
Walks/Pads	s.f.	.000 acres	0.0%
Total Impervious	s.f.	.000 acres	0.0%
Wet Pond Surface (@ control)	49,127 s.f.	1.128 acres	43.7%
Total Semi.-Impervious	s.f.	.000 acres	0.0%
Total Pervious	63,359 s.f.	1.455 acres	56.3%

Weighted Curve Number (Pond Water Surface removed from equation)

% Water Surface	43.7%		CN1 = 100
% Impervious	0.0%		CN2 = 98
% Semi-Pervious	0.0%	Soil Group (B/D)	CN3 = 90
% Pervious	56.3%	Soil Group (B/D)	CN4 = 74

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]

CN = 85.4

Time of Concentration

Overland Flow (t2) = [0.007 (N x L)^0.8] / [P^0.5 x S^0.4] = Kinematic Wave Eq.

Where :

N = Mannings Roughness Coeff. =	0.011
L = Length of Flow (ft) =	130
Change in elevation =	0.3
P = Rainfall Intensity =	5.5
S = slope (ft/ft) =	0.0023
t_1 =	2.7 min.

Time of Concentration (Tc) T_c = 2.7 min. If <10 min, use 10 min

BASINS - TOTAL

Drainage Area	522,635 s.f.	11.998 acres	100.0%
Building	24,190 s.f.	.555 acres	4.6%
Driveways	226,304 s.f.	5.195 acres	59.3%
Walks/Pads	26,545 s.f.	.609 acres	5.1%
Total Impervious	277,039 s.f.	6.360 acres	53.0%
Wet Pond Surface (@ control)	49,127 s.f.	1.13 acres	9.4%
Total Semi.-Impervious	s.f.	.000 acres	0.0%
Total Pervious	196,469 s.f.	4.510 acres	37.6%

Weighted Curve Number (Pond Water Surface removed from equation)

% Impervious	58.5%		CN1 = 98
% Semi-Pervious	0.0%	Soil Group (B/D)	CN2 = 90
% Pervious	41.5%	Soil Group (B/D)	CN3 = 74

CN = [(% Impervious)(CN1) + (% Semi-Impervious)(CN2) + (% Pervious)(CN3)]

CN = 88.0

VI. REQUIRED TREATMENT VOLUME

A. Treatment Volume Tabulations Based on Contributing Area

Total Contributing Area (ac) =		11.998 ac
Total Impervious Area (ac) =		6.360 ac
Required Treatment over site (in) =	1.00 in	1.000 ac-ft
Required Treatment over impervious area (in) =	2.50 in	1.325 ac-ft
Required Treatment Volume from above (ac-ft) =		1.325 ac-ft
On-line Retention : Additional 0.5" over drainage area (ac-ft) =		
For outfalls to Outstanding Florida Waters (OFWs)		
OFW - Additional 50% treatment of Req'd Treatment Volume (ac-ft) =		
OFW - On-line retention : Addit. 50% of On-Line Treatment from above (ac-ft) =		

Total Required Treatment Volume by City of Ft. Pierce and SFWMD (ac-ft) =	1.325 ac-ft	= 57,716 cf

B. SFWMD Pollutant Loading Reduction Tabulations (See Appendix B for Calculations)

Combined Retention Depth (inches over the drainage basin) Required to Achieve		0.880 in
Percent Reduction per BMP Trains software =	0.88" x 10.87 ac (area-lake) /12 =	0.797 ac-ft

Required Treatment Volume for Pollutant Loading (ac-ft) =	0.797 ac-ft	= 34,724 cf
Total Required Treatment Volume for Basin (ac-ft) = Max. of A. and B. above =	**1.325 ac-ft**	**= 57,716 cf**

VII. PROPOSED TREATMENT & DRAWDOWN VOLUME

Wet Detention

Stage (ft)	Area (ac)	Incremental volume (ac-ft)	Incremental volume (c.f.)	Cumulative volume (ac-ft)	Cumulative volume (c.f.)
-bot. of pond = 3.00	0.362			0.00	0
	15,758.s.f.	3.60	157,017		
4.00	0.668			3.60	157,017
	29,104.s.f.	5.66	246,428		
Control = 10.30 (NWL)	1.128			0.00	0
	49,127.s.f.	0.229	9,968		
10.50	1.160			0.23	9,968
	50,548.s.f.	0.43	18,658		
1/2 treatment vol. = 10.86	1.219			0.66*	28,625
**should =0.66 ac-ft*	53,106.s.f.	0.68	29,653		
rqd. treat. vol. = 11.37	1.450			*1.34*	58,278
	63,179.s.f.	0.04	1,896		
11.40	1.452			1.38	60,174
	63,231.s.f.	0.89	38,876		
12.00	1.523			2.27	99,050
	66,356.s.f.	5.13	223,319		
top of bank = 15.0	1.894			7.40	322,369
	82,523.s.f.	2.06	89,605		
16.00	2.220			9.46	411,974
	96,687.s.f.				

Orifice Sizing Drawdown Calculations

Rqd. Treatment Vol. to Draw Down :	0.657	ac-ft (Provided in Pond)
Rqd. Min. Time to Drawdown 1/2 T.V. :	24	hours
Rqd. Max. Time to Drawdown Entire T.V. :	30	hours
Elevation of Orifice :	10.30	NAVD
Assumed Orifice Diameter:	3.00	inches
Centroid of Orifice:	10.43	NAVD
Elevation of 1/2 Treatment Volume :	10.86	NAVD
Elevation of treatment volume :	11.370	NAVD
Max. Orifice Diameter *** :	2.76	inches
***Orifice Equation : Q=C*A*(2*g*H)^.5		
Orifice Diameter Utilized :	**3.0**	**inches** (min. of 3 inches for no clogging**)**

Permanent Pool Volume Calculations

Contributing Area (CA)	11.998	acres
length of wet season (WS)	153	days
wet season rainfall depth (R)	30	inches
minimum residence time (RT)*	21	days
runoff coefficient (C)	0.66	
Required PPV****	2.72	ac-ft
**** PPV = (CA*C*R*RT/(WS*12))		
PPV Provided :	**9.26**	**ac-ft**

Mean Depth = PPV/Ap = 8.21 ft

Note: PPV provided requires no littoral zone.
Note : 14 1.5 = 21 days utilized to eliminate need of littoral zone.

Dry Retention

Stage (ft)	Area (ac)	Incremental volume (ac-ft)	Incremental volume (c.f.)	Cumulative volume (ac-ft)	Cumulative volume (c.f.)
bot. of pond = 13.0	0.130 5,663.s.f.	0.22	9,532	0.00	0
14.00	0.308 13,402.s.f.	0.66	28,809	0.22	9,532
weir = 15.50	0.574 25,010.s.f.	0.31	13,472	0.88	38,341
top of bank = 16.00	0.663 28,879.s.f.			1.19	51,813

SIDE BANK FILTRATION CALCULATIONS

Pond & Filter Trench Characteristics

Basin Bottom (NWL) =	10.30
Water Quality Treatment Elev =	11.37
Increment 2 Elev =	11.01
Increment 3 Elev =	10.66
Select Fill Layer Thickness =	6 in.
Invert Select Fill =	10.12
B&G CTS Layer =	24 in.
Invert Filter=	9.39
Gravel Layer Above Pipe =	2 in.
Pipe Size =	12 in.
Pipe CL =	9.38
Pipe Invert =	8.88
Depth (D) =	1.98 ft.

Calculate Incremental Head Conditions

H_1 =	1.99 ft.
H_2 =	1.63 ft.
H_3 =	1.28 ft.
i_1 =	1.01
i_2 =	0.82
i_3 =	0.64

$$i = \frac{\Delta H}{\Delta D}$$

Calculate Permeability

K =	.83 ft/hr	*Type A soil replacement, from table 30-1
K_G =	1.04 ft/hr	
Use K_{FS} =	.52 ft/hr	

Calculate Incremental Volumes

V_1 =	63,231	cf
V_2 =	42,154	cf
V_3 =	21,077	cf

Filter Trench Design

Min. Filter Trench Area =	1,116	sf	(from BMP Trains)
Min. Filter Trench Volume =	2,232	cf	(from BMP Trains)
Pipe Length =	250	ft	
Filter Trench Width =	6.80	ft	
Depth (D) =	1.98	ft	(from above)
Actual Filter Trench Area =	1,700	sf	
Trench Volume =	4,270	cf	
Actual Filter Media Volume =	2,843	cf	
Filter Trench Service Life =	3.0	years	(from BMP Trains)

Calculate Peak Discharge Rate

Q_1=	0.25	cfs
Q_2=	0.20	cfs
Q_3=	0.16	cfs

$$Q = K\frac{\Delta H}{\Delta D}A$$

Calculate Incremental Drawdown Times

t_1=	71.3 hrs
t_2=	57.9 hrs
t_3=	37.1 hrs

*D is constant for Vertical Filter design.

$$t = \frac{V}{K\frac{\Delta H}{\Delta D}A}$$

Pipe Design

Peak Discharge (Q_p)=	0.25 cfs
Pipe Slope=	0.0017
Min. Pipe Diameter (Single)=	6 in.
Limit Drawdown Time =	Yes
Pipe Size Used =	12 in.
Is Length Split =	No
Length (each side) =	250 ft.
Total Number of Pipes =	1
Pipe Invert (LP)=	8.88
Pipe Invert (HP)=	9.31
Actual Drawtown (t_1) =	42.9 hrs
Actual Drawtown (t_2) =	3.9 hrs
Actual Drawtown (t_3) =	2.4 hrs

$$d = \left(\frac{1630 Q_p n}{\sqrt{S}}\right)^{3/8}$$

VIII. SUMMARY

Following are summaries of pre-developed and post-developed discharges for the storms that have been analyzed.

Stage & Discharge Results

1. Storm Events are run with the SCS Type III and SFWMD 72 Hr rainfall events.

	Mean Annual (MA)		10YR - 24HR		10YR - 72HR	
	STAGE	PEAK DISCH.	STAGE	PEAK DISCH.	STAGE	PEAK DISCH.
Pre-Site	15.13	6.92	15.20	11.75	15.27	16.56
Post-Site	15.89		16.01		16.04	
Post-Dry Pond	15.83		15.91		15.93	
Post-Wet Pond	12.59	0.15	13.33	0.54	15.04	3.51

	25YR - 24HR		25YR - 72HR		100YR - 24HR	
	STAGE	PEAK DISCH.	STAGE	PEAK DISCH.	STAGE	PEAK DISCH.
Pre-Site	15.24	14.44	15.29	19.17	15.32	22.07
Post-Site	16.07		16.10		16.23	
Post-Dry Pond	15.94		15.96		16.02	
Post-Wet Pond	13.58	0.96	15.26	6.63	14.29	2.64

	100YR - 72HR	
	STAGE	PEAK DISCH.
Pre-Site	15.36	25.71
Post-Site	16.23	
Post-Dry Pond	16.02	
Post-Wet Pond	15.83	9.81

Drawdown of Treatment Volume Within 72 Hours

See Section VII. Side Bank Filtration calculations for the drawdown of the pond within 72 hours.

Allowable Discharge in NSLRWCD System

See table labled "Discharge for NSLRWCD" under Appendix A

As demonstrated by the above calculations and the flood routing computations analysis contained in the appendices of this report, the proposed stormwater management system meets the requirements of the CoFP, SFWMD, NSLRWCD and the FDOT. The system provides adequate treatment volume, recovery of the treatment volume and attenuation for the design storms from the above jurisdictional agencies.

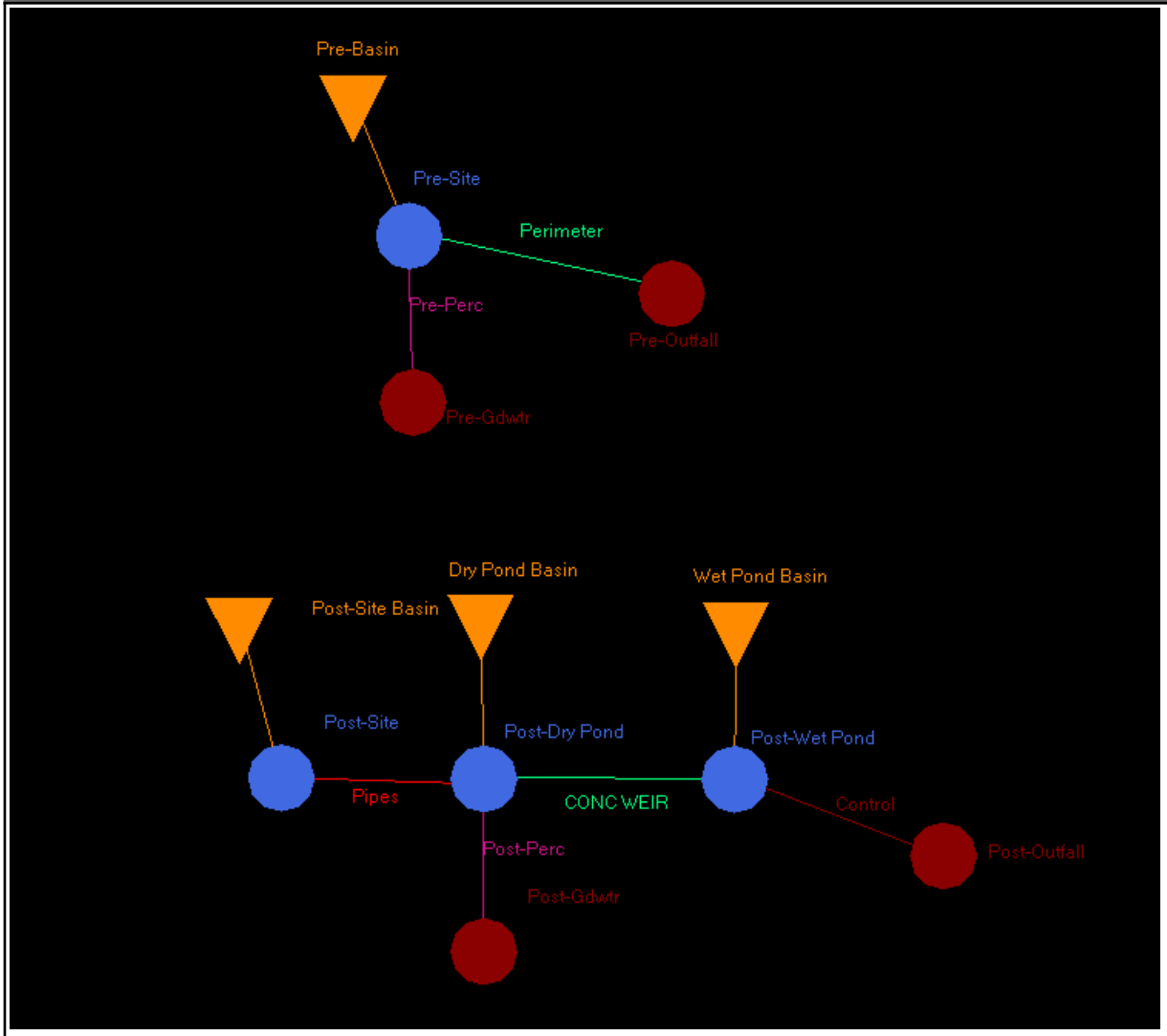
Appendix A
ICPR Modeling and Results

Node Max Conditions [Scenario2]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Post-Dry Pond	100YR-24HR	16.00	16.02	0.0027	154.77	53.65	28884
Post-Gdwtr	100YR-24HR	11.90	11.80	0.0000	0.00	0.00	0
Post-Outfall	100YR-24HR	16.21	11.87	0.0000	2.64	0.00	0
Post-Site	100YR-24HR	18.00	16.23	0.1532	53.03	154.77	38843
Post-Wet Pond	100YR-24HR	16.00	14.29	0.0010	68.12	2.64	78681
Pre-Gdwtr	100YR-24HR	11.90	11.80	0.0000	0.00	0.00	0
Pre-Outfall	100YR-24HR	16.21	11.87	0.0000	22.07	0.00	0
Pre-Site	100YR-24HR	17.00	15.32	0.0002	22.63	22.07	35867
Post-Dry Pond	100YR-72HR	16.00	16.02	0.0027	154.77	54.11	28884
Post-Gdwtr	100YR-72HR	11.90	11.80	0.0000	0.00	0.00	0
Post-Outfall	100YR-72HR	16.21	15.00	0.0001	9.81	1.48	0
Post-Site	100YR-72HR	18.00	16.23	0.1532	52.69	154.77	39390
Post-Wet Pond	100YR-72HR	16.00	15.83	0.0010	68.93	9.81	94344
Pre-Gdwtr	100YR-72HR	11.90	11.80	0.0000	0.00	0.00	0
Pre-Outfall	100YR-72HR	16.21	15.00	0.0001	25.71	0.00	0
Pre-Site	100YR-72HR	17.00	15.36	0.0002	26.28	25.71	37318
Post-Dry Pond	10YR-24HR	16.00	15.91	0.0027	154.77	36.42	28169
Post-Gdwtr	10YR-24HR	11.90	11.80	0.0000	0.00	0.00	0
Post-Outfall	10YR-24HR	16.21	11.87	0.0000	0.54	0.00	0
Post-Site	10YR-24HR	18.00	16.01	0.1532	35.07	154.77	1150
Post-Wet Pond	10YR-24HR	16.00	13.33	0.0010	46.27	0.54	73577
Pre-Gdwtr	10YR-24HR	11.90	11.80	0.0000	0.00	0.00	0
Pre-Outfall	10YR-24HR	16.21	11.87	0.0000	11.75	0.00	0
Pre-Site	10YR-24HR	17.00	15.20	0.0002	12.20	11.75	30701
Post-Dry Pond	10YR-72HR	16.00	15.93	0.0027	154.77	39.20	28327
Post-Gdwtr	10YR-72HR	11.90	11.80	0.0000	0.00	0.00	0
Post-Outfall	10YR-72HR	16.21	15.00	0.0002	3.51	1.90	0
Post-Site	10YR-72HR	18.00	16.04	0.1532	37.22	154.77	6793
Post-Wet Pond	10YR-72HR	16.00	15.04	0.0010	49.98	3.51	83076
Pre-Gdwtr	10YR-72HR	11.90	11.80	0.0000	0.00	0.00	0
Pre-Outfall	10YR-72HR	16.21	15.00	0.0002	16.56	0.00	0
Pre-Site	10YR-72HR	17.00	15.27	0.0002	17.05	16.56	33348
Post-Dry Pond	25YR-24HR	16.00	15.94	0.0027	154.77	41.28	28443
Post-Gdwtr	25YR-24HR	11.90	11.80	0.0000	0.00	0.00	0
Post-Outfall	25YR-24HR	16.21	11.87	0.0000	0.96	0.00	0
Post-Site	25YR-24HR	18.00	16.07	0.1532	39.87	154.77	11750
Post-Wet	25YR-24HR	16.00	13.58	0.0010	52.41	0.96	74909

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Pond							
Pre-Gdwtr	25YR-24HR	11.90	11.80	0.0000	0.00	0.00	0
Pre-Outfall	25YR-24HR	16.21	11.87	0.0000	14.44	0.00	0
Pre-Site	25YR-24HR	17.00	15.24	0.0002	14.92	14.44	32262
Post-Dry Pond	25YR-72HR	16.00	15.96	0.0027	154.77	43.62	28572
Post-Gdwtr	25YR-72HR	11.90	11.80	0.0000	0.00	0.00	0
Post-Outfall	25YR-72HR	16.21	15.00	0.0001	6.63	1.77	0
Post-Site	25YR-72HR	18.00	16.10	0.1532	41.64	154.77	16598
Post-Wet Pond	25YR-72HR	16.00	15.26	0.0010	55.58	6.63	86189
Pre-Gdwtr	25YR-72HR	11.90	11.80	0.0000	0.00	0.00	0
Pre-Outfall	25YR-72HR	16.21	15.00	0.0001	19.17	0.00	0
Pre-Site	25YR-72HR	17.00	15.29	0.0002	19.69	19.17	34585
Post-Dry Pond	MA	16.00	15.83	0.0027	154.77	26.78	27584
Post-Gdwtr	MA	11.90	11.80	0.0000	0.00	0.00	0
Post-Outfall	MA	16.21	11.87	0.0001	0.15	0.00	0
Post-Site	MA	18.00	15.89	0.1532	26.07	154.77	100
Post-Wet Pond	MA	16.00	12.59	0.0010	34.09	0.15	69602
Pre-Gdwtr	MA	11.90	11.80	0.0000	0.00	0.00	0
Pre-Outfall	MA	16.21	11.87	0.0001	6.92	0.00	0
Pre-Site	MA	17.00	15.13	0.0003	7.35	6.92	27292

Background Image: Node Map



Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	0.0000	10.30	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	1.0000	10.37	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	2.0002	10.43	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	3.0001	10.50	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	4.0000	10.56	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	5.0002	10.63	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	6.0004	10.69	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	7.0000	10.76	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	8.0000	10.82	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	9.0001	10.89	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	10.0000	10.95	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	11.0001	11.02	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	12.0001	11.08	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	13.0002	11.15	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	14.0000	11.21	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	15.0001	11.28	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	16.0001	11.34	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	17.0000	11.41	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	18.0002	11.48	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	19.0000	11.54	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	20.0002	11.61	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	21.0001	11.67	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	22.0000	11.74	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	23.0001	11.80	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	24.0001	11.87	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	25.0001	11.93	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	26.0001	12.00	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	27.0000	12.06	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	28.0001	12.13	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	29.0001	12.19	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	30.0001	12.26	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	31.0000	12.32	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	32.0000	12.39	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	33.0001	12.45	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	34.0000	12.52	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	35.0001	12.58	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	36.0000	12.65	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	37.0000	12.72	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	38.0000	12.78	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	39.0000	12.85	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	40.0001	12.91	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	41.0001	12.98	0.00

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	42.0000	13.04	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	43.0001	13.11	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	44.0001	13.17	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	45.0000	13.24	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	46.0000	13.30	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	47.0001	13.37	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	48.0000	13.43	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	49.0000	13.50	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	50.0001	13.56	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	51.0001	13.63	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	52.0000	13.69	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	53.0001	13.76	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	54.0001	13.83	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	55.0000	13.89	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	56.0001	13.96	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	57.0001	14.02	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	58.0000	14.09	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	59.0002	14.15	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	60.0000	14.22	0.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	61.0001	14.28	0.03
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	62.0001	14.35	0.13
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	63.0000	14.41	0.25
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	64.0000	14.48	0.35
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	65.0001	14.54	0.43
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	66.0000	14.61	0.48
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	67.0000	14.67	0.50
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	68.0001	14.74	0.50
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	69.0001	14.80	0.50
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	70.0000	14.87	0.50
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	71.0002	14.93	0.50
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	72.0001	15.00	0.50
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	73.0033	14.98	0.50
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	74.0033	14.97	0.50
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	75.0033	14.95	0.51
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	76.0033	14.93	0.53
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	77.0033	14.92	0.55
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	78.0033	14.90	0.58
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	79.0033	14.89	0.61
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	80.0033	14.87	0.64
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	81.0033	14.85	0.67
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	82.0033	14.84	0.70
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	83.0033	14.82	0.73

Scenario	Sim	Node Name	Relative Time [hrs]	Stage [ft]	Total Inflow Volume [ac_ft]
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	84.0033	14.80	0.76
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	85.0072	14.79	0.79
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	86.0072	14.77	0.82
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	87.0072	14.76	0.85
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	88.0072	14.74	0.88
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	89.0072	14.72	0.91
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	90.0072	14.71	0.94
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	91.0072	14.69	0.97
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	92.0072	14.67	1.00
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	93.0072	14.66	1.03
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	94.0072	14.64	1.06
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	95.0072	14.62	1.09
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	96.0072	14.61	1.12
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	97.0072	14.59	1.15
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	98.0072	14.58	1.18
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	99.0072	14.56	1.21
Scenario2-NSLRWCD disch	10YR-72HR	Post-Outfall	100.0072	14.54	1.24

Allowable Discharge into NSLRWCD System: 2"/ac/24-hr period

12.0 ac x 2.00in x (1ft/12in) / 24 hrs = **2.0 ac-ft/24hrs**

Actual Maximum Discharge = **0.76 ac-ft/24hrs (betw. hrs 60 - 84)**

PASS

Simple Basin: Dry Pond Basin

Scenario:	Scenario2
Node:	Post-Dry Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.6560 ac
Curve Number:	74.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post-Site Basin

Scenario:	Scenario2
Node:	Post-Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	8.7600 ac
Curve Number:	91.4
% Impervious:	72.60
% DCIA:	72.60
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre-Basin

Scenario:	Scenario2
Node:	Pre-Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	48.0000 min
Max Allowable Q:	999999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	12.0000 ac
Curve Number:	74.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Wet Pond Basin

Scenario:	Scenario2
Node:	Post-Wet Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	2.5820 ac
Curve Number:	85.4
% Impervious:	43.70
% DCIA:	43.70
% Direct:	43.70
Rainfall Name:	

Comment:

Simple Basin: Dry Pond Basin

Scenario:	Scenario2-NSLRWCD disch
Node:	Post-Dry Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.6560 ac
Curve Number:	74.0
% Impervious:	0.00
% DCIA:	0.00

% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post-Site Basin

Scenario:	Scenario2-NSLRWCD disch
Node:	Post-Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	8.7600 ac
Curve Number:	91.4
% Impervious:	72.60
% DCIA:	72.60
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre-Basin

Scenario:	Scenario2-NSLRWCD disch
Node:	Pre-Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	48.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	12.0000 ac
Curve Number:	74.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Wet Pond Basin

Scenario:	Scenario2-NSLRWCD disch
Node:	Post-Wet Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	2.5820 ac
Curve Number:	85.4
% Impervious:	43.70
% DCIA:	43.70
% Direct:	43.70
Rainfall Name:	

Comment:

Simple Basin: Dry Pond Basin

Scenario:	Scenario2-drawdown
Node:	Post-Dry Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	0.6560 ac
Curve Number:	74.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post-Site Basin

Scenario:	Scenario2-drawdown
Node:	Post-Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	8.7600 ac
Curve Number:	91.4
% Impervious:	72.60
% DCIA:	72.60
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre-Basin

Scenario:	Scenario2-drawdown
Node:	Pre-Site
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	48.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH256
Peaking Factor:	256.0
Area:	12.0000 ac
Curve Number:	74.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Wet Pond Basin

Scenario:	Scenario2-drawdown
Node:	Post-Wet Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	999999.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH484
Peaking Factor:	484.0
Area:	2.5820 ac
Curve Number:	85.4
% Impervious:	43.70
% DCIA:	43.70

% Direct: 43.70
Rainfall Name:

Comment:

Node: Post-Dry Pond

Scenario: Scenario2
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 16.00 ft

Stage [ft]	Area [ac]	Area [ft2]
13.00	0.1300	5663
16.00	0.6630	28880

Comment:

Node: Post-Gdwtr

Scenario: Scenario2
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 11.80 ft
Warning Stage: 11.90 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.80
0	0	0	999.0000	11.80

Comment:

Node: Post-Outfall

Scenario: Scenario2
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.30 ft
Warning Stage: 16.21 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.30

Year	Month	Day	Hour	Stage [ft]
0	0	0	72.0000	15.00
0	0	0	360.0000	10.30

Comment:

Node: Post-Site

Scenario: Scenario2
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft
Warning Stage: 18.00 ft

Stage [ft]	Area [ac]	Area [ft2]
15.00	0.0000	0
16.00	0.0001	4
18.00	7.7650	338243

Comment:

Node: Post-Wet Pond

Scenario: Scenario2
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 10.30 ft
Warning Stage: 16.00 ft

Stage [ft]	Area [ac]	Area [ft2]
10.30	1.1280	49136
11.29	1.2410	54058
11.30	1.4400	62726
15.00	1.8940	82503
16.00	2.2200	96703

Comment:

Node: Pre-Gdwtr

Scenario: Scenario2
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 11.80 ft
Warning Stage: 11.90 ft

Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.80
0	0	0	999.0000	11.80

Comment:

Node: Pre-Outfall

Scenario: Scenario2
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.30 ft
Warning Stage: 16.21 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.30
0	0	0	72.0000	15.00
0	0	0	360.0000	10.30

Comment:

Node: Pre-Site

Scenario: Scenario2
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 14.50 ft
Warning Stage: 17.00 ft

Stage [ft]	Area [ac]	Area [ft2]
14.50	0.0000	0
15.50	1.0000	43560
16.50	12.0000	522720

Comment:

Node: Post-Dry Pond

Scenario: Scenario2-NSLRWCD disch
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft

Warning Stage: 16.00 ft

Stage [ft]	Area [ac]	Area [ft2]
13.00	0.1300	5663
16.00	0.6630	28880

Comment:

Node: Post-Gdwtr

Scenario: Scenario2-NSLRWCD disch
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 11.80 ft
Warning Stage: 11.90 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.80
0	0	0	999.0000	11.80

Comment:

Node: Post-Outfall

Scenario: Scenario2-NSLRWCD disch
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.30 ft
Warning Stage: 16.21 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.30
0	0	0	72.0000	15.00
0	0	0	360.0000	10.30

Comment:

Node: Post-Site

Scenario: Scenario2-NSLRWCD disch
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft

Warning Stage: 18.00 ft

Stage [ft]	Area [ac]	Area [ft2]
15.00	0.0000	0
16.00	0.0001	4
18.00	7.7650	338243

Comment:

Node: Post-Wet Pond

Scenario: Scenario2-NSLRWCD disch
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 10.30 ft
Warning Stage: 16.00 ft

Stage [ft]	Area [ac]	Area [ft2]
10.30	1.1280	49136
11.29	1.2410	54058
11.30	1.4400	62726
15.00	1.8940	82503
16.00	2.2200	96703

Comment:

Node: Pre-Gdwtr

Scenario: Scenario2-NSLRWCD disch
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 11.80 ft
Warning Stage: 11.90 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.80
0	0	0	999.0000	11.80

Comment:

Node: Pre-Outfall

Scenario: Scenario2-NSLRWCD disch
Type: Time/Stage

Base Flow: 0.00 cfs
Initial Stage: 10.30 ft
Warning Stage: 16.21 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.30
0	0	0	72.0000	15.00
0	0	0	360.0000	10.30

Comment:

Node: Pre-Site

Scenario: Scenario2-NSLRWCD disch
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 14.50 ft
Warning Stage: 17.00 ft

Stage [ft]	Area [ac]	Area [ft2]
14.50	0.0000	0
15.50	1.0000	43560
16.50	12.0000	522720

Comment:

Node: Post-Dry Pond

Scenario: Scenario2-drawdown
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 13.00 ft
Warning Stage: 16.00 ft

Stage [ft]	Area [ac]	Area [ft2]
13.00	0.1300	5663
16.00	0.6630	28880

Comment:

Node: Post-Gdwtr

Scenario: Scenario2-drawdown
Type: Time/Stage

Base Flow: 0.00 cfs
Initial Stage: 11.80 ft
Warning Stage: 11.90 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.80
0	0	0	999.0000	11.80

Comment:

Node: Post-Outfall

Scenario: Scenario2-drawdown
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.30 ft
Warning Stage: 16.21 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.30
0	0	0	72.0000	15.00
0	0	0	360.0000	10.30

Comment:

Node: Post-Site

Scenario: Scenario2-drawdown
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft
Warning Stage: 18.00 ft

Stage [ft]	Area [ac]	Area [ft2]
15.00	0.0000	0
16.00	0.0001	4
18.00	7.7650	338243

Comment:

Node: Post-Wet Pond

Scenario: Scenario2-drawdown

Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 11.37 ft
Warning Stage: 16.00 ft

Stage [ft]	Area [ac]	Area [ft2]
10.30	1.1280	49136
11.29	1.2410	54058
11.30	1.4400	62726
15.00	1.8940	82503
16.00	2.2200	96703

Comment:

Node: Pre-Gdwtr

Scenario: Scenario2-drawdown
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 11.80 ft
Warning Stage: 11.90 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	11.80
0	0	0	999.0000	11.80

Comment:

Node: Pre-Outfall

Scenario: Scenario2-drawdown
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.30 ft
Warning Stage: 16.21 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.30
0	0	0	72.0000	15.00
0	0	0	360.0000	10.30

Comment:

Node: Pre-Site

Scenario: Scenario2-drawdown
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 14.50 ft
Warning Stage: 17.00 ft

Stage [ft]	Area [ac]	Area [ft2]
14.50	0.0000	0
15.50	1.0000	43560
16.50	12.0000	522720

Comment:

Weir Link: CONC WEIR

Scenario: Scenario2
From Node: Post-Dry Pond
To Node: Post-Wet Pond
Link Count: 1
Flow Direction: Both
Damping: 0.0000 ft
Weir Type: Broad Crested Vertical
Geometry Type: Rectangular
Invert: 15.50 ft
Control Elevation: 15.50 ft
Max Depth: 0.50 ft
Max Width: 50.00 ft
Fillet: 0.00 ft

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Discharge Coefficients
Weir Default: 2.800
Weir Table:
Orifice Default: 0.600
Orifice Table:

Comment:

Drop Structure Link: Control

Scenario: Scenario2
From Node: Post-Wet Pond
To Node: Post-Outfall
Link Count: 1
Flow Direction: Both
Solution: Combine
Increments: 0
Pipe Count: 1
Damping: 0.0000 ft
Length: 789.00 ft
FHWA Code: 0
Entr Loss Coef: 0.50
Exit Loss Coef: 1.00
Bend Loss Coef: 0.00

Upstream Pipe
Invert: 12.00 ft
Manning's N: 0.0120

Geometry: Circular
Max Depth: 2.00 ft

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Manning's N: 0.0000

Downstream Pipe
Invert: 10.00 ft
Manning's N: 0.0120

Geometry: Circular
Max Depth: 2.00 ft

Bottom Clip
Default: 0.00 ft
Op Table:
Ref Node:

Top Clip
Default: 0.00 ft
Op Table:
Ref Node:

Manning's N: 0.0000

Bend Location: 0.00 dec
Energy Switch: Energy

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Circular	Op Table:	
Invert:	10.30 ft	Ref Node:	
Control Elevation:	10.30 ft	**Discharge Coefficients**	
Max Depth:	0.25 ft	Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	13.00 ft	Ref Node:	
Control Elevation:	13.00 ft	**Discharge Coefficients**	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	0.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	3	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	15.00 ft	Ref Node:	
Control Elevation:	15.00 ft	**Discharge Coefficients**	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	3.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Weir Link: Perimeter

Scenario:	Scenario2
From Node:	Pre-Site
To Node:	Pre-Outfall
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Irregular
Invert:	14.79 ft
Control Elevation:	14.79 ft
Cross Section:	boundary

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Pipe Link: Pipes

Scenario:	Scenario2
From Node:	Post-Site
To Node:	Post-Dry Pond
Link Count:	6
Flow Direction:	Both
Damping:	0.0000 ft
Length:	35.00 ft
FHWA Code:	0
Entr Loss Coef:	0.50
Exit Loss Coef:	1.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Upstream

Invert:	10.00 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	2.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Downstream

Invert:	10.00 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	2.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Comment:

Percolation Link: Post-Perc

Scenario:	Scenario2
From Node:	Post-Dry Pond
To Node:	Post-Gdwtr
Link Count:	1
Surface Area Option:	Vary Based on Stage/Area Table
Vertical Flow Termination:	Horizontal Flow Algorithm
Perimeter 1:	1977.00 ft

Flow Direction:	None		
Aquifer Base Elevation:	-4.00 ft	Perimeter 2:	2276.00 ft
Water Table Elevation:	11.80 ft	Perimeter 3:	2990.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	50.00 ft
Horizontal Conductivity:	8.300 fpd	Distance P2 to P3:	450.00 ft
Vertical Conductivity:	14.100 fpd	# of Cells P1 to P2:	10
Fillable Porosity:	0.300	# of Cells P2 to P3:	45
Layer Thickness:	1.20 ft		

Comment:

Percolation Link: Pre-Perc

Scenario:	Scenario2	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pre-Site		
To Node:	Pre-Gdwtr	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	2937.00 ft
Flow Direction:	None	Perimeter 2:	3317.00 ft
Aquifer Base Elevation:	-4.00 ft	Perimeter 3:	6732.00 ft
Water Table Elevation:	11.80 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	450.00 ft
Horizontal Conductivity:	8.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	14.100 fpd	# of Cells P2 to P3:	45
Fillable Porosity:	0.300		
Layer Thickness:	1.20 ft		

Comment:

Weir Link: CONC WEIR

Scenario:	Scenario2-NSLRWCD disch	**Bottom Clip**	
From Node:	Post-Dry Pond	Default:	0.00 ft
To Node:	Post-Wet Pond	Op Table:	
Link Count:	1	Ref Node:	
Flow Direction:	Both	**Top Clip**	
Damping:	0.0000 ft	Default:	0.00 ft
Weir Type:	Broad Crested Vertical	Op Table:	
Geometry Type:	Rectangular	Ref Node:	
Invert:	15.50 ft	**Discharge Coefficients**	
Control Elevation:	15.50 ft	Weir Default:	2.800
Max Depth:	0.50 ft	Weir Table:	
Max Width:	50.00 ft	Orifice Default:	0.600
Fillet:	0.00 ft	Orifice Table:	

Comment:

Drop Structure Link: Control	Upstream Pipe	Downstream Pipe

Scenario:	Scenario2-NSLRWC D disch	Invert:	12.00 ft	Invert:	10.00 ft
		Manning's N:	0.0120	Manning's N:	0.0120
From Node:	Post-Wet Pond	Geometry: Circular		Geometry: Circular	
To Node:	Post-Outfall	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	0	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0000	Manning's N:	0.0000
Damping:	0.0000 ft	Top Clip			
Length:	789.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	0	Op Table:		Op Table:	
Entr Loss Coef:	0.50	Ref Node:		Ref Node:	
Exit Loss Coef:	1.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Circular	Default:	0.00 ft
Invert:	10.30 ft	Op Table:	
Control Elevation:	10.30 ft	Ref Node:	
Max Depth:	0.25 ft	Discharge Coefficients	
		Weir Default:	3.200
		Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component			
Weir:	2	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	13.00 ft	Op Table:	
Control Elevation:	13.00 ft	Ref Node:	
Max Depth:	2.00 ft	Discharge Coefficients	
Max Width:	0.50 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	3	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	15.00 ft	Ref Node:	
Control Elevation:	15.00 ft	**Discharge Coefficients**	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	3.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Weir Link: Perimeter		Bottom Clip	
Scenario:	Scenario2-NSLRWCD disch	Default:	0.00 ft
From Node:	Pre-Site	Op Table:	
To Node:	Pre-Outfall	Ref Node:	
Link Count:	1	**Top Clip**	
Flow Direction:	Both	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:	
Weir Type:	Broad Crested Vertical	Ref Node:	
Geometry Type:	Irregular	**Discharge Coefficients**	
Invert:	14.79 ft	Weir Default:	2.800
Control Elevation:	14.79 ft	Weir Table:	
Cross Section:	boundary	Orifice Default:	0.600
		Orifice Table:	

Comment:

Pipe Link: Pipes		Upstream		Downstream	
Scenario:	Scenario2-NSLRWC D disch	Invert:	10.00 ft	Invert:	10.00 ft
		Manning's N:	0.0120	Manning's N:	0.0120
From Node:	Post-Site	**Geometry: Circular**		**Geometry: Circular**	
To Node:	Post-Dry Pond	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Link Count:	4	**Bottom Clip**			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:		Op Table:	
Length:	35.00 ft	Ref Node:		Ref Node:	
FHWA Code:	0	Manning's N:	0.0000	Manning's N:	0.0000

		Top Clip			
Entr Loss Coef:	0.50				
Exit Loss Coef:	1.00	Default:	0.00 ft	Default:	0.00 ft
Bend Loss Coef:	0.00	Op Table:		Op Table:	
Bend Location:	0.00 dec	Ref Node:		Ref Node:	
Energy Switch:	Energy	Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Percolation Link: Post-Perc

Scenario:	Scenario2-NSLRWCD disch	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Post-Dry Pond		
To Node:	Post-Gdwtr	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	1977.00 ft
Flow Direction:	Both	Perimeter 2:	2276.00 ft
Aquifer Base Elevation:	-4.00 ft	Perimeter 3:	2990.00 ft
Water Table Elevation:	11.80 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	450.00 ft
Horizontal Conductivity:	8.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	14.100 fpd	# of Cells P2 to P3:	45
Fillable Porosity:	0.300		
Layer Thickness:	1.20 ft		

Comment:

Percolation Link: Pre-Perc

Scenario:	Scenario2-NSLRWCD disch	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pre-Site		
To Node:	Pre-Gdwtr	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	2937.00 ft
Flow Direction:	Both	Perimeter 2:	3317.00 ft
Aquifer Base Elevation:	-4.00 ft	Perimeter 3:	6732.00 ft
Water Table Elevation:	11.80 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	450.00 ft
Horizontal Conductivity:	8.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	14.100 fpd	# of Cells P2 to P3:	45
Fillable Porosity:	0.300		
Layer Thickness:	1.20 ft		

Comment:

Weir Link: CONC WEIR

		Bottom Clip	
Scenario:	Scenario2-drawdown		
From Node:	Post-Dry Pond	Default:	0.00 ft
To Node:	Post-Wet Pond	Op Table:	
Link Count:	1	Ref Node:	

Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Rectangular
Invert:	15.50 ft
Control Elevation:	15.50 ft
Max Depth:	0.50 ft
Max Width:	50.00 ft
Fillet:	0.00 ft

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Drop Structure Link: Control

Scenario:	Scenario2-drawdown
From Node:	Post-Wet Pond
To Node:	Post-Outfall
Link Count:	1
Flow Direction:	Both
Solution:	Combine
Increments:	0
Pipe Count:	1
Damping:	0.0000 ft
Length:	789.00 ft
FHWA Code:	0
Entr Loss Coef:	0.50
Exit Loss Coef:	1.00
Bend Loss Coef:	0.00
Bend Location:	0.00 dec
Energy Switch:	Energy

Upstream Pipe

Invert:	12.00 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	3.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Downstream Pipe

Invert:	10.00 ft
Manning's N:	0.0120

Geometry: Circular

Max Depth:	3.00 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	
Manning's N:	0.0000

Pipe Comment:

Weir Component

Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Circular
Invert:	10.30 ft
Control Elevation:	10.30 ft
Max Depth:	0.25 ft

Bottom Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip

Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients

Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	13.00 ft	Ref Node:	
Control Elevation:	13.00 ft	Discharge Coefficients	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	0.50 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	3	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	15.00 ft	Ref Node:	
Control Elevation:	15.00 ft	Discharge Coefficients	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	3.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Weir Link: Perimeter		Bottom Clip	
Scenario:	Scenario2-drawdown	Default:	0.00 ft
From Node:	Pre-Site	Op Table:	
To Node:	Pre-Outfall	Ref Node:	
Link Count:	1	Top Clip	
Flow Direction:	Both	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:	
Weir Type:	Broad Crested Vertical	Ref Node:	
Geometry Type:	Irregular	Discharge Coefficients	
Invert:	14.79 ft	Weir Default:	2.800
Control Elevation:	14.79 ft	Weir Table:	
Cross Section:	boundary		

Orifice Default:	0.600
Orifice Table:	

Comment:

Pipe Link: Pipes		Upstream		Downstream	
Scenario:	Scenario2-drawdown	Invert:	10.00 ft	Invert:	10.00 ft
		Manning's N:	0.0120	Manning's N:	0.0120
From Node:	Post-Site	Geometry: Circular		Geometry: Circular	
To Node:	Post-Dry Pond	Max Depth:	2.00 ft	Max Depth:	2.00 ft
Link Count:	4	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Damping:	0.0000 ft	Op Table:		Op Table:	
Length:	35.00 ft	Ref Node:		Ref Node:	
FHWA Code:	0	Manning's N:	0.0000	Manning's N:	0.0000
Entr Loss Coef:	0.50	Top Clip			
Exit Loss Coef:	1.00	Default:	0.00 ft	Default:	0.00 ft
Bend Loss Coef:	0.00	Op Table:		Op Table:	
Bend Location:	0.00 dec	Ref Node:		Ref Node:	
Energy Switch:	Energy	Manning's N:	0.0000	Manning's N:	0.0000

Comment:

Percolation Link: Post-Perc			
Scenario:	Scenario2-drawdown	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Post-Dry Pond		
To Node:	Post-Gdwtr	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	1977.00 ft
Flow Direction:	Both	Perimeter 2:	2276.00 ft
Aquifer Base Elevation:	-4.00 ft	Perimeter 3:	2990.00 ft
Water Table Elevation:	11.80 ft	Distance P1 to P2:	50.00 ft
Annual Recharge Rate:	0 ipy	Distance P2 to P3:	450.00 ft
Horizontal Conductivity:	8.300 fpd	# of Cells P1 to P2:	10
Vertical Conductivity:	14.100 fpd	# of Cells P2 to P3:	45
Fillable Porosity:	0.300		
Layer Thickness:	1.20 ft		

Comment:

Percolation Link: Pre-Perc			
Scenario:	Scenario2-drawdown	Surface Area Option:	Vary Based on Stage/Area Table
From Node:	Pre-Site		
To Node:	Pre-Gdwtr	Vertical Flow Termination:	Horizontal Flow Algorithm
Link Count:	1	Perimeter 1:	2937.00 ft

Flow Direction:	Both		
Aquifer Base Elevation:	-4.00 ft	Perimeter 2:	3317.00 ft
Water Table Elevation:	11.80 ft	Perimeter 3:	6732.00 ft
Annual Recharge Rate:	0 ipy	Distance P1 to P2:	50.00 ft
Horizontal Conductivity:	8.300 fpd	Distance P2 to P3:	450.00 ft
Vertical Conductivity:	14.100 fpd	# of Cells P1 to P2:	10
Fillable Porosity:	0.300	# of Cells P2 to P3:	45
Layer Thickness:	1.20 ft		

Comment:

Simulation: 100YR-24HR

Scenario: Scenario2
Run Date/Time: 2/10/2022 10:30:00 AM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:

Unit Hydrograph Folder:		Curve Number Set:	
		Green-Ampt Set:	
		Vertical Layers Set:	
		Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	9.00 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 100YR-72HR

Scenario:	Scenario2
Run Date/Time:	2/10/2022 10:30:12 AM
Program Version:	ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 12.00 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 10YR-24HR

Scenario: Scenario2
Run Date/Time: 2/10/2022 10:30:47 AM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSIII-24
Rainfall Amount: 6.00 in
Storm Duration: 24.0000 hr

Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (1D):	100 ft2
Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-72HR

Scenario: Scenario2
Run Date/Time: 2/10/2022 10:31:03 AM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:

Green-Ampt Set:	
Vertical Layers Set:	
Impervious Set:	

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	8.50 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 25YR-24HR

Scenario:	Scenario2
Run Date/Time:	2/10/2022 10:31:23 AM
Program Version:	ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SCSIII-24
Rainfall Amount: 6.80 in
Storm Duration: 24.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 25YR-72HR

Scenario: Scenario2
Run Date/Time: 2/10/2022 10:31:36 AM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 9.50 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft

Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: MA

Scenario: Scenario2
Run Date/Time: 2/10/2022 10:32:16 AM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:

Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SCSIII-24
		Rainfall Amount:	4.50 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 10YR-72HR

Scenario: Scenario2-NSLRWCD disch
Run Date/Time: 2/10/2022 10:32:29 AM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: Global
Rainfall Name: ~SFWMD-72
Rainfall Amount: 8.50 in
Storm Duration: 72.0000 hr
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 25YR-24HR

Scenario: Scenario2-drawdown
Run Date/Time: 2/10/2022 10:33:27 AM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft
Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft
Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr
Smp/Man Basin Rain Opt: No Rainfall
Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2

Energy Switch (1D): Energy

Comment:

Simulation: 25YR-72HR

Scenario: Scenario2-drawdown
Run Date/Time: 2/10/2022 10:33:45 AM
Program Version: ICPR4 4.07.00

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6		
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	No Rainfall
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft		
Edge Length Option:	Automatic		
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Appendix B

Nutrient Analysis by BMP Trains

Complete Report (not including cost)
Ver. 4.3.2

Project: Ft. Pierce Commercial
Date: 1/30/2022 2:31:27 PM

Site and Catchment Information

Analysis: Net Improvement

Catchment Name	High-Intensity Commercial
Rainfall Zone	Florida Zone 2
Annual Mean Rainfall	56.00

Pre-Condition Landuse Information

Landuse	Undeveloped - Wet Flatwoods: TN=1.213 TP=0.021
Area (acres)	12.00
Rational Coefficient (0-1)	0.07
Non DCIA Curve Number	74.00
DCIA Percent (0-100)	0.00
Nitrogen EMC (mg/l)	1.213
Phosphorus EMC (mg/l)	0.021
Runoff Volume (ac-ft/yr)	4.178
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	6.248
Phosphorus Loading (kg/yr)	0.108

Post-Condition Landuse Information

Landuse	High-Intensity Commercial: TN=2.40 TP=0.345
Area (acres)	12.00
Rational Coefficient (0-1)	0.46
Non DCIA Curve Number	74.00
DCIA Percent (0-100)	53.00

Wet Pond Area (ac)	1.13
Nitrogen EMC (mg/l)	2.400
Phosphorus EMC (mg/l)	0.345
Runoff Volume (ac-ft/yr)	23.543
Groundwater N (kg/yr)	0.000
Groundwater P (kg/yr)	0.000
Nitrogen Loading (kg/yr)	69.669
Phosphorus Loading (kg/yr)	10.015

Catchment Number: 1 Name: High-Intensity Commercial

Project: Ft. Pierce Commercial
Date: 1/30/2022

Multiple BMP in Series Design Parameters

BMP in Series Number: 1
BMP Type: Retention

Retention Depth (in)	0.880
Retention Volume (ac-ft)	0.797

BMP in Series Number: 2
BMP Type: Wet Detention

Permanent Pool Volume (ac-ft)	9.260
Permanent Pool Volume (ac-ft) for 31 days residence	2.000
Annual Residence Time (days)	144
Littoral Zone Efficiency Credit	
Wetland Efficiency Credit	

BMP in Series Number: 3
BMP Type: Filtration

Treatment Depth (in)	1.250
Hydraulic Capture Efficiency (%)	87
Media Type	B&G CTS24
Media N Reduction (%)	75
Media P Reduction (%)	95

BMP in Series Number: 4
BMP Type: None

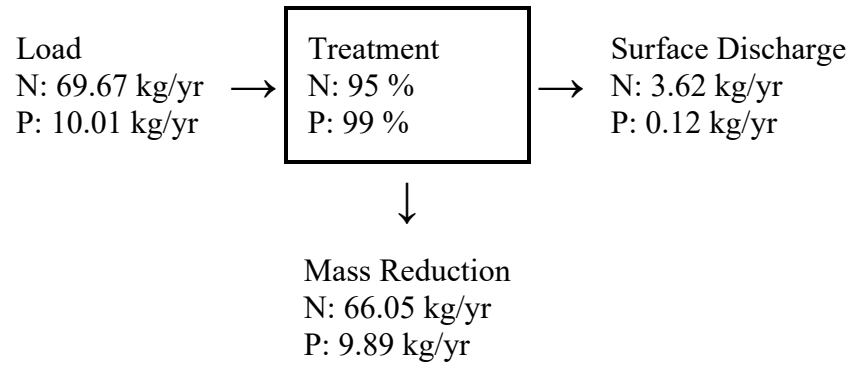
Watershed Characteristics

Catchment Area (acres)	12.00
Contributing Area (acres)	10.870
Non-DCIA Curve Number	74.00
DCIA Percent	53.00
Rainfall Zone	Florida Zone 2
Rainfall (in)	56.00

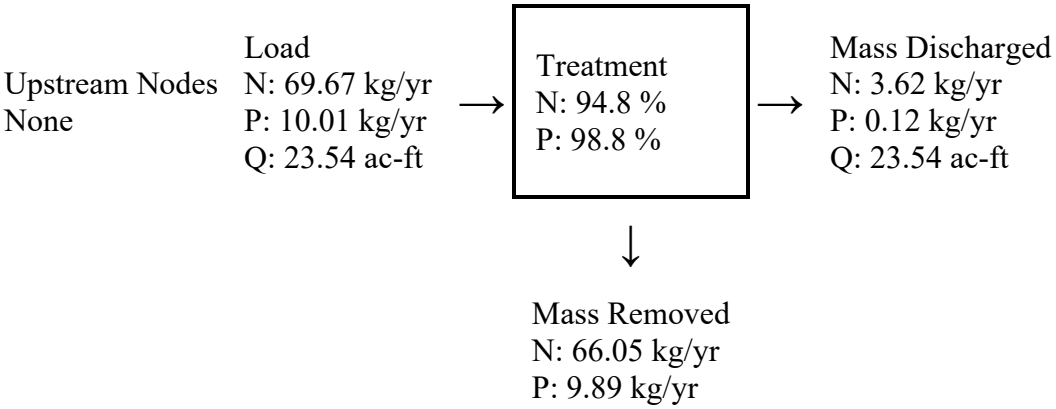
Surface Water Discharge

Required TN Treatment Efficiency (%)	91
Provided TN Treatment Efficiency (%)	95
Required TP Treatment Efficiency (%)	99
Provided TP Treatment Efficiency (%)	99

Load for Multiple BMP in Series



Load Diagram for Multiple BMP (As Used In Routing)



Summary Treatment Report Version: 4.3.2

Project: Ft. Pierce Commercial

Analysis Type: Net Improvement

Date:1/30/2022

BMP Types:

Catchment 1 - (High-Intensity Commercial)
Multiple BMP
Based on % removal values to the nearest percent

Routing Summary
Catchment 1 Routed to Outlet

Total nitrogen target removal met? **Yes**
Total phosphorus target removal met? **Yes**

Summary Report

Nitrogen

Surface Water Discharge

Total N pre load	6.25 kg/yr
Total N post load	69.67 kg/yr
Target N load reduction	91 %
Target N discharge load	6.25 kg/yr

Percent N load reduction	95 %	
Provided N discharge load	3.62 kg/yr	7.97 lb/yr
Provided N load removed	66.05 kg/yr	145.65 lb/yr

Phosphorus

Surface Water Discharge		
Total P pre load	.108 kg/yr	
Total P post load	10.015 kg/yr	
Target P load reduction	99 %	
Target P discharge load	.108 kg/yr	
Percent P load reduction	99 %	
Provided P discharge load	.122 kg/yr	.27 lb/yr
Provided P load removed	9.892 kg/yr	21.813 lb/yr

Media Filter Report

Catchment Name: High-Intensity Commercial
Treatment Depth (in): 0.88
Rate (GPM/SF): 0.05
Effective Impervious Area (acres): 7.00
Minimum Filter Area (sf): 1,115.93

Treatment rate includes the safety factor

Media Filter Report

Treatment Depth (in): 1.25
Phosphorus Removed per Year (kg OP/yr): 8.16
Filter Capacity (kg OP): 24.52
Sorption Rate (mg OP/g media): 0.20
Filter Volume Provided (cf): 2,843.00
Saturated Weight of Media (lbs/cf): 95.00
Filter OP in TP (fraction): 1.00
Service Life (years): 3.0

Appendix C

Geotechnical Reports by Universal Engineering

UNIVERSAL
ENGINEERING SCIENCES

GEOTECHNICAL EXPLORATION

FORT PIERCE COMMERCIAL
PARCEL 1 – BUILDING AND PAVEMENT AREA
FORT PIERCE, FLORIDA

UES PROJECT NO. 3330.2100159.0001

PREPARED FOR:

Okeejen, LLC
P.O. Box 1179
Sharpes, Florida 32959

Attn: Mr. Jill K. Simpkins

PREPARED BY:

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

September 7, 2021

UNIVERSAL
ENGINEERING SCIENCES
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

September 7, 2021

Ms. Jill K. Simpkins
Okeejen, LLC
P.O. Box 1179
Sharpes, Florida 32959

Subject: Report of Geotechnical Exploration
Fort Pierce Commercial
Parcel 1 – Building and Pavement Area
Okeechobee Road, Fort Pierce, Florida
UES Project No. 3330.2100159.0001

Dear Ms. Simpkins:

Universal Engineering Sciences (UES) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with our Geotechnical Engineering Proposal No. 21-0462.00 REV#1 dated June 11, 2021, planned in conjunction with Mr. Tom Vani, Mr. Todd Howder with MBV Engineering, Inc., and authorized by you.

EXECUTIVE SUMMARY

The purpose of our subsurface exploration was to classify the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including providing recommendations for foundation design, pavement design, site preparation, and earthwork construction.

Per our prior telephone discussions and email correspondence with Mr. Todd Howder with MBV Engineering, Inc. and Mr. Tom Vani, UES understands that the project consists of constructing an approximate 5,000 SF single-story restaurant/retail building and associated pavement areas at the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. We have been provided with a Conceptual Site Plan prepared by MBV Engineering, Inc. showing the location of the proposed construction on the property.

Additional details and specific structural loads were not provided to UES. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 4 kips per linear foot and a maximum column load of 35 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

Five (5) standard penetration test (SPT) borings (B-1 through B-5), advanced to approximate depths of 15 feet, and four (4) auger borings with hand cone penetrometer (HCP) testing (AB-1 through AB-4), advanced to depths of approximately 6 feet below the existing ground surface, were performed within the planned building and pavement areas, respectively. The subsurface soil conditions encountered at the boring locations generally consisted of loose to medium dense fine sand (SP), fine sand with silt (SP-SM), fine sand with clay (SP-SC), and clayey fine sand (SC) to the termination depths.

Considering the results of our field exploration program, the subsurface soil conditions revealed by the borings are generally favorable for support of the proposed building and asphalt and/or concrete pavements. Conventional shallow stem wall or monolithic slab foundations may be designed using a maximum allowable soil bearing pressure of 2,500 psf.

Prior to placing fill to attain design grades with the building and pavement areas, the subgrade soils should be improved (densified) with compaction from the stripped grade. The upper 2 feet of soil below stripped grade should be compacted to a minimum of 95 percent maximum dry density as determined by the modified Proctor test (ASTM D 1557). Fill (including stem wall backfill) should be placed in maximum 12-inch thick lifts and compacted to achieve at least 95 percent modified Proctor maximum dry density. After completing the footing excavations, the bearing subgrade to a depth of 2 feet should be compacted to not less than 95 percent modified Proctor maximum dry density.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
Universal Engineering Sciences
Florida Registry No. 4930

Digitally signed by Thomas D Montano:A01410C00000178 18498DCD000019A3
Date: 2021.09.07 07:51:53 -04'00'

This item has been digitally signed and sealed by Thomas D. Montano, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Thomas D. Montano, P.E.
Branch Manager
Florida Registration No. 84146

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution:
Ms. Jill K. Simpkins – Okeejen, LLC — 1 pdf
Mr. Tom Vani — 1 pdf
Mr. Todd Howder – MBV Engineering, Inc. — 1 pdf

TABLE OF CONTENTS

1.0 INTRODUCTION 4
1.1 Scope of Services 4
1.2 Project Description 4

2.0 OBSERVATIONS 5
2.1 Site Description 5
2.2 Field Exploration 5
2.3 Visual Classification 5
2.4 Geomorphic Conditions 6
2.5 Hydrogeological Conditions 6

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS 6
3.1 General 6
3.2 Site Preparation 7
3.3 Vibration Monitoring 8
3.4 Design of Footings 8
3.5 Settlement Estimates 8
3.6 Ground Floor Slabs 9

4.0 PAVEMENT AREA DESIGN AND CONSTRUCTION CONSIDERATIONS 9
4.1 Pavement Design Sections 9
4.2 Compacted Subgrade or Embankment Fill 10
4.3 Stabilized Subgrade 10
4.4 Base Course 10
4.5 Flexible (Asphalt) Pavement 11
4.6 Rigid (Concrete) Pavement 11
4.7 Effects of Water 11
4.8 Construction Traffic 12
4.9 Pavement Site Preparation 12

5.0 REPORT LIMITATIONS 13

6.0 BASIS FOR RECOMMENDATIONS 13

Appendix A - Vicinity Map
Appendix B - Test Location Plan
Appendix C - Notes Related to Borings
Appendix D - Log of Boring Records
Appendix E - Discussion of Soil Groups

1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during our field exploration.

2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.

3. Evaluate the existing soil conditions found during our exploration with respect to foundation support of the proposed structure.

4. Provide recommendations with respect to foundation support of the proposed structure, including foundation type, maximum allowable soil bearing capacity, and bearing elevations.

5. Provide recommendations for pavement design and subgrade preparation.

6. Provide site preparation criteria for the proposed construction.

1.2 Project Description

Per our prior telephone discussions and email correspondence with Mr. Todd Howder with MBV Engineering, Inc. and Mr. Tom Vani, UES understands that the project consists of constructing an approximate 5,000 SF single-story restaurant/retail building and associated pavement areas at the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. We have been provided with a Conceptual Site Plan prepared by MBV Engineering, Inc. showing the location of the proposed construction on the property.

Additional details and specific structural loads were not provided to UES. For the foundation recommendations presented in this report, we assumed a maximum wall loading of 4 kips per linear foot and a maximum column load of 35 kips.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Description

As illustrated on the Site Vicinity Map in Appendix A, the project site is located along the south side of Okeechobee Road in Fort Pierce, Florida. At the time of our field exploration, the property was undeveloped and contained miscellaneous surface vegetation. The site was bordered by a Wawa store to the west, undeveloped land to the south and east, and Okeechobee Road to the north.

2.2 Field Exploration

Five (5) standard penetration test (SPT) borings (B-1 through B-5), advanced to approximate depths of 15 feet, and four (4) auger borings with hand cone penetrometer (HCP) testing (AB-1 through AB-4), advanced to depths of approximately 6 feet below the existing ground surface, were performed within the planned building and pavement areas, respectively. The boring depths were established based upon our knowledge of vicinity soils and confined to the zone of soil likely to be influenced by the planned construction. The locations of the borings are illustrated on the Test Location Plan in Appendix B.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

The auger borings were performed in substantial accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

Site specific survey staking of the borings was not provided for our field exploration. The indicated depth and location of each boring were approximated based upon existing grade, the provided Conceptual Site Plan, GPS coordinates, and estimated distances and relationships to existing landmarks at the site.

2.3 Visual Classification

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2487). After reviewing the soil samples, no laboratory testing was deemed necessary. The samples will be retained in our laboratory for 30 days and then discarded, unless we are notified otherwise in writing.

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Nettles and Oldsmar sands (25). Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions, the standard penetration test (SPT) N-values, and the hand cone penetrometer (HCP) values logged during the drilling and sampling activities. Note that the soil boring data reflect information from the specific test locations only and the soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix E - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to medium dense fine sand (SP), fine sand with silt (SP-SM), fine sand with clay (SP-SC), and clayey fine sand (SC) to the termination depths.

2.5 Hydrogeological Conditions

On the dates of our field exploration (July 29 and August 2, 2021), groundwater was encountered in the borings at depths ranging from approximately 3 to 6.1 feet below the ground surface. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

No additional evaluation was included in our current scope of work in relation to the wet season high groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations. If a more comprehensive water table analysis is necessary, please contact our office for additional guidance.

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

3.1 General

Our geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned construction, and our recommendations for site preparation, foundation support, pavement design, and earthwork construction, are based upon (1) our site observations, (2) the field data obtained, and (3) our understanding of the project information presented in this report. If the stated conditions are incorrect, or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

We note that the applicability of geotechnical recommendations is very dependent upon project characteristics, specifically (1) improvement locations, (2) grade alterations, (3) and actual applied structural loads. For that reason, UES must be provided with and review the preliminary and final site and grading plans, and structural design loads to validate all recommendations provided in this report. Without performing this review, our recommendations should not be relied upon for final design or construction of any site improvements.

3.2 Site Preparation

UES recommends the following compaction requirements for this project:

- Proof Roll .....95 percent of modified Proctor
- Building Pad Fill.....95 percent of modified Proctor
- Footings .....95 percent of modified Proctor

The above compaction percentages are based upon the maximum dry density as determined by the modified Proctor test (ASTM D 1557). **All density tests should be performed to a depth of 2 feet below stripped surface and bottom of footings.** Density testing should be performed using either the nuclear method (ASTM D 6938) or the sand cone method (ASTM D 1556). Hand Cone Penetrometer (HCP) tests can also be performed to evaluate compaction.

Our recommendations for preparation of the site for use of shallow foundation systems and on-grade slabs are presented below. This approach to improving and maintaining site soils has been found to be successful on projects having similar soil conditions.

1. Initial site preparation should consist of removing surface vegetation, topsoil, near surface roots, and other miscellaneous debris within and to a distance of 5 feet beyond the planned construction limits. Foundations and the below grade remains of former structures within the footprint of the new construction should also be removed. Similarly, utility lines within the limits of the proposed construction should be removed or properly abandoned so that they will not adversely impact overlying structures.

2. Following site stripping and prior to placing fill, areas of surficial sand should be compacted (proof rolled) and tested. We recommend using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. Density tests should be performed on the proof rolled surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater.

3. Fill material may then be placed for the building pad and general site grading, as required. The fill should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **GFA does not recommend using fill having soil fines contents exceeding 12 percent.** Fill should be placed in lifts having a maximum thickness of 12-inches. Each lift should be compacted and tested prior to placement of the next lift. Density tests should be performed within the fill at a frequency of not less than one test per 2,500 square feet per lift in building areas, or a minimum of three (3) tests per lift, whichever is greater.

4. For foundations placed on structural fill or compacted native granular soils, the bearing subgrade should be tested for compaction and observed by an engineer or geologist or his/her representative to determine if the soil is free of organic and/or deleterious material. Density tests should be performed at a frequency of not less than one (1) density test per each column footing and one (1) test per each seventy-five (75) lineal feet of wall footing.

5. The contractor should consider the final grading contours contained on the project plans when executing backfilling and compaction operations.

3.3 Vibration Monitoring

Vibrations associated with the construction activities at the site may disturb nearby structures. We recommend that these structures be monitored by UES both before and during compaction operations. A proposal for providing vibration monitoring services during earthwork construction will be provided upon request.

3.4 Design of Footings

A foundation system for any structure must be designed to resist bearing capacity failures, have settlements that are tolerable, and resist the environmental forces that the foundation may be subjected to over the life of the structure. The soil bearing capacity is the soil's ability to support loads without plunging into the soil profile. Bearing capacity failures are analogous to shear failures in structural design and are usually sudden and catastrophic.

Based on the results of the soil borings performed at the site, UES recommends the structure foundations be designed using a maximum allowable soil bearing pressure of 2,500 psf. Conventional shallow foundations and thickened-edge slab foundation systems should be embedded at least 12 inches below lowest adjacent grade. Furthermore, maintain minimum foundation widths of 18 and 24 inches for isolated strip and square footings, respectively, even if the maximum allowable soil bearing pressure is not developed in all cases.

Once site preparation has been performed in accordance with the recommendations presented in this report, the soils should readily support the proposed structure bearing upon a properly designed and constructed shallow foundation system. Footings and columns should be structurally separated from the ground floor slab, as they will be loaded differently and at different times, unless a monolithic slab foundation is designed.

3.5 Settlement Estimates

Post construction settlements of the structure will be influenced by several interrelated factors, including (1) subsurface soil stratification and the strength/compressibility characteristics, (2) footing size, bearing level, applied loads, and resulting bearing pressure beneath the footings, and (3) the site preparation and earthwork construction techniques used by the contractor. Our settlement estimates for the proposed construction are based on the use of the site preparation and earthwork construction methods recommended in this report. Any deviation from these recommendations could result in an increase in the estimated post-construction settlements of the proposed construction.

We expect the majority of settlement to occur in an elastic manner and fairly rapidly during construction. Using the recommended maximum bearing pressure, the assumed maximum structural loads, and the field test data that we have correlated geotechnical strength and compressibility characteristics of the subsurface soils, we estimate that total settlements of the structure could be on the order of one (1) inch or less.

Differential settlements result from differences in applied bearing pressures and variations in the compressibility characteristics of the subsurface soils. Because of the general uniformity of the subsurface conditions and the recommended site preparation and earthwork construction methods presented in this report, we anticipate that differential settlements of the structure should be within tolerable magnitudes (0.5 inch or less).

3.6 Ground Floor Slabs

The ground floor slab may be constructed upon either existing grade or fill following completion of the site preparation and fill placement procedures outlined in this report. We recommend that a modulus of subgrade reaction (k) of 150 pounds per cubic inch (pci) be considered during design. The floor slab should be structurally separated from walls and columns to allow for differential vertical movement, unless a monolithic slab foundation is designed.

Excessive moisture vapor transmission through foundation slabs can result in damage to floor coverings as well as cause other deleterious affects. An appropriate moisture vapor barrier should be placed beneath the slab to reduce moisture vapor from entering the structure through the slab. The barrier should be installed in general accordance with applicable ASTM procedures including sealing around pipe penetrations and at the foundation edges.

4.0 PAVEMENT AREA DESIGN AND CONSTRUCTION CONSIDERATIONS

4.1 Pavement Design Sections

The pavement sections were designed considering assumed traffic loading and previous experience with similar projects. Flexible pavement sections in the geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.

Based on our prior experience and the assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.1.1 below.

Table 4.1.1 - Design Pavement Sections				
Pavement Type	Layer	Material Description	Layer Thickness	
			Light Duty	Heavy Duty
Flexible	(A)	Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5	1.5	2.5
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	6	8
	(SSG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
	STRUCTURAL NUMBER (SN)		**2.7**	**3.5**
Rigid	(C)	FDOT Portland Cement Concrete	NA	8
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	NA	-
	(CSG)	Soil subgrade compacted to 98 percent of modified Proctor maximum dry density	NA	12

4.2 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 4.9 of this report.

4.3 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade or embankment fill and the base course. We recommend that subgrade material be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180). The stabilized subgrade material should have a minimum Limerock Bearing Ratio (LBR) value of 40. Compliance tests should be performed upon the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

4.4 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

4.5 Flexible (Asphalt) Pavement

Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.

The asphalt should be compacted to meet the requirements of the latest edition of the FDOT *Standard Specifications for Road and Bridge Construction*. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

4.6 Rigid (Concrete) Pavement

Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement can without causing structural damage. Construction and control joints should be accordance with current American Concrete Institute (ACI) and industry practices.

The pavement sections presented in this report are minimum pavement section thicknesses typically used for similar type projects. The pavement materials and construction procedures should conform to FDOT, ACI, or appropriate city/county requirements.

4.7 Effects of Water

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the base course, regardless of the type of base material. In addition, we recommend that full-depth curb sections be designed and constructed. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

4.8 Construction Traffic

Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactorily under typical construction traffic loading. We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.

4.9 Pavement Site Preparation

Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.

1. The proposed construction limits should be cleared, stripped, and grubbed of all surface vegetation, topsoil, and associated root systems to depths of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.

2. Prior to initiating fill operations, the existing ground surface should be compacted (proof rolled) using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. After completing the proof rolling, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

3. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. **Fill material having silt/clay-size fines contents greater than 5 percent should not be used, including cyclone sand material.** The fill should be placed in maximum 12-inch thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

4. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or at a minimum of two test locations, whichever is greater.

5. Representative samples of both on-site and import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.

6. The contractor should consider the contours contained on the final grading, paving, and drainage plans when executing backfilling and compaction operations.

5.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Okeejen, LLC and members of the design team for the proposed retail/commercial development of Parcel 1 at the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions provided in this report. In the event changes are made in the nature, design, or location of the proposed building or pavement areas, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and our conclusions modified or verified in writing by UES.

UES should be provided the opportunity to review the final civil plans, structural plans, and project specifications to determine if UES's recommendations have been properly interpreted, communicated, and implemented. If UES is not afforded the opportunity to participate in construction related aspects of foundation installation and pavement construction as recommended in this report or any report addendum, UES cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for foundation or pavement performance.

6.0 BASIS FOR RECOMMENDATIONS

The recommendations presented in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific dates drilled.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the express written consent of Universal Engineering Sciences. The applicable SPT methodology (ASTM D 1586) and auger boring methodology (ASTM D 1452) used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

Appendix A - Vicinity Map

Site Vicinity Map

Fort Pierce Commercial
Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2100159.0000	Drafted by: JR	Reviewed By: ES	Date: 8/16/2021

N

Appendix B - Test Location Plan

Test Location Plan

Parcel 1 - Building and Pavement Area
Fort Pierce Commercial
Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2100159.0001	Drafted by: JR	Reviewed By: ES	Date: 8/26/2021

N

Legend

- Approximate 15’ Standard Penetration Test Boring Locations
- Approximate Auger Boring Locations

Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than 1/32"	Fine roots
5% to 12%	Little	1/32" to 1/4"	Small roots
12% to 30%	Some	1/4" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

Appendix D - Log of Boring Records

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Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-1

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 1
PROJECT NUMBER 3330.2100159.0001
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 15 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 8/2/21
COMPLETED 8/2/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 5.70 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	6 5 6 5	11		Gray fine sand (SP)			
2.5		2	5 4 4 5	8					
		3	4 5 5 4	10		5.0 Gray clayey fine sand (SC) ▽ 6.0			
5.0		4	5 6 7 10	13		Brown fine sand with clay (SP-SC) 8.0			
7.5		5	5 7 6 10	13		Gray fine sand (SP)			
10.0									
12.5						13.5			
		6	10 9 7	16		Gray clayey fine sand (SC)			
15.0						15.0			

Bottom of borehole at 15.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 8/16/21 09:00 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0001- PARCEL 1 BUILDING AND F

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LOG OF BORING B-2

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 1
PROJECT NUMBER 3330.2100159.0001
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 15 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 8/2/21
COMPLETED 8/2/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 5.80 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	3 3 3 5	6		Gray fine sand (SP)			
2.5		2	3 4 4 4	8					
5.0		3	4 5 5 5	10					
						5.5			
						▽ Brown-gray clayey fine sand (SC)			
						6.0			
		4	5 5 10 9	15		Brown-gray fine sand with clay (SP-SC)			
7.5						8.0			
		5	4 5 10 11	15		Gray fine sand (SP)			
10.0									
12.5									
						13.5			
		6	5 5 10	15		Gray clayey fine sand (SC)			
15.0						15.0			

Bottom of borehole at 15.0 feet.

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LOG OF BORING B-3

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 1
PROJECT NUMBER 3330.2100159.0001
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 15 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 8/2/21
COMPLETED 8/2/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 5.70 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	2 2 4 3	6		Gray fine sand (SP)			
2.5		2	2 3 3 4	6					
						3.5			
						Brown clayey fine sand (SC)			
5.0		3	3 4 5 5	9		5.0			
						Brown fine sand (SP) ▽			
		4	4 5 5 5	10		7.0			
7.5						Gray clayey fine sand (SC)			
		5	4 4 5 9	9					
10.0									
12.5						13.5			
		6	5 5 9	14		Gray fine sand with silt (SP-SM)			
15.0						15.0			

Bottom of borehole at 15.0 feet.

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SPT LOGS - GFA DATA TEMPLATE.GDT - 8/16/21 09:00 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0001- PARCEL 1 BUILDING AND F

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LOG OF BORING B-4

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 1
PROJECT NUMBER 3330.2100159.0001
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 15 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 8/2/21
COMPLETED 8/2/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 6.10 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	2 2 3 6	5		Gray fine sand (SP)			
2.5		2	3 3 2 5	5					
		3	3 4 4 4	8		4.0 Gray clayey fine sand (SC)			
5.0						6.0 ▽			
		4	8 7 7 9	14		Gray fine sand (SP)			
7.5						8.5			
		5	4 7 7 5	14		Gray clayey fine sand (SC)			
10.0									
12.5						13.5			
		6	6 5 5	10		Gray fine sand (SP)			
15.0						15.0			

Bottom of borehole at 15.0 feet.

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LOG OF BORING B-5

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 1
PROJECT NUMBER 3330.2100159.0001
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 15 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 8/2/21
COMPLETED 8/2/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 5.90 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	3 3 4 4	7		Gray fine sand (SP)			
2.5		2	5 4 4 4	8		3.0 Brown clayey fine sand (SC)			
						4.0 Gray clayey fine sand (SC)			
5.0		3	3 5 5 4	10		▽			
		4	5 6 6 8	12		7.0 Gray fine sand with silt (SP-SM)			
7.5		5	4 4 5 4	9					
10.0									
12.5						13.5			
		6	5 7 7	14		Gray clayey fine sand (SC)			
15.0						15.0 Bottom of borehole at 15.0 feet.			

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LOG OF BORING AB-1

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 1
PROJECT NUMBER 3330.2100159.0001
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 7/29/21 **COMPLETED** 7/29/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 5.20 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0			Gray fine sand (SP)			
1	80					
2	80		2.0			
			Gray clayey fine sand (SC)			
3	80					
4						
	75		4.5			
			Gray fine sand (SP)			
5			5.0			
			Gray clayey fine sand (SC) ▽			
6	75		6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/16/21 09:07 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0001- PARCEL 1 BU

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LOG OF BORING AB-2

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 1
PROJECT NUMBER 3330.2100159.0001
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 7/29/21 **COMPLETED** 7/29/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 5.10 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0			Gray fine sand (SP)			
1	80					
2	80					
3	80		3.0			
4	80		Brown clayey fine sand (SC)			
5	75		4.0 Gray clayey fine sand (SC) ▽			
6	75		6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/16/21 09:07 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0001- PARCEL 1 BU

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LOG OF BORING AB-3

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 1
PROJECT NUMBER 3330.2100159.0001
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 7/29/21 **COMPLETED** 7/29/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 3.00 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0			Gray fine sand (SP)			
1	80					
2	80					
3	80		▽			
4	70		4.0			
5	70		Brown clayey fine sand (SC)			
6	70		6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/16/21 09:07 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0001- PARCEL 1 BU

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LOG OF BORING AB-4

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 1
PROJECT NUMBER 3330.2100159.0001
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 7/29/21 **COMPLETED** 7/29/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
AT TIME OF DRILLING ---
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0			Gray fine sand (SP)			
1	80					
2	80					
3	80					
4	70		4.0			
5	70		Brown clayey fine sand (SC) 5.0			
6	70		Brown fine sand (SP) 6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/16/21 09:07 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0001- PARCEL 1 BU

Appendix E - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

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GEOTECHNICAL EXPLORATION

FORT PIERCE COMMERCIAL
PARCEL 1 – GRAY AREA ROADWAYS
FORT PIERCE, FLORIDA

UES PROJECT NO. 3330.2100159.0002

PREPARED FOR:

Okeejen, LLC
P.O. Box 1179
Sharpes, Florida 32959

Attn: Mr. Jill K. Simpkins

PREPARED BY:

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

September 7, 2021

UNIVERSAL
ENGINEERING SCIENCES
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

September 7, 2021

Ms. Jill K. Simpkins
Okeejen, LLC
P.O. Box 1179
Sharpes, Florida 32959

Subject: Report of Geotechnical Exploration
Fort Pierce Commercial
Parcel 1 – Gray Area Roadways
Okeechobee Road, Fort Pierce, Florida
UES Project No. 3330.2100159.0002

Dear Ms. Simpkins:

Universal Engineering Sciences (UES) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with our Geotechnical Engineering Proposal No. 21-0462.00 REV#1 dated June 11, 2021, planned in conjunction with Mr. Tom Vani, Mr. Todd Howder with MBV Engineering, Inc., and authorized by you.

EXECUTIVE SUMMARY

The purpose of our subsurface exploration was to classify the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including providing recommendations for pavement design and construction.

Per our prior telephone discussions and email correspondence with Mr. Todd Howder with MBV Engineering, Inc. and Mr. Tom Vani, UES understands that the project consists of constructing two sections of paved roadway within Parcel 1 of the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. We have been provided with a Conceptual Site Plan prepared by MBV Engineering, Inc. showing the location of the proposed roadways on the property. Each section of roadway has a length of approximately 150 feet.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

Six (6) auger borings with hand cone penetrometer (HCP) testing (AB-1 through AB-6), advanced to depths of approximately 1 and 6 feet below the existing ground surface, were performed along the alignment of the roadways. The subsurface soil conditions encountered at the boring locations generally consisted of medium dense fine sand (SP), fine sand with silt (SP-SM), and clayey fine sand (SC) to the termination depths.

Refusal to hand augering was realized at a depth of approximately 1 foot below the ground surface on apparent rock in boring AB-1. Several attempts were made to redrill this boring a few feet from its initial location. Each attempt resulted in shallow auger refusal.

Based on the results of the auger borings, the soils are generally considered to be favorable for construction of the proposed roadways. Recommendations and guidelines for pavement design and construction are presented in Section 3.0 of this report.

Prior to final design and construction, UES recommends that the apparent rock obstruction encountered at the location of boring AB-1 be evaluated by performing a test pit exploration. Buried rock, debris, or other unsuitable material should be removed within the limits of the roadway and replaced with controlled, compacted fill. In general, fill should be placed in 12-inch thick loose layers and compacted to at least 98 percent of maximum dry density as determined by the modified Proctor test (AASHTO T-180).

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
Universal Engineering Sciences
Florida Registry No. 4930

Digitally signed by Thomas D Montano:A01410C00000178 18498DCD000019A3
Date: 2021.09.07 07:51:14 -04'00'

This item has been digitally signed and sealed by Thomas D. Montano, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Thomas D. Montano, P.E.
Branch Manager
Florida Registration No. 84146

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution:
Ms. Jill K. Simpkins – Okeejen, LLC — 1 pdf
Mr. Tom Vani — 1 pdf
Mr. Todd Howder – MBV Engineering, Inc. — 1 pdf

TABLE OF CONTENTS

1.0 INTRODUCTION 4
1.1 Scope of Services 4
1.2 Project Description 4

2.0 OBSERVATIONS 4
2.1 Site Description 4
2.2 Field Exploration 5
2.3 Visual Classification 5
2.4 Geomorphic Conditions 5
2.5 Hydrogeological Conditions 6

3.0 PAVEMENT AREA DESIGN AND CONSTRUCTION CONSIDERATIONS 6
3.1 Pavement Design Sections 6
3.2 Compacted Subgrade or Embankment Fill 7
3.3 Stabilized Subgrade 7
3.4 Base Course 7
3.5 Flexible (Asphalt) Pavement 7
3.6 Rigid (Concrete) Pavement 8
3.7 Effects of Water 8
3.8 Construction Traffic 8
3.9 Pavement Site Preparation 8

4.0 REPORT LIMITATIONS 9

5.0 BASIS FOR RECOMMENDATIONS 10

Appendix A - Vicinity Map
Appendix B - Test Location Plan
Appendix C - Notes Related to Borings
Appendix D - Log of Boring Records
Appendix E - Discussion of Soil Groups

1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during our field exploration.

2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.

3. Evaluate the soil conditions encountered during our exploration with respect to construction of the proposed roadways.

4. Provide recommendations for pavement design and subgrade preparation.

5. Provide site preparation criteria for the proposed construction.

1.2 Project Description

Per our prior telephone discussions and email correspondence with Mr. Todd Howder with MBV Engineering, Inc. and Mr. Tom Vani, UES understands that the project consists of constructing two sections of paved roadways within Parcel 1 of the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. We have been provided with a Conceptual Site Plan prepared by MBV Engineering, Inc. showing the location of the proposed roadways on the property. Each section of roadway has a length of approximately 150 feet.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Description

As illustrated on the Site Vicinity Map in Appendix A, the project site is located along the south side of Okeechobee Road in Fort Pierce, Florida. At the time of our field exploration, the property was undeveloped and contained miscellaneous surface vegetation. The site was bordered by a Wawa store to the west, undeveloped land to the south and east, and Okeechobee Road to the north.

2.2 Field Exploration

Six (6) auger borings with hand cone penetrometer (HCP) testing (AB-1 through AB-6), advanced to depths of approximately 1 and 6 feet below the existing ground surface, were performed along the alignment of the roadways. The locations of the borings are illustrated on the Test Location Plan in Appendix B.

Refusal to hand augering was realized on apparent rock at a depth of approximately 1 foot below the ground surface in boring AB-1. Several attempts were made to redrill this boring a few feet from its initial location. Each attempt resulted in shallow auger refusal.

The auger borings were performed in substantial accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

Site specific survey staking of the borings was not provided for our field exploration. The indicated depth and location of each boring were approximated based upon existing grade, the provided Conceptual Site Plan, GPS coordinates, and estimated distances and relationships to existing landmarks at the site.

2.3 Visual Classification

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2487). After reviewing the soil samples, no laboratory testing was deemed necessary. The samples will be retained in our laboratory for 30 days and then discarded, unless we are notified otherwise in writing.

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Nettles and Oldsmar sands (25). Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions and the hand cone penetrometer (HCP) values logged during the drilling and sampling activities. Note that the soil boring data reflect information from the specific test locations only and the soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix E - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered at the boring locations generally consisted of medium dense fine sand (SP), fine sand with silt (SP-SM), and clayey fine sand (SC) to the termination depths.

2.5 Hydrogeological Conditions

On the date of our field exploration (July 29, 2021), groundwater was encountered in the borings at depths ranging from approximately 2.3 to 5.4 feet below the ground surface. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

No additional evaluation was included in our current scope of work in relation to the wet season high groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations. If a more comprehensive water table analysis is necessary, please contact our office for additional guidance.

3.0 PAVEMENT AREA DESIGN AND CONSTRUCTION CONSIDERATIONS

3.1 Pavement Design Sections

The pavement sections were designed considering assumed traffic loading and previous experience with similar projects. Flexible pavement sections in the geographic area typically consist of an asphaltic wearing course, a base course, and a stabilized subgrade layer. Rigid pavements are constructed either directly upon prepared soil subgrades or upon a base course and stabilized subgrade for heavier loads.

Based on our prior experience and the assumed traffic loading criteria, recommended pavement section thicknesses are provided in Table 4.1.1 below.

Table 4.1.1 - Design Pavement Sections

Pavement Type	Layer	Material Description	Layer Thickness	
			Light Duty	Heavy Duty
Flexible	(A)	Asphalt Wearing Surface FDOT SP-9.5 or SP-12.5	1.5	2.5
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	6	8
	(SSG)	Stabilized subgrade (minimum LBR of 40), compacted to 98 percent of modified Proctor maximum dry density	12	12
	STRUCTURAL NUMBER (SN)		**2.7**	**3.5**
Rigid	(C)	FDOT Portland Cement Concrete	NA	8
	(B)	Base rock (minimum LBR of 100), compacted to 98 percent of modified Proctor maximum dry density	NA	-
	(CSG)	Soil subgrade compacted to 98 percent of modified Proctor maximum dry density	NA	12

3.2 Compacted Subgrade or Embankment Fill

The subgrade or embankment fill is the layer that supports the structural pavement section. Subgrade and embankment fill should be constructed following the criteria and procedures presented in Section 3.9 of this report.

3.3 Stabilized Subgrade

The stabilized subgrade is the portion of the pavement section between the compacted subgrade or embankment fill and the base course. We recommend that subgrade material be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180). The stabilized subgrade material should have a minimum Limerock Bearing Ratio (LBR) value of 40. Compliance tests should be performed upon the stabilized subgrade for full depth at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater.

3.4 Base Course

The base course is the portion of the pavement section between the surface course and stabilized subgrade. In areas where separation of at least 1.5 feet between the estimated wet seasonal high groundwater table and the bottom of the base material occurs, we recommend the base course be limerock or cemented coquina having a minimum Limerock Bearing Ratio (LBR) value of 100. The base material should be obtained from an approved source. The base material should be placed in maximum 6-inch thick lifts and compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

If the separation between the estimated wet seasonal high groundwater table and the bottom of the base material is less than 1.5 feet, we recommend that asphaltic concrete base (FDOT SP-12.5) be used in lieu of limerock or cemented coquina. The subgrade should be mechanically stabilized (compacted) to a minimum of 98 percent of modified Proctor maximum dry density (AASHTO T-180). Compliance tests should be performed on the base course at a frequency of one test per 5,000 square feet, or a minimum of two test locations, whichever is greater.

3.5 Flexible (Asphalt) Pavement

Asphalt pavement should consist of either FDOT SP-9.5 or SP-12.5 asphaltic concrete. The mixes should be a current FDOT approved design for the materials used for the project. Samples of the materials delivered to the project should be tested to verify that the aggregate gradation and asphalt content satisfies the mix design specifications.

The asphalt should be compacted to meet the requirements of the latest edition of the FDOT *Standard Specifications for Road and Bridge Construction*. Compliance tests should be performed by obtaining cores to evaluate material thickness and density at a frequency of one test per 10,000 square feet, or a minimum of two test locations, whichever is greater.

3.6 Rigid (Concrete) Pavement

Rigid pavements should be constructed using concrete having a minimum 28-day compressive strength of 4,000 psi. Fill required to raise grades in pavement areas should be compacted to at least 98 percent of modified Proctor maximum dry density (AASHTO T-180).

The pavement slabs should be reinforced to make them as rigid as practical. Proper joints should be provided at the junctions of slabs so that a small amount of independent movement can without causing structural damage. Construction and control joints should be accordance with current American Concrete Institute (ACI) and industry practices.

The pavement sections presented in this report are minimum pavement section thicknesses typically used for similar type projects. The pavement materials and construction procedures should conform to FDOT, ACI, or appropriate city/county requirements.

3.7 Effects of Water

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. We recommend the pavement areas be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the base course, regardless of the type of base material. In addition, we recommend that full-depth curb sections be designed and constructed. Using either extruded curb sections, which lie directly on top of the final surface course, or eliminating the curbing entirely, may allow runoff and/or irrigation water to migrate between the base and surface course. This condition can result in the separation of the surface course from the base course, causing a rippling effect, which results in premature deterioration of the pavement.

3.8 Construction Traffic

Incomplete pavement sections or pavement areas designed for light duty traffic will not perform satisfactorily under typical construction traffic loading. We recommend that all construction traffic (i.e., construction equipment, vehicles, etc.) either be re-routed away from these areas or the pavement sections be designed to support construction phase loading conditions.

3.9 Pavement Site Preparation

Our recommendations for preparation of the site for pavement construction are noted below. This approach to improving and maintaining site soils has been found to be successful with similar soil conditions.

1. The proposed construction limits should be cleared, stripped, and grubbed of all surface vegetation, topsoil, and associated root systems to depths of their vertical reaches. This should be performed within and to a distance of 5 feet beyond the limits of the pavement areas.

2. As previously noted, refusal to hand augering was realized at a depth of approximately 1 foot below the ground surface in boring AB-1. UES recommends that the apparent rock obstruction be evaluated by performing a test pit exploration either prior to or during initial site preparation. Buried rock, debris, or other unsuitable material should be removed within the limits of the roadway and replaced with controlled, compacted fill.

3. Prior to initiating fill operations, the existing ground surface should be compacted (proof rolled) using a steel drum vibratory roller having sufficient static weight and vibratory impact energy to achieve the required compaction. After completing the proof rolling, density tests should be performed at a frequency of one test per 5,000 square feet, or at a minimum of two test locations, whichever is greater, to confirm a minimum compaction compliance of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

4. Fill material should be inorganic (classified as SP/GW) containing not more than 5 percent (by weight) fibrous organic materials. **Fill material having silt/clay-size fines contents greater than 5 percent should not be used, including cyclone sand material.** The fill should be placed in maximum 12-inch thick lifts. Each lift should be compacted to a minimum density of 98 percent of modified Proctor maximum dry density (AASHTO T-180).

5. Compliance density tests should be performed within the fill at a frequency of not less than one test per 5,000 square feet per lift, or at a minimum of two test locations, whichever is greater.

6. Representative samples of both on-site and import materials proposed for use as fill should be obtained and tested to determine compliance with the project specifications. The testing should include moisture-density relations (AASHTO T-180) and particle size analysis.

7. The contractor should consider the contours contained on the final grading, paving, and drainage plans when executing backfilling and compaction operations.

4.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Okeejen, LLC and members of the design team for the proposed gray area roadways of Parcel 1 at the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions provided in this report. In the event changes are made in the nature, design, or location of the proposed pavement areas, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and our conclusions modified or verified in writing by UES.

UES should be provided the opportunity to review the final civil plans, structural plans, and project specifications to determine if UES's recommendations have been properly interpreted, communicated, and implemented. If UES is not afforded the opportunity to participate in construction related aspects of pavement construction as recommended in this report or any report addendum, UES cannot accept responsibility for the interpretation of our recommendations made in this report or in a report addendum for pavement performance.

5.0 BASIS FOR RECOMMENDATIONS

The recommendations presented in this report are based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific date drilled.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the express written consent of Universal Engineering Sciences. The applicable auger boring methodology (ASTM D 1452) and hand cone penetrometer (HCP) methodology used in performing our borings, and for evaluating soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

Appendix A - Vicinity Map

Site Vicinity Map

Fort Pierce Commercial
Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2100159.0000	Drafted by: JR	Reviewed By: ES	Date: 8/16/2021

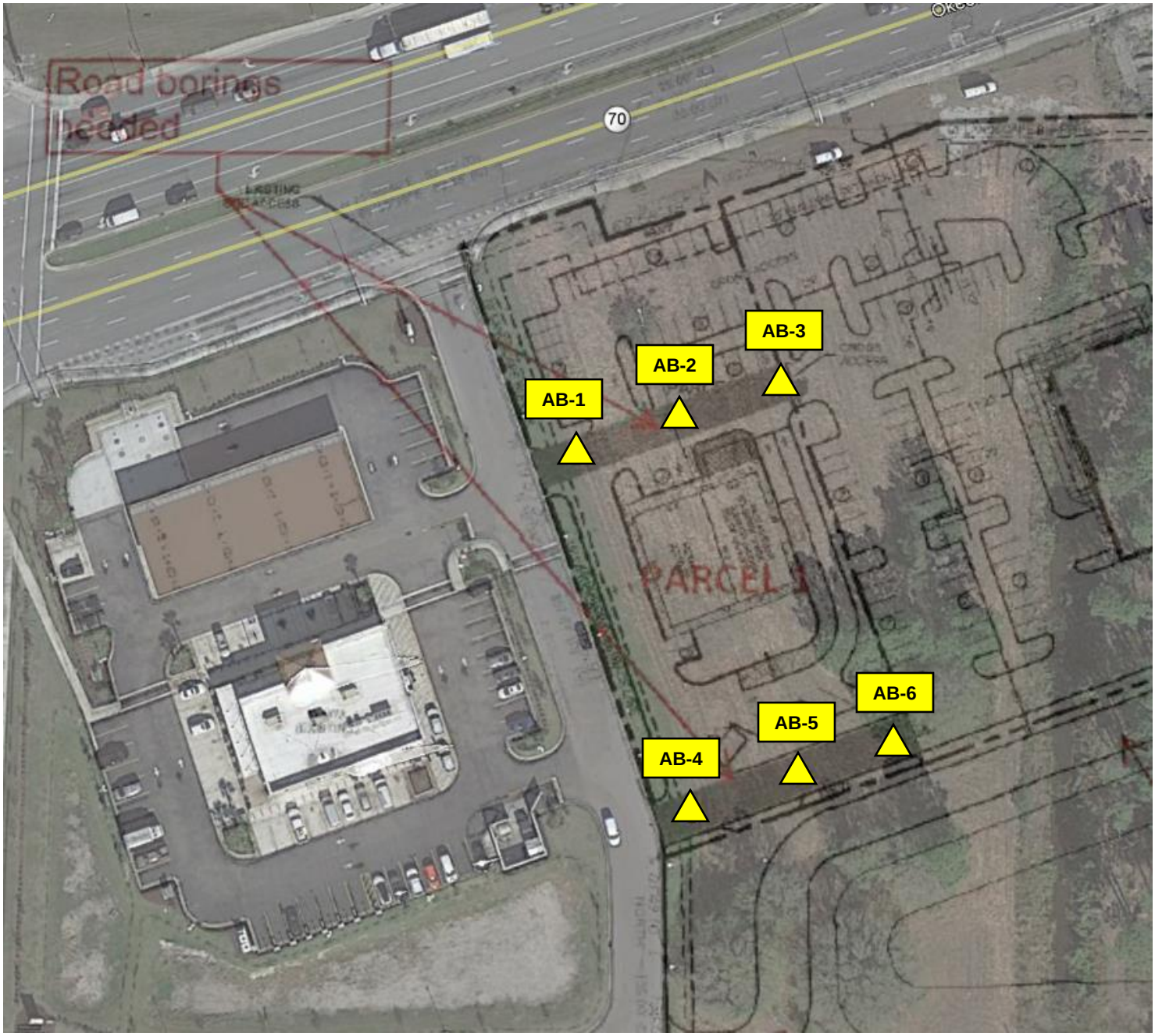
N

Appendix B - Test Location Plan

Test Location Plan

Parcel 1 - Gray Area Roadways
Fort Pierce Commercial
Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2100159.0002	Drafted by: JR	Reviewed By: ES	Date: 8/26/2021



N

Legend

Approximate Auger Boring Locations

Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than 1/32"	Fine roots
5% to 12%	Little	1/32" to 1/4"	Small roots
12% to 30%	Some	1/4" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-1

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 2
PROJECT NUMBER 3330.2100159.0002
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 7/29/21 **COMPLETED** 7/29/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
AT TIME OF DRILLING ---
DRILLER RV/LO
AT END OF ---
NOTES Refusal on apparent rock at 1 ft.
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0						
1		1.0	Sand and rock			

Refusal at 1.0 feet.
Bottom of borehole at 1.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/30/21 07:23 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0002 - PARCEL 1 G

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/30/21 07:23 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0002 - PARCEL 1 G

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-2

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 2
PROJECT NUMBER 3330.2100159.0002
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 7/29/21 **COMPLETED** 7/29/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.30 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0			Gray fine sand (SP)			
1	80					
2	70		▽			
3	70					
4	70					
5	70		5.0 Brown clayey fine sand (SC)			
6	70		6.0			

Bottom of borehole at 6.0 feet.

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-3

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 2
PROJECT NUMBER 3330.2100159.0002
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 7/29/21 **COMPLETED** 7/29/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 2.90 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0			Dark gray fine sand (SP)			
1	80					
2	80					
3	80		▽			
4	75		4.0			
5	75		Gray clayey fine sand (SC)			
6	75		6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/30/21 07:23 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0002 - PARCEL 1 G

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Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-4

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 2
PROJECT NUMBER 3330.2100159.0002
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 7/29/21 **COMPLETED** 7/29/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 5.40 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0			Dark brown organically stained fine sand with silt, trace roots (SP-SM)			
1	80					
2	80					
3	80		3.0			
			Gray fine sand (SP)			
4	80					
5	75		5.0			
			Brown clayey fine sand (SC)			
	75		▽			
6			6.0			

Bottom of borehole at 6.0 feet.

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Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-5

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 2
PROJECT NUMBER 3330.2100159.0002
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 7/29/21 **COMPLETED** 7/29/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
AT TIME OF DRILLING ---
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0			Gray fine sand (SP)			
1	80					
2	80					
3	80					
4	80		4.0			
5	75		Gray clayey fine sand (SC) 5.0			
6	75		Brown fine sand (SP) 6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/30/21 07:23 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0002 - PARCEL 1 G

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Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-6

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 2
PROJECT NUMBER 3330.2100159.0002
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 7/29/21 **COMPLETED** 7/29/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 5.20 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0			Gray fine sand (SP)			
1	80					
2	80					
3	80					
4	80		3.5 Gray-brown clayey fine sand (SC)			
5	75		5.0 Light brown fine sand with silt (SP-SM) ▽			
6	75		6.0			

Bottom of borehole at 6.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/30/21 07:23 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0002 - PARCEL 1 G

Appendix E - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

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PRELIMINARY GEOTECHNICAL EXPLORATION

FORT PIERCE COMMERCIAL
PARCEL 2 - ALDI
FORT PIERCE, FLORIDA

UES PROJECT NO. 3330.2100159.0003

PREPARED FOR:

Okeejen, LLC
P.O. Box 1179
Sharpes, Florida 32959

Attn: Mr. Jill K. Simpkins

PREPARED BY:

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

September 7, 2021

UNIVERSAL
ENGINEERING SCIENCES
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

September 7, 2021

Ms. Jill K. Simpkins
Okeejen, LLC
P.O. Box 1179
Sharpes, Florida 32959

Subject: Report of Preliminary Geotechnical Exploration
Fort Pierce Commercial - Parcel 2
Okeechobee Road, Fort Pierce, Florida
UES Project No. 3330.2100159.0003

Dear Ms. Simpkins:

Universal Engineering Sciences (UES) has completed a preliminary subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with our Geotechnical Engineering Proposal No. 21-0462.00 REV#1 dated June 11, 2021, planned in conjunction with Mr. Tom Vani, Mr. Todd Howder with MBV Engineering, Inc., and authorized by you.

This report briefly presents our understanding of the project, describes the geotechnical exploration performed, presents the data obtained, and provides a preliminary geotechnical evaluation of the site and subsurface conditions at the property with respect to the anticipated construction.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
Universal Engineering Sciences
Florida Registry No. 4930

THOMAS DOMINIC MONTANO LICENSE No. 84146 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Thomas D Montano:A01410C00000178 18498DCD000019A3
Date: 2021.09.07 08:06:12 -04'00'

This item has been digitally signed and sealed by Thomas D. Montano, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Thomas D. Montano, P.E.
Branch Manager
Florida Registration No. 84146

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution:
Ms. Jill K. Simpkins – Okeejen, LLC 1 pdf
Mr. Tom Vani 1 pdf
Mr. Todd Howder – MBV Engineering, Inc. 1 pdf

TABLE OF CONTENTS

1.0 INTRODUCTION 3
1.1 Scope of Services 3
1.2 Project Description 3

2.0 OBSERVATIONS 3
2.1 Site Description 3
2.2 Field Exploration 3
2.3 Visual Classification 4
2.4 General Soil Profile 4
2.5 Hydrogeological Conditions 4

3.0 PRELIMINARY ENGINEERING EVALUATION 5
3.1 General 5
3.2 Site Preparation 5
3.3 Fill Placement and Compaction 5
3.4 Structure Foundations 5
3.5 Pavement Areas 6

4.0 REPORT LIMITATIONS 6

Appendix A - Vicinity Map
Appendix B - Test Location Plan
Appendix C - Notes Related to Borings
Appendix D - Log of Boring Records
Appendix E - Discussion of Soil Groups

1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical exploration was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the planned construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during our field exploration.

2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.

3. Provide preliminary recommendations for support of structure foundations, pavements, and fill placement and compaction.

1.2 Project Description

Per our prior telephone discussions and email correspondence with Mr. Todd Howder with MBV Engineering, Inc. and Mr. Tom Vani, UES understands that the project consists of constructing an Aldi store and associated pavement areas within Parcel 2 of the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. We have been provided with a Conceptual Site Plan prepared by MBV Engineering, Inc. showing the location of the proposed construction on the property.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Description

As illustrated on the Site Vicinity Map in Appendix A, the project site is located along the south side of Okeechobee Road in Fort Pierce, Florida. At the time of our field exploration, the property was undeveloped and contained miscellaneous surface vegetation. The site was bordered by a Wawa store to the west, undeveloped land to the south and east, and Okeechobee Road to the north.

2.2 Field Exploration

Six (6) auger borings with hand cone penetrometer (HCP) testing, advanced to depths of approximately 10 feet below the existing ground surface, were completed for this study. The approximate boring locations are illustrated in Appendix B - Test Location Plan.

The auger borings were performed in general accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at approximate one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

Site specific survey staking of the borings was not provided for our field exploration. The indicated depth and location of each boring were approximated based upon existing grade, the provided Conceptual Site Plan, GPS coordinates, and estimated distances and relationships to existing landmarks at the site.

2.3 Visual Classification

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2487). After reviewing the samples, no laboratory testing was deemed necessary. The samples will be retained in our laboratory for 30 days and then discarded, unless we are notified otherwise in writing.

2.4 General Soil Profile

The geology of the site as mapped on the USDA Soil Survey website consists of Nettles and Oldsmar sands (25). **These are sandy soils and organic soils are not indicated.** Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions and the hand cone penetrometer (HCP) values logged during the drilling and sampling activities. The boring data reflect information from the specific test locations only and the soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix E - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered in the borings generally consisted of medium dense fine sand (SP) and clayey fine sand (SC) to the termination depths.

2.5 Hydrogeological Conditions

On the date of our field exploration (August 3, 2021), groundwater was encountered in the borings at depths ranging from approximately 5.4 to 5.8 feet below the ground surface. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

3.0 PRELIMINARY ENGINEERING EVALUATION

3.1 General

Our geotechnical evaluation of the site and subsurface conditions at the property, with respect to the proposed construction, and our preliminary recommendations for site preparation and foundation support, are based upon (1) our site observations, (2) the limited field data obtained, and (3) our understanding of the project information presented in this report. Additional field testing and soil borings will be required prior to construction to develop detailed recommendations for foundation design, pavement design, and earthwork construction.

3.2 Site Preparation

Initial site preparation should consist of removing surface vegetation, topsoil, near surface roots, and other miscellaneous debris within and 5 feet beyond the planned construction limits. Foundations and the below-grade remains of former structures within the footprint of the construction should also be removed. Similarly, utility lines within the construction limits should be removed or properly abandoned so that they will not adversely impact overlying structures.

3.3 Fill Placement and Compaction

Prior to placing fill to attain design grades, the stripped surface should be compacted until the upper 2 feet of soil achieves at least 95 percent of modified Proctor maximum dry density (ASTM D 1557). We recommend using a steel drum vibratory roller having sufficient static weight and vibratory impact to achieve the required compaction. Density tests should be performed on the compacted surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater. The density tests should be performed using either the nuclear method (ASTM D 6839) or the sand cone method (ASTM D 1556). Hand Cone Penetrometer (HCP) tests may also be performed to evaluate soil density.

Fill should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **UES does not recommend using fill having silt/clay-size soil fines contents exceeding 12 percent.** In general, fill required to attain design grades should be placed in maximum 12-inch thick loose lifts and compacted to at least 95 percent of modified Proctor maximum dry density (ASTM D 1557). Each lift of fill should be compacted and tested prior to the placement of the next lift. Density tests should be performed within the fill at the same frequency noted above.

3.4 Structure Foundations

Based upon our preliminary evaluation of the site and the subsurface conditions encountered at the boring locations, it appears that a conventional single story commercial structure can be constructed using shallow foundations after performing necessary site preparation and earthwork construction procedures. The boring results indicate that the maximum allowable design soil bearing pressure for shallow foundation support of the structure will be on the order of 2,000 to 2,500 psf. We emphasize that this design value is dependent upon the actual structural foundation loads and performing the necessary site preparation and earthwork construction procedures.

3.5 Pavement Areas

The upper few feet of the soils encountered in the borings generally consisted of fine sand (SP) and groundwater was encountered in the borings at depths ranging from approximately 5.4 to 5.8 feet below the ground surface. Provided that final design grades will be at or above the current ground surface elevation at the property, we anticipate that conventional asphalt and/or concrete pavements will be feasible after performing normal soil densification and subgrade preparation operations.

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. The pavement areas should be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the base course, regardless of the type of base material.

4.0 REPORT LIMITATIONS

This preliminary consulting report has been prepared for the exclusive use of Okeejen, LLC and members of the design team for the proposed commercial development of Parcel 2 at the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The preliminary evaluation submitted in this report is based in part upon limited data collected during a field exploration. This report does not reflect any variations which may occur between borings. While the borings represent the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils within the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific date performed.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the express written consent of Universal Engineering Sciences. The applicable auger boring methodology (ASTM D 1452) and hand cone penetrometer (HCP) methodology used in performing our borings, and for determining soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

Appendix A - Vicinity Map

Site Vicinity Map

Fort Pierce Commercial
Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2100159.0000	Drafted by: JR	Reviewed By: ES	Date: 8/16/2021

N

Appendix B - Test Location Plan

Test Location Plan

Parcel 2 - Aldi
Fort Pierce Commercial
Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2100159.0003	Drafted by: JR	Reviewed By: ES	Date: 8/26/2021

N

Legend

△ Approximate Auger Boring Locations

Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than 1/32"	Fine roots
5% to 12%	Little	1/32" to 1/4"	Small roots
12% to 30%	Some	1/4" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-1

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 3
PROJECT NUMBER 3330.2100159.0003
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 8/3/21 **COMPLETED** 8/3/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 9.00 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	80		Gray fine sand (SP)			
	80					
2.5	80					
			3.0			
	80		Gray fine sand with clay (SP-SC)			
	80					
5.0						
	75					
	75					
7.5	75					
	70		▽			
	70					
10.0			10.0			

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 9/7/21 08:00 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0003 - PARCEL 2 AL

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607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-2

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 3
PROJECT NUMBER 3330.2100159.0003
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 8/3/21 **COMPLETED** 8/3/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 5.70 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	80		Brown fine sand (SP)			
	80					
2.5	80					
	80					
	75					
5.0			5.0			
	75		Brown clayey fine sand (SC) ▽			
	75					
7.5	75		7.5			
			Light brown fine sand (SP)			
	75					
	75					
10.0			10.0			

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 9/7/21 08:00 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0003 - PARCEL 2 AL

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LOG OF BORING AB-3

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 3
PROJECT NUMBER 3330.2100159.0003
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 8/3/21 **COMPLETED** 8/3/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 5.70 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	80		Gray fine sand (SP)			
	80					
2.5	75					
	75					
	75		4.5			
	75		Gray clayey fine sand (SC)			
5.0						
	75		▽			
	70					
7.5	70					
	70					
	65					
10.0			10.0			

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 9/7/21 08:00 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0003 - PARCEL 2 AL

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-4

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 3
PROJECT NUMBER 3330.2100159.0003
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 8/3/21 **COMPLETED** 8/3/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 5.40 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	75		Gray fine sand (SP)			
	75					
2.5	75					
	75					
			4.0			
	75		Gray clayey fine sand (SC)			
5.0			▽			
	70					
	70					
7.5	70					
	65					
	65					
10.0			10.0			

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 9/7/21 08:00 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0003 - PARCEL 2 AL

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 9/7/21 08:00 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0003 - PARCEL 2 AL

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-5

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 3
PROJECT NUMBER 3330.2100159.0003
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 8/3/21 **COMPLETED** 8/3/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 5.80 ft
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	80		Gray fine sand (SP)			
	80					
2.5	75					
	75		3.5 Gray clayey fine sand (SC)			
	75					
5.0	70		▽			
	70					
7.5	70					
	70					
	70					
10.0			10.0 Bottom of borehole at 10.0 feet.			

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-6

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 3
PROJECT NUMBER 3330.2100159.0003
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 8/3/21 **COMPLETED** 8/3/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
AT TIME OF DRILLING ---
DRILLER RV/LO
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	80		Gray fine sand (SP)			
	80					
2.5	80					
	75					
			4.0			
	75		Gray-brown clayey fine sand (SC)			
5.0						
	70					
	70					
7.5						
	65					
	65					
	65					
10.0			10.0			

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 9/7/21 08:00 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0003 - PARCEL 2 AL

Appendix E - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

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PRELIMINARY GEOTECHNICAL EXPLORATION

FORT PIERCE COMMERCIAL
PARCEL 3
FORT PIERCE, FLORIDA

UES PROJECT NO. 3330.2100159.0004

PREPARED FOR:

Okeejen, LLC
P.O. Box 1179
Sharpes, Florida 32959

Attn: Mr. Jill K. Simpkins

PREPARED BY:

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

September 28, 2021

UNIVERSAL
ENGINEERING SCIENCES
Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

September 28, 2021

Ms. Jill K. Simpkins
Okeejen, LLC
P.O. Box 1179
Sharpes, Florida 32959

Subject: Report of Preliminary Geotechnical Exploration
Fort Pierce Commercial - Parcel 3
Okeechobee Road, Fort Pierce, Florida
UES Project No. 3330.2100159.0004

Dear Ms. Simpkins:

Universal Engineering Sciences (UES) has completed a preliminary subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with our Geotechnical Engineering Proposal No. 21-0462.00 REV#1 dated June 11, 2021 and Change Order No. 1 dated July 27, 2021, planned in conjunction with Mr. Tom Vani, Mr. Todd Howder with MBV Engineering, Inc., and authorized by you.

This report briefly presents our understanding of the project, describes the geotechnical exploration performed, presents the data obtained, and provides a preliminary geotechnical evaluation of the site and subsurface conditions at the site with respect to the anticipated construction, including an estimate of the seasonal high groundwater table at the property.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
Universal Engineering Sciences
Florida Registry No. 4930

THOMAS DOMINIC MONTANO LICENSE No. 84146 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Thomas D Montano:A01410C000001 7818498DCD000019A3
Date: 2021.09.28 11:47:49 -04'00'

This item has been digitally signed and sealed Thomas D. Montano, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Thomas D. Montano, P.E.
Branch Manager
Florida Registration No. 84146

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution:

Ms. Jill K. Simpkins – Okeejen, LLC	1 pdf
Mr. Tom Vani	1 pdf
Mr. Todd Howder – MBV Engineering, Inc.	1 pdf

TABLE OF CONTENTS

1.0 INTRODUCTION 3
1.1 Scope of Services 3
1.2 Project Description 3

2.0 OBSERVATIONS 3
2.1 Site Description 3
2.2 Field Exploration 3
2.3 Laboratory Testing 4
2.4 General Soil Profile 5
2.5 Hydrogeological Conditions 5
2.6 Estimated Seasonal High Groundwater Table 5

3.0 PRELIMINARY ENGINEERING EVALUATION 6
3.1 General 6
3.2 Site Preparation 6
3.3 Fill Placement and Compaction 6
3.4 Structure Foundations 7
3.5 Pavement Areas 7

4.0 REPORT LIMITATIONS 7

Appendix A - Vicinity Map
Appendix B - Test Location Plan
Appendix C - Notes Related to Borings
Appendix D - Log of Boring Records
Appendix E - Discussion of Soil Groups

1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical exploration was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the planned construction. The following scope of services is provided within this report:

1. Prepare boring logs depicting the subsurface soil conditions encountered during our field exploration.

2. Review the soil samples obtained during our field exploration for classification and additional testing if necessary.

3. Provide the results of the laboratory falling head permeability testing performed on the Shelby tube samples obtained at the site.

4. Provide preliminary recommendations for support of structure foundations, pavements, and fill placement and compaction.

5. Provide an estimate of the normal seasonal high groundwater table at the site.

1.2 Project Description

Per our prior telephone discussions and email correspondence with Mr. Todd Howder with MBV Engineering, Inc. and Mr. Tom Vani, UES understands that the project consists of the construction of a building, pavement areas, and dry stormwater retention areas within Parcel 3 of the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. We have been provided with a Conceptual Site Plan prepared by MBV Engineering, Inc. showing the location of the proposed construction on the property.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Description

As illustrated on the Site Vicinity Map in Appendix A, the project site is located along the south side of Okeechobee Road in Fort Pierce, Florida. At the time of our field exploration, the property was undeveloped and contained miscellaneous surface vegetation. The site was bordered by a Wawa store to the west, undeveloped land to the south and east, and Okeechobee Road to the north.

2.2 Field Exploration

Two (2) auger borings with hand cone penetrometer (HCP) testing (AB-1 and AB-2), advanced to depths of approximately 10 feet below the existing ground surface, were performed within the

future stormwater management areas at the referenced property. Two (2) undisturbed Shelby tube soil samples (horizontal and vertical) were also obtained adjacent to each auger boring location for laboratory falling head permeability testing. The samples were obtained at a depth of approximately 1.5 to 2 feet below the ground surface.

Five (5) standard penetration test (SPT) borings (B-1 through B-5), advanced to approximate depths of 15 feet below the ground surface, were also performed during the field exploration. The purpose of these borings was to provide a general characterization of the on site soils for future building construction. The approximate boring and Shelby tube sample locations are illustrated on the Test Location Plan in Appendix B.

The auger borings were performed in general accordance with ASTM D 1452, "Standard Practice for Soil Exploration and Sampling by Auger Borings." Hand Cone Penetrometer (HCP) tests were conducted at approximate one-foot depth intervals in the auger borings. The HCP test, in conjunction with information about the soil type, is empirically correlated to the relative density of subsurface soils.

The Standard Penetration Test (SPT) borings were performed in general accordance with ASTM D 1586, "Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils." The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

Site specific survey staking of the borings was not provided for our field exploration. The indicated depth and location of each boring were approximated based upon existing grade, the provided Conceptual Site Plan, GPS coordinates, and estimated distances and relationships to existing landmarks at the site.

2.3 Laboratory Testing

Soil samples recovered from the borings were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2487). The samples will be retained in our laboratory for 30 days and then discarded, unless we are notified otherwise in writing.

Falling head permeability tests were performed on the Shelby tube samples to obtain horizontal (k_h) and vertical (k_v) coefficients of permeability of the soils. The permeability test results are summarized in Table 2.3.1 below.

Table 2.3.1 - Falling Head Permeability Test Results

Test Location	Sample Depth (feet)	Sample Description	Coefficient of Permeability, k (ft/day)	
			k_h	k_v
AB-1	1.5 - 2	Gray/light brown fine sand (SP)	24.0	23.7
AB-2	1.5 - 2	Gray fine sand (SP)	8.3	14.1

2.4 General Soil Profile

The geology of the site as mapped on the USDA Soil Survey website consists of Nettles and Oldsmar sands (25). **These are sandy soils and organic soils are not indicated.** Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions, the standard penetration test (SPT) N-values, and the hand cone penetrometer (HCP) values logged during the drilling and sampling activities. The boring data reflect information from the specific test locations only and the soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix E - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered in the borings generally consisted of loose to medium dense fine sand (SP), fine sand with silt (SP-SM), fine sand with clay (SP-SC), and clayey fine sand (SC) to the termination depths.

2.5 Hydrogeological Conditions

On the dates of our field exploration (August 2 and September 17, 2021), groundwater was encountered in the borings at depths ranging from approximately 6 to 8 feet below the ground surface. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

2.6 Estimated Seasonal High Groundwater Table

We reviewed available rainfall data contained on the South Florida Water Management District (SFWMD) web site from February through August, 2021. Our research indicated the rainfall in St. Lucie County for the month of August 2021 was 8.34 inches (103 percent of monthly normal), for the month of July 2021 was 6.51 inches (101 percent of monthly normal), the month of June 2021 was 7.78 inches (104 percent of monthly normal), for the month of May 2021 was 1.15 inches (26 percent of monthly normal), for the month of April 2021 was 3.37 inches (113 percent of monthly normal), for the month of March 2021 was 0.73 inches (24 percent of monthly normal), and for the month of February 2021 was 3.00 inches (130 percent of monthly normal).

The normal seasonal high groundwater level each year is the level that typically occurs in the August to September period at the end of the rainy season during a year of normal or average rainfall. During periods of above normal rainfall and in extreme cases of flooding, the water table elevations typically exceed the normal seasonal high groundwater level. Under this scenario, normal high groundwater levels approach the normal seasonal high groundwater levels.

The normal seasonal high groundwater level is affected by several factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, canals, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

Based on our interpretations of the site conditions, the groundwater levels recorded in our borings at the time of drilling, the USDA Soil Survey, and the rainfall data contained on the SFWMD website, we estimate the normal seasonal high groundwater level to be approximately 1 to 1.5 feet above the water levels recorded in our borings. As previously noted, it is possible that higher groundwater levels may exceed the estimated normal seasonal high groundwater level as a result of significant or prolonged rainfall events. However, design for normal seasonal high groundwater conditions, instead of the extreme conditions, generally is more appropriate.

3.0 PRELIMINARY ENGINEERING EVALUATION

3.1 General

Our geotechnical evaluation of the site and subsurface conditions at the property, with respect to the proposed construction, and our preliminary recommendations for site preparation and foundation support, are based upon (1) our site observations, (2) the limited field data obtained, and (3) our understanding of the project information presented in this report. Additional field testing and soil borings will be required prior to construction to develop detailed recommendations for foundation design, pavement design, and earthwork construction.

3.2 Site Preparation

Initial site preparation should consist of removing surface vegetation, topsoil, near surface roots, and other miscellaneous debris within and 5 feet beyond the planned construction limits. Foundations and the below-grade remains of former structures within the footprint of the construction should also be removed. Similarly, utility lines within the construction limits should be removed or properly abandoned so that they will not adversely impact overlying structures.

3.3 Fill Placement and Compaction

Prior to placing fill to attain design grades, the stripped surface should be compacted until the upper 2 feet of soil achieves at least 95 percent of modified Proctor maximum dry density (ASTM D 1557). We recommend using a steel drum vibratory roller having sufficient static weight and vibratory impact to achieve the required compaction. Density tests should be performed on the compacted surface at a frequency of not less than one test per 2,500 square feet, or a minimum of three (3) tests, whichever is greater. The density tests should be performed using either the nuclear method (ASTM D 6839) or the sand cone method (ASTM D 1556). Hand Cone Penetrometer (HCP) tests may also be performed to evaluate soil density.

Fill should be inorganic (i.e., contain less than 5 percent by weight organic material) and classified as SP, SW, GP, GW, SP-SM, SW-SM, GW-GP, or GP-GM. **UES does not recommend using fill having silt/clay-size soil fines contents exceeding 12 percent.** In general, fill required to attain design grades should be placed in maximum 12-inch thick loose lifts and compacted to at least 95 percent of modified Proctor maximum dry density (ASTM D 1557). Each lift of fill should be compacted and tested prior to the placement of the next lift. Density tests should be performed within the fill at the same frequency noted above.

3.4 Structure Foundations

Based upon our preliminary evaluation of the site and the subsurface conditions encountered at the SPT boring locations, it appears that a conventional lightly loaded single story commercial structure can be constructed using shallow foundations after performing necessary site preparation and earthwork construction procedures. The boring results indicate that the maximum allowable design soil bearing pressure for shallow foundations will be on the order of 2,000 to 2,500 psf. We emphasize that this design value is dependent upon the actual structural foundation loads and performing the necessary site preparation and earthwork construction procedures.

A moderately to heavily loaded multi-level structure may require the installation of deep foundations, such as augered cast-in-place (ACIP) piles. If required, deep foundation design capacities and other parameters will be dependent upon the final building design details, structural loading, and the results of additional deeper soil borings. In lieu of deep foundations, performing in-situ ground improvement, such as vibro-compaction or vibro-replacement, may be possible so that the structure can be supported by a shallow foundation system.

3.5 Pavement Areas

The upper few feet of the soils encountered in the borings generally consisted of fine sand (SP) and groundwater was encountered in the borings at depths ranging from approximately 6 to 8 feet below the ground surface. Provided that final design grades will be at or above the current ground surface elevation at the property, we anticipate that conventional asphalt and/or concrete pavements will be feasible after performing normal soil densification and subgrade preparation operations.

Premature pavement section deterioration can occur due to intrusion of the wet season high groundwater table and/or improper surface water runoff management. The pavement areas should be constructed to have a minimum separation of 1.5 feet between the wet season high groundwater table and the base course, regardless of the type of base material.

4.0 REPORT LIMITATIONS

This preliminary consulting report has been prepared for the exclusive use of Okeejen, LLC and members of the design team for the proposed commercial development of Parcel 3 at the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The preliminary evaluation submitted in this report is based in part upon limited data collected during a field exploration. This report does not reflect any variations which may occur between borings. While the borings represent the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils within the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific dates performed.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the express written consent of Universal Engineering Sciences. The applicable SPT methodology (ASTM D 1586), auger boring methodology (ASTM D 1452), and hand cone penetrometer (HCP) methodology used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

Appendix A - Vicinity Map

Site Vicinity Map

Fort Pierce Commercial
Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2100159.0000	Drafted by: JR	Reviewed By: ES	Date: 8/16/2021

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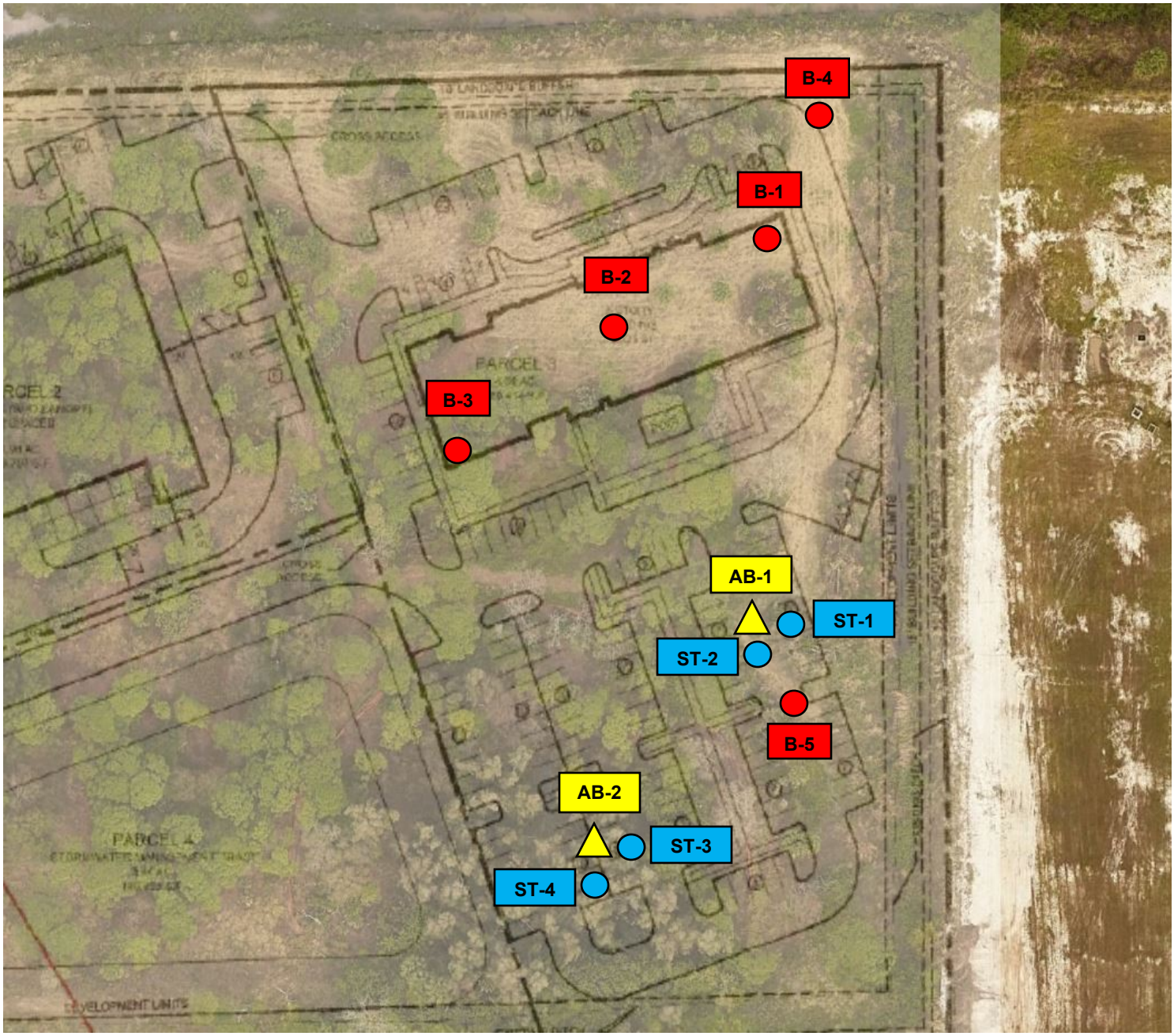
Appendix B - Test Location Plan

Test Location Plan

Parcel 3
Fort Pierce Commercial
Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2100159.0005	Drafted by: CP	Reviewed By: ES	Date: 09/23/2021



N

Legend

- Approximate 15’ Standard Penetration Test Boring Locations
- Approximate 10’ Auger Boring Locations
- Approximate Shelby Tube Locations

Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than 1/32"	Fine roots
5% to 12%	Little	1/32" to 1/4"	Small roots
12% to 30%	Some	1/4" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

Appendix D - Log of Boring Records

Universal Engineering Sciences
607 Northwest Commodity Cove,
Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-1

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 4
PROJECT NUMBER 3330.2100159.0004
PROJECT LOCATION Okeechobee Road, Fort Pierce,
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 15 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 9/17/21
COMPLETED 9/17/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 8.00 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	3 2 3 4	5		Gray fine sand, trace silt (SP)			
2.5		2	5 4 5 5	9		2.5 Brown fine sand with silt, some fine roots (SP-SM)			
5.0		3	3 4 6 6	10		5.0 Gray fine sand, trace silt and fine roots (SP)			
		4	6 7 7 8	14		7.0 Gray clayey fine sand (SC)			
7.5						▽			
		5	3 4 7 7	11		8.5 Gray fine sand with silt (SP-SM)			
10.0									
12.5						13.5			
		7	2 2 2	4		Gray fine sand, trace silt (SP)			
15.0						15.0 Bottom of borehole at 15.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/23/21 14:41 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0005 - PARCEL 4 - LAKE\APPEND

Universal Engineering Sciences
607 Northwest Commodity Cove,
Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-2

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 4
PROJECT NUMBER 3330.2100159.0004
PROJECT LOCATION Okeechobee Road, Fort Pierce,
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 15 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 9/17/21
COMPLETED 9/17/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 6.00 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	3 4 4 6	8		Gray fine sand, trace silt (SP)			
2.5		2	4 6 4 5	10					
		3	6 4 5 6	9					
5.0						5.0			
		4	6 7 6 8	13		Gray fine sand with clay, little fine roots (SP-SC) ▽			
7.5						7.0			
		5	8 7 5 5	12		Gray fine sand, trace silt (SP)			
10.0									
12.5									
		7	1 2 3	5					
15.0						15.0			

Bottom of borehole at 15.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/23/21 14:41 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0005 - PARCEL 4 - LAKE\APPEND

Universal Engineering Sciences
607 Northwest Commodity Cove,
Port St. Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-3

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 4
PROJECT NUMBER 3330.2100159.0004
PROJECT LOCATION Okeechobee Road, Fort Pierce,
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 15 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 9/17/21
COMPLETED 9/17/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 6.00 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	2 3 3 4	6		Gray fine sand, trace silt (SP)			
2.5		2	3 3 4 4	7		3.0 Brown clayey fine sand, trace fine roots (SC)			
5.0		3	3 4 5 5	9		5.0 Light brown fine sand with clay (SC) ▽			
		4	6 6 7 7	13		7.0 Gray fine sand with silt (SP-SM)			
7.5		5	4 6 7 7	13		8.5 Gray fine sand, trace silt (SP)			
10.0									
12.5									
		7	1 1 3	4		15.0			
15.0						Bottom of borehole at 15.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 9/23/21 14:41 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0005 - PARCEL 4 - LAKE\APPEND

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-4

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 4
PROJECT NUMBER 3330.2100159.0003
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 15 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 8/2/21
COMPLETED 8/2/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 7.20 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
		1	3 5 7 8	12		Brown fine sand (SP)			
2.5		2	5 5 8 6	13					
		3	7 5 6 5	11		5.0 Gray clayey fine sand, trace roots (SC)			
5.0		4	7 7 8 9	15	▽	7.5 Gray fine sand (SP)			
7.5		5	3 4 4 6	8					
10.0									
12.5						13.5 Brown fine sand (SP)			
		6	4 4 7	11					
15.0						15.0 Bottom of borehole at 15.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 8/30/21 10:35 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0004 - PARCEL 3 DRY RETENTIO

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-5

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commerical - Task 4
PROJECT NUMBER 3330.2100159.0003
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 15 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 8/2/21
COMPLETED 8/2/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 7.50 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0		1	2 3 4 5	7		Gray fine sand, trace roots (SP)			
2.5		2	4 5 5 5	10					
						3.0 Brown fine sand, trace clay (SP)			
5.0		3	4 5 8 10	13		5.0 Gray clayey fine sand (SC)			
		4	7 5 10 11	15		▽			
7.5		5	5 5 10 8	15					
10.0									
12.5		6	5 10 7	17					
15.0						15.0 Bottom of borehole at 15.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 8/30/21 10:35 - V:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0004 - PARCEL 3 DRY RETENTIO

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-1

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 4
PROJECT NUMBER 3330.2100159.0004
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 8/2/21 **COMPLETED** 8/2/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 7.00 ft
DRILLER PS
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	80		Gray fine sand (SP)			
	80					
2.0			Light brown fine sand (SP)			
2.5	80					
	80					
4.0			Brown fine sand with clay, trace roots (SP-SC)			
	80					
5.0	80					
6.0			Gray fine sand with silt (SP-SM)			
	80		▽			
7.5	80					
	80					
	80					
10.0			10.0			

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/16/21 09:52 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0004 - PARCEL 3 D

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING AB-2

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 4
PROJECT NUMBER 3330.2100159.0004
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DATE STARTED 8/2/21 **COMPLETED** 8/2/21
LATITUDE **LONGITUDE**
DRILLING CONTRACTOR Universal Engineering Sciences
GROUND WATER LEVELS:
DRILLING METHOD Auger Boring
▽ **AT TIME OF DRILLING** 6.00 ft
DRILLER PS
AT END OF ---
NOTES
ESHGT

DEPTH (ft)	HAND CONE PENETROMETER (HCP) (tsf)	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
0.0	80		Gray fine sand (SP)			
	80					
2.5	80					
			3.0			
	80		Brown fine sand with clay (SP-SC)			
	80					
5.0			5.0			
	80		Gray fine sand with silt (SP-SM)			
			▽			
	80					
7.5	80					
	80					
	80					
10.0			10.0			

Bottom of borehole at 10.0 feet.

HAND AUGER WITH HCP - GFA DATA TEMPLATE.GDT - 8/16/21 09:52 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0004 - PARCEL 3 D

Appendix E - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

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GEOTECHNICAL EXPLORATION

FORT PIERCE COMMERCIAL
PARCEL 4 – LAKE
FORT PIERCE, FLORIDA

UES PROJECT NO. 3330.2100159.0005

PREPARED FOR:

Okeejen, LLC
P.O. Box 1179
Sharpes, Florida 32959

Attn: Mr. Jill K. Simpkins

PREPARED BY:

Universal Engineering Sciences
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

September 7, 2021

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Consultants In: Geotechnical Engineering • Environmental Sciences
Geophysical Services • Construction Materials Testing • Threshold Inspection
Building Inspection • Plan Review • Building Code Administration

September 7, 2021

Ms. Jill K. Simpkins
Okeejen, LLC
P.O. Box 1179
Sharpes, Florida 32959

Subject: Report of Geotechnical Exploration
Fort Pierce Commercial
Parcel 4 - Lake
Okeechobee Road, Fort Pierce, Florida
UES Project No. 3330.2100159.0005

Dear Ms. Simpkins:

Universal Engineering Sciences (UES) has completed the subsurface exploration and geotechnical engineering evaluation for the above referenced project in accordance with the geotechnical and engineering service agreement for this project. The scope of services was completed in general accordance with our Geotechnical Engineering Proposal No. 21-0462.00 REV#1 dated June 11, 2021, planned in conjunction with Mr. Tom Vani, Mr. Todd Howder with MBV Engineering, Inc., and authorized by you.

EXECUTIVE SUMMARY

The purpose of our subsurface exploration was to classify the nature of the subsurface soils and general geomorphic conditions at the site and evaluate their impact upon the proposed construction. This report contains the results of our subsurface exploration and our engineering interpretations of these with respect to the project characteristics described to us, including a discussion of the overall suitability of the soils encountered in the borings for use as controlled, compacted fill during site development.

Per our prior telephone discussions and email correspondence with Mr. Todd Howder with MBV Engineering, Inc. and Mr. Tom Vani, UES understands that the project consists of constructing a stormwater management lake in Parcel 4 of the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. We have been provided with a Conceptual Site Plan prepared by MBV Engineering, Inc. showing the location of the lake on the property.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

Three (3) continuously sampled standard penetration test (SPT) borings (B-1 through B-3), advanced to approximate depths of approximately 20 feet below the existing ground surface, were performed for this study. The subsurface soil conditions encountered at the boring locations generally consisted of loose to medium dense fine sand (SP), fine sand with silt (SP-SM), fine sand with clay (SP-SC), and clayey fine sand (SC) to the termination depths. A general discussion of the suitability of using these various soil types as controlled, compacted fill during site development is presented in Section 3.2 of this report.

We appreciate the opportunity to be of service during this phase of the project and look forward to a continued association. Please do not hesitate to contact us if you have any questions or comments, or if we may further assist you as your plans proceed.

Respectfully Submitted,
Universal Engineering Sciences
Florida Registry No. 4930

Digitally signed by Thomas D Montano:A01410C00000178 18498DCD000019A3
Date: 2021.09.07 07:53:01 -04'00'

This item has been digitally signed and sealed by Thomas D. Montano, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

Thomas D. Montano, P.E.
Branch Manager
Florida Registration No. 84146

Erik Soderstrom, E.I.
Geotechnical Department Manager

Distribution:
Ms. Jill K. Simpkins – Okeejen, LLC — 1 pdf
Mr. Tom Vani — 1 pdf
Mr. Todd Howder – MBV Engineering, Inc. — 1 pdf

TABLE OF CONTENTS

1.0 INTRODUCTION 4
1.1 Scope of Services 4
1.2 Project Description 4

2.0 OBSERVATIONS 4
2.1 Site Description 4
2.2 Field Exploration 4
2.3 Visual Classification 5
2.4 Geomorphic Conditions 5
2.5 Hydrogeological Conditions 5

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS 6
3.1 General 6
3.2 Borrow Suitability (Lake Excavation) 6
3.3 Site Excavations 7

4.0 REPORT LIMITATIONS 7

5.0 BASIS FOR RECOMMENDATIONS 8

Appendix A - Vicinity Map
Appendix B - Test Location Plan
Appendix C - Notes Related to Borings
Appendix D - Log of Boring Records
Appendix E - Discussion of Soil Groups

1.0 INTRODUCTION

1.1 Scope of Services

The objective of our geotechnical services was to collect subsurface data for the subject project, summarize the test results, and discuss any apparent site conditions that may have geotechnical significance for the proposed construction. The following scope of services is provided within this report:

1. Review the soil samples recovered from the soil borings for classification and prepare boring logs depicting the subsurface conditions encountered during our field exploration.

2. Discuss the suitability of the soils to be excavated from the lake for use as fill during site development.

1.2 Project Description

Per our prior telephone discussions and email correspondence with Mr. Todd Howder with MBV Engineering, Inc. and Mr. Tom Vani, UES understands that the project consists of constructing a stormwater management lake in Parcel 4 of the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. We have been provided with a Conceptual Site Plan prepared by MBV Engineering, Inc. showing the location of the lake on the property.

The recommendations provided herein are based upon the above considerations. If the stated conditions are incorrect or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

2.0 OBSERVATIONS

2.1 Site Description

As illustrated on the Site Vicinity Map in Appendix A, the project site is located along the south side of Okeechobee Road in Fort Pierce, Florida. At the time of our field exploration, the property was undeveloped and contained miscellaneous surface vegetation. The site was bordered by a Wawa store to the west, undeveloped land to the south and east, and Okeechobee Road to the north.

2.2 Field Exploration

Three (3) continuously sampled standard penetration test (SPT) borings (B-1 through B-3), advanced to approximate depths of approximately 20 feet below the existing ground surface, were performed for this study. The locations of the borings are illustrated on the Test Location Plan in Appendix B.

The Standard Penetration Tests (SPT) were performed in general accordance with ASTM D 1586, “Standard Test Method for Standard Penetration Test (SPT) and Split-Barrel Sampling of Soils.” The SPT test procedure consists of driving a 1.4-inch I.D. split-barrel sampler into the soil profile using a 140-pound hammer falling 30 inches. The number of blows per foot, for the

second and third 6-inch increment, is referred to as the N-value. The N-value has been empirically correlated with various soil properties and provides an indication of soil strength.

Site specific survey staking of the borings was not provided for our field exploration. The indicated depth and location of each boring were approximated based upon existing grade, the provided Conceptual Site Plan, GPS coordinates, and estimated distances and relationships to existing landmarks at the site.

2.3 Visual Classification

Soil samples recovered from our field exploration were returned to our laboratory where they were visually classified by a geotechnical engineer in general accordance with the Unified Soil Classification System (ASTM D 2487). After reviewing the soil samples, no laboratory testing was deemed necessary. The samples will be retained in our laboratory for 30 days and then discarded, unless we are notified otherwise in writing.

The recovered samples were not evaluated, either visually or analytically, for chemical composition or environmental hazards. UES will be pleased to perform these services for an additional fee, if required.

2.4 Geomorphic Conditions

The geology of the site as mapped on the USDA Soil Survey website consists of Nettles and Oldsmar sands (25). Note that the Soil Survey generally extends to a maximum depth of 80 inches below ground surface and is not indicative of deeper soil conditions.

Boring logs resulting from our field exploration are presented in Appendix D - Log of Boring Records. The logs contain the soil descriptions and the standard penetration test (SPT) N-values logged during the drilling and sampling activities. The soil boring data reflect information from the specific test locations only and the soil conditions may vary between the strata interfaces indicated on the logs. The soil classifications and descriptions shown on the logs are generally based upon visual characterizations of the recovered samples using the Unified Soil Classification System. See Appendix E - Discussion of Soil Groups, for a detailed description of various soil groups.

The subsurface soil conditions encountered at the boring locations generally consisted of loose to medium dense fine sand (SP), fine sand with silt (SP-SM), fine sand with clay (SP-SC), and clayey fine sand (SC) to the termination depths.

2.5 Hydrogeological Conditions

On the dates of our field exploration (August 3 and 4, 2021), groundwater was encountered in the borings at depths ranging from approximately 6.1 to 6.2 feet below the ground surface. The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events.

No additional evaluation was included in our current scope of work in relation to the wet season high groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations. If a more comprehensive water table analysis is necessary, please contact our office for additional guidance.

3.0 ENGINEERING EVALUATION AND RECOMMENDATIONS

3.1 General

Our geotechnical engineering evaluation of the site and subsurface conditions at the property, with respect to the planned construction, and our assessment of the overall suitability of the soils encountered in the borings for use as controlled, compacted fill during site development, are based upon (1) our site observations, (2) the field data obtained, and (3) our understanding of the project information presented in this report. If the stated conditions are incorrect, or if the project description is revised, please inform UES so that we may review our recommendations with respect to any modifications.

3.2 Borrow Suitability (Lake Excavation)

The borings were performed to evaluate the suitability of the soils for use as fill during various stages of site development. As previously discussed, the soils encountered in the borings consisted of alternating layers of fine sand (SP), fine sand with silt (SP-SM), fine sand with clay (SP-SC), and clayey fine sand (SC) to the termination depths.

Soils classified as SP (fine sand, fine sand with trace to little silt, and fine sand with trace to little clay) contain less than 5 percent fines (percent of dry weight passing the U.S. No 200 sieve). These soils dry rapidly and compact easily, even under wet conditions. They perform well for building foundations or roadway subgrade fill and are usually adequate for use as drainage material with a relatively high permeability.

Soils classified as SP-SM (fine sand with silt) and SP-SC (fine sand with clay) contain between 5 and 12 percent fines. These soils often require some drying time prior to placement and compaction but are typically suitable for use as fill for buildings and roadways. They do not drain as rapidly and have a relatively lower permeability for use as drainage material.

Soils classified as SM (silty fine sand) and SC (clayey fine sand) have fines contents exceeding 12 percent. These soils are very difficult to compact when wet, do not drain well, and have low permeability for use as drainage material. Although these soil types are suitable for use as fill, they have an affinity to retain moisture and prolonged drying time is necessary, commonly resulting in moisture-related construction delays. These soils are often used for non-structural applications, such as lawns or landscape areas.

If it is desired to use SM or SC soils as fill for the project, the soils should be spread (not stockpiled) either upon active fill areas or within designated staging areas, repeatedly disced, and then reworked frequently to promote drying. Only after the moisture content has been reduced sufficiently should they be placed and compacted as fill. These soils can also be blended with low fines content (SP) soils to lower the fines content of the mixed soils and improve their ability to be used as fill.

During excavation of soils from the lake, care should be exercised by the contractor to separate suitable and unsuitable (silty/clayey) soils. This process will facilitate the overall fill placement and compaction process. In addition, it should be anticipated that soils excavated below the groundwater table will likely require additional drying time before they can be placed as controlled, compacted fill.

3.3 Site Excavations

In Federal Register, Volume 54, No. 209 (October 1989), the United States Department of Labor, Occupational Safety and Health Administration (OSHA) amended its "Construction Standards for Excavations, 29 CFR, part 1926, Subpart P." This document was issued to better ensure the safety of workers entering trenches or excavations. It is mandated by this federal regulation that all excavations, whether they be utility trenches, basement excavations, or footing excavations, be constructed in accordance with the OSHA guidelines.

The contractor is solely responsible for designing and constructing stable temporary excavations and should shore, slope, or bench the sides of any excavations deeper than 4 feet as required to maintain stability of both the excavation sides and bottom. The contractor's responsible person, as defined in 29 CFR Part 1926, should evaluate the soil exposed in the excavations as part of the contractor's safety procedures. In no case should slope height, slope inclination, or excavation depth, including utility trench excavation depth, exceed those specified in local, state, and federal safety regulations.

UES is providing this information solely as a service to our client. UES is not assuming responsibility for construction site safety or the contractor's activities. Such responsibility is not being implied and should not be inferred.

4.0 REPORT LIMITATIONS

This consulting report has been prepared for the exclusive use of Okeejen, LLC and members of the design team for the proposed development of the stormwater lake in Parcel 4 at the subject property located along the south side of Okeechobee Road in Fort Pierce, Florida. This report has been prepared in accordance with generally accepted local geotechnical engineering practices; no other warranty, either express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate the information and professional opinions provided in this report. In the event changes are made in the design or location of the proposed lake, the evaluation and opinions contained in this report should not be considered valid unless the changes are reviewed, and our conclusions modified or verified in writing by UES.

5.0 BASIS FOR RECOMMENDATIONS

The information presented in this report is based on the data obtained from the borings performed at the locations indicated on the Test Location Plan in Appendix B. This report does not reflect variations which may occur between borings. While the borings are representative of the subsurface conditions at their respective locations and for their vertical reaches, local variations characteristic of the subsurface soils of the region are anticipated and may be encountered. The delineation between soil types shown on the boring logs is approximate and the descriptions represent our interpretation of the subsurface conditions at the designated boring locations on the specific dates drilled.

Any third-party reliance of our geotechnical report or parts thereof is strictly prohibited without the express written consent of Universal Engineering Sciences. The applicable SPT methodology (ASTM D 1586) used in performing our borings, and for determining penetration resistance and soil relative density, is specific to the sampling tools utilized and does not reflect the ease or difficulty to advance other tools or materials.

Appendix A - Vicinity Map

Site Vicinity Map

Fort Pierce Commercial
Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2100159.0000	Drafted by: JR	Reviewed By: ES	Date: 8/16/2021

N

Appendix B - Test Location Plan

Test Location Plan

Parcel 4 - Lake
Fort Pierce Commercial
Okeechobee Road, Fort Pierce, Florida

Project No. 3330.2100159.0005	Drafted by: JR	Reviewed By: ES	Date: 8/26/2021

N

Legend

- Approximate 20’ Standard Penetration Test Boring Locations

Appendix C - Notes Related to Borings

NOTES RELATED TO BORING RECORDS AND GENERALIZED SUBSURFACE PROFILES

1. Groundwater levels (if encountered) were recorded either during or following the boring completion on the date indicated. Fluctuations in groundwater levels are common - see the report text for a discussion.
2. The boring locations were identified in the field by estimated distances and offsets from existing reference marks and/or other site landmarks.
3. The completed boreholes were backfilled to adjacent site grade using drilling spoils and patched with asphalt cold mix in pavement areas.
4. The Log of Boring records represent our interpretation of soil conditions based on visual classification of the soil samples recovered from the borings.
5. The Log of Boring records are subject to the limitations, conclusions, and recommendations presented in the report text.
6. The Standard Penetration Test (SPT) N-values contained on the Log of Boring records refer to the total blow counts of a 140-pound drop hammer falling 30 inches required to drive a split-barrel sampler a total distance of 12 inches into soil strata at specific depth intervals.
7. The Hand Cone Penetrometer (HCP) values contained on Log of Boring records and the Cone Penetration Test (CPT) values contained on the Cone Penetration Sounding logs refer to the cone tip resistance recorded when pushing the cone tip into the soil strata at specific depth intervals.
8. The soil and/or rock strata interfaces shown on the Log of Boring records are approximate and may vary from those shown on the logs. The soil and/or rock descriptions shown on the Log of Boring records refer to conditions at the specific location tested. Soil/rock conditions may vary between test locations.
9. Relative density for coarse-grained soils (sands/gravels) and consistency for fine-grained soils (silts/clays) are described as follows:

Coarse Grained Soils (Sands and Gravels)				Fine Grained Soils (Silts and Clays)			
SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Relative Density	SPT N-Value	HCP Value (kg/cm^2)	CPT Value (tsf)	Consistency
0-4	0-16	0-20	Very Loose	0-2	0-20	0-3	Very Soft
5-10	17-36	21-40	Loose	3-4	21-35	4-6	Soft
11-30	37-116	41-120	Med. Dense	5-8	>35	7-12	Firm
31-50	117-196	121-200	Dense	9-15		13-25	Stiff
>50	> 196	>200	Very Dense	16-30		26-50	Very Stiff
				>30		>50	Hard

10. Grain size descriptions are as follows:

Description	Particle Size Limits
Boulder	Greater than 12 inches
Cobble	3 to 12 inches
Coarse Gravel	3/4 to 3 inches
Fine Gravel	No. 4 sieve to 3/4 inch
Coarse Sand	No. 10 to No. 4 sieve
Medium Sand	No. 40 to No. 10 sieve
Fine Sand	No. 200 to No. 40 sieve
Fines (Silt/Clay)	Smaller than No. 200 sieve

11. Definitions for modifiers used in soil/rock descriptions:

Proportion	Modifier	Approximate Root Diameter	Modifier
<5%	Trace	Less than 1/32"	Fine roots
5% to 12%	Little	1/32" to 1/4"	Small roots
12% to 30%	Some	1/4" to 1"	Medium roots
30% to 50%	And	Greater than 1"	Large roots

Organic Soils: Soils containing vegetative tissue in various stages of decomposition having a fibrous to amorphous texture. Usually having a dark brown to black color and an organic odor.
Organic Content Modifiers: <25%: Slightly to Highly Organic; 25% to 75%: Muck; >75%: Peat

Appendix D - Log of Boring Records

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-1

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 5
PROJECT NUMBER 3330.2100159.0005
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 20 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 8/3/21
COMPLETED 8/3/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 6.20 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	X	1	2 5 5 5	10		Gray fine sand (SP)			
	X	2	3 4 4 5	8		2.5 Brown fine sand with clay (SP-SC)			
5	X	3	6 7 7 6	14		4.0 Brown clayey fine sand (SC)			
	X	4	5 6 7 8	13		6.0 ▽ Brown fine sand with clay (SP-SC)			
	X	5	4 5 7 8	12		8.0 Brown clayey fine sand (SC)			
10									
	X	6	5 6 7	13					
						13.5 Gray fine sand (SP)			
	X	7	3 4 5	9					
15									
	X	8	3 4 4	8					
	X	9	4 3 3	6					
20						20.0 Bottom of borehole at 20.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 8/16/21 10:00 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0005 - PARCEL 4 - LAKE\APPEND

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-2

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 5
PROJECT NUMBER 3330.2100159.0005
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 20 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 8/4/21
COMPLETED 8/4/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 6.10 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	X	1	3 5 5 6	10		Gray fine sand (SP)			
	X	2	5 5 5 6	10					
5	X	3	4 5 6 4	11					
	X	4	4 5 6 5	11		▽			
	X	5	5 7 8 11	15					
10									
	X	6	4 5 4	9					
	X	7	4 5 5	10					
15									
	X	8	3 2 3	5					
	X	9	4 5 4	9					
20									

3.5
Brown clayey fine sand (SC)
7.0
Light brown fine sand (SP)
8.5
Gray clayey fine sand (SC)
13.5
Gray fine sand with silt (SP-SM)
18.5
Gray fine sand (SP)
20.0

Bottom of borehole at 20.0 feet.

SPT LOGS - GFA DATA TEMPLATE.GDT - 8/16/21 10:00 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0005 - PARCEL 4 - LAKEVAPPEND

Universal Engineering Sciences
607 NW Commodity Cove
Port Saint Lucie, Florida 34986
(772) 924-3575

LOG OF BORING B-3

CLIENT Okeejen, LLC
PROJECT NAME Fort Pierce Commercial - Task 5
PROJECT NUMBER 3330.2100159.0005
PROJECT LOCATION Okeechobee Road, Fort Pierce, Florida
DRILLING CONTRACTOR Universal Engineering Sciences
HOLE DEPTH 20 ft
HOLE DIAMETER 3 in
DRILLER RV/LO
DATE STARTED 8/4/21
COMPLETED 8/4/21
DRILL RIG CME-45
GROUND WATER LEVEL: ▽ **AT TIME OF DRILLING** 6.20 ft
METHOD SPT
LATITUDE
LONGITUDE
NOTE:
HAMMER TYPE

DEPTH (ft)	SAMPLE	SAMPLE NUMBER	BLOW COUNTS	N VALUE	GRAPHIC LOG	MATERIAL DESCRIPTION	MOISTURE CONTENT (%)	FINES CONTENT (%)	ORGANIC CONTENT (%)
	X	1	3 4 4 5	8		Gray fine sand (SP)			
	X	2	3 4 5 4	9					
5	X	3	4 4 6 8	10		3.0 Gray clayey fine sand (SC) ▽			
	X	4	6 7 7 9	14					
	X	5	5 6 7 9	13		8.5 Light brown fine sand (SP)			
10									
	X	6	8 7 7	14					
	X	7	3 4 3	7					
15									
	X	8	4 4 4	8					
	X	9	4 3 3	6		20.0			
20						Bottom of borehole at 20.0 feet.			

SPT LOGS - GFA DATA TEMPLATE.GDT - 8/16/21 10:00 - Z:\PROJECTS_UES PROJECT SETUP\3330.2100159.0000 - COMMERICAL PROPERTY FORT PIERCE - GEO\21-0462.00 - COMMERICAL PROPERTY FORT PIERCE\GEO\TASK 0005 - PARCEL 4 - LAKEVAPPEND

Appendix E - Discussion of Soil Groups

DISCUSSION OF SOIL GROUPS

COARSE GRAINED SOILS

General. A soil is classified as coarse-grained if more than 50 percent of a representative sample of the material is retained on the No. 200 sieve.

GW and SW Groups. These groups comprise well-graded gravelly and sandy soils containing little or no plastic fines (less than 5 percent passing the No. 200 sieve). The low fines content does not noticeably change the shear strength characteristics of these soils and does not interfere with their free-draining characteristics.

GP and SP Groups. Poorly graded gravels and sands containing little or no plastic fines (less than 5 percent passing the No. 200 sieve) are in the GP and SP groups. The materials can be called uniform gravels, uniform sands, or non-uniform mixtures of very coarse materials and very fine sand, with intermediate sizes lacking (sometimes called skip-graded, gap-graded, or step-graded). This last group often results from borrow pit excavation in which gravel and sand layers are mixed.

GM and SM Groups. In general, the GM and SM groups comprise gravels or sands with fines (more than 12 percent passing the No. 200 sieve) having little or no plasticity. The plasticity index and liquid limit of soils in these groups plot below the “A” line on the plasticity chart. The gradation of the material is not considered significant and both well and poorly graded materials are included.

GC and SC Groups. In general, the GC and SC groups comprise gravelly or sandy soils containing fines (more than 12 percent passing the No, 200 sieve) having plasticity characteristics. The plasticity index and liquid limit of soils in these groups plot above the “A” line on the plasticity chart.

FINE GRAINED SOILS

General. A soil is classified as fine-grained if more than 50 percent of a representative sample of the material passes the No. 200 sieve.

ML and MH Groups. These groups comprise inorganic silts (ML) and elastic silts (MH) having either low (L) or high (H) liquid limits, respectively. ML soils have a liquid limit of less than 50 while MH soils have a liquid limit of 50 and greater. Silts and elastic silts can also contain varying amounts of sand and gravel. Also included in this group are loess sediments and rock flours.

CL and CH Groups. These groups comprise low plasticity (lean) clays (CL) and medium to high plasticity (fat) clays (CH) having either low (L) or high (H) liquid limits, respectively. CL soils have a liquid limit of less than 50 while CH soils have a liquid limit of 50 and greater. The low plasticity clays can also be sandy clays or silty clays. The moderate to high plasticity clays can also be sandy clays and include some volcanic clays.

OL and OH Groups. These groups comprise organic silts and clays. The soils are characterized by the presence of organic odor and/or dark color. The OL and OH soils are differentiated by determining and comparing their liquid limit values before and after oven drying representative soil samples.

HIGHLY ORGANIC SOILS

The highly organic soils are usually very soft and compressible and have undesirable construction characteristics. Particles of leaves, grasses, branches, or other fibrous vegetative matter are common components of these soils. They are not subdivided and are classified into one group with the symbol PT. Peat humus and swamp soils with a highly organic texture are typical soils of the group.

Appendix D
Soil Map

Map Scale: 1:2,130 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 30 60 120 180

Feet: 0 100 200 400 600

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 14, Jun 9, 2020

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

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

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

Map Unit Legend

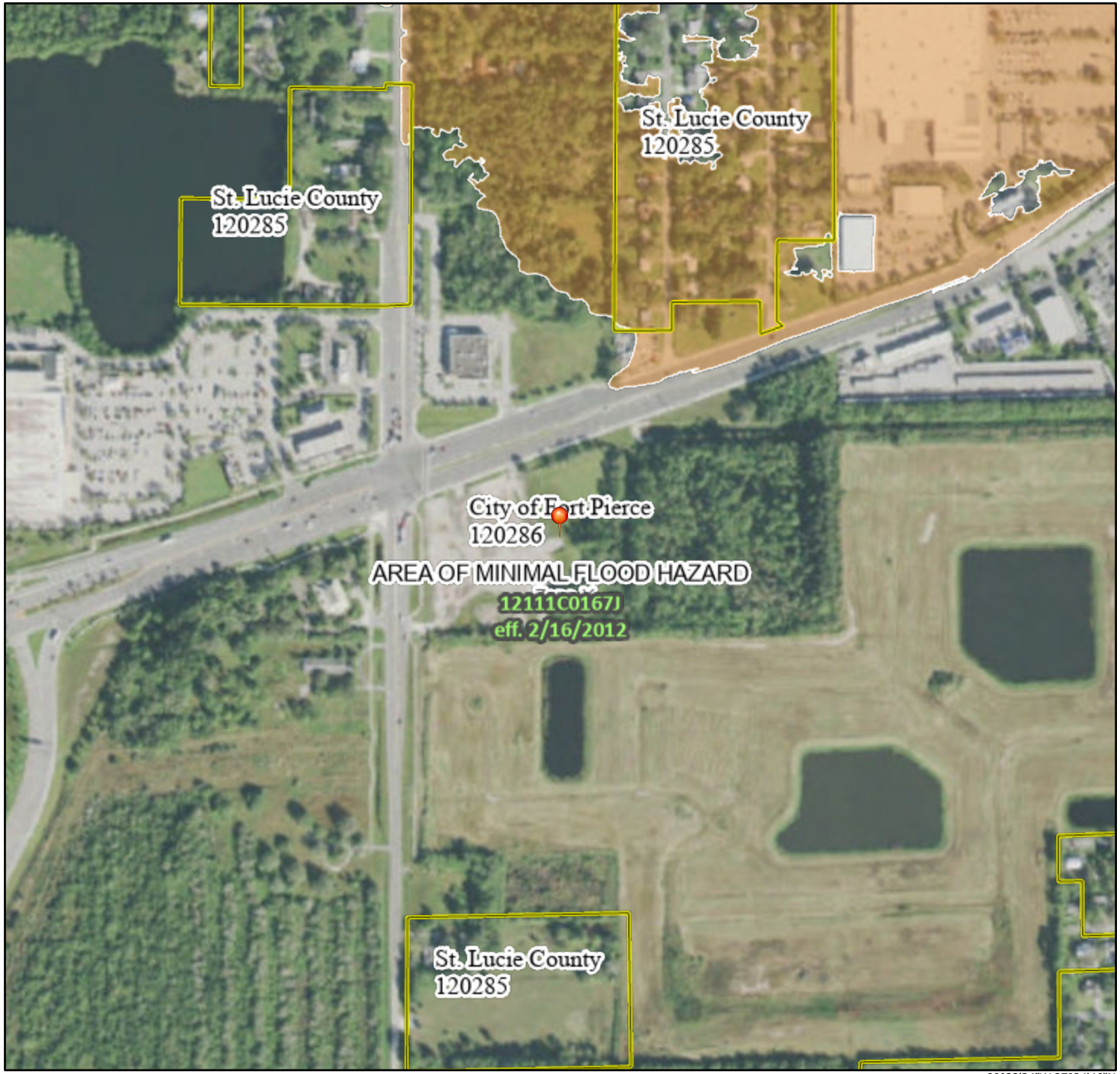
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	12.5	100.0%
Totals for Area of Interest		**12.5**	**100.0%**

Appendix E
Flood Zone Map

National Flood Hazard Layer FIRMette

FEMA

80°23'11"W 27°25'18"N



80°22'34"W 27°24'46"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/8/2021 at 2:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Appendix F

Other Miscellaneous Backup (Rainfall Maps, CNs, tc Paths)

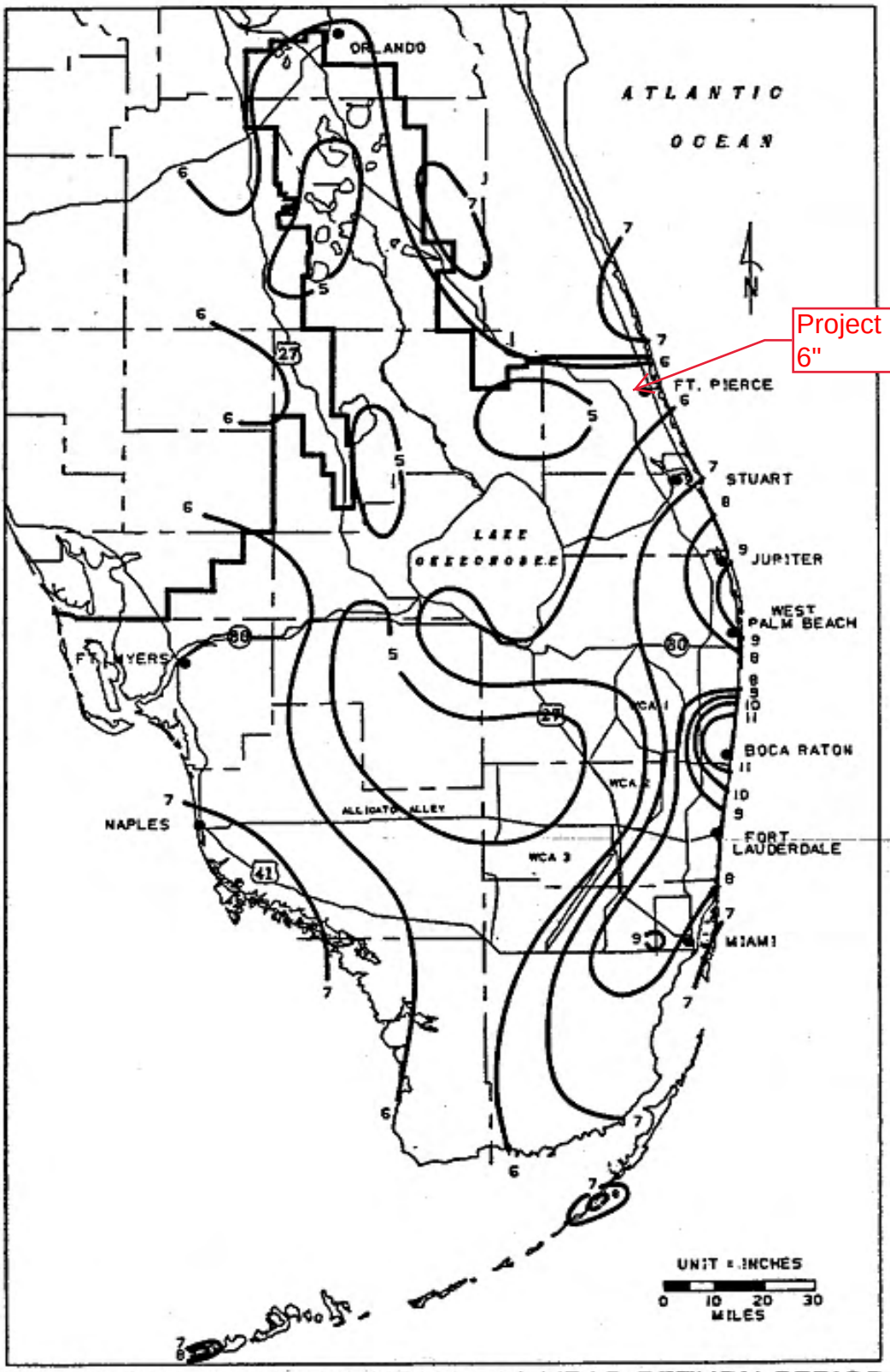


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

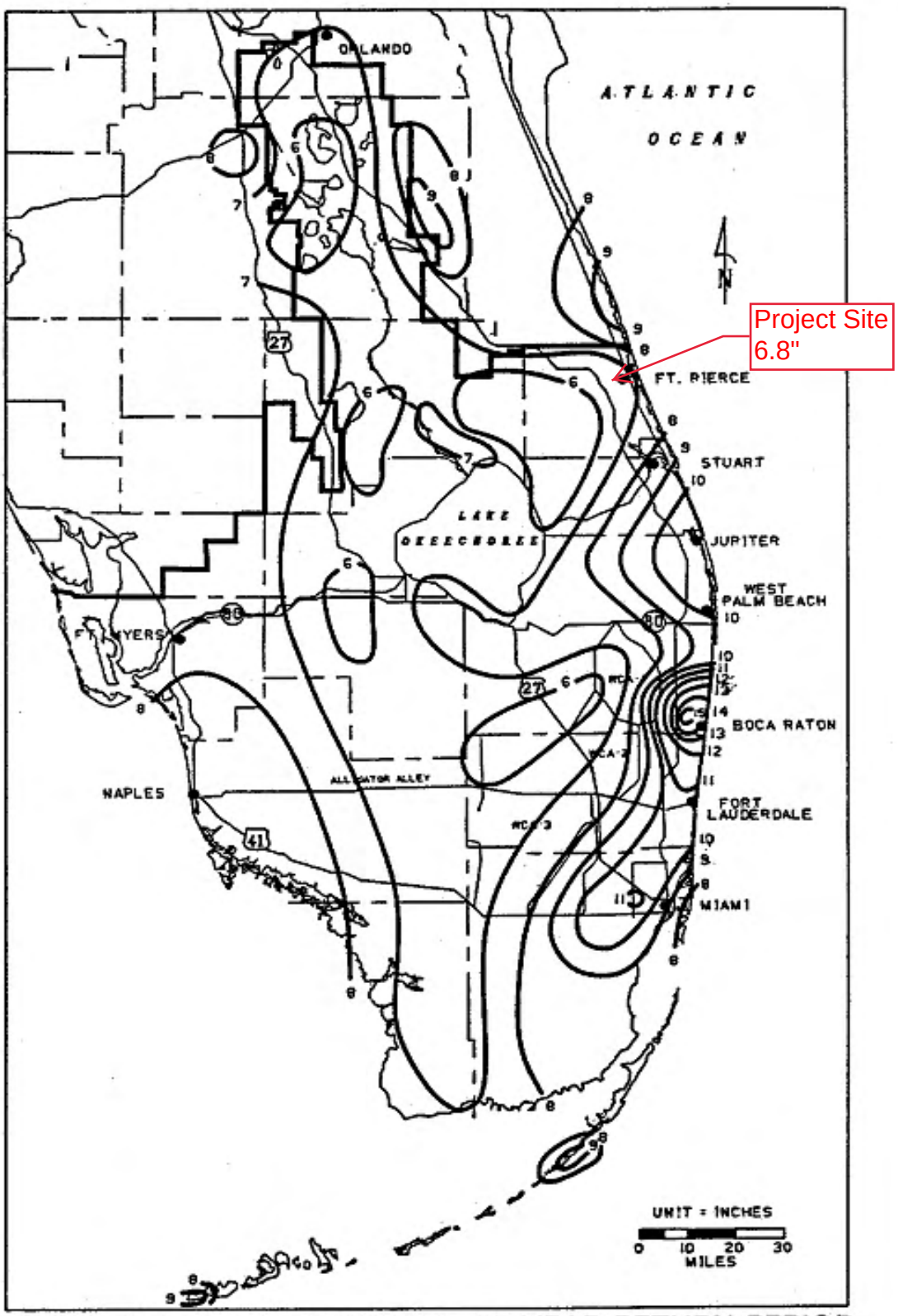


FIGURE C-5. 1-DAY RAINFALL: 25-YEAR RETURN PERIOD

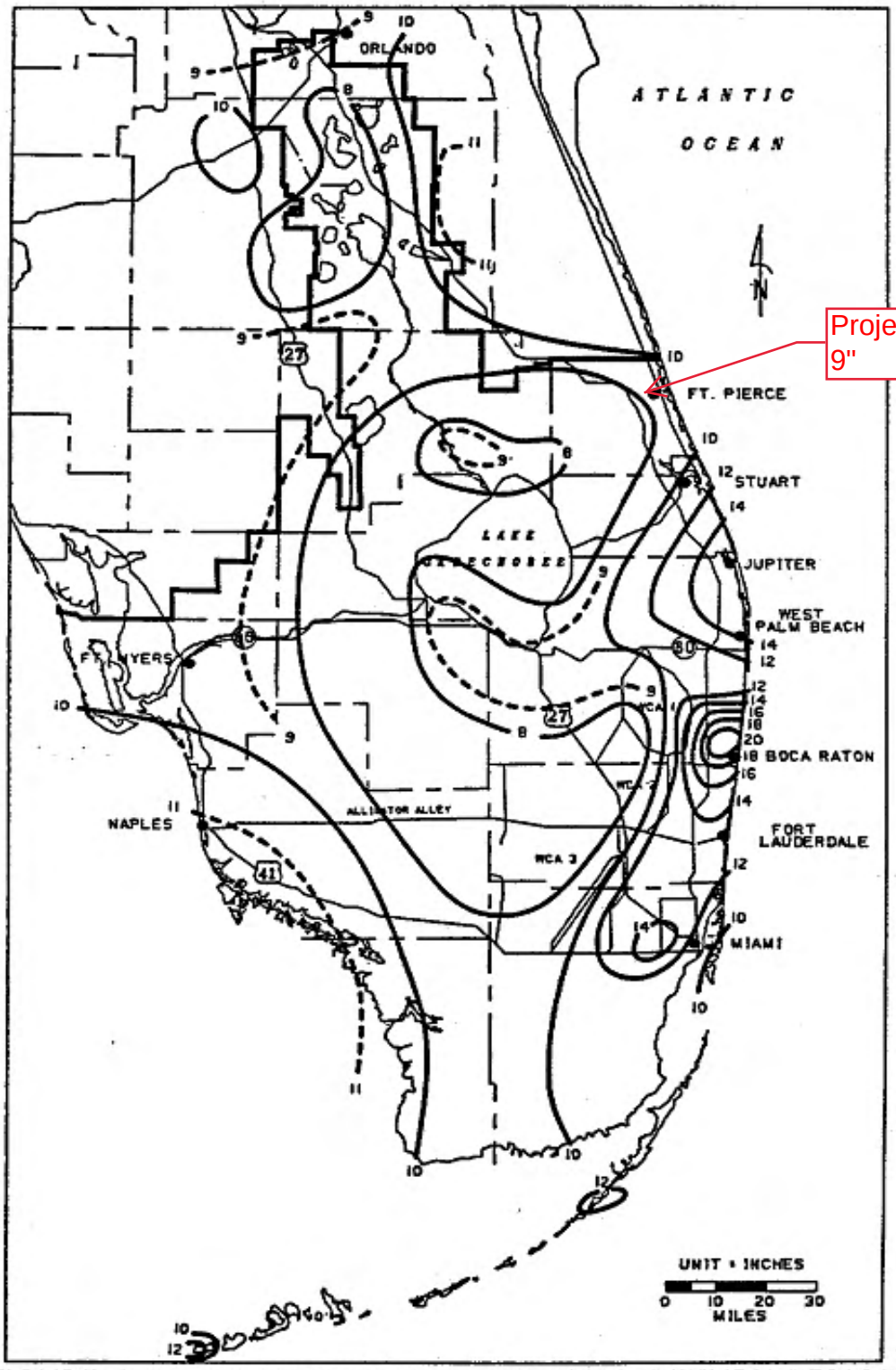


FIGURE C-6. 1-DAY RAINFALL: 100-YEAR RETURN PERIOD

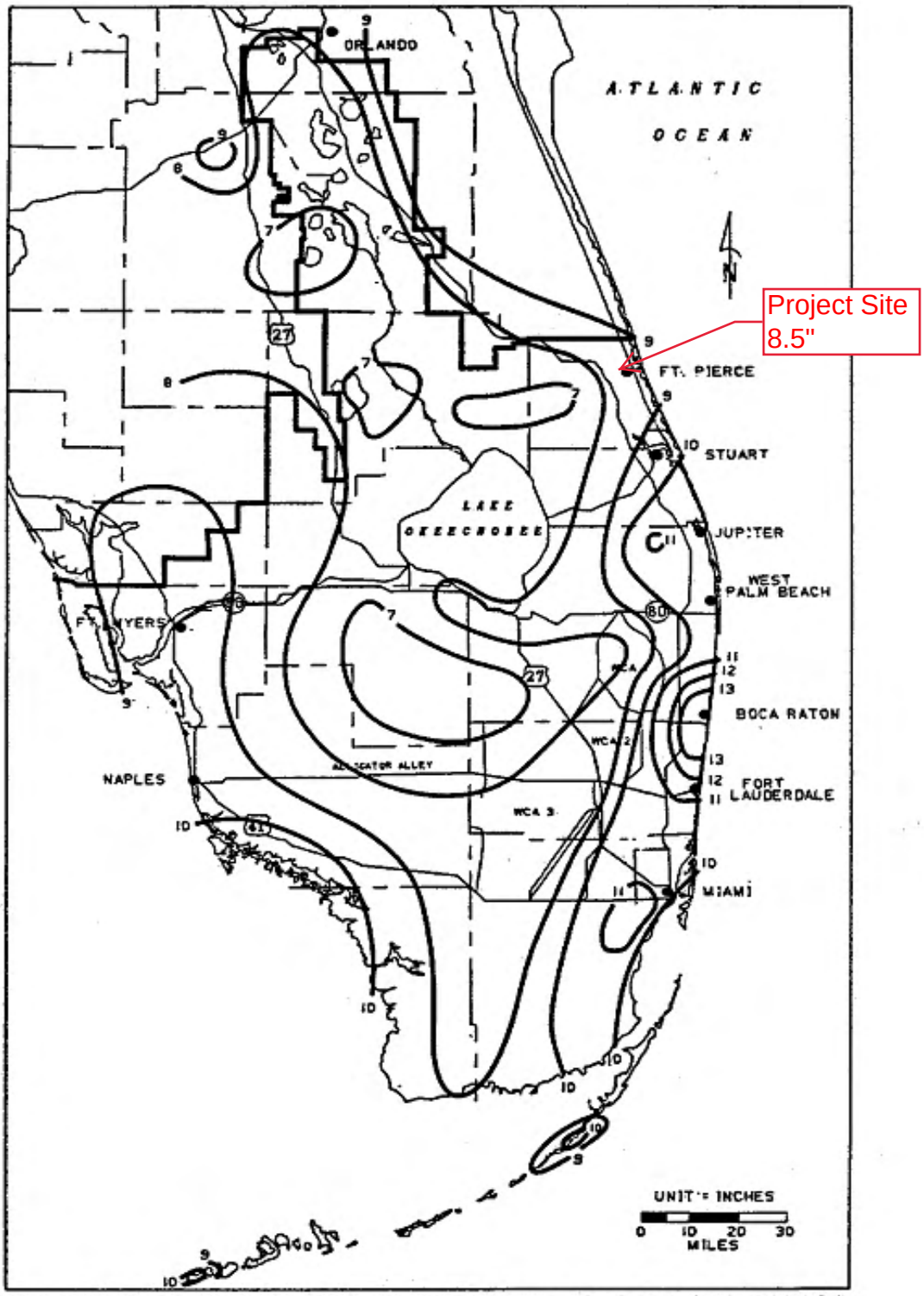


FIGURE C-7. 3-DAY RAINFALL: 10-YEAR RETURN PERIOD

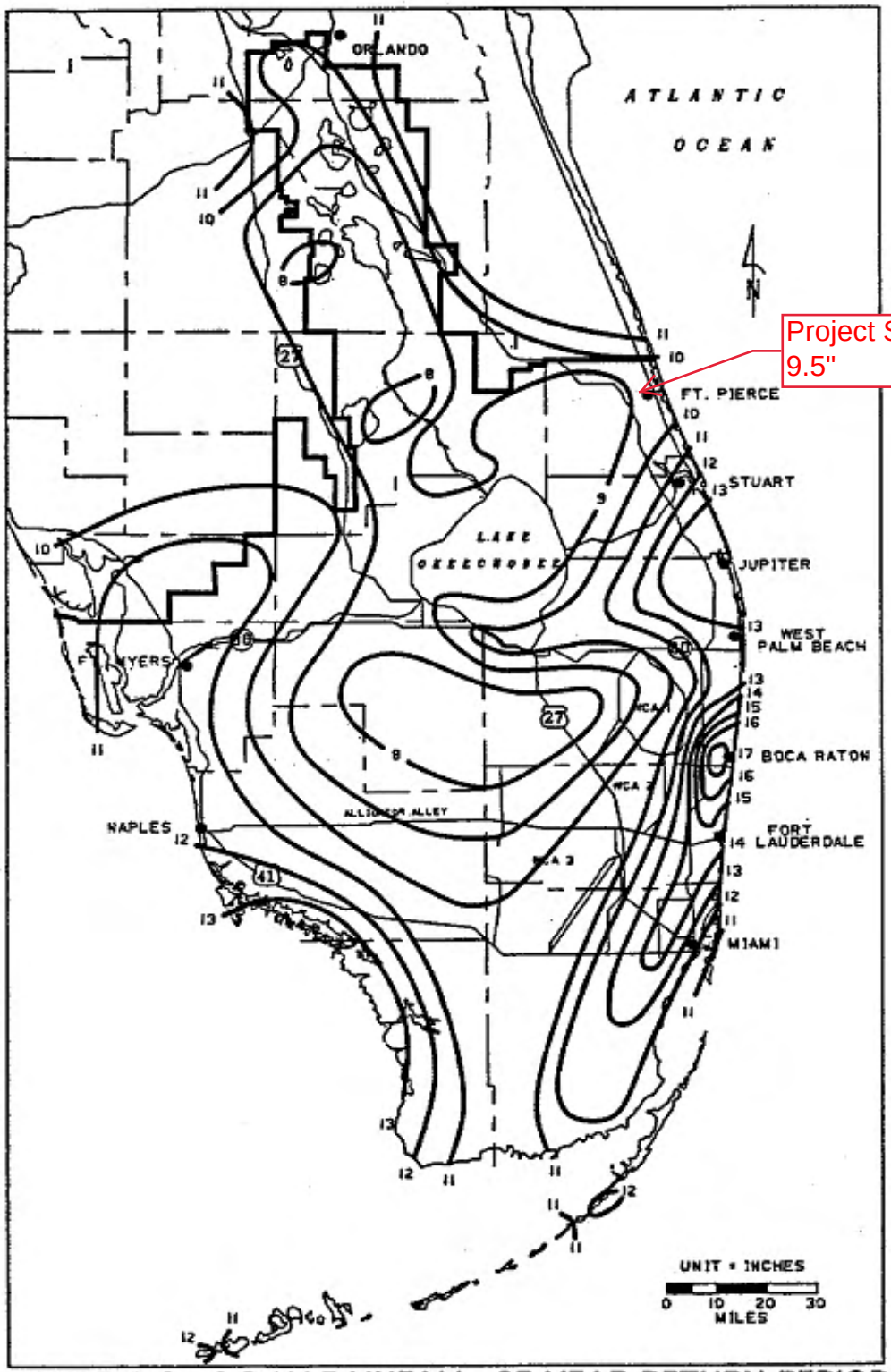


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

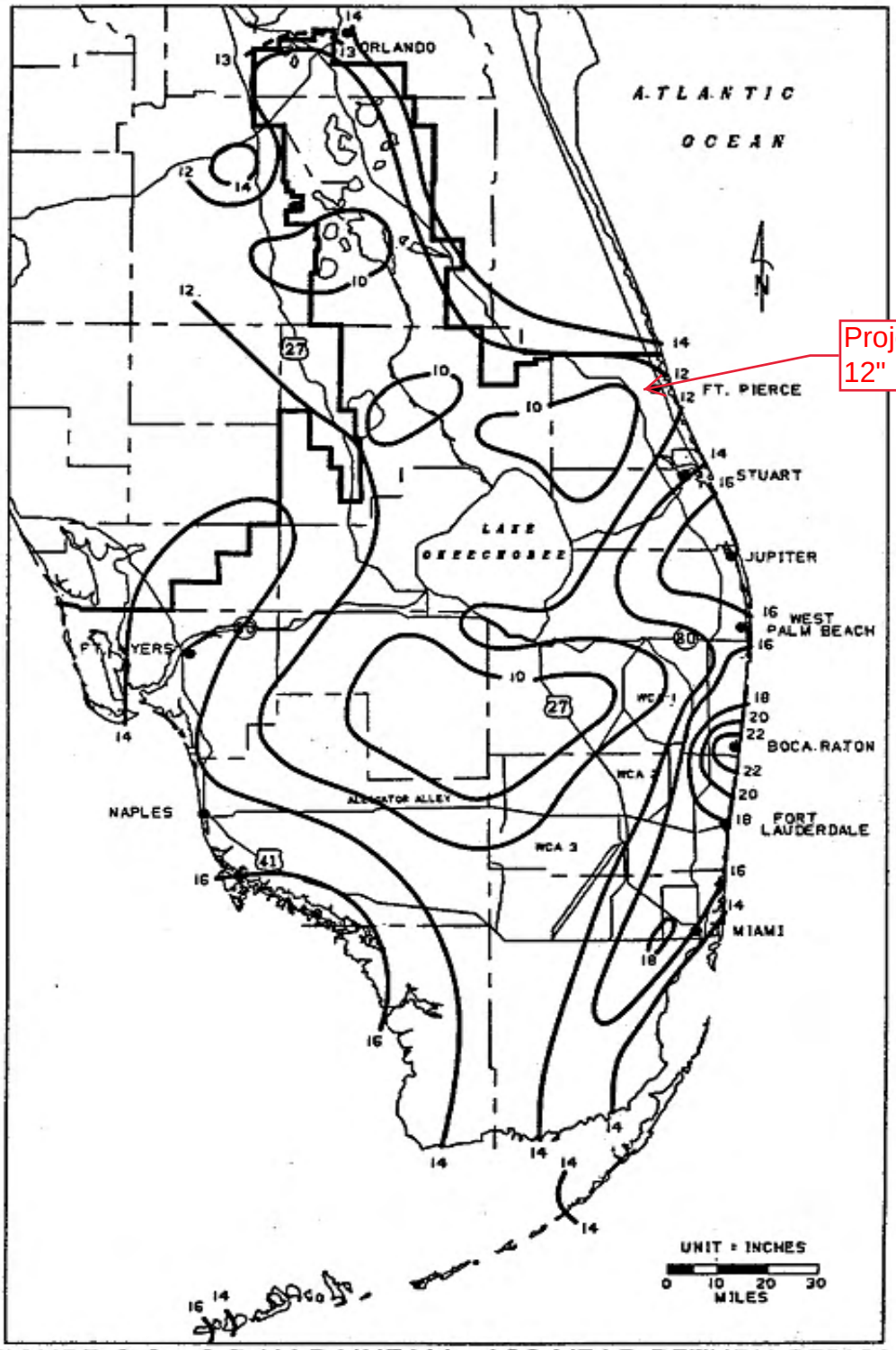


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Table 2-2a Runoff curve numbers for urban areas [1]

Cover description: Cover type and hydrologic condition	Average percent impervious area [2]	Curve numbers for hydrologic soil group: A	B	C	D
Fully developed urban areas (vegetation established)					
Open space (lawns, parks, golf courses, cemeteries, etc.) [3]:					
Poor condition (grass cover < 50%)		68	79	86	89
Fair condition (grass cover 50% to 75%)		49	69	79	84
Good condition (grass cover > 75%)		39	61	74	80
Impervious areas:					
Paved parking lots, roofs, driveways, etc. (excluding right-of-way)		98	98	98	98
Streets and roads:					
Paved; curbs and storm sewers (excluding right-of-way)		98	98	98	98
Paved; open ditches (including right-of-way)		83	89	92	93
Gravel (including right-of-way)		76	85	89	91
Dirt (including right-of-way)		72	82	87	89
Western desert urban areas:					
Natural desert landscaping (pervious areas only) [4]		63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)		96	96	96	96
Urban districts:					
Commercial and business	85	89	92	94	95
Industrial	72	81	88	91	93
Residential districts by average lot size:					
1/8 acre or less (town houses)	65	77	85	90	92
1/4 acre	38	61	75	83	87
1/3 acre	30	57	72	81	86
1/2 acre	25	54	70	80	85
1 acre	20	51	68	79	84
2 acres	12	46	65	77	82
Developing urban areas					
Newly graded areas (pervious areas only, no vegetation) [5]		77	86	91	94
Idle lands (CN's are determined using cover types similar to those in table 2-2c).					

[1] Average runoff condition, and $I_a = 0.2S$.

[2] The average percent impervious area shown was used to develop the composite CN's. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. CN's for other combinations of conditions may be computed using figure 2-3 or 2-4.

[3] CN's shown are equivalent to those of pasture. Composite CN's may be computed for other combinations of open space cover type.

[4] Composite CN's for natural desert landscaping should be computed using figures 2-3 or 2-4 based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CN's are assumed equivalent to desert shrub in poor hydrologic condition.

[5] Composite CN's to use for the design of temporary measures during grading and construction should be computed using figure 2-3 or 2-4 based on the degree of development (impervious area percentage) and the CN's for the newly graded pervious areas.

Appendix G
Pre and Post Basin Maps

S.R. 70 / OKEECHOBEE
R/W WIDTH VARIES

BENCHMARK
FND NAIL & WASHER 8030
EL.=16.98(NAVD88)

BENCHMARK
FND IRC 8030
EL.=16.30(NAVD88)

N69°58'38"E 82.15'(S)

N69°58'38"E 205.37'(S)

N88°20'40"E 718.23'(S)

N19°57'33"W 356.91'(S)

N01°49'10"W 135.00'(S)

N88°10'50"E 377.17'(S)

S88°10'50"W 1253.92'(S)

S00°35'38"E 563.32'(S)

PRE-SITE BASIN AREA
= 12.00 AC

TIME OF CONCENTRATION
= 48 MIN.

ASPHALT

EX ASPHALT

EX. ASPHALT

DRAINAGE DITCH

TOP OF BERM

TOB

TOS

EOW

GAS

WALK

CONC

60" CMP

24" DIA. DRAIN STRUCTURE TOP EL=16.33 BOT EL=8.42

CATCH BASIN TOP EL=16.33 S INV EL=8.68 E INV EL=7.96 W INV EL=7.90

DUAL INLET TOP EL=14.88 E INV EL=12.38

STORM MANHOLE TOP EL=17.51 INV EL=6.71

N

GRAPHIC SCALE

0 80 160

(IN FEET)

1 inch = 80 ft.

LEGEND

EXISTING CONTOUR

TIME OF CONCENTRATION FLOW PATH

REVISIONS	DATE

JOB NO.	
DESIGNED	RTM
DRAWN	RTM
DATE	APR. 2020
CHECKED	AJB
DATE ISSUED	TBD

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

1835 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

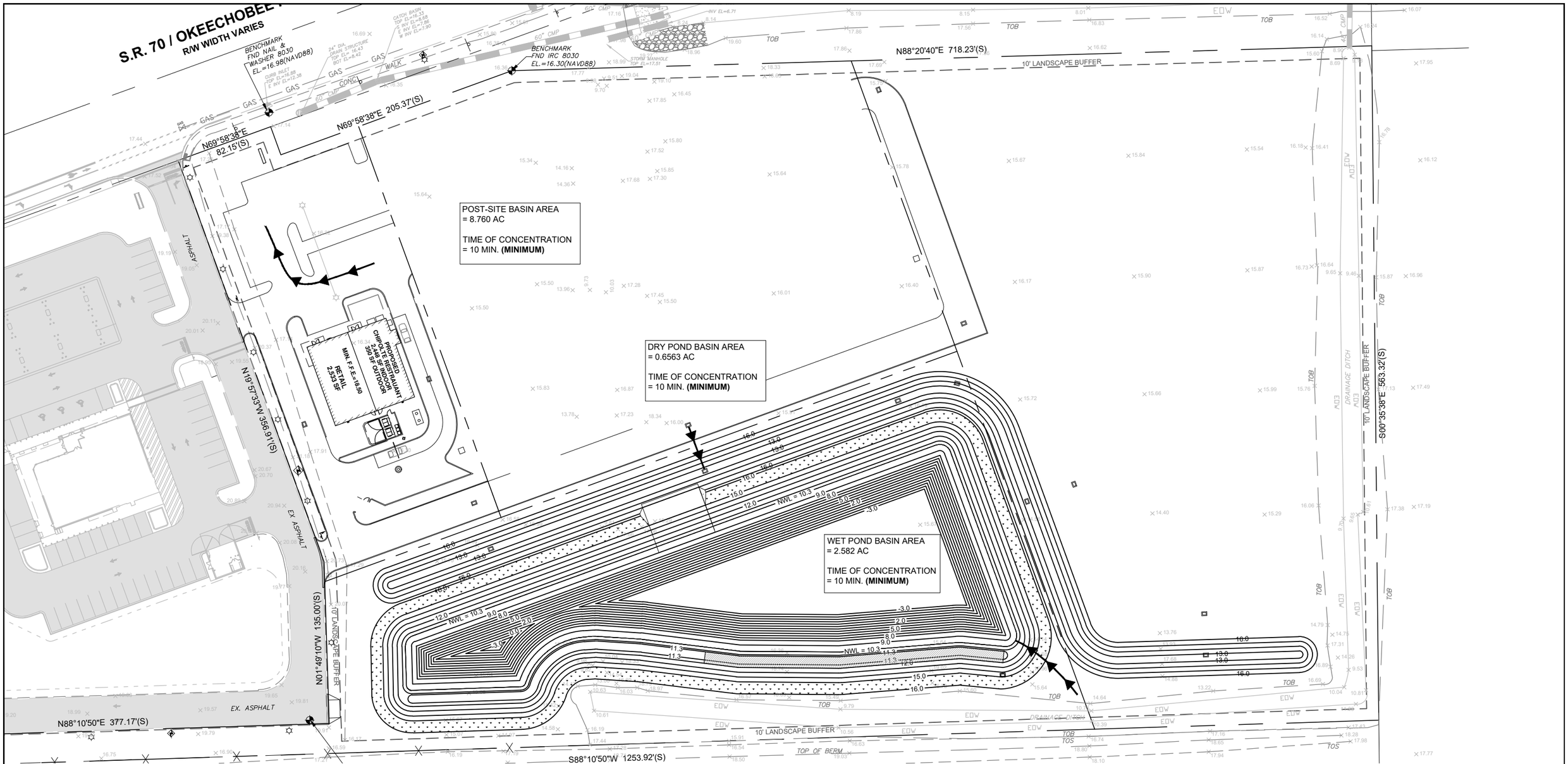
FT. PIERCE COMMERCIAL

CITY OF FORT PIERCE FLORIDA

PRE-DEVELOPMENT BASIN MAP

DATE:

SHEET G-1



N

GRAPHIC SCALE

0 — 80 — 160

(IN FEET)

1 inch = 80 ft.

LEGEND

16.0 — PROPOSED CONTOUR

TIME OF CONCENTRATION FLOW PATH

REVISIONS	DATE

JOB NO.	
DESIGNED	RTM
DRAWN	RTM
DATE	APR. 2020
CHECKED	AJB
DATE ISSUED	TBD

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

1835 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FX. (772) 778-3617

MELBOURNE, FL - PH (321) 253-1510
FT. PIERCE, FL - PH (772) 468-9055

VETERINARY MEDICAL CLINIC OF INDIAN RIVER COUNTY

CITY OF FORT PIERCE FLORIDA

POST-DEVELOPMENT BASIN MAP

DATE:

SHEET G-2

Dynamic Engineering Consultants, PC
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T. 561-921-8570

December 15, 2022

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

Attn: Planning Department

RE: JDA Self-Storage Facility
Fort Pierce
5575 Okeechobee Rd,
Fort Pierce, FL 34947
Parcel ID No. 2419-321-0001-000-5
St. Lucie County
DECPC No.: 22-00933

Stormwater Narrative

Johnson Development Associates, Inc. (the "Applicant") is the contract purchaser and developer of the +/- 4.34 acre property known as parcel 3 of the Fort Pierce Commercial Plat, whose general address is at 5575 Okeechobee Rd, Fort Pierce, FL 34947 (Parcel No. 2419-321-0001-000-5) owned by Okeejen, LLC. The Applicant proposes a stormwater infrastructure design that follows the design guidelines per the City of Fort Pierce, South Florida Water Management District (SFWMD) and North Saint Lucie River Water Control District (NSLRWCD). The Applicant is proposing a self-storage facility totaling a gross floor area of 103,022 SF with associated site features consisting of parking, landscaping, lighting, stormwater management, utilities, etc. (the "Project").

The Project is a part of the 12-acre master system approved by South Florida Water Management District (SFWMD) under ERP Number 56-107560-P. The subject site, parcel 3 of the Fort Pierce Commercial Plat, has been approved to include an 80% maximum impervious area. The attached Stormwater Calculations prepared by MBV Engineering, Inc. dated February, 2022 shows the land use areas for the Post-Development conditions, page 8. The proposed Self-storage facility development proposes an impervious area of 57.21% or 108,387 SF, meeting the design criteria of the receiving system.

The proposed development has been designed with provisions for the safe and efficient control of stormwater runoff in a manner that is not anticipated to adversely impact the existing drainage patterns, adjacent roadways, or adjacent parcels. The proposed development comply with the design criteria of the master system and connect to the existing drainage system once completed by the master development.

Please feel free to call us at 561.921.8570 or email achu@dynamicec.com with any questions or concerns you might have, or should you require additional information.

Sincerely,

Dynamic Engineering Consultants, PC

Michael D. Miles, P.E.
Regional Manager / Senior Principal

Alexandra Chú-Morales
Senior Design Engineer

Attachments:

- Individual Environmental Resource Permit No. 56-107550-P
- Approved Stormwater Report by MBV Engineering, Inc. dated February, 2022

South Florida Water Management District
Individual Environmental Resource Permit No. 56-107550-P
Date Issued: October 17, 2022

Permittee:	Okeejen, LLC 1870 Aloma Avenue, Ste 110 Winter Park, FL 32789-4050
Project:	Fort Pierce Commercial
Application No.	220301-33396
Location:	St Lucie County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email epermits@sfwmd.gov.

Gary R. Priest, P.E.
Engineering Section Administrator, Environmental Resource Bureau

South Florida Water Management District
Individual Environmental Resource Permit No. 56-107550-P

Date Issued: October 17, 2022	**Expiration Date:** October 17, 2027
Project Name:	Fort Pierce Commercial
Permittee:	Okeejen, LLC 1870 Aloma Avenue, Ste 110 Winter Park, FL 32789-4050
Operating Entity:	Okeejen, LLC 1870 Aloma Avenue, Ste 110 Winter Park, FL 32789-4050
Location:	St Lucie County
Permit Acres:	12.00 acres
Project Land Use:	Commercial
Special Drainage District:	North St Lucie River Water Control District
Water Body Classification:	CLASS III
FDEP Water Body ID:	3194A
Wetland and Surface Water Impacts:	0.84 acres
Conservation Easement to District:	No
Sovereign Submerged Lands:	No

Project Summary
This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 12.0 acres of commercial development known as Fort Pierce Commercial.

The proposed project consists of the construction of a commercial business and associated infrastructure on Parcel 1 and the master SWM system to serve a four-parcel commercial plaza. Site grading and inlets within the Parcel 1 and mass grading of Parcels 2 and 3 will direct stormwater runoff to Parcel 4. The master SWM system on Parcel 4 will consist of a 0.76 acre dry detention area with an overflow weir to a wet detention pond that will provide the required water quality pretreatment, treatment and attenuation for the proposed commercial plaza. The master SWM system control structure will discharge to an existing on site ditch at the plaza south boundary. This ditch is connected via an existing culvert to the North St. Lucie River Water Control District (NSLRWCD) Canal 38. Please refer to Exhibit Nos. 2.0 and 2.1 for additional details.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C.

Site Description
The project site is vacant land located southeast of the intersection of Jenkins Road and SR 70 in Fort Pierce, Florida. Refer to Exhibit No. 1.0 for a location map.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Ownership, Operation and Maintenance
Perpetual operation and maintenance of the stormwater management system will be the responsibility of Okeejen, LLC. The proposed SWM system is an interconnected system, a Declaration of Covenants, Conditions and Restrictions has been provided designating the owner of Lot 2 as the perpetual operation and maintenance entity over the entire SWM system. Please refer to Exhibit No. 4.0. Upon conveyance or division of ownership or control of the property or the system, the permittee must notify the Agency in writing within 30 days, and the new owner must request transfer of the permit.

Engineering Evaluation:

Land Use
Please refer to the attached table and Exhibit No. 2.1 for land use assumptions for Parcels 1 through 4. Building and driveway areas are assumed for Parcels 1 and 2. Parcel 3 is assumed to be 80 percent impervious (included under driveways in Exhibit No. 2.1).

Water Quality
The project is located within a watershed identified by the Florida Department of Environmental Protection as impaired for nutrients; therefore, the design includes a site-specific pollutant loading analysis and an additional 50% water quality treatment volume above the amounts required pursuant to Section 4.2.1, Volume II, as reasonable assurances that the projects discharge will not cause or contribute to violations of State water quality standards. The project provides 8.09 ac-ft of water quality treatment.

The project includes implementation of an Erosion Control Plan (Exhibit No. 2.0) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

Discharge
The project discharge rate is within the allowable limit for the project basin area based on a pre-vs. post-development analysis for the 25-yr, 3-day storm event. In addition, as found in Exhibit No. 2.1, the volume discharged from the project (0.13 ac-ft) does not exceed 2.0 inches over any 24-hour period (2.00 ac-ft) in the 10-year, 3-day design storm event per NSLRWCD requirements.

Parking Lot Design
As found in Water Quantity Data Table and the the attached Exhibit Nos. 2.0 and 2.1, minimum parking lot elevations have been set at or above the calculated design storm flood elevation.

Perimeter Berm
As found in Water Quantity Data Table and the the attached Exhibit Nos. 2.0 and 2.1, minimum perimeter berm elevations have been set at or above the calculated design storm flood elevation.

Finished Floors
As found in Water Quantity Data Table and the the attached Exhibit Nos. 2.0 and 2.1, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Certification, Operation, and Maintenance
Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be

noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1 - 12.3, ERP AH Vol. I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4, ERP AH Vol. I for Minimum Operation and Maintenance Standards.

Notable project components requiring routine inspection and maintenance may include but are not limited to:

- Side slopes for stormwater lakes and ponds – maintain side slopes no steeper than 4:1 (horizontal:vertical) to a depth of 2.0 feet below the control elevation and nurtured or planted from 2.0 feet below to 1.0 feet above the control elevation pursuant to Section 5.4.2, ERP AH Vol. II.
- Conveyance pipes, conveyance structures and discharge structures – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Exfiltration trenches – all pipes and structures must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Swales – maintain the permitted cross-section and vegetative cover.
- Underground storage facilities – all facilities must be inspected for structural integrity and be maintained clear of trash, sediment and vegetative debris.
- Pumps – float switches should be inspected and any obstructions removed to ensure proper operation; intake and discharge pipes should be maintained clear of trash, sediment and vegetative debris; motors should be maintained to ensure proper operation.

Engineering Evaluation Tables:

Land Use

Basin	Land Type	Area (ac)	% of Total Basin
Site	Building Coverage	0.56	4.67
	Driveway	5.20	43.33
	Impervious	0.61	5.08
	Lake	1.19	9.92
	Lake Bank	0.90	7.50
	Dry Retention Bottom	0.04	0.33
	Dry Retention Sides	0.72	6.00
	Pervious	2.78	23.17
	Total:	12.00	100%

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Area (ac)	Overflow Elevation (ft NAVD88)
Site	Pre-Treatment	DRY RETENTION	1.72	1.72	0.76	16.00
	Treatment	WET DETENTION	6.37	6.37	1.19	16.00

Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (in)	Peak Stage (ft NAVD88)	Min. EL (ft NAVD88)	Peak Discharge Rate (cfs)	Allowable Discharge Rate (cfs)
Site	Finished Floor	100Y3D	12.00	17.15	18.50	N/A	N/A
	Perimeter Berm/ Discharge	25YR3D	9.50	16.44	17.00	0.26	19.12
	Parking Lot	10YR1D	6.00	16.37	16.70	N/A	N/A

Bleeder

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Dia.(in)	Invert EL (ft NAVD88)	Receiving Body
Site	11.80	CS-1	Discharge	1	Circular Orifice	3.00	11.80	Existing Ditch

Inlets

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Length (in)	Width (in)	Crest EL (ft NAVD88)	Receiving Body
Site	11.80	CS-1	Discharge	1	FDOT MOD C DROP INLET	37.0	24.0	16.00	Existing Ditch

Weir

Basin	Control EL (ft NAVD88)	Structure #	Structure Type	Count	Type	Length (in)	Width (in)	Height (in)	Crest EL (ft NAVD88)	Receiving Body
Site	11.80	Conc weir	Water Quality	1	Broad Crested	600.00	192.00	6.00	16.00	Lake

Environmental Evaluation:

Wetlands and Other Surface Waters
The project site contains one isolated wetland that is less than 1/2-acre in size and other surface water (OSW) ditches. The isolated wetland is a remnant herbaceous marsh that is presently dominated by punk tree (*Melaleuca quinquenervia*), brazilian pepper (*Schinus terebinthifolius*), and swamp fern (*Blechnum serrulatum*). Additional wetland descriptions are available in the ePermitting file.

The project will result in 0.40 acres of wetland impacts and work in a 0.44-acre OSW (ditch) as described in the table below. Mitigation for impacts to the onsite isolated wetland that is less than 1/2-acre in size, and for the work in the OSW are not required pursuant to sections 10.2.2.1, and 10.2.2.3, AH Vol I. Page 4 of Exhibit No. 2.0 identifies the locations of the wetlands/other surface waters being impacted.

The applicant has explored design modifications in an attempt to reduce wetland impacts; however, due to the small size of the project site and central location and poor quality of the isolated wetland, elimination and reduction of wetland impacts was not ecologically or economically practicable. Therefore, District Staff have determined the project meets the elimination and reduction criteria in Section 10.2.1, A.H. Vol. I.

Fish, Wildlife, and Listed Species
The project site does not contain significant habitat for wetland-dependent endangered or threatened wildlife species, or species of special concern. No wetland-dependent endangered or threatened species or species of special concern were observed onsite. Submitted information indicates that potential use of the site by such species is minimal.

This permit does not relieve the applicant from complying with all applicable rules and any other agencies' requirements if, in the future, endangered or threatened species or species of special concern are discovered on the site.

Environmental Evaluation Tables:
Summary

Wetlands and Other Surface Waters:	0.84	acres
Direct Impacts:	0.84	acres
Secondary impacts:	0	acres
Net UMAM Functional Loss/ Gain:	0	units
Total Onsite Mitigation Area:	0	acres
Total Offsite Mitigation Area:	0	acres
Mitigation Provided in Permit No.:		

Group 1

Activities in Wetlands or Other Surface Waters, Not Including Mitigation at a Bank

ID	Acres	Action	Community Description	Current Score	With Project Score	UMAM Loss
Wetland 1	0.4	Direct Impact	Freshwater Marshes (Exotic Dominated)			0.000
OSW 1	0.44	Works in Surface Waters	Ditches and Canals			0.000
Total:	**0.84**					**0.000**

Related Concerns:

Water Use Permit Status
The applicant has indicated that a groundwater well will be used as a source for irrigation water for the project. Water Use Permit No. 56-03994-W is curently in effect at the project site.

The applicant has indicated that dewatering is required for construction of this project. Water Use Permit No. 56-03993-W is currently in effect at the project site.

Water and Wastewater Service
Fort Pierce Utility Authority

Historical/ Archeological Resources
The District has received correspondence from the Florida Department of State, Division of Historical Resources indicating that no significant archaeological or historical resources are recorded on the project site; therefore, the project is unlikely to have an effect upon any such resources.

This permit does not release the permittee from complying with any other agencies requirements in the event that historical and/or archaeological resources are found on the site.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with rule 62-330.315, F.A.C. Any deviations that are not so authorized may subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the State of Florida Erosion and Sediment Control Designer and Reviewer Manual (Florida Department of Environmental Protection and Florida Department of Transportation, June 2007), and the Florida Stormwater Erosion and Sedimentation Control Inspector's Manual (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), which are both incorporated by reference in subparagraph 62-330.050(9)(b)5., F.A.C., unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice," (October 1, 2013), (http://www.flrules.org/Gateway/reference.asp?No=Ref-02505), incorporated by reference herein, indicating the expected start and completion dates. A copy of this form may be obtained from the Agency, as described in subsection 62-330.010(5), F.A.C., and shall be submitted electronically or by mail to the Agency. However, for activities involving more than one acre of construction that also require a NPDES stormwater construction general permit, submittal of the Notice of Intent to Use Generic Permit for Stormwater Discharge from Large and Small Construction Activities, DEP Form 62-621.300(4)(b), shall also serve as notice of commencement of construction under this chapter and, in such a case, submittal of Form 62-330.350(1) is not required.

5. Unless the permit is transferred under rule 62-330.340, F.A.C., or transferred to an operating entity under rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms, and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
   b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as-built certification, whichever comes first, the permittee shall submit, as

applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.4 of Volume I) as filed with the Florida Department of State, Division of Corporations, and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
b. Within 30 days of submittal of the as-built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation and Maintenance Entity" [Form 62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
   b. Convey to the permittee or create in the permittee any interest in real property;
   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
    a. Immediately if any previously submitted information is discovered to be inaccurate; and
    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If prehistoric or historic artifacts, such as pottery or ceramics, projectile points, stone tools, dugout canoes, metal implements, historic building materials, or any other physical remains that could be associated with Native American, early European, or American settlement are encountered at any time within the project site area, the permitted project shall cease all activities involving subsurface disturbance in the vicinity of the discovery. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance Review Section (DHR), at (850)245-6333, as well as the appropriate permitting agency office. Project activities shall not resume without verbal or written authorization from

the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and the proper authorities notified in accordance with section 872.05, F.S. For project activities subject to prior consultation with the DHR and as an alternative to the above requirements, the permittee may follow procedures for unanticipated discoveries as set forth within a cultural resources assessment survey determined complete and sufficient by DHR and included as a specific permit condition herein.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule 62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with Rule 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.

2. Operation and maintenance of the stormwater management system shall be the responsibility of Okeejen, LLC. The permittee shall notify the Agency in writing within 30 days of any conveyance or division of ownership or control of the property of the system, and the new owner must request transfer of the permit in accordance with Rule 62-330.340, F.A.C.

3. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth.

4. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

5. Prior to any future construction, the permittee shall apply for and receive an Individual ERP. As part of the permit application, the applicant for that phase shall provide documentation verifying that the proposed construction is consistent with the design of the master stormwater management system, including the land use and site grading assumptions.

6. Prior to initiating construction activities associated with this Environmental Resource Permit (ERP), the permittee is required to hold a pre-construction meeting with field representatives, consultants, contractors, District Environmental Resource Bureau (ERB) staff, and any other local government entities as necessary. The purpose of the pre-construction meeting is to discuss construction methods, sequencing, best management practices, identify work areas, staking and roping of preserves where applicable, and to facilitate coordination and assistance amongst relevant parties. To schedule a pre-construction meeting, please contact ERB staff from the Okeechobee Service Center at (863) 462-5260 or via e-mail at: precon@sfwmd.gov. When sending a request for a pre-construction meeting, please include the application number, permit number, and contact name and phone number.

7. All commercial/industrial parcels shall provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master stormwater management system.

8. This permit does not authorize the permittee to cause any adverse impact to or “take” of state listed species and other regulated species of fish and wildlife. Compliance with state laws regulating the take of fish and wildlife is the responsibility of the owner or applicant associated with this project. Please refer to Chapter 68A-27 of the Florida Administrative Code for definitions of “take” and a list of fish and wildlife species. If listed species are observed onsite, FWC staff are available to provide decision support information or assist in obtaining the appropriate FWC permits. Most marine endangered and threatened species are statutorily protected and a “take” permit cannot be issued. Requests for further information or review can be sent to: FWCConservationPlanningServices@MyFWC.com.

Project Work Schedule for Permit No. 56-107550-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to General Conditions, Special Conditions and/or Specific Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a minor modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description (Application Number)	Due Date	Date Satisfied
GC 4	10/17/2022	Construction Commencement Notice	Prior to Construction	
GC 6	10/17/2022	Submit Certification	30 Days After Construction Completion	
GC 7	10/17/2022	Submit Operation Transfer Request	Within 30 days of Certification	
SC 6	10/17/2022	Pre-Construction Meeting	Prior to Construction	

GC = General Condition

SC = Special Condition

Distribution List

Aaron Stanton, MBV Engineering, Inc

City of Port St Lucie - Planning and Zoning Division

City of Port St Lucie - Public Works

US Army Corps of Engineers - Permit Section

St. Lucie County Engineer

St. Lucie County Planning and Development Services

City Of Fort Pierce

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at http://my.sfwmd.gov/ePermitting and searching under this application number 220301-33396 .

Exhibit No. 1.0 Location Map

Exhibit No. 2.0 SWM Plans

Exhibit No. 2.1 Calculations

Exhibit No. 4.0 O&M Documents

NOTICE OF RIGHTS

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Florida Statutes. Persons seeking a hearing on a District decision which affects or may affect their substantial interests shall file a petition for hearing in accordance with the filing instructions set forth herein within 21 days of receipt of written notice of the decision unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Florida Statutes; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Florida Statutes. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, posting, or publication that the District has taken or intends to take final agency action. Any person who receives written notice of a District decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action that materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional point of entry pursuant to Rule 28-106.111, Florida Administrative Code.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Florida Statutes, shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The District may grant the request for good cause. Requests for extension of time must be filed with the District prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and whether the District and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at the District's headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Florida Statutes, and Rules 28-106.201 and 28-106.301, Florida Administrative Code, initiation of an administrative hearing shall be made by written petition to the District in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, District file number or any other District identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner, petitioner's attorney or qualified representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the District's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the District's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the District's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the District to take with respect to the District's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

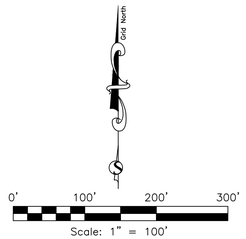
RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.

ALTA/NSPS Land Title Survey
Parcel 3 - FORT PIERCE COMMERCIAL PLAT
Section 19, Township 35 South, Range 40 East
St. Lucie County, Florida

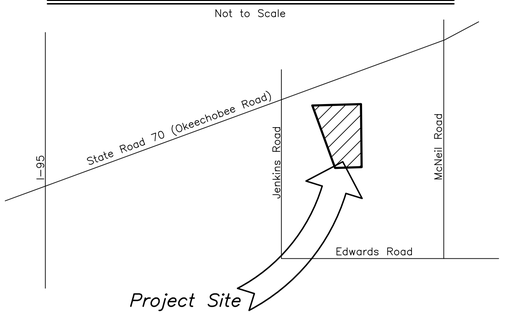
Legend of Symbols & Abbreviations

●	Found Iron Rod or Pipe		Utility Pole
○	Set 5/8" Capped Iron Rod		Light Pole
■	Found Concrete Monument		Guy Wire
	Temporary Benchmark	E	Electric Vault
TBM	Temporary Benchmark		Grate Inlet
(F)	Field Measurement		Mitered End-Section
(D)	Deed Reference		Oak
(P)	Plat Reference		Palm
PSM	Professional Surveyor and Mapper		Pine
Id.	Identification		Unknown Tree
LB	Licensed Business		Sign
OR	Official Records	T	Telephone Pull Box
No.	Number		Utility Control Box
N.S.L.R.D.D.	North St. Lucie Riverwater Drainage District		Cleanout
FDOT	Florida Department of Transportation	L	Lift Station
RE	Rim Elevation		Sanitary Manhole
IE	Invert Elevation	39.42	Back of Curb Elevation
TOP	Top of Pipe	38.92	Edge of Pavement Elevation
BOS	Bottom of Structure	+x.x	Spot Elevation
CMP	Corrugated Metal Pipe	+x.x	Spot Elevation on Hard Surface
D–?	Drainage Structure Designation	—D—D—	Drainage Pipe
L–?	Lift Station Structure Designation	—OL—OL—	Overhead Utility Lines
S–?	Sanitary Structure Designation		
	Backflow Preventer		
	Irrigation Control Valve		
	Water Valve		



Vicinity Map

Not to Scale



Legal Description

TRACT ONE:

PARCEL 3 OF FORT PIERCE COMMERCIAL PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ___, PAGE ___, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TRACT TWO:

EASEMENT AS CREATED BY THAT CERTAIN RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS, AND RESTRICTIONS, RECORDED IN OFFICIAL RECORDS BOOK 3851, PAGE 2826, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

TRACT THREE:

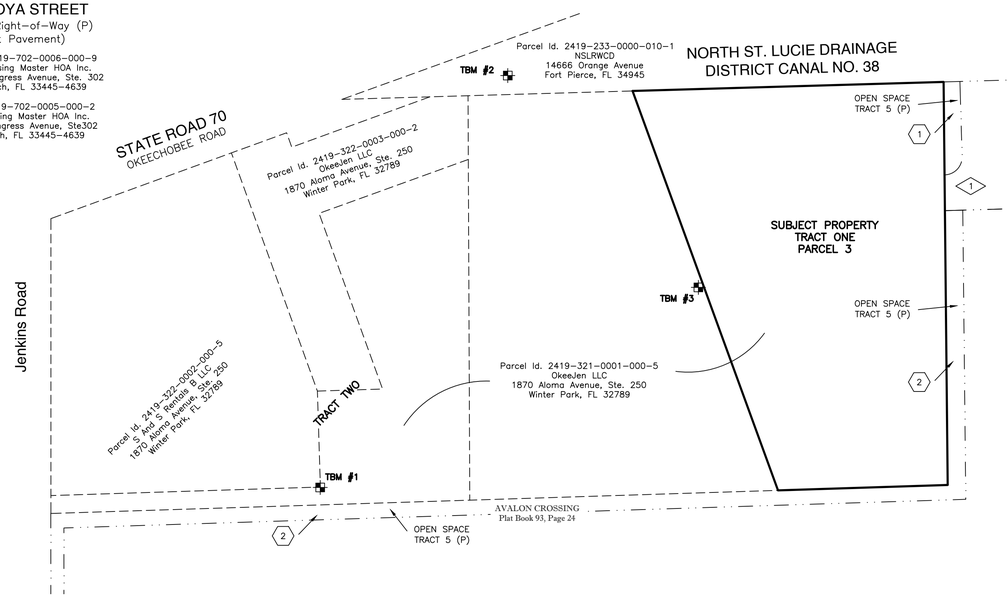
EASEMENTS AS CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS, RECORDED IN OFFICIAL RECORDS BOOK ____, PAGE ____, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

The above description is the same as the one described per Title Commitment File No. NCS–1138500–DC72 issued by First American Title Insurance Company, bearing an effective date of August 9, 2022 at 8:00 AM (Amended & Updated: 08/29/22)

Statement of Potential Encroachments

(A) Open & notorious evidence of drainage ditch & drainage pipe without benefit of known easement

Overview & Ownership Map



Sheet Index

SHEET 1	Miscellaneous Information
SHEET 2	Boundary Detail
SHEET 3	Schedule BII Exceptions Detail
SHEET 4–6	Topographic & Tree Detail

Benchmark Information: NAVD 1988

TBM #1
Elevation = 20.45'
Set nail & disk labeled "SurvTech Trav. Pt" in the back of a concrete "r" curb Westerly of subject property; 33'± East of a light pole; 68'± South of a light pole.

TBM #2
Elevation = 15.58'
Set nail & disk labeled "SurvTech Trav. Pt" near the Southerly most corner of a mitered end section Westerly of subject property.

TBM #3
Elevation = 16.02'
Set 5/8" capped iron rod labeled "SurvTech Trav. Pt". in grass near Western limits of subject property; 23'± Southwest of a 14" pine tree; 17'± Northwest of a 12" pine tree.

Surveyor's Notes

1.) Paper copies of this survey are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper. Digital copies are not valid without the digital signature of a Florida Licensed Surveyor and Mapper.
2.) The bearing structure for this survey is based on a NAD 1983 Florida State Plane East Zone, bearing of N 88°20'17" E for the South Canal Right–of–way Boundary of the North St. Lucie Drainage District Canal Number 38, also being the North Boundary of Subject Property.
3.) The horizontal datum utilized for this project is NAD 1983 Florida East Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
4.) The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was St. Lucie County Benchmark "W8" with an elevation of 19.13 feet.
5.) No underground foundations or footers were excavated or located for this survey.
6.) Per Table A of the ALTA/NSPS requirements:
   a.) Item 6: a zoning report or letter was not provided to the surveyor by the client; therefore no zoning information is depicted hereon.
   b.) Item 11: All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
   c.) Item 16: there is no observable evidence of current earth moving work, building construction or building additions.
   d.) Item 17: there is no known proposed changes in street right–of–way and there is no observable evidence of recent street or sidewalk construction or repairs.
7.) Subject property does not have direct access to a publicly dedicated Right–of–way. Subject property appears to have indirect access to Okeechobee Road & Jenkins Rod, both publicly dedicated Rights–of–way, via 27.33 foot Cross Access Easement per FORT PIERCE COMMERCIAL PLAT & Cross Access Easement per Official Records Book 3851, Page 2826.
8.) Surveyor makes no guarantees as to the species of trees or to the health of each tree depicted hereon, if this information is necessary a certified arborist should be contacted.
9.) The trees shown hereon were located utilizing methods adequate for their accurate location and identification. However, this company and the signing surveyor reserves the right to verify the location of all trees critical to the design of buildings, parking and other permanent features. It is the responsibility of the design professional to inform this company and/or the signing surveyor of any trees critical to their design so that those trees can be verified prior to the completion of the design.
10.) Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.

NUMBER OF PROVIDED PARKING SPACES	
TYPE OF SPACE	TOTAL PROVIDED
REGULAR	0
HANDICAP	0
TOTAL	0

FLOOD NOTE:
By graphic plotting only, this property is in Flood Zone "X"
Flood Insurance Rate Map: 12111C
Panel No.: 0167 J
Community Name/No.: City of Fort Pierce/120286
Effective Date: February 16, 2012

Subject Property IS NOT in a Special Flood Hazard Area.

No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

REVISION	DATE	INITIALS

SURVEYING TODAY WITH TOMORROWS TECHNOLOGY

Drafted By: P. Hernandez, B. Stinson
Date Drafted: 09/21/22
Approved By: B. Stinson
Date Approved: 09/26/22
Drawing Name: 221611_A
Prior Project No.: N/A
Last Field Date: 08/23/22
Field Book/Page: 22-05FP/17

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)–621–4929
fax: (813)–621–7194
Licensed Business #7340
email: bstinson@survtechsolutions.com
http://www.survtechsolutions.com

ALTA/NSPS Land Title Survey

Parcel 3
Fort Pierce Commercial Plat
No Assigned Address
Fort Pierce, Florida 34947

Surveyor's Certification:
This is to certify to: Dynamic Engineering Consultants, PC, and Johnson Development Associates, Inc., that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021, and includes Items 1–5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14 and 16–19 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Florida the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Benjamin F. Stinson
Florida Professional Surveyor and Mapper No: 6924
SurvTech Solutions, Inc.
Florida Licensed Business No. 7340

Date Plotted: 9/23/2022 2:32:23 PM By: Ben Stinson

Boundary Detail

Additional Information

1 CHERIMOYA STREET
50' Public Right-of-Way (P)
(Asphalt Pavement)

——//——//—— Platted Lot Line per FORT PIERCE COMMERCIAL PLAT

TRACT TWO

0' 40' 80' 120'
Scale: 1" = 40'

Grid North

NORTH ST. LUCIE DRAINAGE
DISTRICT CANAL NO. 38
99' Private Right-of-way
(Canal)

Found 5/8" Capped Iron Rod "Bowman LB8030"
Found 4"x4" Concrete Monument "LB6852"
3.97'S & 0.04'E
Found 5/8" Iron Rod (No Id.)
4.94'S & 0.05'E

TBM #2

Found 5/8" Capped Iron Rod "Bowman LB8030"

Set 5/8" Capped Iron Rod "LB7340"

N 88°20'17" E 718.15' (F)
N 88°20'40" E 718.23' (P)

N 88°20'40" E 434.88' (P)
N 88°20'17" E 434.88' (F)

N 88°20'40" E 283.35' (P)
N 88°20'17" E 283.27' (F)

A — Open & notorious evidence of drainage ditch & drainage pipe

OPEN SPACE TRACT 6 (F)

AVALON CROSSING
Plat Book 93, Page 24

1

STATE ROAD 70
OKEECHOBEE ROAD
Public Right-of-way Width Varies
(Asphalt Pavement)

West Boundary of the Southwest 1/4 of Section 19-35S-40E (P)

PARCEL 2 (P)

FORT PIERCE COMMERCIAL PLAT
(Unrecorded Plat)

PARCEL 1 (P)

TRACT ONE
PARCEL 3
Total Acreage
189442.38 Square Feet
4.349 Acres

PARCEL 3 (P)

N 20°00'27" W 594.17' (F)
N 20°01'22" W 594.17' (P)

TBM #3

S 00°34'45" E 563.42' (F)
S 00°35'38" E 563.32' (P)

OPEN SPACE TRACT 5 (F)

AVALON CROSSING
Plat Book 93, Page 24

2

Jenkins Road
Public Right-Of-Way Width Varies
(Asphalt Pavement)

East Right-of-way Boundary of Jenkins Road (P)

Parcel 5 (P)

TRACT TWO

NW 1/4 of the NW 1/4 of the SW 1/4 of Section 19-35S-40E

NE 1/4 of the NW 1/4 of the SW 1/4 of Section 19-35S-40E

PARCEL 4
STORMWATER MANAGEMENT TRACT (P)

TBM #1

OPEN SPACE
TRACT 5 (P)

AVALON CROSSING
Plat Book 93, Page 24

2

A — Open & notorious evidence of drainage ditch

S 88°10'51" W 237.22' (F)
S 88°10'50" W 237.22' (P)

Found 5/8" Iron Rod (No Id.)

Set 5/8" Capped Iron Rod "LB7340"

Distance to intersection with Jenkins Road: 1017'±

ALTA/NSPS Land Title Survey
Parcel 3-FORT PIERCE COMMERCIAL PLAT

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340
phone: (813)-621-4929
fax: (813)-621-7194
email: bstinson@survtechsolutions.com
http://www.survtechsolutions.com

Schedule B-2 Exceptions Detail

Schedule B-2 Exceptions

per Title Commitment File No. NCS–1138500–DC72 issued by First American Title Insurance Company, bearing an effective date of August 9, 2022 at 8:00 AM. (Amended & Updated: 08/29/22)

Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

(10) Resolution No. 79–47 recorded in Official Records Book 314, Page 1816. Affects subject property, however not a matter of survey, therefore not plotted.

(11) Resolution No. 79–78 recorded in Official Records Book 315, Page 2088. Affects subject property, however not a matter of survey, therefore not plotted.

(12) Terms and conditions of the Agreement between City of Ft Pierce and B.W. Simpkins Trustee of the B.W. Simpkins Trust U/A/D October 4, 1976, as to undivided /2 interest and Fletcher A. Sheriff Trustee of the Fletcher A. Sheriff Trust U/A/D August 2, 1976, as to an undivided /2 interest recorded in Official Records Book 882, Page 899. Affects subject property, however not a matter of survey, therefore not plotted.

(13) Terms and conditions of the Annexation Agreement Individual between Fort Pierce Utilities Authority and B.W. Simpkins Trustee of the B.W. Simpkins Trust U/A/D October 4, 1976, as to undivided /2 interest and Fletcher A. Sheriff Trustee of the Fletcher A. Sheriff Trust U/A/D August 2, 1976, as to an undivided /2 interest recorded in Official Records Book 882, Page 901. Affects subject property, however not a matter of survey, therefore not plotted.

(14) Ordinance No. J–78 recorded in Official Records Book 886, Page 2237. Affects subject property, however not a matter of survey, therefore not plotted.

(15) Easement, granted from S&S Enterprises Inc to Cornerstone Fort Pierce Development LLC, recorded in Official Records Book 3085, Page 6. Easement plots within the current public right–of–way of Jenkins Road; may benefit subject property as depicted hereon.

(16) Reciprocal Easement Agreement with Covenants Conditions and Restrictions, granted from S&S Enterprises B LLC to S and S Rentals B LLC, recorded in Official Records Book 3851, Page 2826. May benefit subject property as depicted hereon.

(17) Easement, granted from Fort Pierce Utilities Authority of the City of Fort Pierce Florida to S&S Rentals B LLC, recorded in Official Records Book 4168, Page 395. Does not affect subject property.

(18) Declaration of Covenants, Easements and Restrictions dated _____, 2022, and recorded on _____, 2022 in Official Records Book _____, Page _____. Unable to comment

Additional Information

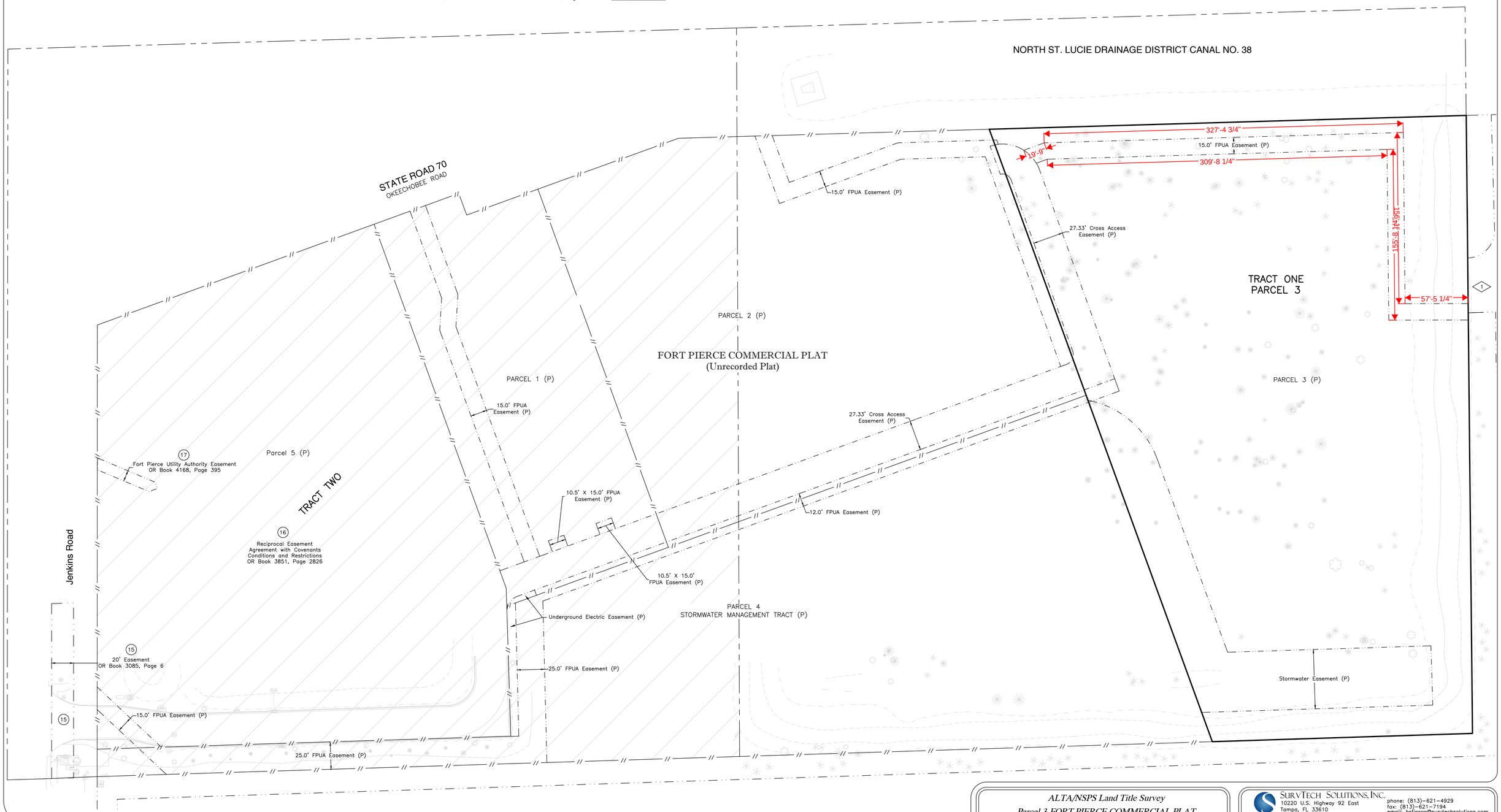
———//———//— Platted Lot Line per FORT PIERCE COMMERCIAL PLAT

(16) Reciprocal Easement Agreement with Covenants Conditions and Restrictions OR Book 3851, Page 2826 (also being TRACT TWO)

0' 40' 80' 120'

Scale: 1" = 40'

Grid North



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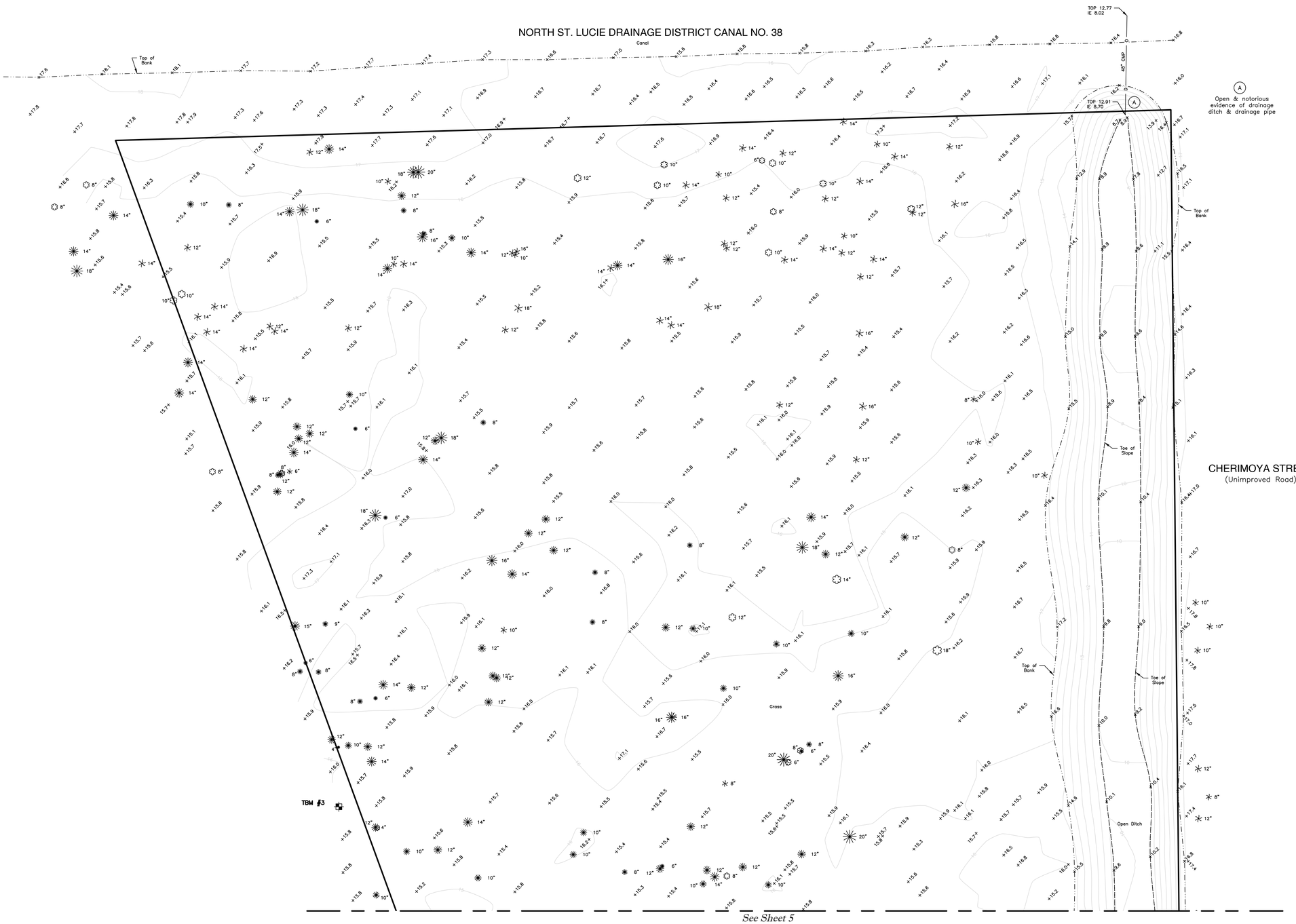
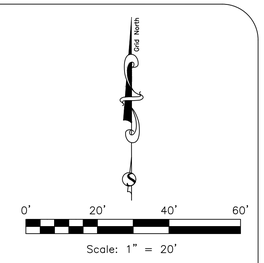
fax: (813)–621–7194
email: bstinson@survtechsolutions.com
http://www.survtechsolutions.com

Topographic & Tree Detail





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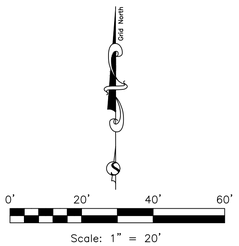

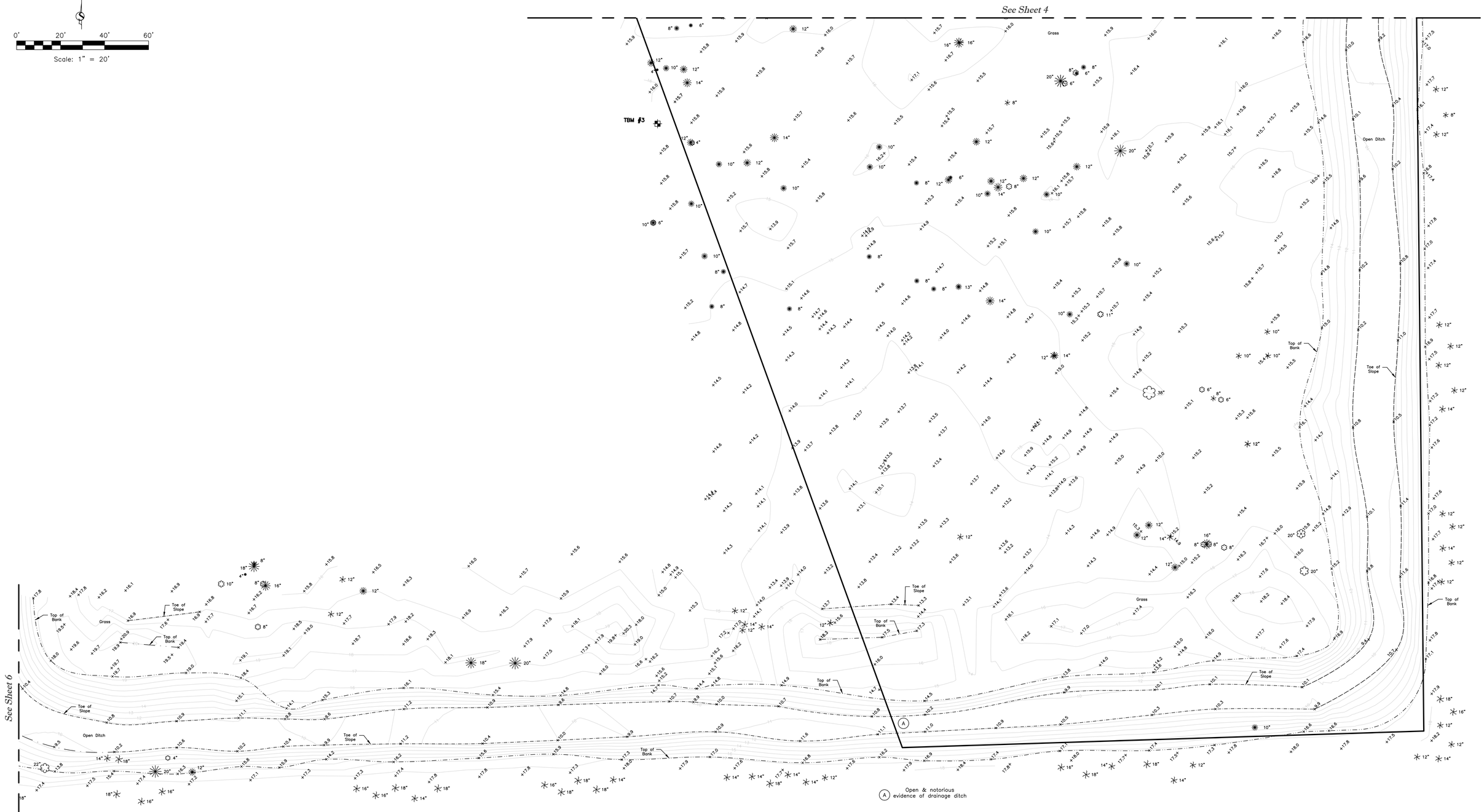

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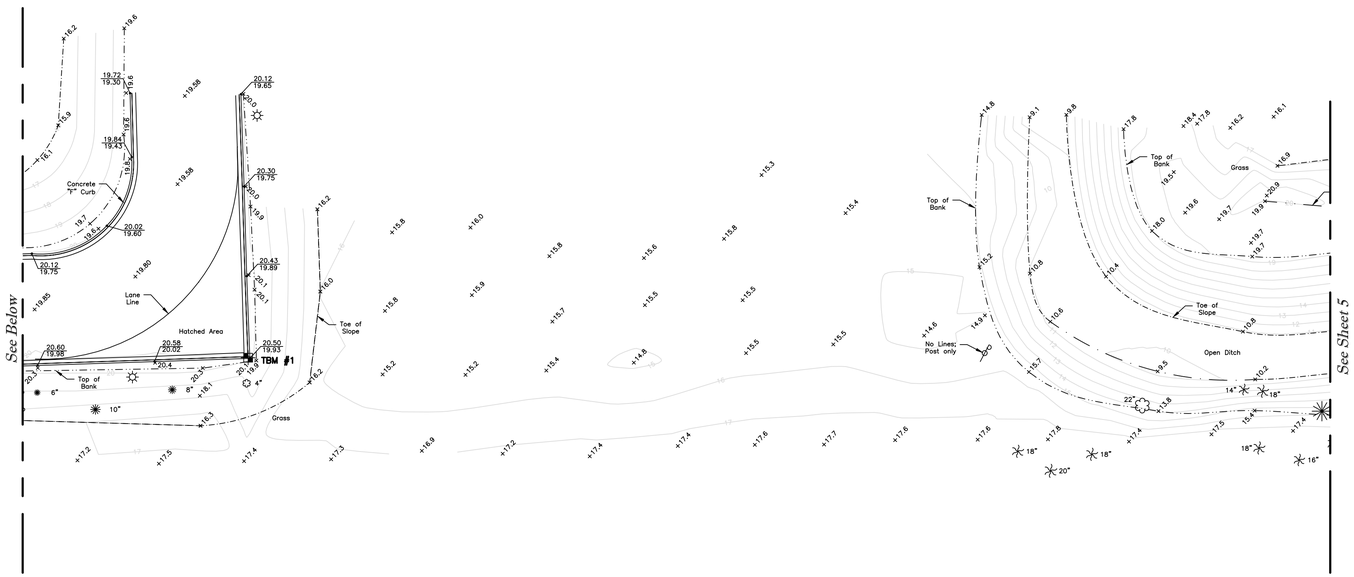

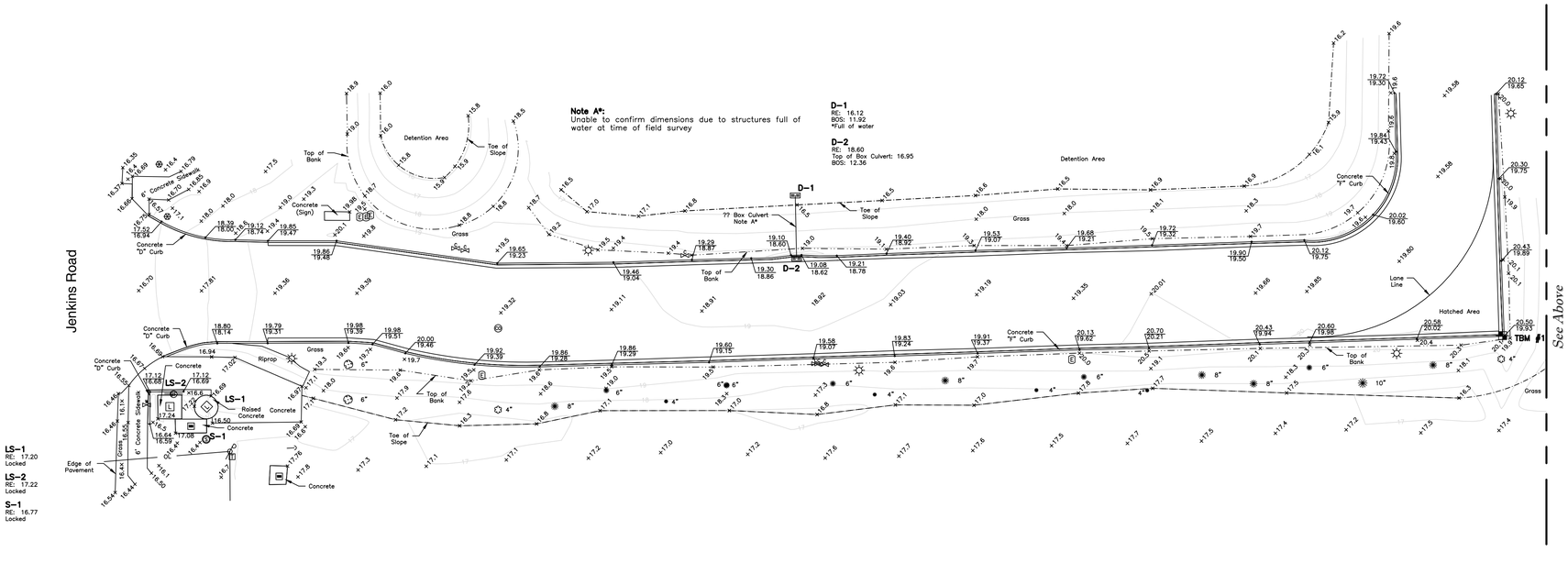

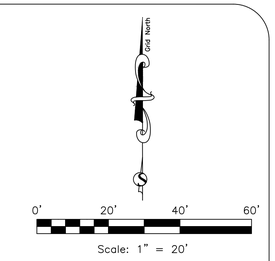

ALTA/NSPS Land Title Survey

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Drawing Name: 221611_A

SHEET: 6 OF 6

DEVELOPMENT REVIEW PLANS
FOR
PROPOSED SELF STORAGE FACILITY

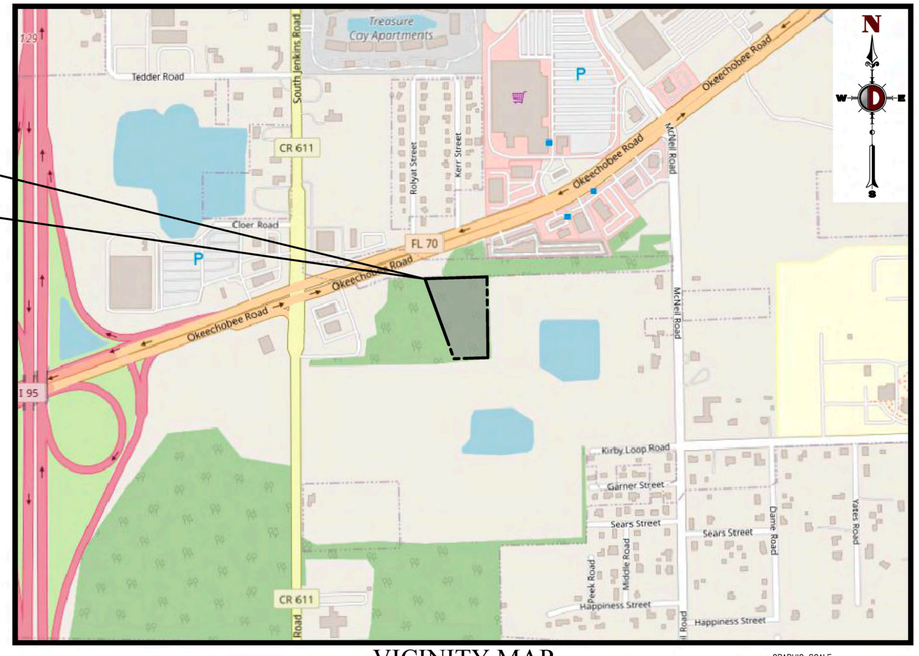
PARCEL ID #2419-321-0001-000-5
LOT 3 OF THE FORT PIERCE COMMERCIAL PLAT
FORT PIERCE, FLORIDA 34947

PREPARED FOR:

JOHNSON DEVELOPMENT ASSOCIATES, INC.

DECEMBER 2022

PROJECT LOCATION



VICINITY MAP
SCALE: AS NOTED
SECTION 19, TOWNSHIP 35S, RANGE 40E

GRAPHIC SCALE
0 250 500 1000
(IN FEET)

PROJECT CONTACTS:

ARCHITECT:
FWH ARCHITECTS
3336 GRAND BLVD. SUITE 201
HOLIDAY, FL, 34690
(727) 815-3336
CONTACT: GUY F. FABER

ENGINEER OF RECORD:
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 NE 5TH AVE, SUITE B2
DELRAY BEACH, FL 33483
(561) 921-8570
CONTACT: MICHAEL D. MILES, P.E.

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP
2255 GLADES RD, SUITE 324A
BOCA RATON, FL, 33431
(800) 680-6630
CONTACT: KENN BATES,
RODNEY McNABB

SURVEYOR:
SURVTECH SOLUTIONS, INC.
10220 U.S. HIGHWAY 92 EAST
TAMPA, FL, 33610
(813) 621-4926
FAX: (813) 621-7194
CONTACT: BENJAMIN F. STINSON

APPLICANT:
JOHNSON DEVELOPMENT ASSOCIATES, INC
4350 WEST CYPRESS ST, SUITE 720
TAMPA, FL 33607
(201) 259-0068
CONTACT: VINCE TIBERI

AGENCY CONTACTS:

PLANNING AND ZONING:
CITY OF FORT PIERCE PLANNING DEPARTMENT
100 N U.S. HIGHWAY 1
FORT PIERCE, FL, 34950
(772) 467-3737
CONTACT: VENNIS GILMORE

FIRE RESCUE:
SAINT LUCIE COUNTY FIRE DISTRICT
5160 NW MILNER DRIVE
PORT ST. LUCIE, FL, 34983
(772) 621-3400
CONTACT: WAYNE BOYER

UTILITIES:
FORT PIERCE UTILITIES AUTHORITY
206 S 6TH STREET
FORT PIERCE, FL, 34950
(772) 466-1600
CONTACT: ANA JOHNSON

ENGINEERING:
CITY OF FORT PIERCE ENGINEERING DEPARTMENT
100 N U.S. HIGHWAY 1
FORT PIERCE, FL 34950
(772) 467-3782
CONTACT: JOHN R. ANDREWS, P.E.

DRAWING INDEX

C0.00	COVER SHEET
C1.00	SITE PLAN
C1.01	VEHICLE CIRCULATION PLAN (FIRE)
C2.00	PAVING, GRADING & DRAINAGE PLAN
C3.00	UTILITY PLAN
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS AND SPECIFICATIONS
SHEETS BY OTHERS	
SHEETS 1-6	ALTA/NSPS LAND TITLE SURVEY
	PHOTOMETRIC PLAN
A1.1-A1.2	FLOOR PLAN
A3.0-A3.1	EXTERIOR ELEVATIONS

PREPARED BY

DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 N.E. 5th AVENUE - SUITE B2
DELRAY BEACH, FLORIDA 33483
WWW.DYNAMICEC.COM

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REV.	DATE	COMMENTS	BY
1	02/07/23	AGENCY COMMENTS	KAK

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DRAWN BY: KAK
DESIGNED BY: ADA
CHECKED BY: ACM
CHECKED BY: MDM

PROJECT: **PROPOSED SELF-STORAGE FACILITY**
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-000-5
LOT 3 OF THE FORT PIERCE COMMERCIAL PLAT
OKEECHOBEE ROAD & JENKINS ROAD
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

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Offices conveniently located at:
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MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 02/20/2023

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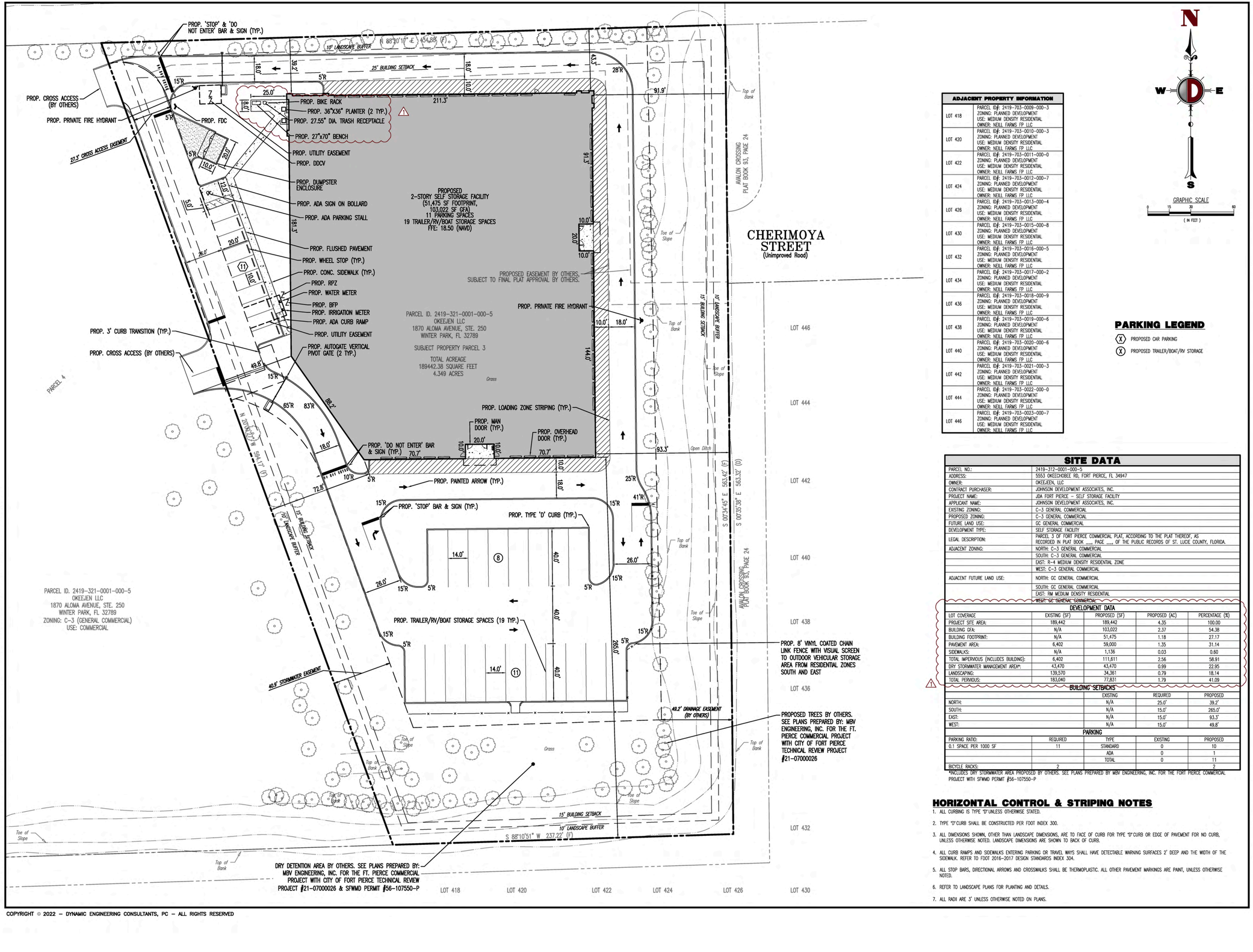
TITLE: COVER SHEET

SCALE: (H) AS (V) NOTED
DATE: 12/15/2022
PROJECT No: 22-00933

SHEET No: C0.00
Rev. #: 1



ADJACENT PROPERTY INFORMATION	
LOT 418	PARCEL ID#: 2419-703-0009-000-3 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 420	PARCEL ID#: 2419-703-0010-000-3 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 422	PARCEL ID#: 2419-703-0011-000-0 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 424	PARCEL ID#: 2419-703-0012-000-7 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 426	PARCEL ID#: 2419-703-0013-000-4 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 430	PARCEL ID#: 2419-703-0015-000-8 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 432	PARCEL ID#: 2419-703-0016-000-5 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 434	PARCEL ID#: 2419-703-0017-000-2 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 436	PARCEL ID#: 2419-703-0018-000-9 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 438	PARCEL ID#: 2419-703-0019-000-6 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 440	PARCEL ID#: 2419-703-0020-000-6 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 442	PARCEL ID#: 2419-703-0021-000-3 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 444	PARCEL ID#: 2419-703-0022-000-0 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC
LOT 446	PARCEL ID#: 2419-703-0023-000-7 ZONING: PLANNED DEVELOPMENT USE: MEDIUM DENSITY RESIDENTIAL OWNER: NEILL FARMS FP LLC

N
W E
S
GRAPHIC SCALE
0 15 30 60
(IN FEET)

PARKING LEGEND

(X) PROPOSED CAR PARKING
(X) PROPOSED TRAILER/BOAT/RV STORAGE

SITE DATA

PARCEL NO.:	2419-312-0001-000-5
ADDRESS:	5553 OKEECHOBEE RD, FORT PIERCE, FL 34947
OWNER:	OKEEJEEN, LLC
CONTRACT PURCHASER:	JOHNSON DEVELOPMENT ASSOCIATES, INC.
PROJECT NAME:	JDA FORT PIERCE – SELF STORAGE FACILITY
APPLICANT NAME:	JOHNSON DEVELOPMENT ASSOCIATES, INC.
EXISTING ZONING:	C-3 GENERAL COMMERCIAL
PROPOSED ZONING:	C-3 GENERAL COMMERCIAL
FUTURE LAND USE:	GC GENERAL COMMERCIAL
DEVELOPMENT TYPE:	SELF STORAGE FACILITY
LEGAL DESCRIPTION:	PARCEL 3 OF FORT PIERCE COMMERCIAL PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK ___, PAGE ___, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
ADJACENT ZONING:	NORTH: C-3 GENERAL COMMERCIAL
	SOUTH: C-3 GENERAL COMMERCIAL
	EAST: R-4 MEDIUM DENSITY RESIDENTIAL ZONE
	WEST: C-3 GENERAL COMMERCIAL
ADJACENT FUTURE LAND USE:	NORTH: GC GENERAL COMMERCIAL
	SOUTH: GC GENERAL COMMERCIAL
	EAST: RM MEDIUM DENSITY RESIDENTIAL
	WEST: GC GENERAL COMMERCIAL

DEVELOPMENT DATA				
LOT COVERAGE	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
PROJECT SITE AREA:	189,442	189,442	4.35	100.00
BUILDING GFA:	N/A	103,022	2.37	54.38
BUILDING FOOTPRINT:	N/A	51,475	1.18	27.17
PAVEMENT AREA:	6,402	59,000	1.35	31.14
SIDEWALKS:	N/A	1,136	0.03	0.60
TOTAL IMPERVIOUS (INCLUDES BUILDING):	6,402	111,611	2.56	58.91
DRY STORMWATER MANAGEMENT AREA*:	43,470	43,470	0.99	22.95
LANDSCAPING:	139,570	34,361	0.79	18.14
TOTAL PERVIOUS:	183,040	77,831	1.79	41.09

BUILDING SETBACKS			
	EXISTING	REQUIRED	PROPOSED
NORTH:	N/A	25.0'	39.2'
SOUTH:	N/A	15.0'	265.0'
EAST:	N/A	15.0'	93.3'
WEST:	N/A	15.0'	49.8'

PARKING				
PARKING RATIO:	REQUIRED	TYPE	EXISTING	PROPOSED
0.1 SPACE PER 1000 SF	11	STANDARD	0	10
		ADA	0	1
		TOTAL	0	11
BICYCLE RACKS:	2			2

*INCLUDES DRY STORMWATER AREA PROPOSED BY OTHERS. SEE PLANS PREPARED BY MBV ENGINEERING, INC. FOR THE FORT PIERCE COMMERCIAL PROJECT WITH SFWMD PERMIT #56-107550-P

HORIZONTAL CONTROL & STRIPING NOTES

1. ALL CURBING IS TYPE "D" UNLESS OTHERWISE STATED.
2. TYPE "D" CURB SHALL BE CONSTRUCTED PER FDOT INDEX 300.
3. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
4. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO FDOT 2016-2017 DESIGN STANDARDS INDEX 304.
5. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
6. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
7. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

REV.	DATE	COMMENTS	BY
1	02/07/23	AGENCY COMMENTS	KAK

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PROJECT: **PROPOSED SELF-STORAGE FACILITY**
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PARCEL ID #2419-321-0001-000-5
LOT 3 OF THE FORT PIERCE COMMERCIAL PLAT
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MICHAEL D. MILES
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FLORIDA LICENSE No. 81313
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TITLE: SITE PLAN

SCALE: (V) AS (V) NOTED | DATE: 12/15/2022
PROJECT No: 22-00933

SHEET No: C1.00 | Rev. #: 1

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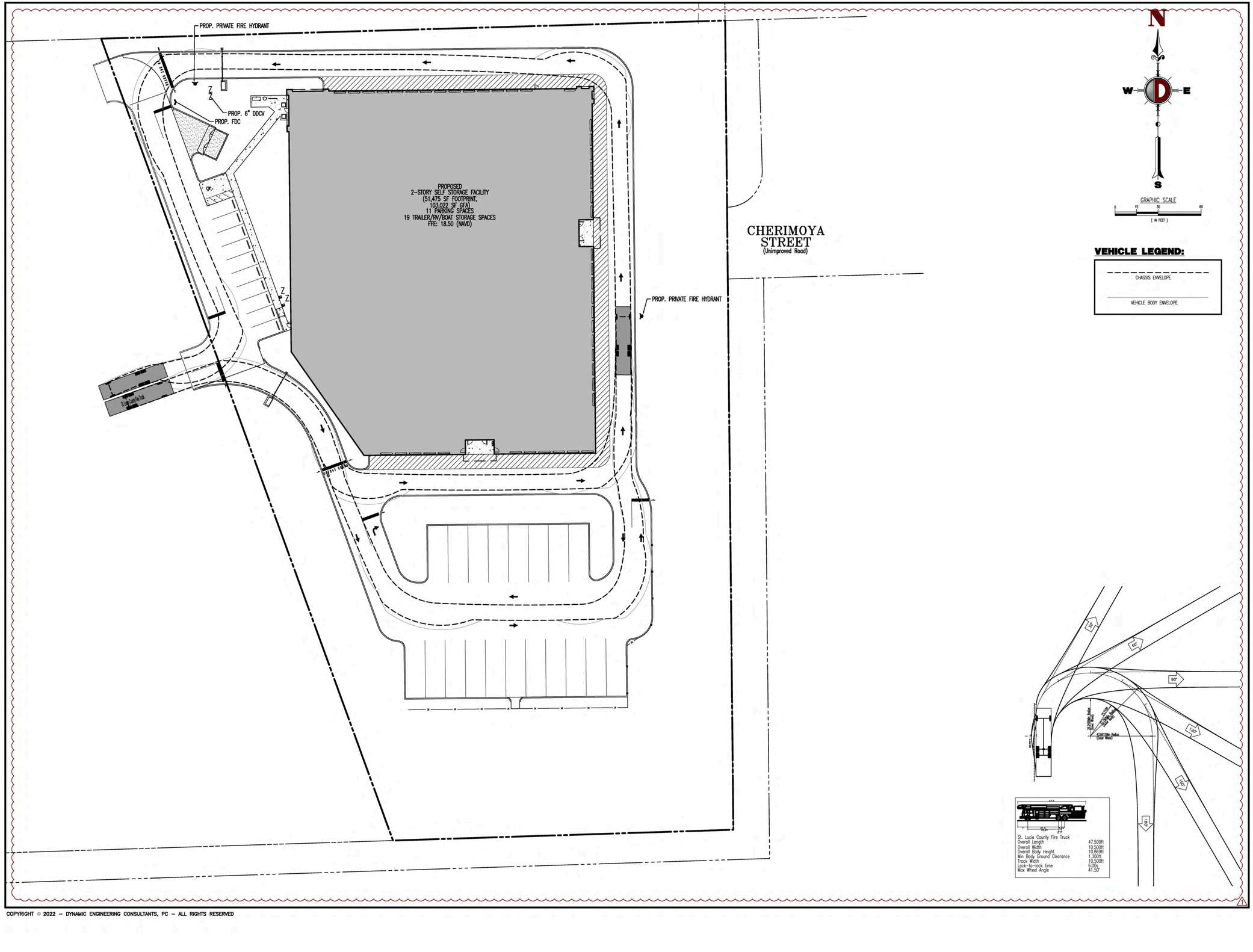

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File: P:\DECPC PROJECTS\1974 Johnson Development Associates\22-00933 Fort Pierce FL\Dwg\Entitlements\19742200933SV1.dwg, ----> C1.01 VEHICLE CIRCULATION PLAN (FIRE)

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1	02/07/23	AGENCY COMMENTS	KAK

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DRAWN BY: KAK
DESIGNED BY: ADA
CHECKED BY: ACM
CHECKED BY: MDM

PROJECT: **PROPOSED SELF-STORAGE FACILITY**
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-000-5
LOT 3 OF THE FORT PIERCE COMMERCIAL PLAT
OKEECHOBEE ROAD (SR 70) & JENKINS ROAD
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

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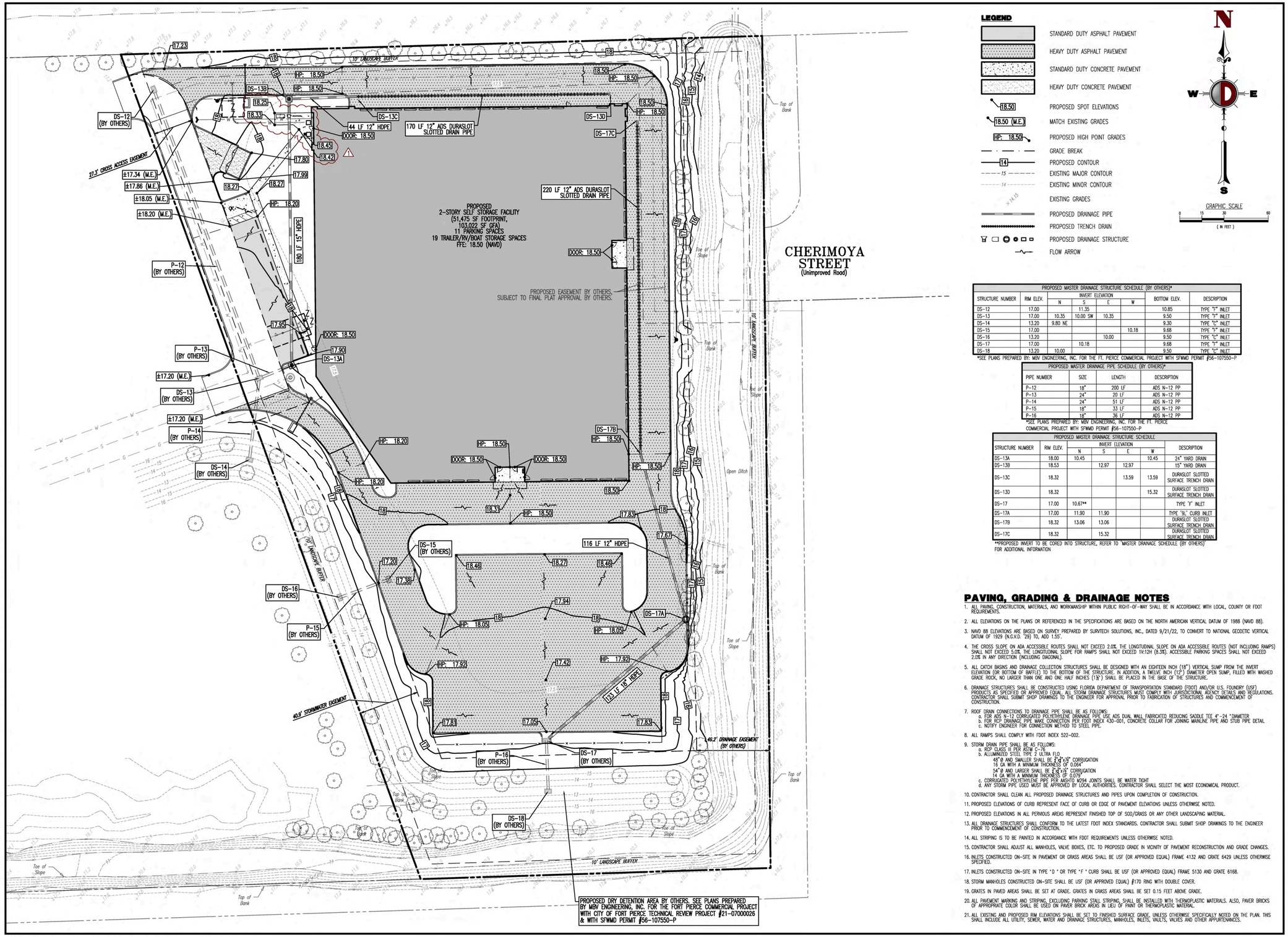
TITLE:
VEHICLE CIRCULATION PLAN (FIRE)

SCALE: (H) AS (V) NOTED
DATE: 12/15/2022
PROJECT No: 22-00933

SHEET No: C1.01
Rev. #: 1



LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- STANDARD DUTY CONCRETE PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- 18.50 — PROPOSED SPOT ELEVATIONS
- 18.50 (M.E.) — MATCH EXISTING GRADES
- HP: 18.50 — PROPOSED HIGH POINT GRADES
- GRADE BREAK
- 14 — PROPOSED CONTOUR
- 15 — EXISTING MAJOR CONTOUR
- 14 — EXISTING MINOR CONTOUR
- X:14.15 — EXISTING GRADES
- PROPOSED DRAINAGE PIPE
- PROPOSED TRENCH DRAIN
- PROPOSED DRAINAGE STRUCTURE
- FLOW ARROW

N / W / E / S

GRAPHIC SCALE
0 15 30 60
(IN FEET)

PROPOSED MASTER DRAINAGE STRUCTURE SCHEDULE (BY OTHERS)*

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION N	S	E	W	BOTTOM ELEV.	DESCRIPTION
DS-12	17.00		11.35			10.85	TYPE "I" INLET
DS-13	17.00	10.35	10.00 SW	10.35		9.50	TYPE "I" INLET
DS-14	13.20	9.80 NE				9.30	TYPE "C" INLET
DS-15	17.00				10.18	9.68	TYPE "I" INLET
DS-16	13.20			10.00		9.50	TYPE "C" INLET
DS-17	17.00		10.18			9.68	TYPE "I" INLET
DS-18	13.20	10.00				9.50	TYPE "C" INLET

*SEE PLANS PREPARED BY: MBV ENGINEERING, INC. FOR THE FT. PIERCE COMMERCIAL PROJECT WITH SFWMD PERMIT #56-107550-P

PROPOSED MASTER DRAINAGE PIPE SCHEDULE (BY OTHERS)*

PIPE NUMBER	SIZE	LENGTH	DESCRIPTION
P-12	18"	200 LF	ADS N-12 PP
P-13	24"	20 LF	ADS N-12 PP
P-14	24"	51 LF	ADS N-12 PP
P-15	18"	33 LF	ADS N-12 PP
P-16	18"	36 LF	ADS N-12 PP

*SEE PLANS PREPARED BY: MBV ENGINEERING, INC. FOR THE FT. PIERCE COMMERCIAL PROJECT WITH SFWMD PERMIT #56-107550-P

PROPOSED MASTER DRAINAGE STRUCTURE SCHEDULE

STRUCTURE NUMBER	RIM ELEV.	INVERT ELEVATION N	S	E	W	DESCRIPTION
DS-13A	18.00	10.45			10.45	24" YARD DRAIN
DS-13B	18.53		12.97	12.97		15" YARD DRAIN
DS-13C	18.32			13.59	13.59	DURASLOT SLOTTED SURFACE TRENCH DRAIN
DS-13D	18.32				15.32	DURASLOT SLOTTED SURFACE TRENCH DRAIN
DS-17	17.00	10.67**				TYPE "I" INLET
DS-17A	17.00	11.90	11.90			TYPE "SL" CURB INLET
DS-17B	18.32	13.06	13.06			DURASLOT SLOTTED SURFACE TRENCH DRAIN
DS-17C	18.32		15.32			DURASLOT SLOTTED SURFACE TRENCH DRAIN

**PROPOSED INVERT TO BE CORED INTO STRUCTURE, REFER TO "MASTER DRAINAGE SCHEDULE (BY OTHERS)" FOR ADDITIONAL INFORMATION

PAVING, GRADING & DRAINAGE NOTES

1. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN PUBLIC RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH LOCAL, COUNTY OR FDOT REQUIREMENTS.
2. ALL ELEVATIONS ON THE PLANS OR REFERENCED IN THE SPECIFICATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
3. NAVD 88 ELEVATIONS ARE BASED ON SURVEY PREPARED BY SURVTECH SOLUTIONS, INC., DATED 9/21/22, TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D. '29) TO, ADD 1.55'.
4. THE CROSS SLOPE ON ADA ACCESSIBLE ROUTES SHALL NOT EXCEED 2.0%. THE LONGITUDINAL SLOPE ON ADA ACCESSIBLE ROUTES (NOT INCLUDING RAMPS) SHALL NOT EXCEED 5.0%. THE LONGITUDINAL SLOPE FOR RAMPS SHALL NOT EXCEED 1V:12H (8.3%). ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2.0% IN ANY DIRECTION (INCLUDING DIAGONAL).
5. ALL CATCH BASINS AND DRAINAGE COLLECTION STRUCTURES SHALL BE DESIGNED WITH AN EIGHTEEN INCH (18") VERTICAL SUMP FROM THE INVERT ELEVATION (OR BOTTOM OF BAFFLE) TO THE BOTTOM OF THE STRUCTURE. IN ADDITION, A TWELVE INCH (12") DIAMETER OPEN SUMP, FILLED WITH WASHED GRADE ROCK, NO LARGER THAN ONE AND ONE HALF INCHES (1.5") SHALL BE PLACED IN THE BASE OF THE STRUCTURE.
6. DRAINAGE STRUCTURES SHALL BE CONSTRUCTED USING FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD (FDOT) AND/OR U.S. FOUNDRY (USF) PRODUCTS AS SPECIFIED OR APPROVED EQUAL. ALL STORM DRAINAGE STRUCTURES MUST COMPLY WITH JURISDICTIONAL AGENCY DETAILS AND REGULATIONS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR APPROVAL PRIOR TO FABRICATION OF STRUCTURES AND COMMENCEMENT OF CONSTRUCTION.
7. ROOF DRAIN CONNECTIONS TO DRAINAGE PIPE SHALL BE AS FOLLOWS:
   a. FOR ADS N-12 CORRUGATED POLYETHYLENE DRAINAGE PIPE USE ADS DUAL WALL FABRICATED REDUCING SADDLE TEE 4"-24 "DIAMETER
   b. FOR RCP DRAINAGE PIPE MAKE CONNECTION PER FDOT INDEX 430-001, CONCRETE COLLAR FOR JOINING MAINLINE PIPE AND STUB PIPE DETAIL
   c. NOTIFY ENGINEER FOR CONNECTION METHOD TO STEEL PIPE.
8. ALL RAMPS SHALL COMPLY WITH FDOT INDEX 522-002.
9. STORM DRAIN PIPE SHALL BE AS FOLLOWS:
   a. RCP CLASS III PER ASTM C-76
   b. ALUMINIZED STEEL TYPE 2 ULTRA FLO
      48" Ø AND SMALLER SHALL BE 2"x1/2" CORRUGATION
      16 GA WITH A MINIMUM THICKNESS OF 0.064"
      54" Ø AND LARGER SHALL BE 2"x1/2" CORRUGATION
      14 GA WITH A MINIMUM THICKNESS OF 0.079"
   c. CORRUGATED POLYETHYLENE PIPE PER AASHTO M294 JOINTS SHALL BE WATER TIGHT
   d. ANY STORM PIPE USED MUST BE APPROVED BY LOCAL AUTHORITIES. CONTRACTOR SHALL SELECT THE MOST ECONOMICAL PRODUCT.
10. CONTRACTOR SHALL CLEAN ALL PROPOSED DRAINAGE STRUCTURES AND PIPES UPON COMPLETION OF CONSTRUCTION.
11. PROPOSED ELEVATIONS OF CURB REPRESENT FACE OF CURB OR EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
12. PROPOSED ELEVATIONS IN ALL PERVIOUS AREAS REPRESENT FINISHED TOP OF SOD/GRASS OR ANY OTHER LANDSCAPING MATERIAL.
13. ALL DRAINAGE STRUCTURES SHALL CONFORM TO THE LATEST FDOT INDEX STANDARDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION.
14. ALL STRIPING IS TO BE PAINTED IN ACCORDANCE WITH FDOT REQUIREMENTS UNLESS OTHERWISE NOTED.
15. CONTRACTOR SHALL ADJUST ALL MANHOLES, VALVE BOXES, ETC. TO PROPOSED GRADE IN VICINITY OF PAVEMENT RECONSTRUCTION AND GRADE CHANGES.
16. INLETS CONSTRUCTED ON-SITE IN PAVEMENT OR GRASS AREAS SHALL BE USF (OR APPROVED EQUAL) FRAME 4132 AND GRATE 6429 UNLESS OTHERWISE SPECIFIED.
17. INLETS CONSTRUCTED ON-SITE IN TYPE "D " OR TYPE "F " CURB SHALL BE USF (OR APPROVED EQUAL) FRAME 5130 AND GRATE 6168.
18. STORM MANHOLES CONSTRUCTED ON-SITE SHALL BE USF (OR APPROVED EQUAL) #170 RING WITH DOUBLE COVER.
19. GRATES IN PAVED AREAS SHALL BE SET AT GRADE. GRATES IN GRASS AREAS SHALL BE SET 0.15 FEET ABOVE GRADE.
20. ALL PAVEMENT MARKING AND STRIPING, EXCLUDING PARKING STALL STRIPING, SHALL BE INSTALLED WITH THERMOPLASTIC MATERIALS. ALSO, PAVER BRICKS OF APPROPRIATE COLOR SHALL BE USED ON PAVER BRICK AREAS IN LIEU OF PAINT OR THERMOPLASTIC MATERIAL.
21. ALL EXISTING AND PROPOSED RIM ELEVATIONS SHALL BE SET TO FINISHED SURFACE GRADE, UNLESS OTHERWISE SPECIFICALLY NOTED ON THE PLAN. THIS SHALL INCLUDE ALL UTILITY, SEWER, WATER AND DRAINAGE STRUCTURES, MANHOLES, INLETS, VAULTS, VALVES AND OTHER APPURTENANCES.

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BY	REV.	DATE	COMMENTS
KAK	1	02/07/23	AGENCY COMMENTS

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DRAWN BY: KAK | DESIGNED BY: ADA | CHECKED BY: ACM | CHECKED BY: MDM

PROJECT: **PROPOSED SELF-STORAGE FACILITY**
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-000-5
LOT 3 OF THE FORT PIERCE COMMERCIAL PLAT
OUT OF SOUTH JENKINS ROAD
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

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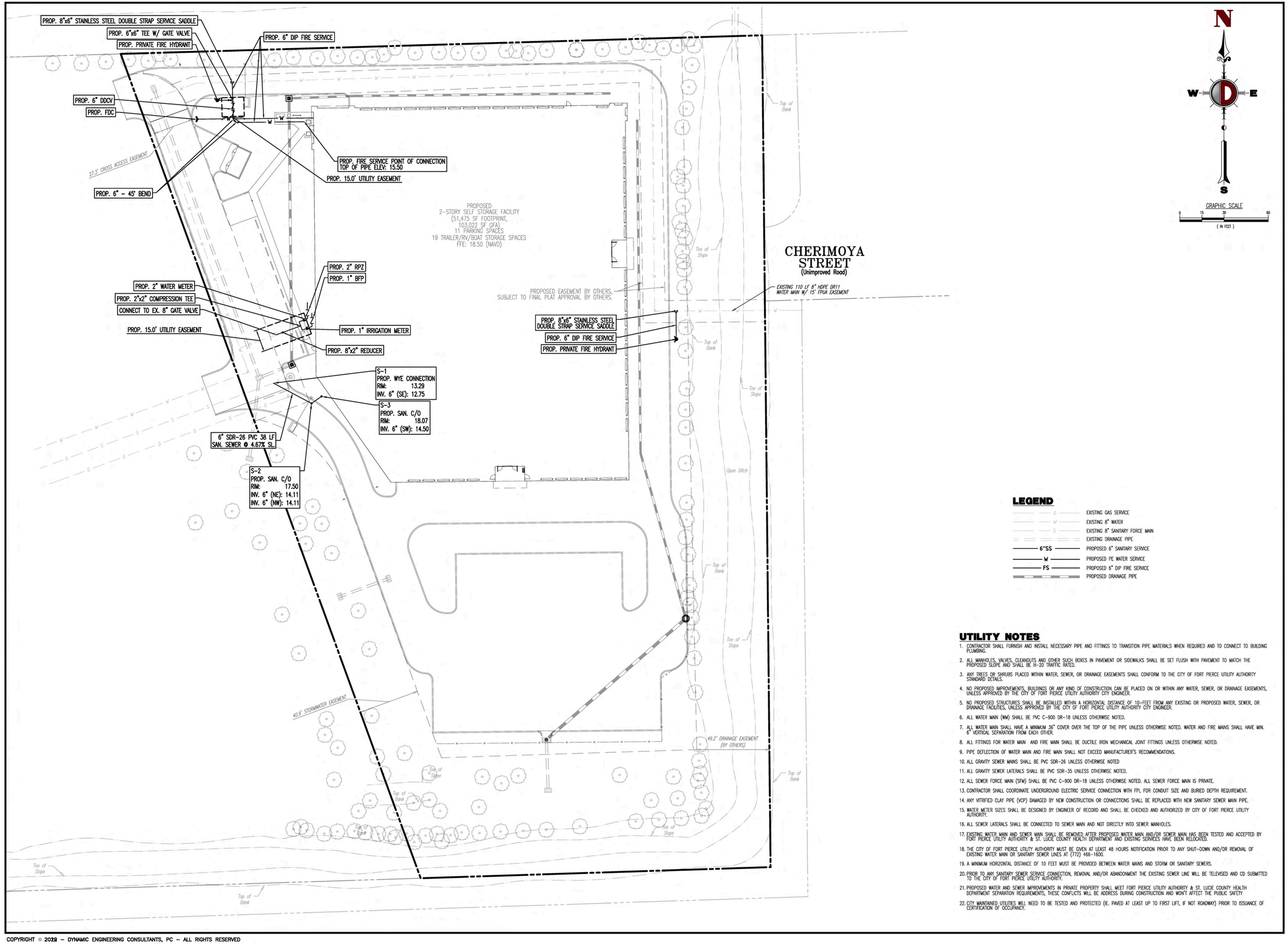
MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: 02/20/2023

811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

TITLE: PAVING, GRADING & DRAINAGE PLAN

SCALE: (V) AS (V) NOTED | DATE: 12/15/2022
PROJECT No: 22-00933

SHEET No: C2.00 | Rev. #: 1



LEGEND

- G — EXISTING GAS SERVICE
- W — EXISTING 8" WATER
- S — EXISTING 8" SANITARY FORCE MAIN
- EXISTING DRAINAGE PIPE
- 6"SS — PROPOSED 6" SANITARY SERVICE
- W — PROPOSED PE WATER SERVICE
- FS — PROPOSED 6" DIP FIRE SERVICE
- PROPOSED DRAINAGE PIPE

UTILITY NOTES

1. CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY PIPE AND FITTINGS TO TRANSITION PIPE MATERIALS WHEN REQUIRED AND TO CONNECT TO BUILDING PLUMBING.
2. ALL MANHOLES, VALVES, CLEANOUTS AND OTHER SUCH BOXES IN PAVEMENT OR SIDEWALKS SHALL BE SET FLUSH WITH PAVEMENT TO MATCH THE PROPOSED SLOPE AND SHALL BE H-20 TRAFFIC RATED.
3. ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER, OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF FORT PIERCE UTILITY AUTHORITY STANDARD DETAILS.
4. NO PROPOSED IMPROVEMENTS, BUILDINGS OR ANY KIND OF CONSTRUCTION CAN BE PLACED ON OR WITHIN ANY WATER, SEWER, OR DRAINAGE EASEMENTS, UNLESS APPROVED BY THE CITY OF FORT PIERCE UTILITY AUTHORITY CITY ENGINEER.
5. NO PROPOSED STRUCTURES SHALL BE INSTALLED WITHIN A HORIZONTAL DISTANCE OF 10-FEET FROM ANY EXISTING OR PROPOSED WATER, SEWER, OR DRAINAGE FACILITIES, UNLESS APPROVED BY THE CITY OF FORT PIERCE UTILITY AUTHORITY CITY ENGINEER.
6. ALL WATER MAIN (WM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED.
7. ALL WATER MAIN SHALL HAVE A MINIMUM 36" COVER OVER THE TOP OF THE PIPE UNLESS OTHERWISE NOTED. WATER AND FIRE MAINS SHALL HAVE MIN. 6" VERTICAL SEPARATION FROM EACH OTHER.
8. ALL FITTINGS FOR WATER MAIN AND FIRE MAIN SHALL BE DUCTILE IRON MECHANICAL JOINT FITTINGS UNLESS OTHERWISE NOTED.
9. PIPE DEFLECTION OF WATER MAIN AND FIRE MAIN SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS.
10. ALL GRAVITY SEWER MAINS SHALL BE PVC SDR-26 UNLESS OTHERWISE NOTED
11. ALL GRAVITY SEWER LATERALS SHALL BE PVC SDR-35 UNLESS OTHERWISE NOTED.
12. ALL SEWER FORCE MAIN (SFM) SHALL BE PVC C-900 DR-18 UNLESS OTHERWISE NOTED. ALL SEWER FORCE MAIN IS PRIVATE.
13. CONTRACTOR SHALL COORDINATE UNDERGROUND ELECTRIC SERVICE CONNECTION WITH FPL FOR CONDUIT SIZE AND BURIED DEPTH REQUIREMENT.
14. ANY VITRIFIED CLAY PIPE (VCP) DAMAGED BY NEW CONSTRUCTION OR CONNECTIONS SHALL BE REPLACED WITH NEW SANITARY SEWER MAIN PIPE.
15. WATER METER SIZES SHALL BE DESIGNED BY ENGINEER OF RECORD AND SHALL BE CHECKED AND AUTHORIZED BY CITY OF FORT PIERCE UTILITY AUTHORITY.
16. ALL SEWER LATERALS SHALL BE CONNECTED TO SEWER MAIN AND NOT DIRECTLY INTO SEWER MANHOLES.
17. EXISTING WATER MAIN AND SEWER MAIN SHALL BE REMOVED AFTER PROPOSED WATER MAIN AND/OR SEWER MAIN HAS BEEN TESTED AND ACCEPTED BY FORT PIERCE UTILITY AUTHORITY & ST. LUCIE COUNTY HEALTH DEPARTMENT AND EXISTING SERVICES HAVE BEEN RELOCATED.
18. THE CITY OF FORT PIERCE UTILITY AUTHORITY MUST BE GIVEN AT LEAST 48 HOURS NOTIFICATION PRIOR TO ANY SHUT-DOWN AND/OR REMOVAL OF EXISTING WATER MAIN OR SANITARY SEWER LINES AT (772) 466-1600.
19. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET MUST BE PROVIDED BETWEEN WATER MAINS AND STORM OR SANITARY SEWERS.
20. PRIOR TO ANY SANITARY SEWER SERVICE CONNECTION, REMOVAL AND/OR ABANDONMENT THE EXISTING SEWER LINE WILL BE TELEVISED AND CD SUBMITTED TO THE CITY OF FORT PIERCE UTILITY AUTHORITY.
21. PROPOSED WATER AND SEWER IMPROVEMENTS IN PRIVATE PROPERTY SHALL MEET FORT PIERCE UTILITY AUTHORITY & ST. LUCIE COUNTY HEALTH DEPARTMENT SEPARATION REQUIREMENTS, THESE CONFLICTS WILL BE ADDRESS DURING CONSTRUCTION AND WON'T AFFECT THE PUBLIC SAFETY
22. CITY MAINTAINED UTILITIES WILL NEED TO BE TESTED AND PROTECTED (IE. PAVED AT LEAST UP TO FIRST LIFT, IF NOT ROADWAY) PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.

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File: P:\DEPC PROJECTS\1974 Johnson Development Associates\22-00933 Fort Pierce FL\Dwg\Entitlements\1974220933SU1.dwg, ----> C3.00 UTILITY PLAN

DYNAMIC ENGINEERING CONSULTANTS, LLC · SURVEY · TRAFFIC

REV.	DATE	COMMENTS	BY
1	02/07/23	AGENCY COMMENTS	KAK

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: KAK | DESIGNED BY: ADA | CHECKED BY: ACM | CHECKED BY: MDM

PROJECT: **PROPOSED SELF-STORAGE FACILITY**
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-000-5
LOT 3 OF THE FORT PIERCE COMMERCIAL PLAT
OF OKEECHOBEE ROAD UNIT TWO, A SUBDIVISION
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T: 561.921.8570
Offices conveniently located at:
Lake Como, New Jersey • T: 732.974.0198
Orlando, New Jersey • T: 908.879.9229
Newark, New Jersey • T: 973.755.7200
Toms River, New Jersey • T: 732.678.0000
Newtown, Pennsylvania • T: 267.685.0374
Philadelphia, Pennsylvania • T: 215.243.4888
Bethlehem, Pennsylvania • T: 610.849.4400
Allen, Texas • T: 972.534.0100
Houston, Texas • T: 281.799.4400
Austin, Texas • T: 512.646.2444
Delray Beach, Florida • T: 561.921.8570
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TITLE: **UTILITY PLAN**

SCALE: (V) AS (V) NOTED | DATE: 12/15/2022
PROJECT No: 22-00933

SHEET No: **C3.00** | Rev. #: 1

Dynamic Traffic, LLC
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T. 732.681.0760

MEMORANDUM

To: **City of Fort Pierce Planning Department**

From: **Craig W. Peregoy, PE** Craig W Peregoy Digitally signed by Craig W Peregoy Date: 2023.02.20 10:14:55 -05'00'

Date: **February 13, 2023**

Re: **Parking Assessment**
JDA Self-Storage Facility Fort Pierce
5575 Okeechobee Rd, Fort Pierce, FL 34947
Parcel ID No: 2419-321-0001-000-5

Dynamic Traffic, LLC has prepared a parking assessment for a proposed self-storage facility development at the above referenced location. Specifically, the development proposal includes the construction of two-story self-storage facility of 103,022 square feet. A total of 11 striped passenger vehicle spaces are proposed to support the development along with approximately 580 linear feet of loading space around three (3) sides of the building and 19 trailer/RV/boat storage spaces.

Parking Assessment

Parking requirements for these types of facilities are not provided in the local zoning code. Therefore, in order to quantify the anticipated parking need, national parking demand data collected by the Institute of Transportation Engineers (ITE) within their publication *Parking Generation, 5th Edition* was referenced. This publication establishes peak parking demands for multiple land uses based upon different independent variables, such as floor area and employees. For Land Use Code (LUC) 151 – Mini-Warehouse (defined as "self-storage facilities), ITE sets forth an average peak parking demand of a maximum of 0.10 vehicles per 1,000 SF of gross floor area (GFA). This equates to a demand of 10.3 parking spaces. Consequently, it can be anticipated that the proposed 11 parking space supply will be more than sufficient to support the project and is consistent with modern self-storage parking demands. It should be noted that in addition to the 11 striped parking spaces, the striped loading area around the building is often utilized by customers for accessing their storage unit. Assuming a vehicle length of 25-feet, this area can accommodate up to 23 additional vehicles on-site. Similarly, it is anticipated that vehicular activity for the trailer/RV/boat storage will occur in the vicinity of those spaces and not within the striped parking area at the front of the building.

Conclusion

The parking supply proposed exceeds the average peak parking demand observed at similar facilities throughout the country as published by ITE. Therefore, it can be concluded that the proposed parking supply is appropriate and will be more than sufficient to accommodate the maximum anticipated demand.

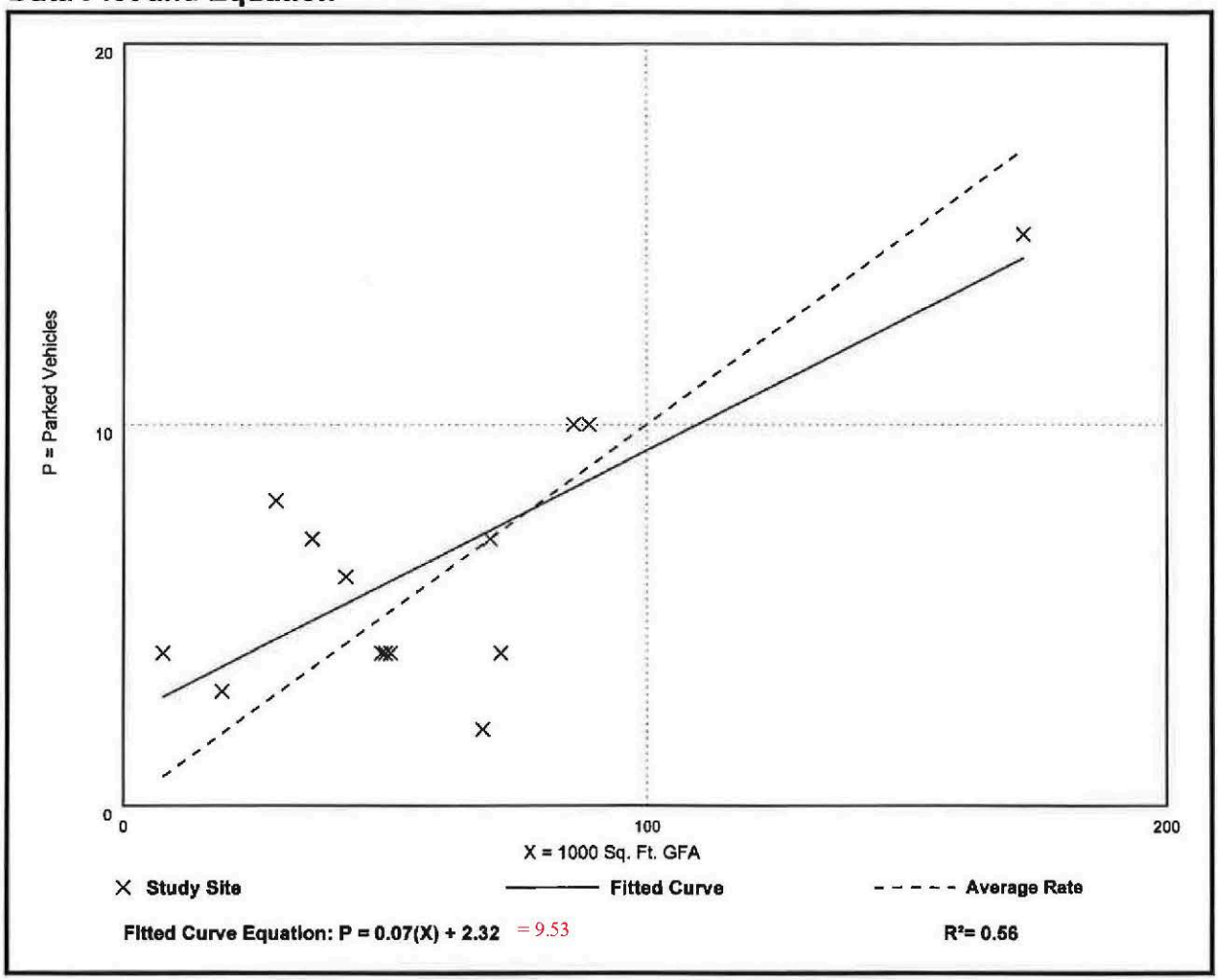
Mini-Warehouse
(151)

Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Weekday (Monday - Friday)
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 4:00 - 6:00 p.m.
Number of Studies: 14
Avg. 1000 Sq. Ft. GFA: 60

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.10 x 103.022 = 10.3	0.03 - 0.53	0.08 / 0.25	***	0.07 (70%)

Data Plot and Equation



Fitted Curve Equation: P = 0.07(X) + 2.32 = 9.53

R^2= 0.56

Mini-Warehouse
(151)

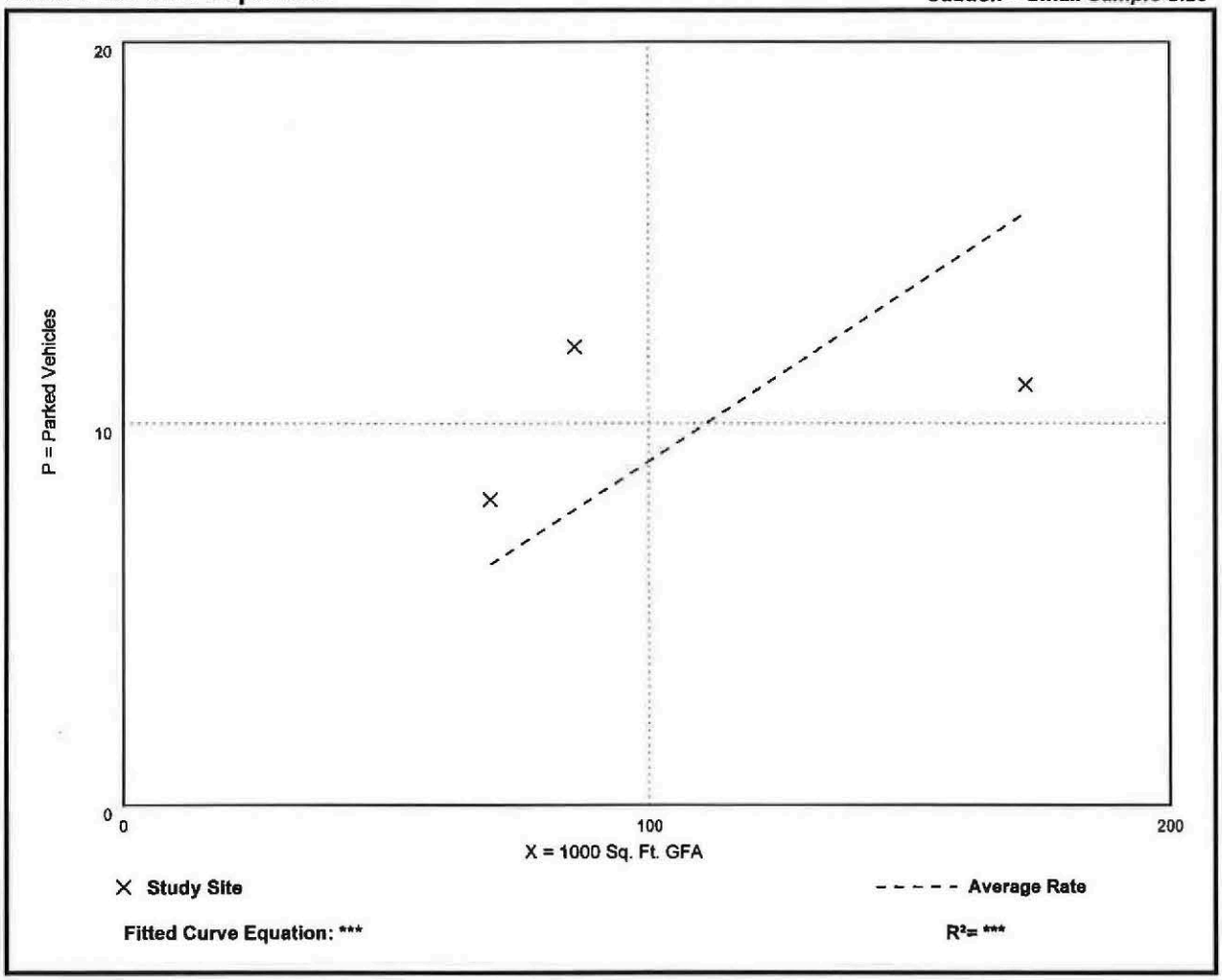
Peak Period Parking Demand vs: 1000 Sq. Ft. GFA
On a: Saturday
Setting/Location: General Urban/Suburban
Peak Period of Parking Demand: 1:00 - 5:00 p.m.
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 109

Peak Period Parking Demand per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	33rd / 85th Percentile	95% Confidence Interval	Standard Deviation (Coeff. of Variation)
0.09 x103.022 = 9.27	0.06 - 0.14	0.08 / 0.14	***	0.04 (44%)

Data Plot and Equation

Caution – Small Sample Size



DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Dynamic Engineering Consultants, PC
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T. 561-921-8570

February 20, 2023

City of Fort Pierce Planning Department
100 N. U.S. Highway 1
Fort Pierce, Florida 34950

Attn: Vennis Gilmore

RE: Site Plan Development & Design Review
5553 Okeechobee Road
Fort Pierce, Florida 34947
DEC# 1974 22-00933
#22-07000032

Dear Mr. Gilmore,

On behalf of our clients, Johnson Development Associates, the following contains our responses to the comments received in regard to the above-mentioned project. The responses have been provided in bold for your reference:

City of Fort Pierce Planning Department Comments

1. A completion certification by a landscape architect, cost estimate and landscape bond pursuant to City Code 123-6 shall be required before the Final Certificate of Occupancy is approved for the site.

   Response: Acknowledged.

2. Prior to the issuance of any site clearing permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Ft. Pierce Arborist for the required mitigation of the City regulated trees proposed to be removed as a result of this site's development/construction activity.

   Response: Acknowledged.

3. Per City Code Chapter 121 Subdivisions, a Final Plat is required.

   Response: Acknowledged.

4. After completion of the Final Plat, please submit a General Address Request Form for the newly created Parcel ID and for each proposed building.

   Response: Acknowledged.

5. If a monument sign is proposed, please consider installing a landscaped area around the proposed monument sign base which extends a minimum distance of three (3) feet in all directions. Such landscaped area shall be completely covered by ground cover and shrubs, hedges, or similar vegetative materials.

   Response: Acknowledged.

6. Per City Code Section 125-314. – Design Review, (4) Elevations (k): Blank walls are discouraged. Walls shall be punctuated with windows, doors, or architectural elements. New construction that includes long dimensions of continuous wall shall employ the use of site breaks to punctuate the streetscape. (Please employ site breaks with any of the above examples)

   Response: The north exterior elevation and west exterior elevation have been revised. storefront veneer windows and trim have been added to reduce the blank wall areas on these facades. Refer to revised Sheet A3.0. The revised areas have been clouded and tagged with a Delta No. 1.

7. Per City Code Section 125-314. – Design Review, (5) Streetscape improvement guidelines: Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards, and fences. These improvements shall be designed to be consistent with all guidelines of this section and shall be reviewed for aesthetic functionality and compatibility with the city's design expectations. Please employ Streetscape Improvements.

   Response: Two (2) planters have been added to the northeast entrance, as well as a bench and trash receptacle. Please see Sheet C1.00 "Site Plan".

8. Please provide justification for the parking calculation that includes the use of interior and exterior storage.

   Response: A parking assessment memorandum has been provided with the resubmittal package. The assessment includes parking calculations and justification for the parking facilities for self-storage facilities.

9. Please consider a decorative or vinyl fence instead of chain-link for the outside storage area.

   Response: A proposed 8 ft tall vinyl coated chain link fence with visual screen is located outside the Trailer/RV/Boat storage space. See Sheet C1.00 "Site Plan".

St. Lucie County Planning Department

Comments may be forthcoming

Response: Acknowledged, no comments have been received at the time of this letter.

St. Lucie County PW/Engineering

The following comments are offered by SLC PW - Engineering:

1. A review of the traffic report is required by the County's traffic consultant at the cost of the applicant.

   Response: The traffic study prepared by Pinder Troutman Consulting, Inc., dated September 3, 2021 has been submitted, along with the traffic impact statement prepared by Dynamic Traffic, LLC, dated December 12, 2022.

2. Advisory: When Jenkins Road is widened in the future, left turns entering and exiting Jenkins Road driveway may be eliminated.

   Response: Acknowledged.

3. Provide response and the TIS or TIR directly to the County for review. The city does not provide for you.

   Response: Acknowledged.

4. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

   Response: Acknowledged.

Fort Pierce Police Department

Comments may be forthcoming

Response: Acknowledged, no comments have been received at the time of this letter.

City Clerk Office

No comments received

Response: Acknowledged, no comments have been received at the time of this letter.

Code Enforcement

No comments received

Response: Acknowledged, no comments have been received at the time of this letter.

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com

   Response: The application, along with the Warranty Deed, Property Card, General Location Map, Survey, revised Plans, check for review fee, and a flash drive with digital copies of all the application documents are being submitted to St. Lucie County Fire District for Development & Site Plan Review.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

   Response: A check dated February 9, 2023 has been included with the application package.

3. Please send the Fire District electronic plans for the site and buildings.

   Response: A flash drive with all application documents, including a complete digitally signed and sealed set of plans, is included with the application package.

4. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

   Response: The fire truck vehicle has been revised to have 47.5' of total length, 21.5' of wheelbase, 10.5' of total width, and 41.5-degree turning radius. See Sheet C1.01 "Vehicle Circulation Plan (Fire)".

5. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.

   Response: The minimum width of the proposed two-way traffic driveways is 26 ft. See Sheet C1.00 "Site Plan".

6. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

   Response: The minimum width of the proposed one-way traffic driveways is 18 ft. See Sheet C1.00 "Site Plan".

Florida Department of Transportation

Comments may be forthcoming

Response: Acknowledged, no comments have been received at the time of this letter.

St. Lucie County School Board

No Comments

Response: Acknowledged, no comments have been received at the time of this letter.

St. Lucie Transportation Planning Organization

Comments may be forthcoming

Response: Acknowledged, no comments have been received at the time of this letter.

St. Lucie Transit

Comments may be forthcoming

Response: Acknowledged, no comments have been received at the time of this letter.

Building Department Technical Review Committee (TRC) Comments

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

   Response: Acknowledged.

2. Must meet the following Accessibility requirements:
   - Accessible route
   - Handicapped parking spaces
   - Means of egress

   Response: Acknowledged.

3. Building permit required.

   Response: Acknowledged.

4. Will need to meet the Fire Code.

   Response: Acknowledged.

FPUA W/WW Engineering Comments

1. Water and Sewer services are not immediately available to serve this parcel. Availability would be contingent upon the completion of the required infrastructure under the Fort Pierce Commercial Project, and payment of the applicable fees. Please visit our website at www.fpua.com to review developer requirements, specifications, details, fees, etc. To connect to these services please submit Utility Plan (3 complete sets) along with a completed plan review application to the Water and Wastewater Engineering Department, at 1701 S 37th Street Fort Pierce Florida, 34947.

Should you have any questions please contact John Biggs at 772 466-1600 ext. 3474

Response: Acknowledged.

FPUA Electric & Gas Engineering Comments

1. FPUA Electric & Gas Engineering has reviewed the application. Approved. Both 3-phase electric and gas services are available to serve the site.

   Please contact Sal Scimeca for electric customer requirements and project coordination.

   Sal Scimeca
   Engineering Technician II
   Electric & Gas Engineering
   Fort Pierce Utilities Authority
   sscimeca@fpua.com
   772.466.1600 ext. 6957

   Please contact Billy Dupre for gas customer requirements.

   Billy Dupre
   Business Development Representative
   Gas Operations
   Fort Pierce Utilities Authority
   1701 S 37th Street
   Fort Pierce FL 34947
   C: 772-216-3498
   O: 772-466-1600 X4705
   F: 772-468-241

   Response: Acknowledged.

Engineering Advisory Comments

1. The submitted Stormwater Management Calculations are not the current version. The current/updated Stormwater Management Calculations were revised August 2022. Please ensure the design reflects the most current calculations. Drainage will be more fully reviewed at DPCR submittal, please show calculations for on-site drainage improvements (HGL elevations for the 10 yr 24 hr Storm at inlets if pipe slopes are 0%; OR stormwater profiles showing HGL elevations for the 10 yr 24 hr storm).

   Response: Acknowledged.

2. A Maintenance Plan and Agreement signed by the owner and/or operating entity shall be submitted to the City Engineer prior to issuance of a Certificate of Occupancy. The agreement shall include the operation and maintenance of all stormwater facilities and shall ensure the stormwater management system has a plan for the removal of nuisance and invasive exotics or other vegetation to ensure no re-growth of the same.

   Response: Acknowledged.

3. Recommend west access to Trailer/RV/Boat Storage be one-way entrance to storage lot.

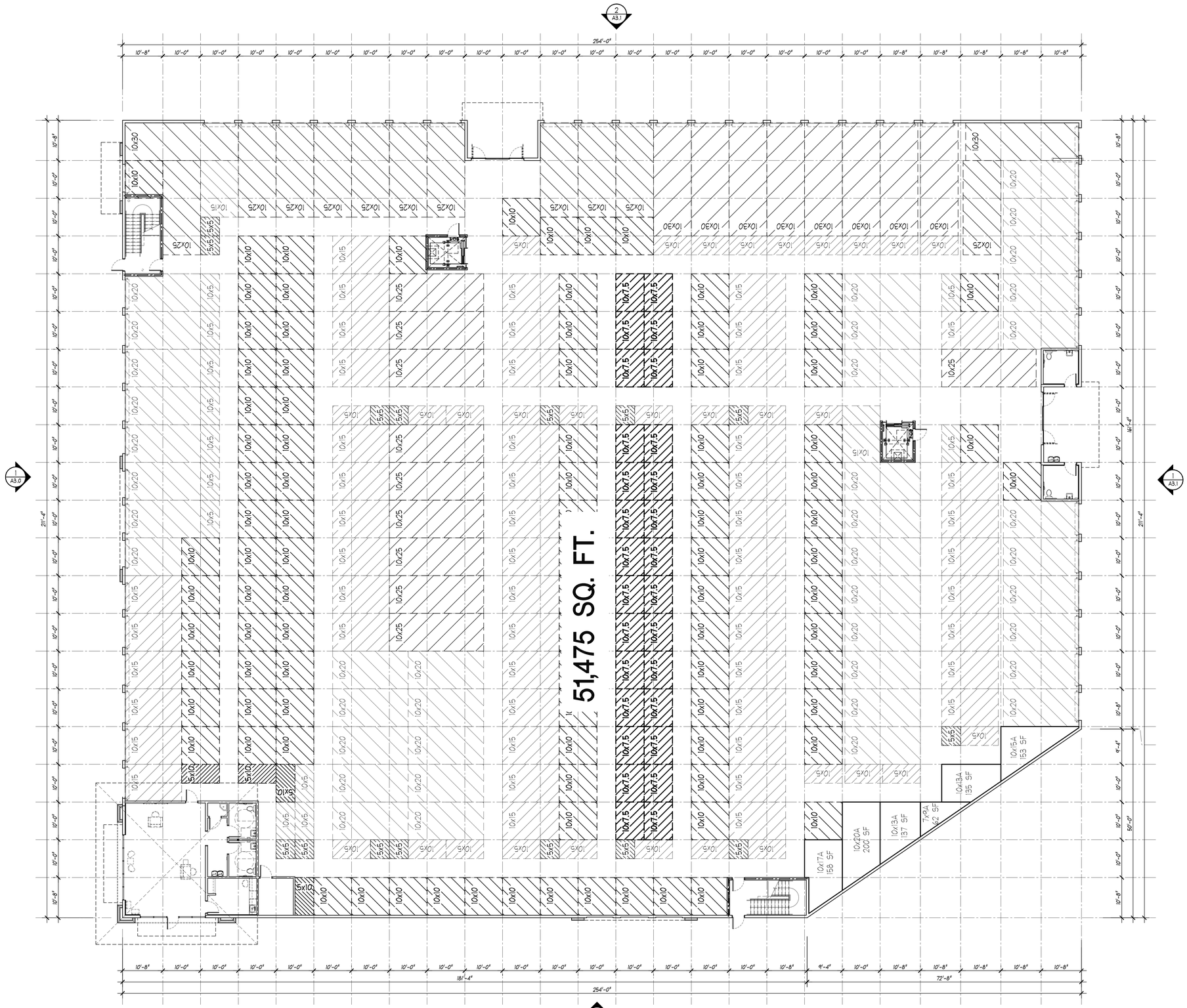
   Response: The west access to the Trailer/RV/Boat Storage spaces is a one-way road. See Sheet C1.00 "Site Plan".

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

DYNAMIC ENGINEERING CONSULTANTS, PC

Juan Rivillas
Design Engineer



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

51,475 GROSS SQ. FT.

12/15/2022 8:27 PM

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS
100 DUNBAR STREET
SPARTANBURG, SC 29306
Ph. (864) 585-2000

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

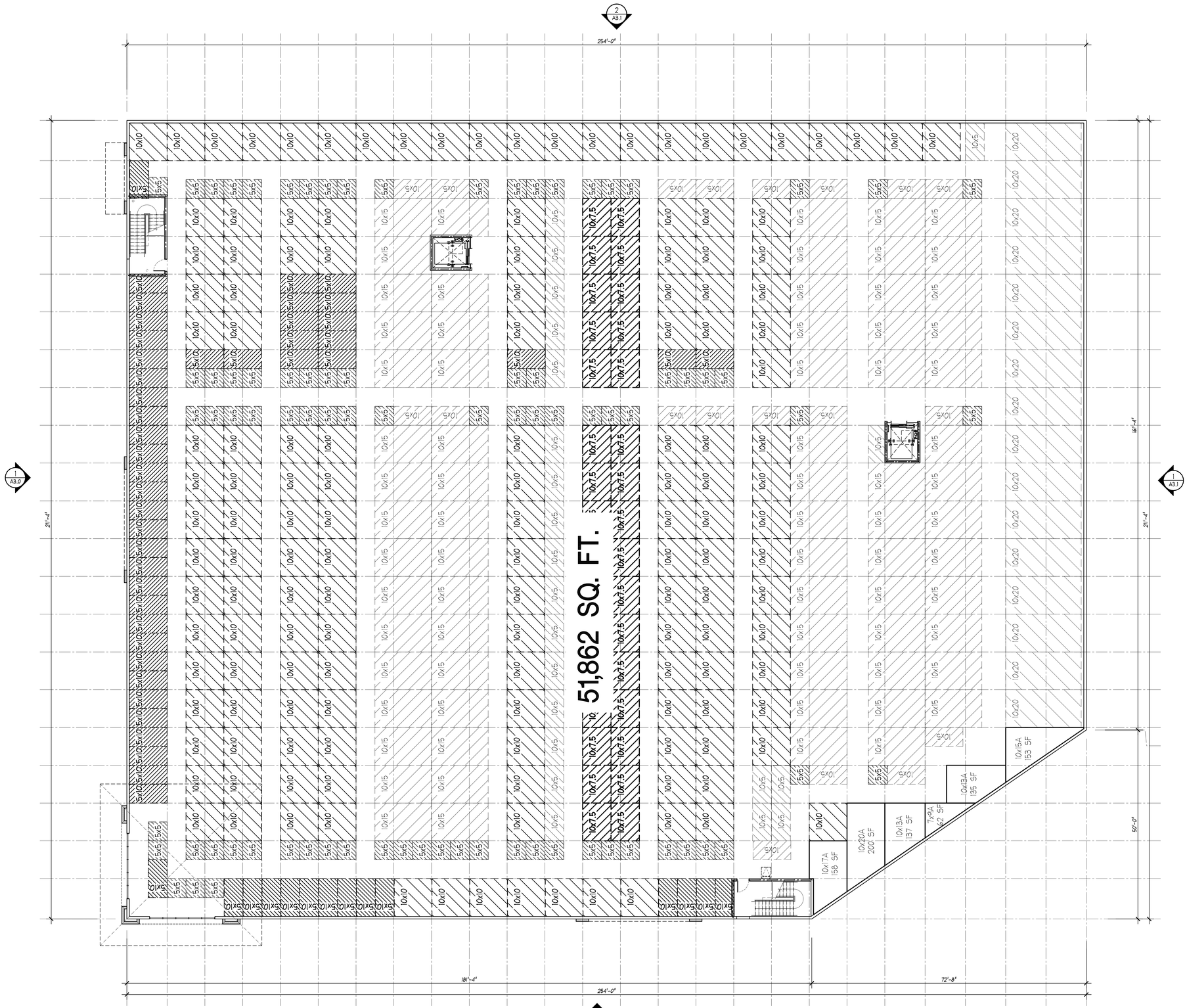
DEVELOPMENT REVIEW PLANS
PROPOSED SELF-STORAGE FACILITY
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-0005
FORT PIERCE, FLORIDA 34947

12.15.22
date

22056
comm. no.

FIRST
FLOOR PLAN

A1.1



SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

51,862 GROSS SQ. FT.

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

JOHNSON DEVELOPMENT ASSOCIATES, INC.
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100 DUNBAR STREET
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PROPOSED SELF-STORAGE FACILITY
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-0005
FORT PIERCE, FLORIDA 34947

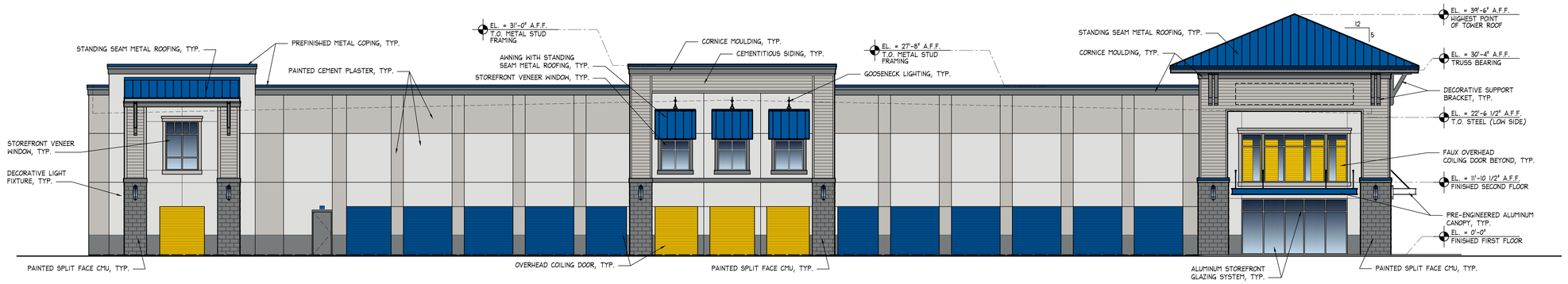
12.15.22
date

22056
comm. no.

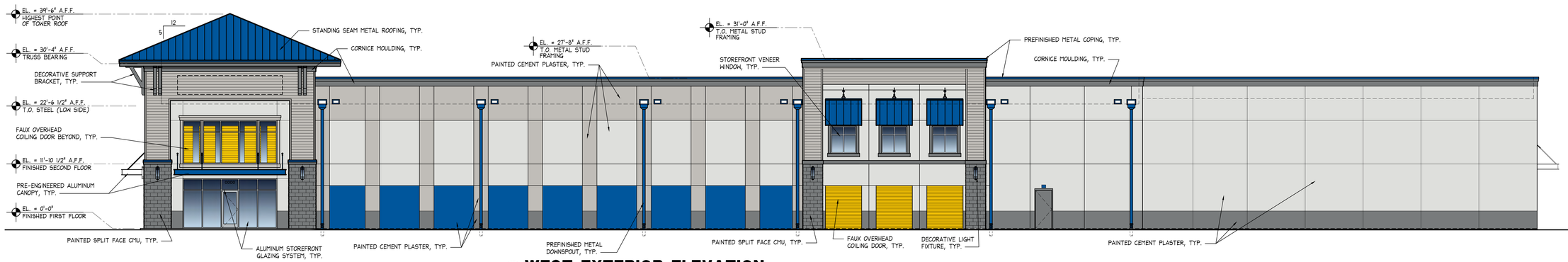
SECOND
FLOOR PLAN

A1.2

12/15/2022 8:24 PM



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



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

GENERAL NOTES

SIGNAGE NOTES:

ANY BUILDING MOUNTED SIGNAGE DEPICTED IN THESE DOCUMENTS IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR FABRICATION OR INSTALLATION BY THE GENERAL CONTRACTOR. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. SHALL BE SUBMITTED (BY THE SIGN VENDOR) FOR PERMIT AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS

FACILITY ADDRESS REQUIREMENTS:

NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY

ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE AT LEAST 6 INCHES IN HEIGHT

WHERE ADDRESS IDENTIFICATION IS REQUIRED BY THE FIRE OFFICIAL ON OTHER ELEVATIONS OF BUILDINGS, SUCH NUMERALS SHALL NOT BE LESS THAN SIX INCHES IN HEIGHT

ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS

WALL COUNTERFLASHING DETAILS:

REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, AWNINGS, PILASTER CAPS AND, WHERE APPLICABLE, TRIM MOULDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION

UNDER NO CIRCUMSTANCES WILL EXPOSED SINGLE-PLY MEMBRANE BE AN ACCEPTABLE MEANS OF FLASHING AT THE CONDITIONS NOTED

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, 'DRYVIT TAFTS' (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY

2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, 'DRYVIT TAFTS' (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY

3. ALL FINISH COAT TEXTURES SHALL BE 'SANDPEBBLE FINE' UNLESS OTHERWISE NOTED

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY 'DRYVIT SHAPES BY ACROCORE' AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING

5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS

ALUMINUM COPING, DRIP EDGES, SCUPPERS AND DOWNSPOUT REQUIREMENTS:

1. ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS

GENERAL:

1. WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED

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THE CONTRACTOR SHALL REQUEST A COLORIZED COPY OF THE ELEVATIONS FROM THE ARCHITECT PRIOR TO ORDERING OR APPLYING EIFS, PAINT AND OTHER EXTERIOR FINISHES. THE COLORIZED ELEVATIONS WILL HELP CONFIRM COLORS AND ASSIST THE PAINTER WHERE COLOR CHANGES OCCUR

EXTERIOR FINISH SCHEDULE

PAINT COLOR	**PAINT COLOR**	**PAINT COLOR**	**METAL COLOR**	**METAL COLOR**	**METAL COLOR**	**METAL COLOR**	**GLAZING**
BENJAMIN MOORE 1-04 DECORATORS WHITE	BENJAMIN MOORE AC-28 SMOKE EMBERS	BENJAMIN MOORE 2121-20 STEEL WOOL	LIFE STORAGE BLUE PANTONE COATED 286C PANTONE 2935U	LIFE STORAGE YELLOW PANTONE COATED 116C PANTONE 116U	JANUS INTERNATIONAL SATIN WHITE	YKK CLEAR ANODIZED ALUMINUM	CLEAR, NON-TINTED

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JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS
100 DUNBAR STREET
SPARTANBURG, SC 29306
Ph. (864) 585-2000

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

DEVELOPMENT REVIEW PLANS
PROPOSED SELF-STORAGE FACILITY
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-0005
FORT PIERCE, FLORIDA 34947

12.15.22
date

22056
comm. no.

EXTERIOR ELEVATIONS

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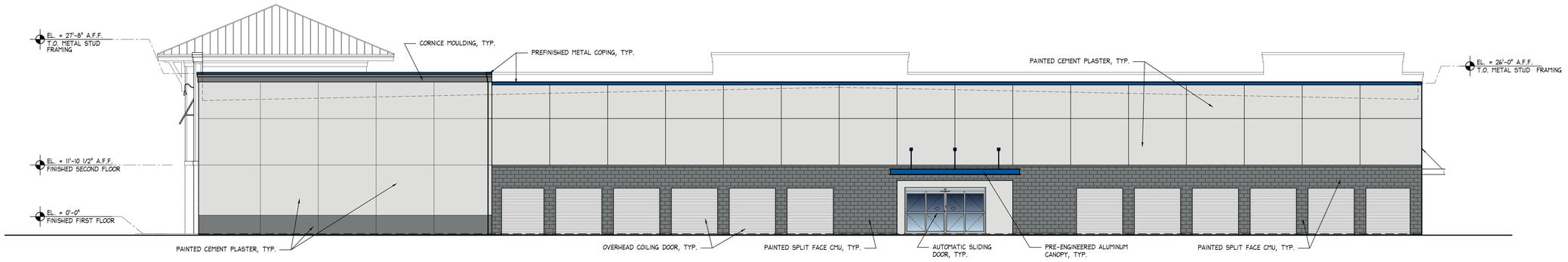
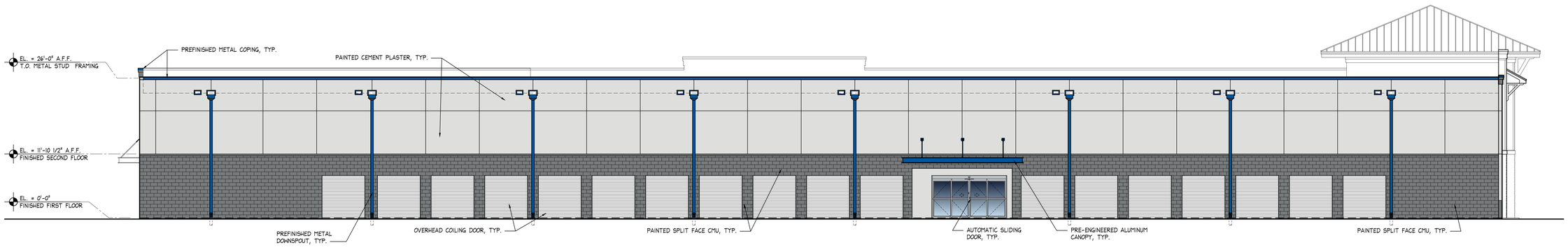


1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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

GENERAL NOTES

SIGNAGE NOTES:

ANY BUILDING MOUNTED SIGNAGE DEPICTED IN THESE DOCUMENTS IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR FABRICATION OR INSTALLATION BY THE GENERAL CONTRACTOR. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. SHALL BE SUBMITTED (BY THE SIGN VENDOR) FOR PERMIT AND APPROVAL PRIOR TO COMMENCEMENT OF WORK. SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS

FACILITY ADDRESS REQUIREMENTS:

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GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

DEVELOPMENT REVIEW PLANS
PROPOSED SELF-STORAGE FACILITY
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-0005
FORT PIERCE, FLORIDA 34947

12.15.22
date

22056
comm. no.

EXTERIOR ELEVATIONS

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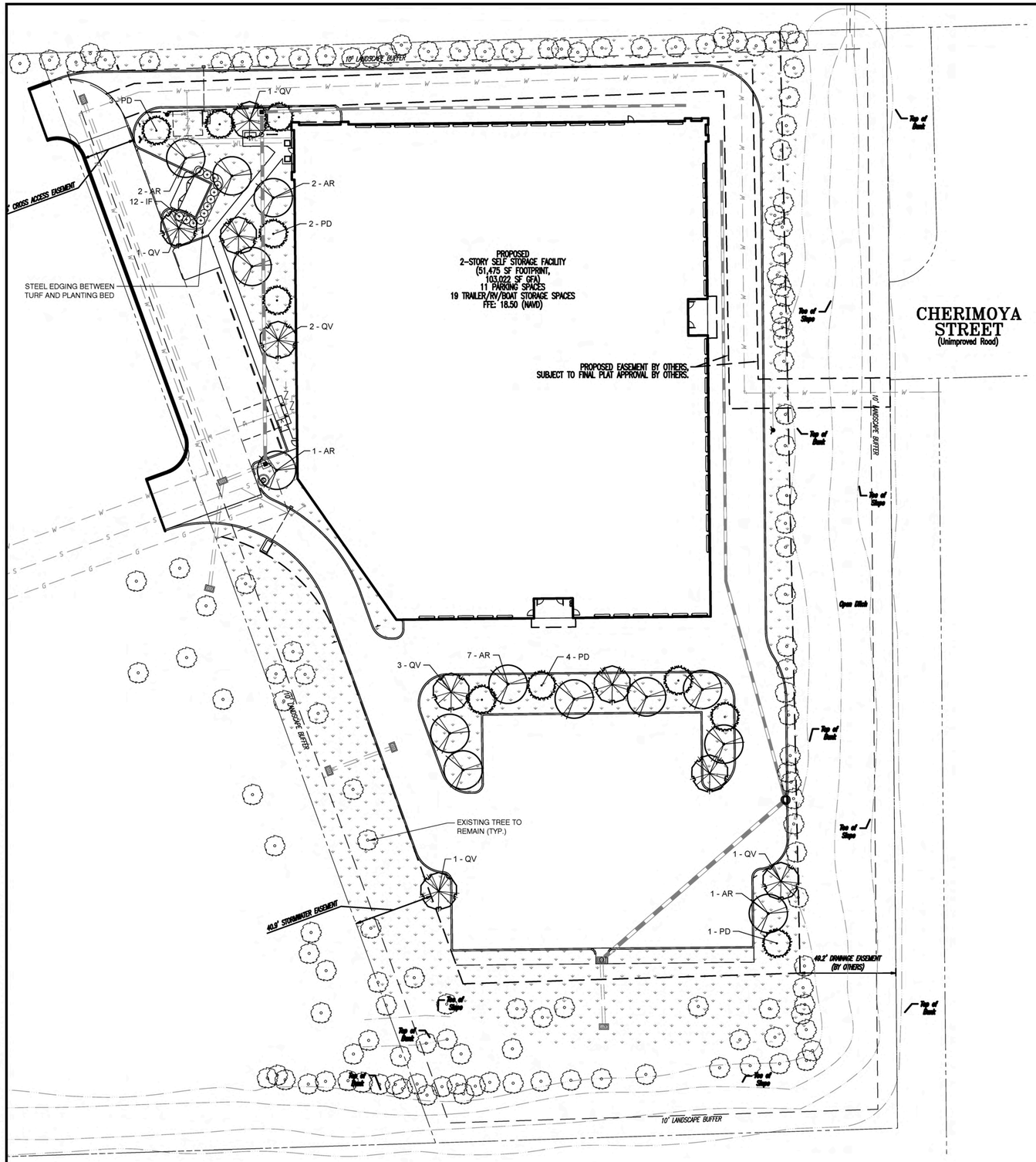

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	AR	Acer rubrum var. drummondii / Drummond Red Maple Native	2.5" Cal.	B&B or Cont.	12`-14`	13
	PD	Pinus elliotti densa / Slash Pine Native	2.5" Cal.	B&B or Cont.	12` min.	10
	QV	Quercus virginiana / Southern Live Oak Native; Drought Tolerant	2.5" Cal.	B&B or Cont.	12` min.	9

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
+	IF	Illicium floridanum / Florida Anise Native; Drought Tolerant	3 gal.	Cont.	48" o.c.	12

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	QTY
	PN	Paspalum notatum / Bahiagrass Sod	42,335 sf

LANDSCAPE CALCULATIONS

TREE REQUIREMENTS

PERIMETER LANDSCAPE STRIP (ABUTTING ROW)
0 TREES REQUIRED*

PERIMETER LANDSCAPE STRIP
(ABUTTING OTHER PROPERTIES) = 1,235 LF x 10' WIDE
12,350 SF DIV. BY 200 = 62 TREES REQUIRED — 89 TREES PROVIDED**

INTERIOR VEHICULAR USE AREAS
= 47,343 S.F. (PARCEL ONE ONLY
47,343/15 = 3,156 S.F. REQUIRED PLANTING AREA — 4,547 SF PROVIDED
1 TREE PER 100 SF OF REQUIRED PLANTING AREA
32 INTERIOR VUA TREES REQUIRED — 32 TREES PROVIDED

TOTAL TREES REQUIRED: 94 TREES — 121 TOTAL TREES PROVIDED**

SHRUB REQUIREMENTS

PERIMETER LANDSCAPE STRIP (ABUTTING ROW) = 0 LF*
PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,235 LF
CONTINUOUS HEDGE @ 36" OC = 412 SHRUBS REQUIRED — 412 SHRUBS PROVIDED
TOTAL SHRUBS REQUIRED: 412 SHRUBS — 412 TOTAL SHRUBS PROVIDED

*LOT DOES NOT ABUT A ROW
**TREE TOTALS INCLUDE EXISTING TREES

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE.
7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CYPRESS MULCH SHALL NOT BE USED. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

GRAPHIC SCALE
0 15 30 60
(IN FEET)

EVERGREEN
DESIGN GROUP
(800) 680-6630
2255 Glades Road, Suite 324A
Boca Raton, FL 33431
www.EvergreenDesignGroup.com
LA #6666710

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• SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
1	02/07/23	AGENCY COMMENTS	KAK

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: JWG | DESIGNED BY: JWG | CHECKED BY: KB | CHECKED BY: RM

PROJECT: PROPOSED SELF-STORAGE FACILITY
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-000-5
LOCATED IN THE FORTIFIED COMMERCIAL PLAT
OKEECHOBEE ROAD (SR 70) & JENKINS ROAD
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
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Newtown, Pennsylvania • T: 267.685.0376
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Allen, Texas • T: 972.534.3700
Houston, Texas • T: 281.799.4400
Austin, Texas • T: 512.646.2446
Delray Beach, Florida • T: 561.921.8570
Florida Certificate of Authorization No. 32535
www.dynamicec.com

Digitally signed by Kenneth D Bates
Reason: LA#6666710, State of Florida
Date: 2023.02.15 11:47:07 -07'00'

REGISTERED LANDSCAPE ARCHITECT KENNETH DALE BATES LA#6666710 STATE OF FLORIDA

811 Know what's below Call before you dig
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

TITLE: LANDSCAPE PLANTING

SCALE: (H) (V) | DATE: 12/15/2022
PROJECT No: 22-00933

SHEET No: LP-1 | Rev. #:

Plotted: 02/15/23 — 11:41 AM, By:
File: /Users/kenbates/EDG Dropbox/EDG — Shared/2022/Fort Pierce Self Storage/Fort Pierce Self Storage FL 2023-02-13.dwg, ----> LP-1

PLANTING SPECIFICATIONS

GENERAL

A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
   1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
   2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
   3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.

B. SCOPE OF WORK
   1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
   2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
   3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
   1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS.
   2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
   3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
   4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
   5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
   6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
   7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
   8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.

E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN ½ INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.

F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.

G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).

H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.

I. TREE STAKING AND GUYING
   1. STAKES: 6' LONG GREEN METAL T-POSTS.
   2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
   3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.

L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.

M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

A. SOIL PREPARATION
   1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
   2. SOIL TESTING:
      a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
      b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
      c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
      d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
   3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
   4. <u>FOR BIDDING PURPOSES ONLY</u>, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
      a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
      b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
         i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
         ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
         iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
         iv. IRON SULPHATE - 2 LBS. PER CU. YD.
   5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
      a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
      b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
      c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**<u>BASED ON A SOIL TEST</u>**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
      d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
      f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
   6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS
   1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
   2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
   3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
   4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

C. GENERAL PLANTING
   1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
   2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
   3. TRENCHING NEAR EXISTING TREES:
      a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
      b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
      c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
      d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

C. TREE PLANTING
   1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
   2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
   3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
   4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
   5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
   6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
      a. 1"-2" TREES — TWO STAKES PER TREE
      b. 2-1/2"-4" TREES — THREE STAKES PER TREE
      c. TREES OVER 4" CALIPER — GUY AS NEEDED
      d. MULTI-TRUNK TREES — THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
   7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).

D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
   1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
   2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

E. SODDING
   1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
   2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
   3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
   4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
   5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

F. MULCH
   1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
   2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

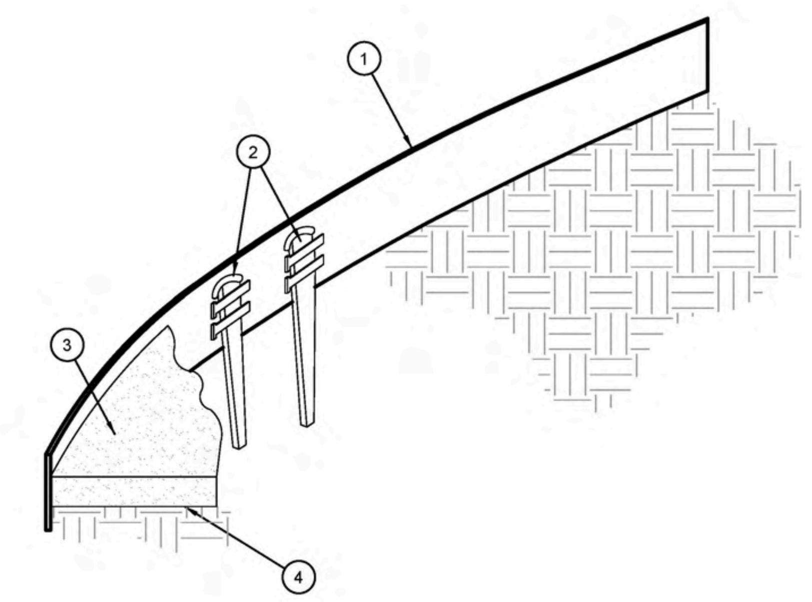
I. CLEAN UP
   1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
   2. LEGALLY DISPOSE ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

J. INSPECTION AND ACCEPTANCE
   1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
   2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
   3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

K. LANDSCAPE MAINTENANCE
   1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES,REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
   2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
   3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
      a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
      b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
      c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
   1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF <u>ONE YEAR</u> FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
   2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

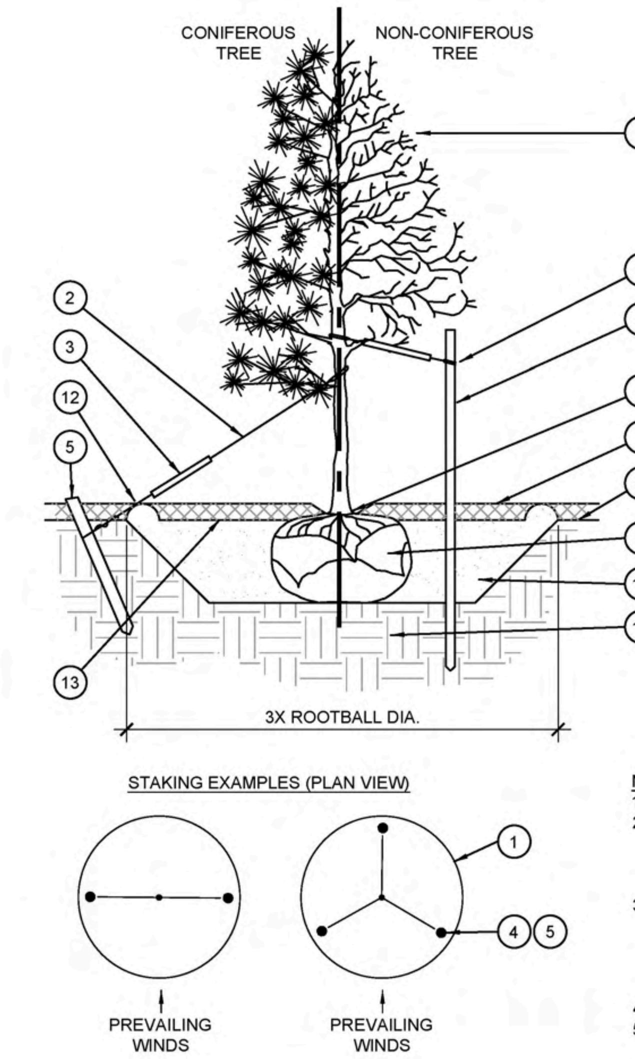
M. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

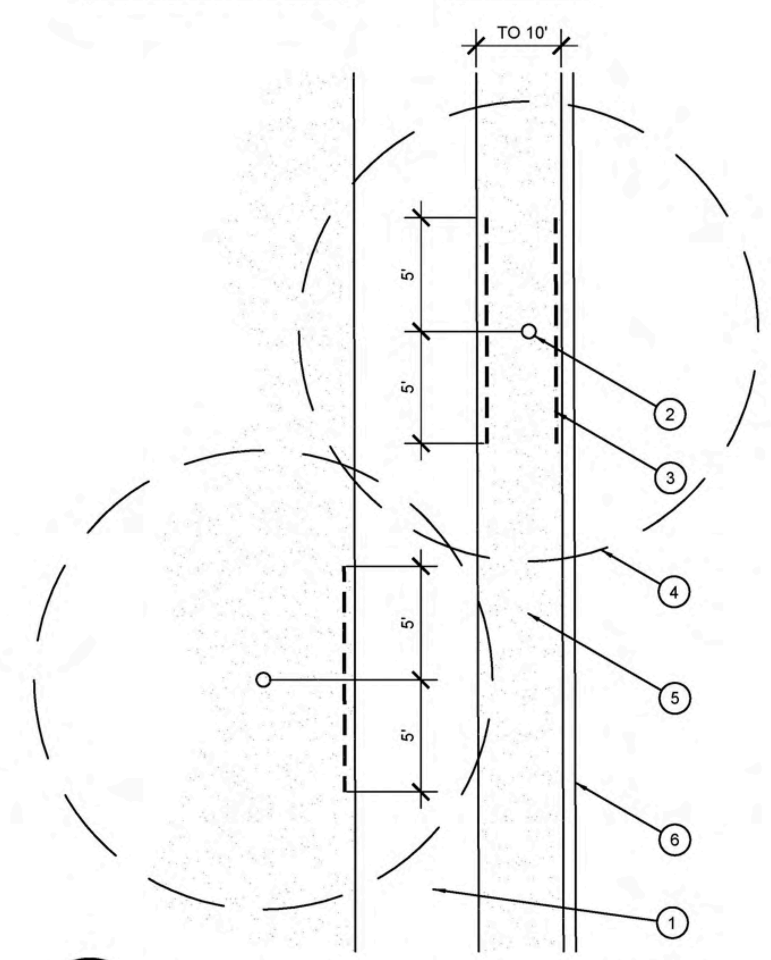
C — STEEL EDGING
SCALE: NOT TO SCALE



1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

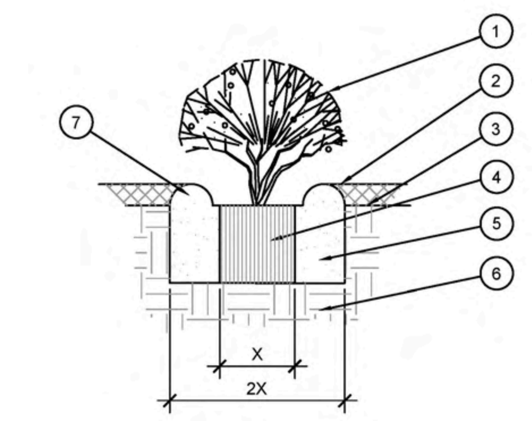
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

A — TREE PLANTING
SCALE: NOT TO SCALE



1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. TYPICAL SYMBOL FOR LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

D — ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.

B — SHRUB AND PERENNIAL PLANTING
SCALE: NTS

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Boca Raton, FL 33431
www.EvergreenDesignGroup.com
LA #6666710

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REV.	DATE	COMMENTS	BY
1	02/07/23	AGENCY COMMENTS	KAK

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: JWG — DESIGNED BY: JWG — CHECKED BY: KB — CHECKED BY: RM

PROJECT: PROPOSED SELF-STORAGE FACILITY
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-000-5
LOT 3 OF THE FORT PIERCE COMMERCIAL PLAT
OKEECHOBEE ROAD (SR 70) & JENKINS ROAD
FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

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TITLE: LANDSCAPE DETAILS AND SPECIFICATIONS

SCALE: (H) (V) — DATE: 12/15/2022
PROJECT No: 22-00933
SHEET No: LP-2 — Rev. #:

Plotted: 02/15/23 - 11:42 AM, By:
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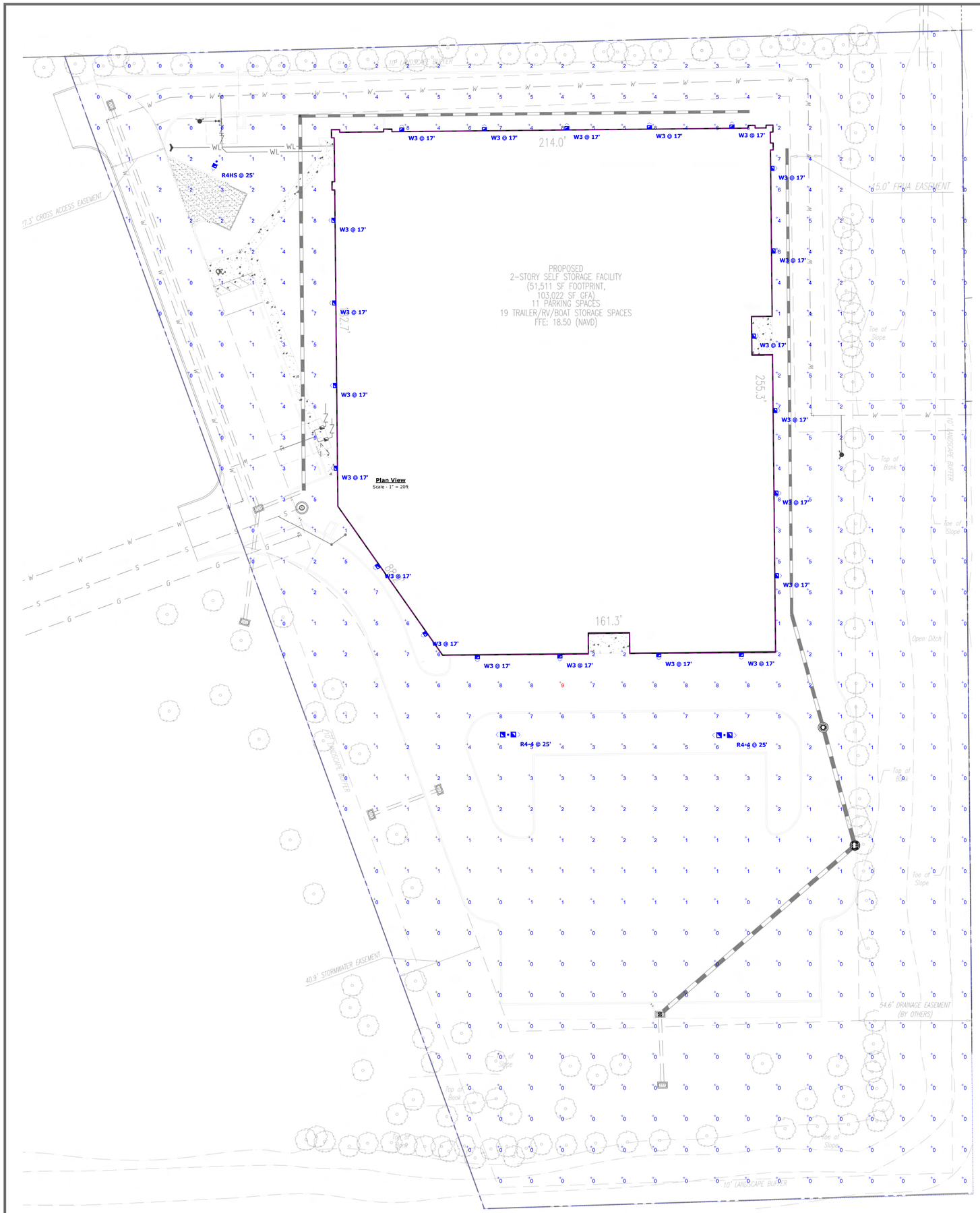


Luminaire Locations

		Location						Aim		
No.	Label	X	Y	Z	MH	Orientation	Tilt	X	Y	Z
1	R4-4	1486.03	-255.72	25.00	25.00	270.00	0.00			
	R4-4-1	1483.45	-255.72	25.00	25.00	270.00	0.00	1484.74	-255.72	0.00
	R4-4-2	1488.61	-255.72	25.00	25.00	90.00	0.00	1487.32	-255.72	0.00
2	R4-4	1590.88	-256.00	25.00	25.00	270.00	0.00			
	R4-4-1	1588.30	-256.00	25.00	25.00	270.00	0.00	1589.59	-256.00	0.00
	R4-4-2	1593.46	-256.00	25.00	25.00	90.00	0.00	1592.17	-256.00	0.00
2	R4HS	1344.81	21.88	25.00	25.00	203.70	0.00	1344.35	20.83	0.00
1	W3	1434.55	37.33	17.00	17.00	0.00	0.00	1434.55	37.33	0.00
2	W3	1614.13	18.54	17.00	17.00	90.00	0.00	1614.13	18.54	0.00
3	W3	1599.07	-217.05	17.00	17.00	180.00	0.00	1599.07	-217.05	0.00
4	W3	1474.58	37.54	17.00	17.00	0.00	0.00	1474.58	37.54	0.00
5	W3	1514.54	38.02	17.00	17.00	0.00	0.00	1514.54	38.02	0.00
6	W3	1554.53	38.43	17.00	17.00	0.00	0.00	1554.53	38.43	0.00
7	W3	1594.53	38.79	17.00	17.00	0.00	0.00	1594.53	38.79	0.00
8	W3	1614.67	-21.47	17.00	17.00	90.00	0.00	1614.67	-21.47	0.00
9	W3	1605.09	-62.68	17.00	17.00	90.00	0.00	1605.09	-62.68	0.00
10	W3	1615.53	-98.75	17.00	17.00	90.00	0.00	1615.53	-98.75	0.00
11	W3	1616.07	-138.76	17.00	17.00	90.00	0.00	1616.07	-138.76	0.00
12	W3	1616.33	-178.76	17.00	17.00	90.00	0.00	1616.33	-178.76	0.00
13	W3	1559.08	-217.26	17.00	17.00	180.00	0.00	1559.08	-217.26	0.00
14	W3	1511.15	-217.85	17.00	17.00	180.00	0.00	1511.15	-217.85	0.00
15	W3	1471.16	-218.22	17.00	17.00	180.00	0.00	1471.16	-218.22	0.00
16	W3	1445.92	-206.95	17.00	17.00	237.42	0.00	1445.92	-206.95	0.00
17	W3	1422.88	-174.21	17.00	17.00	237.42	0.00	1422.88	-174.21	0.00
18	W3	1402.56	-126.70	17.00	17.00	270.00	0.00	1402.56	-126.70	0.00
19	W3	1402.16	-86.64	17.00	17.00	270.00	0.00	1402.16	-86.64	0.00
20	W3	1401.81	-46.68	17.00	17.00	270.00	0.00	1401.81	-46.68	0.00
21	W3	1401.41	-6.61	17.00	17.00	270.00	0.00	1401.41	-6.61	0.00

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Boundary	+	1 fc	9 fc	0 fc	N/A	N/A

Schedule

Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
	R4HS		1	Lithonia Lighting	DSX1 LED P4 40K T4M MVOLT HS	DSX1 LED P4 40K T4M MVOLT with houseside shield	11006	0.92	125
	W3		21	Lithonia Lighting	KAXW LED P3 40K R4 MVOLT	Wall Pack, Higher Lumen	9707	0.92	79
	R4-4		2	Lithonia Lighting	DSX1 LED P6 40K T4M	DSX1 LED P6 40K T4M MVOLT, dual heads	20845	0.92	330.5

Existing Lighting Survey Notes

1. Readings are shown in units of maintained footcandles.
2. Total Light Loss Factor (LLF) = 8% or 0.92
3. Test Plane = 0' AFF
4. Fixture Mounting Height = 25 ' AG for all pole-mounted area lights, 17' for wall packs; 15' for under-canopy lights; see fixture location schedule.
5. Building Height = 45' AFF
6. Building Reflectance Value = 10/10/10
7. Fixture Spacing = See Fixture Locations Schedule
8. This photometric layout was calculated using specific criteria. Any deviation from stated parameters will affect actual performance.
9. These lighting calculations are not a substitute for independent engineering analysis of lighting system suitability and safety.

Lighting : Energy : Design
SPECIALISTS
NATIONAL ACCOUNTS

JDA Self Storage
Fort Pierce, FL
Preliminary Site Photometric

Designer
SC
Date
12/14/2022
Scale
Not to Scale
Drawing No.
ORIG
Summary

FT. PIERCE COMMERCIAL
TRAFFIC IMPACT STUDY

Prepared for

OKEEJEN, LLC

Prepared by

PINDER TROUTMAN CONSULTING, INC.
Certificate of Authorization Number: 7989
2005 Vista Parkway, Suite 111
West Palm Beach, FL 33411
(561) 296-9698

Digitally signed by
Rebecca J Mulcahy
Date: 2021.11.04
12:08:45 -04'00'

#PTC21-064
September 3, 2021
Revised November 4, 2021

Rebecca J. Mulcahy, State of Florida, Professional Engineer, License No. 42570
This item has been electronically signed and sealed by Rebecca J. Mulcahy, P.E. on 11/4/21 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FT. PIERCE COMMERCIAL
TRAFFIC IMPACT STUDY

Introduction

Pinder Troutman Consulting, Inc. (PTC) has been retained to conduct a traffic impact analysis for a proposed commercial development located in the City of Ft. Pierce. The purpose of this study is to examine the traffic impacts of the proposed development on the surrounding roadway network and to determine compliance with Chapter 105 – Concurrency Management, of the City of Ft. Pierce Land Development Code.

Site Data

The site, which is currently vacant, is located in the southeast quadrant of Okeechobee Road and Jenkins Road, as shown on **Exhibit 1**. The proposed Project consists of 2,533 SF Retail, 19,209 SF Grocery Store and 2,448 SF High Turnover Restaurant. Proposed access to the site is via one driveway connection to Okeechobee Road and one driveway connection to Jenkins Road. Both driveways will be shared with Wawa and are existing today. See **Appendix A** for Conceptual Site Plan. Any reference to intersection geometrics is conceptual in nature and subject to final design and approval by others. A 2024 buildout is proposed.

Existing Traffic Conditions

The latest available daily and peak hour traffic volumes and adopted level of service volumes for the surrounding roadway links were used. The sources of the traffic count data are the St. Lucie TPO "Traffic Counts and Level of Service Report, Fall 2021" and the FDOT Florida Traffic Online. The intersection count of Okeechobee Road & Jenkins Road was obtained in April 2019. Existing driveway counts were obtained in October 2021. The traffic counts and peak season factor reports are provided in **Appendix B**.

Roadway Improvements

The Transportation Improvement Program from the St. Lucie TPO was reviewed to determine if any roadways within the study area are scheduled to be improved during the buildout of this project. Kings

Highway from south of Okeechobee Road to north of Picos Road is currently being widened to four lanes. There are no other scheduled construction projects at this time.

Trip Generation

The Institute of Transportation Engineers (ITE), Trip Generation, *10th Edition* was reviewed to determine acceptable daily and peak hour trip generation rates for the proposed project. **Exhibit 2** provides the daily, AM and PM peak hour trip generation data for the proposed development. Because of the mix of commercial uses, internalization of trips is expected. **Appendix C** contains the internalization matrices. Based on these calculations, the Project generates 1,698 daily, 54 AM peak hour and 141 PM peak hour trips. Based on the peak hour trips, a two-mile radius of development influence is required.

Trip Distribution and Assignment

A directional distribution was developed based on a review of land use patterns, existing travel patterns and the roadway network. The resultant Project distribution is shown on **Exhibit 3A**. **Exhibits 3B and 3C** show the assignment of AM and PM peak hour Project traffic on the surrounding roadway network, as well as the Project's impact percentage (% of peak hour directional service volume) to determine Project significance. Project traffic is considered to be significant on the directly accessed Major Road where Project traffic consumes one percent or more of the directional capacity, and on any other Major Road within two miles where Project traffic consumes five percent or more of the directional capacity. Therefore, the significantly impacted roadway link is Jenkins Road from Edwards Road to Okeechobee Road in the PM peak hour.

Historic Growth

Historic growth trends must be analyzed in the projection of future background traffic volumes. Historic growth data was obtained from FDOT Traffic Online for a three-year period and is shown on **Exhibit 4** for the surrounding roadway links. In order to account for area growth and committed development traffic, an areawide growth rate of 3.90% was used in the link and intersection analyses.

Intersection Analysis

Intersection capacity analyses are required for the major intersections within a significantly impacted roadway segment. The intersection of Okeechobee Road & Jenkins Road was analyzed using Highway Capacity Manual procedures. Turning movement counts for this intersection were collected in April 2019 and are included in **Appendix B**. Projected, year 2024, background traffic was calculated based on a 3.90% growth rate. Project traffic was then added to the background traffic. The intersection worksheets and HCS capacity analyses (using optimized signal timing) are provided in **Appendix D**. The results are summarized on **Exhibit 5**. The intersection is currently operating at level of service (LOS) C, and is projected to do so with the Project in 2024.

Roadway Link Capacity Analysis

Exhibit 6 provides future peak hour traffic projections for the significantly impacted roadway links. The total traffic consists of existing traffic plus the historic growth and Project traffic. The roadway links are projected to operate at LOS C without the Project, and with the Project in 2024.

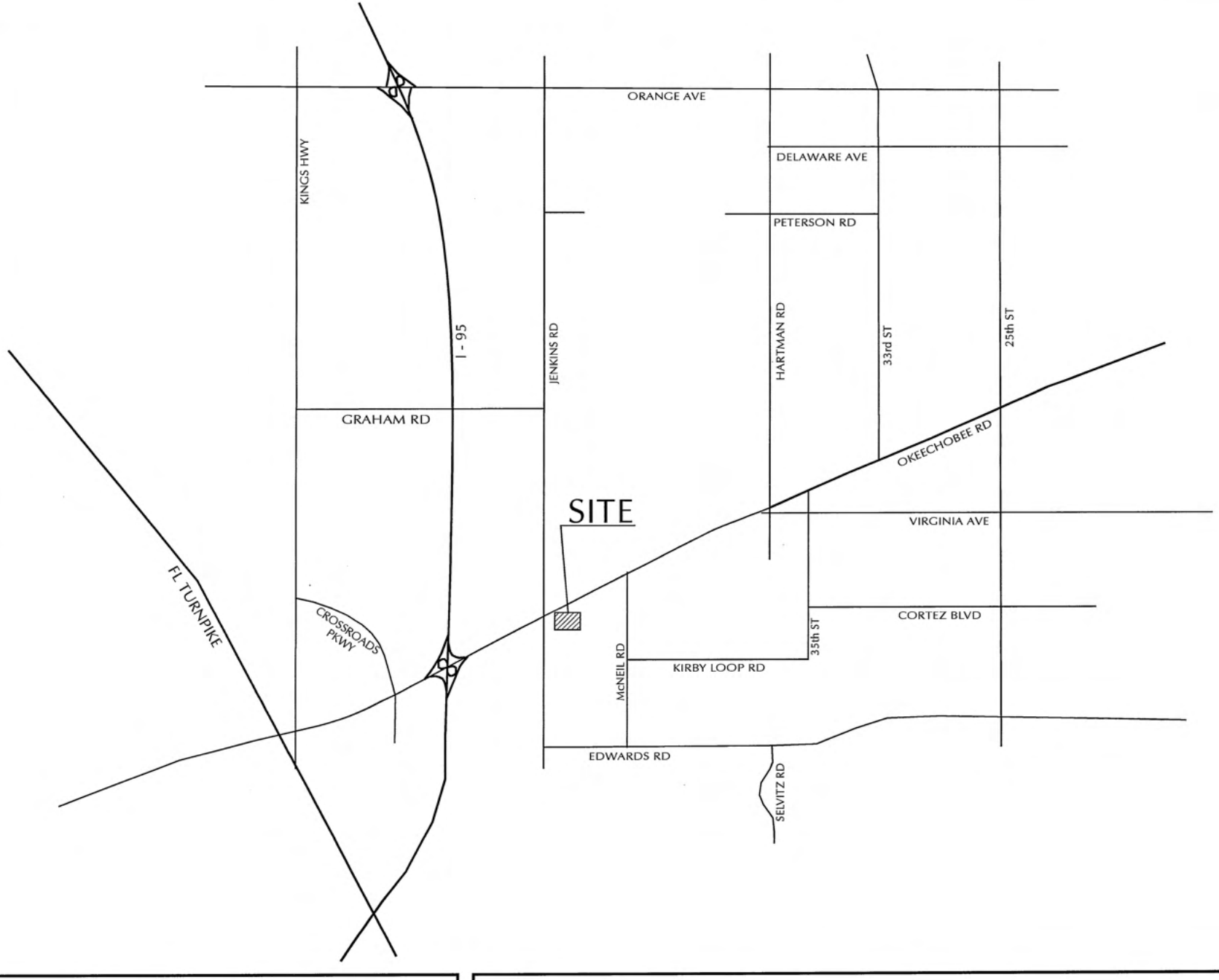
Site Access

This site accesses Okeechobee Road and Jenkins Road via shared-access driveways with the adjacent Wawa. The driveway volumes were counted in October 2021 and are provided in **Appendix B**. Project driveway volumes and total driveway volumes are shown on **Exhibit 7**. Based on these volumes, an eastbound right turn lane on Okeechobee Road at the driveway is warranted. This turn lane is already in place. An analysis of the Jenkins Road driveway was conducted for several scenarios: 2024 background traffic, 2024 with Project traffic, 2024 with Project traffic and prohibited westbound left turns out of the site. The analyses are provided in **Appendix E** and are summarized on **Exhibit 8**. As shown, the driveway intersection is projected to operate at LOS C or better for all scenarios. Therefore, it is recommended to maintain the full median opening with the existing lanes until such time as Jenkins Road is widened in this area. At that point, the left turns out of the site will most likely be restricted by a median diverter.

Conclusion

This analysis shows that the impacted roadway links and intersection are projected to operate at the adopted level of service standards (LOS D or better) with the proposed development. Therefore, the Project is in conformance with the requirements of Chapter 105 – Concurrency Management, of the City of Ft. Pierce Land Development Code.

EXHIBITS



8/27/21
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FT PIERCE COMMERCIAL

EXHIBIT 1 PROJECT LOCATION

PTC

Exhibit 2
Ft. Pierce Commercial
Trip Generation - Proposed Uses

DAILY

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips	Pass-by Trips (1)		Total Trips
Gen. Commercial	820	2,533 SF	Ln (T) = 0.68Ln (X)+5.57	50%	494	29	5.9%	465	158	34%	307
Supermarket	850	19,209 SF	106.78 / 1000 SF	50%	2,051	51	5.9%	2,000	720	36%	1,280
High Turnover Sit-Down Rest.	932	2,448 SF	112.18 / 1000 SF	50%	275	80	29.2%	195	84	43%	111
TOTAL					2,820	160	5.7%	2,660	962		1,698

AM PEAK HOUR

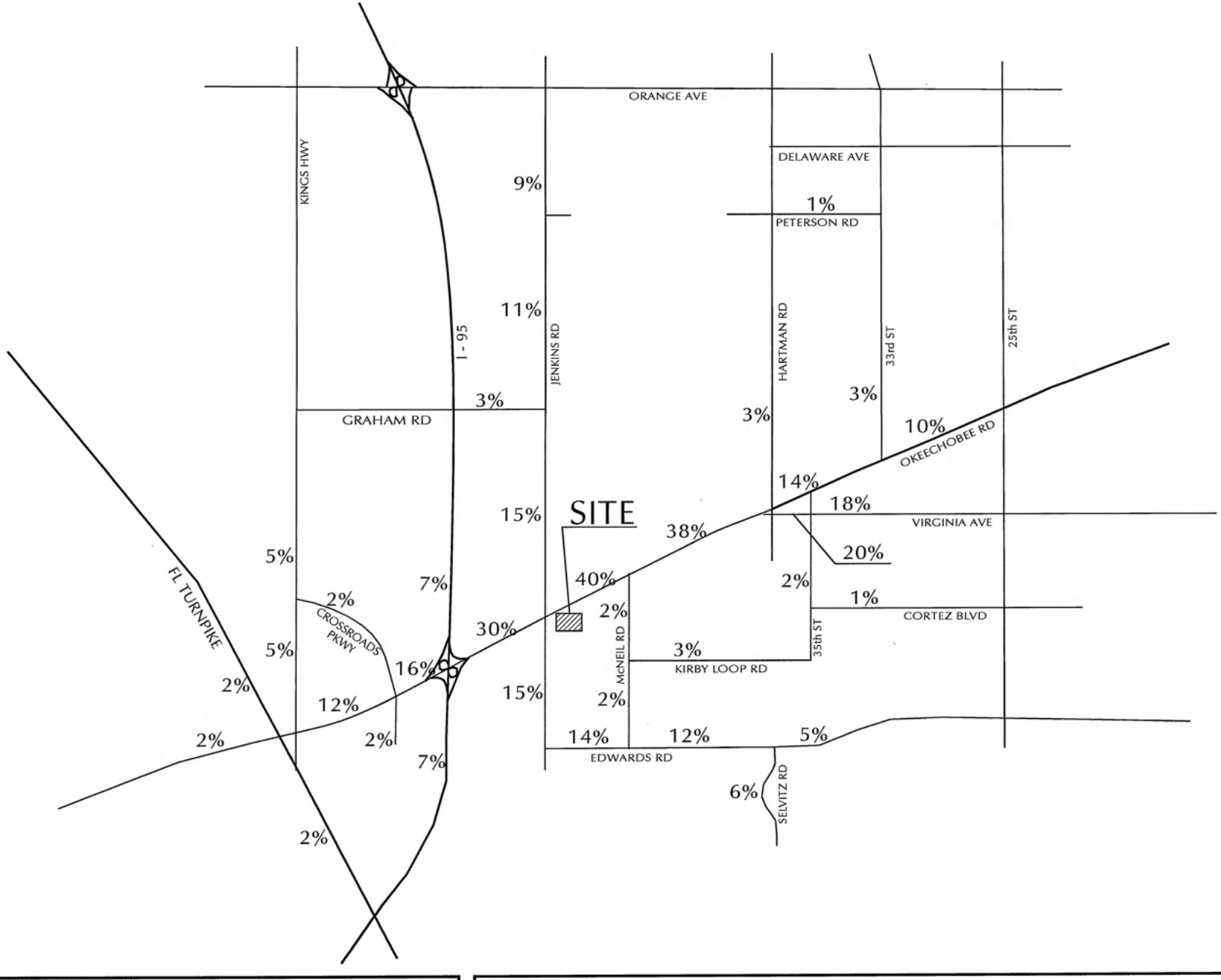
Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips In	Total Trips Out	Total Trips Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Trips
Gen. Commercial	820	2,533 SF	0.94 / 1000 SF	62%	1	1	2	-	8.0%	1	1	2	1	34%	1	-	1
Supermarket	850	19,209 SF	3.82 / 1000 SF	60%	44	29	73	6	8.0%	42	25	67	24	36%	27	16	43
High Turnover Sit-Down Rest.	932	2,448 SF	9.94 / 1000 SF	55%	13	11	24	6	25.0%	9	9	18	8	43%	5	5	10
TOTAL					58	41	99	12	12.1%	52	35	87	33		33	21	54

PM PEAK HOUR

Land Use	ITE Code	Intensity	Trip Generation Rate (1)	% In	Total Trips In	Total Trips Out	Total Trips Trips	Internal Trips (2) Trips	Internal Trips (2) %	External Trips In	External Trips Out	External Trips Trips	Pass-by Trips (1)		New Trips In	New Trips Out	New Trips Trips
Gen. Commercial	820	2,533 SF	Ln (T) = 0.74Ln (X)+2.89	48%	17	19	36	1	3.8%	17	18	35	12	34%	11	12	23
Supermarket	850	19,209 SF	9.24 / 1000 SF	51%	90	87	177	7	3.8%	86	84	170	61	36%	55	54	109
High Turnover Sit-Down Rest.	932	2,448 SF	9.77 / 1000 SF	62%	15	9	24	8	33.3%	11	5	16	7	43%	6	3	9
TOTAL					122	115	237	16	6.8%	114	107	221	80		72	69	141

(1) Source: ITE Trip Generation, 10th Edition.

(2) See internalization matrices in Appendix C.



8/27/21
21-064

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EXHIBIT 3A PROJECT TRAFFIC DISTRIBUTION

PTC

Exhibit 3B
Ft. Pierce Commercial
Project Traffic Assignment - AM Peak Hour

Roadway	Link	Existing Lanes	Dir	Project Traffic 33 / 21 % Dist	Project Traffic In / Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
33rd Street	Okeechobee Rd to Delaware Ave	2L	NB	3%	1	0.13%	750	No
			SB	3%	1	0.13%	750	No
35th Street	Kirby Loop Rd to Cortez Blvd	2L	NB	2%	1	0.19%	540	No
			SB	2%	0	0.00%	540	No
	Cortez Blvd to Virginia Ave	2L	NB	2%	1	0.13%	790	No
			SB	2%	0	0.00%	790	No
Cortez Blvd	35th St to 25th St	2L	EB	1%	0	0.00%	750	No
			WB	1%	0	0.00%	750	No
Crossroads Pkwy	Okeechobee Rd to Kings Hwy	2L	NB	2%	0	0.00%	790	No
			SB	2%	1	0.13%	790	No
Edwards Rd	Jenkins Rd to McNeil Rd	2L	EB	14%	3	0.48%	630	No
			WB	14%	5	0.79%	630	No
	McNeil Rd to Selvitz Rd	2L	EB	12%	3	0.43%	700	No
			WB	12%	4	0.57%	700	No
Graham Rd	Kings Hwy to Jenkins Rd	2L	EB	3%	1	0.16%	630	No
			WB	3%	1	0.16%	630	No
Hartman Rd	Okeechobee Rd to Peterson Rd	2L	NB	3%	1	0.13%	750	No
			SB	3%	1	0.13%	750	No
I-95	Midway Rd to Okeechobee Rd	6LX	NB	7%	2	0.04%	4580	No
			SB	7%	1	0.02%	4580	No
	Okeechobee Rd to Orange Ave	8LX	NB	7%	1	0.01%	7320	No
			SB	7%	2	0.03%	7320	No
Jenkins Rd	*Edwards Rd to Okeechobee Rd (2)*	2L	NB	15%	5	0.57%	880	No
			SB	15%	3	0.34%	880	No
	Okeechobee Rd to Graham Rd	2L	NB	15%	3	0.33%	920	No
			SB	15%	5	0.54%	920	No
	Graham Rd to Peterson Rd	2L	NB	11%	2	0.32%	630	No
			SB	11%	4	0.63%	630	No
	Peterson Rd to Orange Ave	2L	NB	9%	2	0.22%	920	No
			SB	9%	3	0.33%	920	No
Kings Highway	Okeechobee Rd to Crossroads Pkwy	2L	NB	5%	1	0.12%	830	No
			SB	5%	2	0.24%	830	No
	Crossroads Pkwy to Graham Rd	2L	NB	5%	1	0.15%	660	No
			SB	5%	2	0.30%	660	No
Kirby Loop Rd	Edwards Rd to 35th St	2L	EB	3%	1	0.16%	630	No
			WB	3%	1	0.16%	630	No
McNeil Rd	Okeechobee Rd to Kirby Loop Rd	2L	NB	2%	1	0.13%	790	No
			SB	2%	0	0.00%	790	No
	Kirby Loop Rd to Edwards Rd	2L	NB	2%	0	0.00%	540	No
			SB	2%	1	0.19%	540	No
Okeechobee Rd	McCarty Rd to Fl Turnpike	4LD	EB	2%	1	0.06%	1810	No
			WB	2%	0	0.00%	1810	No
	Fl Turnpike to Kings Hwy	4LD	EB	2%	1	0.05%	2010	No
			WB	2%	0	0.00%	2010	No
	Kings Hwy to Crossroads Pkwy	6LD	EB	12%	4	0.10%	4170	No
			WB	12%	3	0.07%	4170	No
	Crossroads Pkwy to I-95	6LD	EB	16%	5	0.12%	4170	No
			WB	16%	3	0.07%	4170	No
	I-95 to Jenkins Rd	8LD	EB	30%	10	0.24%	4240	No
			WB	30%	6	0.14%	4240	No
	Jenkins Rd to McNeil Rd (2)	8LD	EB	40%	8	0.20%	4040	No
			WB	40%	13	0.32%	4040	No
	McNeil Rd to Virginia Ave	6LD	EB	38%	8	0.25%	3170	No
			WB	38%	13	0.41%	3170	No
	Virginia Ave to Hartman Rd	4LD	EB	17%	4	0.19%	2100	No
			WB	17%	6	0.29%	2100	No
	Hartman Rd to 35th St	4LD	EB	14%	3	0.18%	1630	No
			WB	14%	5	0.31%	1630	No
	35th St to 33rd St	4LD	EB	14%	3	0.18%	1630	No
			WB	14%	5	0.31%	1630	No
	33rd St to 25th St	4LD	EB	10%	2	0.12%	1630	No
			WB	10%	3	0.18%	1630	No
Peterson Rd	Bent Creek Dr to Hartman Rd	2L	EB	1%	0	0.00%	540	No
			WB	1%	0	0.00%	540	No
Selvitz Rd	Glades Cut-off Rd to Edwards Rd	2L	NB	6%	2	0.25%	790	No
			SB	6%	1	0.13%	790	No
Virginia Ave	Okeechobee Rd to Hartman Rd	6LD	EB	20%	4	0.13%	3020	No
			WB	20%	7	0.23%	3020	No
	Hartman Rd to 35th St	6LD	EB	20%	4	0.13%	3020	No
			WB	20%	7	0.23%	3020	No
	35th St to 25th St	6LD	EB	18%	4	0.13%	3020	No
			WB	18%	6	0.20%	3020	No

(1) Based on St. Lucie County TPO Traffic Counts and Level of Service Report 2021. See Appendix B.

(2) First accessed roadway link.

Exhibit 3C
Ft. Pierce Commercial
Project Traffic Assignment - PM Peak Hour

Roadway	Link	Existing Lanes	Dir	Project Traffic 72 In 69 Out % Dist	Project Traffic 72 In 69 Out Trips	Total Project Impact	Service Volume (1)	Significant Impact? (Yes/No)
33rd Street	Okeechobee Rd to Delaware Ave	2L	NB	3%	2	0.27%	750	No
			SB	3%	2	0.27%	750	No
35th Street	Kirby Loop Rd to Cortez Blvd	2L	NB	2%	1	0.19%	540	No
			SB	2%	1	0.19%	540	No
	Cortez Blvd to Virginia Ave	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
Cortez Blvd	35th St to 25th St	2L	EB	1%	1	0.13%	750	No
			WB	1%	1	0.13%	750	No
Crossroads Pkwy	Okeechobee Rd to Kings Hwy	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
Edwards Rd	Jenkins Rd to McNeil Rd	2L	EB	14%	10	1.59%	630	No
			WB	14%	10	1.59%	630	No
	McNeil Rd to Selvitz Rd	2L	EB	12%	8	1.14%	700	No
			WB	12%	9	1.29%	700	No
Graham Rd	Kings Hwy to Jenkins Rd	2L	EB	3%	2	0.32%	630	No
			WB	3%	2	0.32%	630	No
Hartman Rd	Okeechobee Rd to Peterson Rd	2L	NB	3%	2	0.27%	750	No
			SB	3%	2	0.27%	750	No
I-95	Midway Rd to Okeechobee Rd	6LX	NB	7%	5	0.11%	4580	No
			SB	7%	5	0.11%	4580	No
	Okeechobee Rd to Orange Ave	8LX	NB	7%	5	0.07%	7320	No
			SB	7%	5	0.07%	7320	No
Jenkins Rd	*Edwards Rd to Okeechobee Rd (2)*	2L	NB	15%	11	1.25%	880	YES
			SB	15%	10	1.14%	880	YES
	Okeechobee Rd to Graham Rd	2L	NB	15%	10	1.09%	920	No
			SB	15%	11	1.20%	920	No
	Graham Rd to Peterson Rd	2L	NB	11%	8	1.27%	630	No
			SB	11%	8	1.27%	630	No
	Peterson Rd to Orange Ave	2L	NB	9%	6	0.65%	920	No
			SB	9%	6	0.65%	920	No
Kings Highway	Okeechobee Rd to Crossroads Pkwy	2L	NB	5%	3	0.36%	830	No
			SB	5%	4	0.48%	830	No
	Crossroads Pkwy to Graham Rd	2L	NB	5%	3	0.45%	660	No
			SB	5%	4	0.61%	660	No
Kirby Loop Rd	Edwards Rd to 35th St	2L	EB	3%	2	0.32%	630	No
			WB	3%	2	0.32%	630	No
McNeil Rd	Okeechobee Rd to Kirby Loop Rd	2L	NB	2%	1	0.13%	790	No
			SB	2%	1	0.13%	790	No
	Kirby Loop Rd to Edwards Rd	2L	NB	2%	1	0.19%	540	No
			SB	2%	1	0.19%	540	No
Okeechobee Rd	McCarty Rd to Fl Turnpike	4LD	EB	2%	1	0.06%	1810	No
			WB	2%	1	0.06%	1810	No
	Fl Turnpike to Kings Hwy	4LD	EB	2%	1	0.05%	2010	No
			WB	2%	1	0.05%	2010	No
	Kings Hwy to Crossroads Pkwy	6LD	EB	12%	9	0.22%	4170	No
			WB	12%	8	0.19%	4170	No
	Crossroads Pkwy to I-95	6LD	EB	16%	12	0.29%	4170	No
			WB	16%	11	0.26%	4170	No
	I-95 to Jenkins Rd	8LD	EB	30%	22	0.52%	4240	No
			WB	30%	21	0.50%	4240	No
	Jenkins Rd to McNeil Rd (2)	8LD	EB	40%	28	0.69%	4040	No
			WB	40%	29	0.72%	4040	No
	McNeil Rd to Virginia Ave	6LD	EB	38%	26	0.82%	3170	No
			WB	38%	27	0.85%	3170	No
	Virginia Ave to Hartman Rd	4LD	EB	17%	12	0.57%	2100	No
			WB	17%	12	0.57%	2100	No
	Hartman Rd to 35th St	4LD	EB	14%	10	0.61%	1630	No
			WB	14%	10	0.61%	1630	No
	35th St to 33rd St	4LD	EB	14%	10	0.61%	1630	No
			WB	14%	10	0.61%	1630	No
	33rd St to 25th St	4LD	EB	10%	7	0.43%	1630	No
			WB	10%	7	0.43%	1630	No
Peterson Rd	Bent Creek Dr to Hartman Rd	2L	EB	1%	1	0.19%	540	No
			WB	1%	1	0.19%	540	No
Selvitz Rd	Glades Cut-off Rd to Edwards Rd	2L	NB	6%	4	0.51%	790	No
			SB	6%	4	0.51%	790	No
Virginia Ave	Okeechobee Rd to Hartman Rd	6LD	EB	20%	14	0.46%	3020	No
			WB	20%	14	0.46%	3020	No
	Hartman Rd to 35th St	6LD	EB	20%	14	0.46%	3020	No
			WB	20%	14	0.46%	3020	No
	35th St to 25th St	6LD	EB	18%	12	0.40%	3020	No
			WB	18%	13	0.43%	3020	No

(1) Based on St. Lucie County TPO Traffic Counts and Level of Service Report 2021. See Appendix B.

(2) First accessed roadway link.

Exhibit 4
Ft. Pierce Commercial
Historic Growth

Roadway	Link	AADT Traffic Volumes [1]		Growth Rate
		2016	2019	
Jenkins Road	Edwards Rd to Okeechobee Rd	7,300	7,500	0.91% /Year
	Okeechobee Rd to Graham Rd	9,700	9,200	-1.75% /Year
Okeechobee Road	I-95 to Jenkins Rd	28,500	33,000	5.01% /Year
	Jenkins Rd to McNeil Rd	26,000	30,500	5.47% /Year
Intersection Growth Rate		71,500	80,200	3.90% /Year

(1) Count data from FDOT Traffic Online. See Appendix B. Because the 2020 volumes were lower due to the COVID pandemic, 2019 volumes were used.

Exhibit 5
Ft. Pierce Commercial
Intersection Analysis (1)

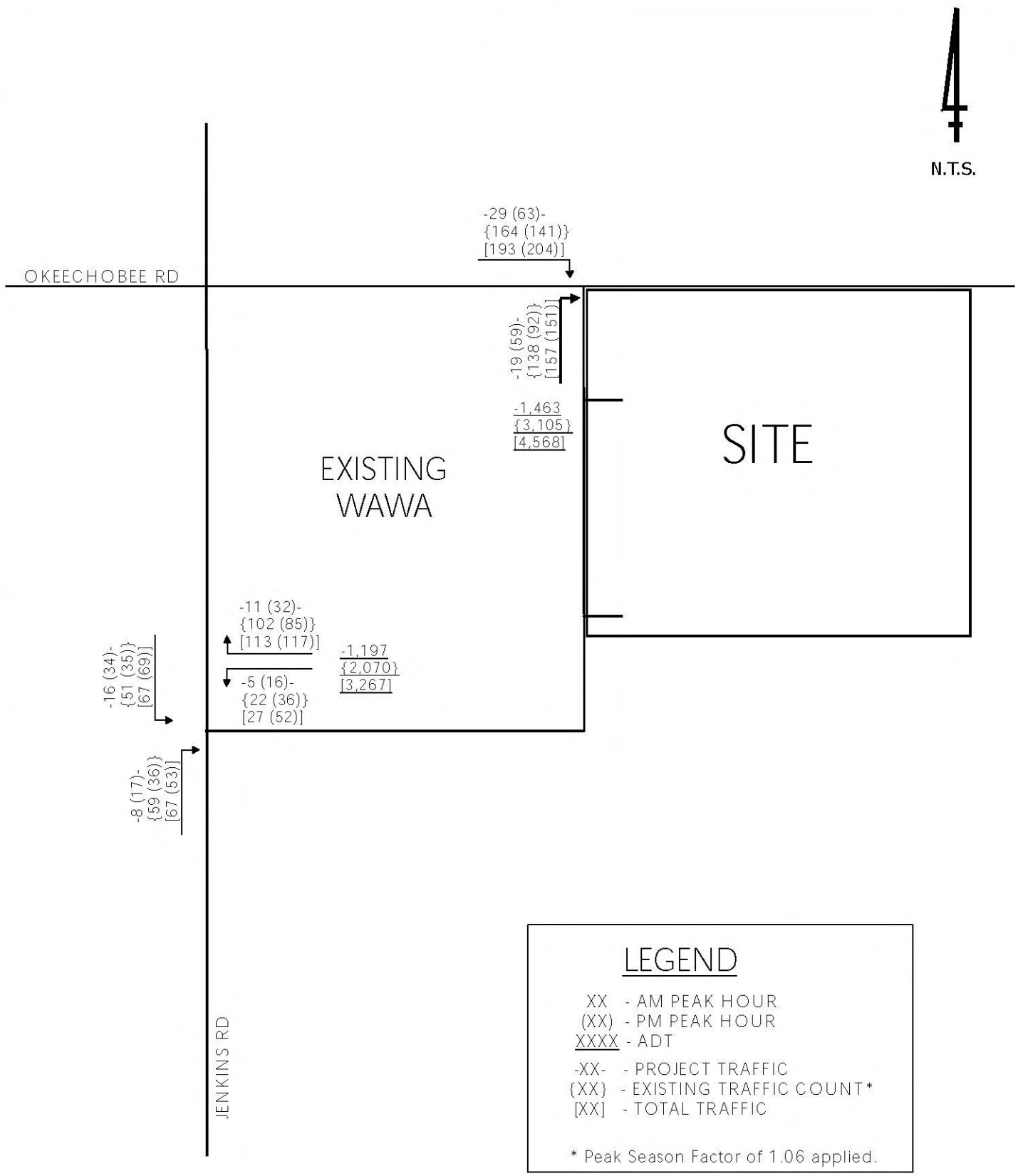
Intersection	AM Peak Hour		PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Okeechobee Road / Jenkins Road				
Existing (2019)	24.7	C	25.1	C
Buildout (2024)	28.3	C	29.8	C

(1) See Appendix D for intersection capacity analyses.

Exhibit 6
Ft. Pierce Commercial
Link Analysis

Roadway	Link	Lanes	PM PEAK HOUR									
			Existing (2021) [1]	Growth (2024) Volume	Growth (2024) %/Year	Total Bkgd.	Bkgd. LOS	Project	Total (2024)	Buildout LOS	Service Volume	Meets Std?
Jenkins Rd	Edwards Rd to Okeechobee Rd	2L	593	72	3.90%	665	C	11	676	C	880	Yes

[1] Count data from St. Lucie TPO Traffic Counts and Level of Service Report 2021. See Appendix B.



#21-064
11/2/21

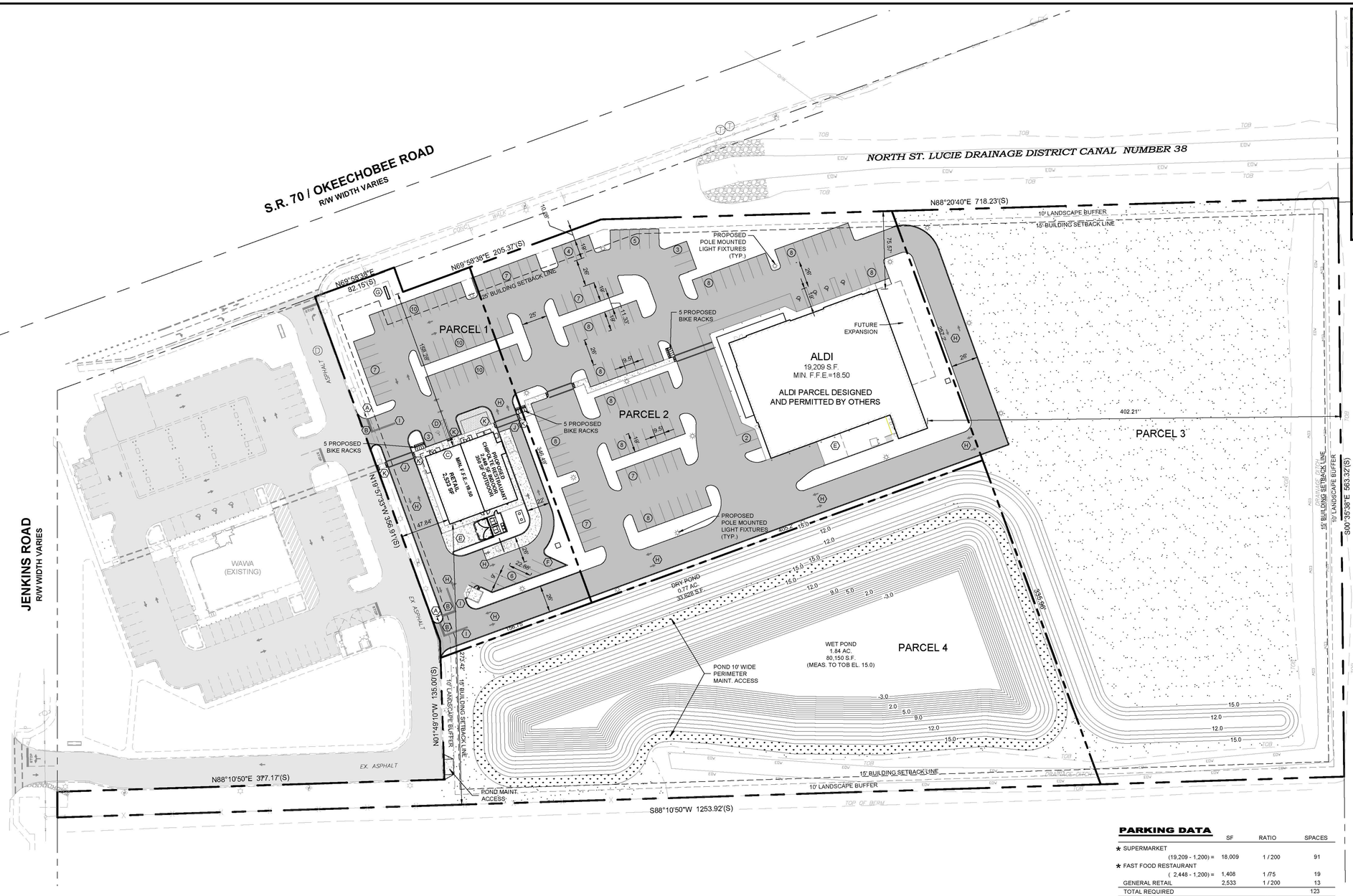
FT PIERCE COMMERCIAL	EXHIBIT 7 PROJECT DRIVEWAY VOLUMES	PTC

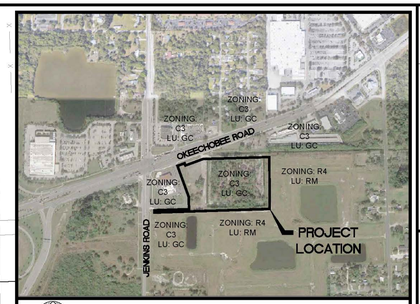
Exhibit 8
Ft. Pierce Commercial
Driveway Analysis (1)

Intersection	AM Peak Hour		PM Peak Hour	
	Inters. Delay (sec)	LOS	Inters. Delay (sec)	LOS
Jenkins Road / Project Driveway				
Existing (2021)	15.3	C	13.8	B
Buildout (2024)	17.8	C	17.2	C
Buildout (2024) w/o WBLT	16.0	C	14.7	B

(1) See Appendix E for driveway analyses.

APPENDIX A





LOCATION MAP

PROJECT INFORMATION

PROJECT DESCRIPTION

THIS PROJECT PROPOSES A MASTER COMMERCIAL DEVELOPMENT PARCEL WITH AN OVERALL AREA OF 12.00 ACRES. THE MASTER DEVELOPMENT WILL BE DIVIDED INTO FOUR (4) SEPARATE PARCELS AS DESCRIBED BELOW:

PARCEL 1: 1.26 AC PARCEL CONTAINING A 2,448 SF CHIPOTLE RESTAURANT AND 2,533 SF RETAIL BUILDING
PARCEL 2: 2.96 AC PARCEL CONTAINING A 19,209 SF ALDI GROCERY STORE
PARCEL 3: 4.35 AC PARCEL (3.06 AC NET DEVELOPABLE) FOR FUTURE COMMERCIAL DEVELOPMENT
PARCEL 4: 3.44 AC STORMWATER TRACT

THE MASTER DEVELOPER WILL RETAIN OWNERSHIP OF THE LAND AND ENTER INTO LAND-LEASE AGREEMENTS WITH THE INDIVIDUAL PARCEL USERS. THE DEVELOPMENT WILL BE DESIGNED TO PROVIDE MASTER INFRASTRUCTURE IMPROVEMENTS CONSISTING OF ROADS, WATER AND SEWER LINES, STORMWATER, GAS AND ELECTRIC. THE DEVELOPER WILL BE RESPONSIBLE FOR THE DESIGN AND PERMITTING OF THE MASTER INFRASTRUCTURE AND WILL PREPARE "PAD - READY" SITES FOR PARCEL 2 AND PARCEL 3. UTILITY STUBS WILL BE PROVIDED TO EACH PARCEL FOR THE INDIVIDUAL DEVELOPMENT TO CONNECT TO. PARCEL 4 IS THE PROPOSED STORMWATER TRACT THAT WILL PROVIDE THE REQUIRED STORMWATER TREATMENT AND ATTENUATION FOR THE MASTER DEVELOPMENT.

OWNER/APPLICANT
OKEEJEN, LLC
1870 ALOMA AVENUE, SUITE 110
WINTER PARK, FLORIDA 32789
PHONE (321) 228-8510

SURVEYOR
INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

ARCHITECT
FWH ARCHITECTS
3336 GRAND BLVD., SUITE 201
HOLIDAY, FLORIDA 34690
PHONE (727) 815-3336

ALDI ENGINEER
THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 202-7000

ALDI ARCHITECT
APD ENGINEERING & ARCHITECTURE, PLLC
615 FISHERS RUN
VICTOR, NEW YORK 14564
PHONE (585) 742-0213

SITE ADDRESS
5575 OKEECHOBEE ROAD
FORT PIERCE, FLORIDA 34947

TAX PARCEL I.D. NUMBER
2419-321-0001-000-5
2419-322-0003-000-2

ZONING
C-3

LAND USE
GC

LATITUDE
27°25'3.24" N

LONGITUDE
80°22'51.80" W

SITE DATA

	SF	AC	%
SITE AREA	522,635 SF	12.00 AC	100.00%
EXISTING LAND IS VACANT			
PROPOSED SITE DATA			
TOTAL SITE AREA	522,635 SF	12.00 AC	100.00%
PARCEL 1:			
PARCEL AREA	54,722 SF	1.26 AC	10.47%
PROPOSED BUILDINGS	4,981 SF	0.11 AC	0.95%
PROPOSED PAVEMENT	30,944 SF	0.71 AC	5.92%
PROPOSED CONCRETE	3,733 SF	0.08 AC	0.71%
IMPERVIOUS AREA	39,658 SF	0.91 AC	7.58%
PERVIOUS AREA	15,064 SF	0.35 AC	2.88%
PARCEL 2:			
PARCEL AREA	128,797 SF	2.96 AC	24.64%
PROPOSED BUILDINGS	19,209 SF	0.44 AC	3.67%
PROPOSED PAVEMENT	63,058 SF	1.45 AC	12.06%
PROPOSED CONCRETE	3,583 SF	0.08 AC	0.70%
IMPERVIOUS AREA	85,850 SF	1.97 AC	16.43%
PERVIOUS AREA	42,947 SF	0.99 AC	8.22%
PARCEL 3 (FUTURE DEVELOPMENT):			
PARCEL AREA	189,414 SF	4.35 AC	36.24%
IMPERVIOUS AREA	142,050 SF	3.26 AC	27.18%
PERVIOUS AREA	47,364 SF	1.09 AC	9.06%
PARCEL 4 (STORMWATER):			
PARCEL AREA	149,903 SF	3.44 AC	28.68%
WET POND AT CONTROL	80,150 SF	1.84 AC	15.33%
IMPERVIOUS AREA	80,150 SF	1.84 AC	15.33%
PERVIOUS AREA	69,753 SF	1.60 AC	13.35%
SITE TOTAL:			
IMPERVIOUS AREA	347,708 SF	7.98 AC	66.53%
PERVIOUS AREA	174,927 SF	4.02 AC	33.47%

ZONING DATA

C-3 CRITERIA	REQUIRED	EXISTING	PROPOSED
LOT SIZE	10,000 SF	522,635 SF	522,635 SF
LOT WIDTH	70' MIN.	287.52'	287.52'
LOT DEPTH	90' MIN.	563.35'	563.35'
BUILDING SETBACKS:			
FRONT (NORTH)	25'	0'	158.28'
SIDE (NORTH)	15'	0'	75.57'
SIDE (WEST)	15'	0'	47.84'
SIDE (EAST)	15'	0'	402.21'
SIDE (SOUTH)	15'	0'	273.42'
BUILDING COVERAGE	60% MAX.	0%	4.62%
OPEN SPACE	20% MIN.	100%	33.47%
BUILDING HEIGHT	65' MAX.	NA	65' MAX.

SITE PLAN

SCALE: 1" = 50'

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED GRASS STABILIZATION
- PROPOSED POLE MOUNTED LIGHTING

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

SIGNAGE & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
(A)	30"	R1-1 "STOP" SIGN
(B)	24"	SOLID WHITE STOP BAR
(C)	12"	FTP-20-06 HC PARKING SIGN (WALL MOUNTED)
(D)		PAINTED PAVEMENT MARKINGS PER FDOT INDEX #711-001
(E)		12' X 35' LOADING ZONE
(F)	4"	PAINTED WHITE STRIPE
(G)		GROUND SIGNAGE (DESIGNED AND PERMITTED BY OTHERS)
(H)		DESIGNED TRAFFIC FLOW INDICATOR (FOR SITE PLANNING PURPOSES ONLY)
(I)	6"	25 LF DOUBLE YELLOW STRIPE
(J)		12" PAINTED CROSSWALK PER FDOT INDEX #711-001
(K)		DETECTABLE WARNINGS PER FDOT INDEX #522-002 CURRENT EDITION

PERMITS REQUIRED
CITY OF FORT PIERCE (CoFP) DEVELOPMENT REVIEW
CoFP VEGETATION REMOVAL
CoFP CONCURRENCY REVIEW
CoFP EROSION AND SEDIMENT CONTROL AFFIDAVIT
CoFP DESIGN REVIEW
FORT PIERCE UTILITY AUTHORITY
NORTH ST. LUCIE DRAINAGE DISTRICT
SFWMD ERP PERMIT
FDEP WATER
FDEP DOMESTIC WASTEWATER
FDEP NPDES NOTICE OF INTENT
FDEP WETLANDS
FDOT DRAINAGE
FDOT UTILITY

TRAFFIC STATEMENT
PER TRAFFIC IMPACT ANALYSIS PREPARED BY PINDER TROUTMAN CONSULTING, INC, DATED SEPTEMBER 3, 2021:

PROJECT ADT = 1,716 TRIPS
PROJECT AM / PM PEAK HOUR = 56 AM & 142 PM PEAK TRIPS

REFER TO ENCLOSED TRAFFIC STUDY FOR FURTHER INFORMATION

CONSTRUCTION SCHEDULE
CONSTRUCTION START: JANUARY 2022
CONSTRUCTION END: JANUARY 2023

PARKING DATA

	SF	RATIO	SPACES
★ SUPERMARKET			
(19,209 - 1,200) =	18,009	1 / 200	91
★ FAST FOOD RESTAURANT			
(2,448 - 1,200) =	1,408	1 /75	19
GENERAL RETAIL	2,533	1 / 200	13
TOTAL REQUIRED			123
		PROVIDED (INCL. 9 H.C)	160

★ 1,200 SF Exemption per The Code of Ordinances of The City of Fort Pierce, Sec. 125-315.(a)(4)a. PROVIDING 15 BIKE RACKS

STORMWATER DESCRIPTION
ON-SITE STORMWATER RUNOFF FROM THE PROPOSED NEW IMPERVIOUS AREA INCLUDING BUILDINGS AND ROOFTOPS WILL BE COLLECTED BY STORM INLETS AND ROUTED TO THE MASTER STORMWATER TRACT. THE DEVELOPMENT'S WILL UTILIZE A COMBINATION OF DRY AND WET RETENTION FOR WATER WATER QUALITY TREATMENT AND WATER QUANTITY ATTENUATION. THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH, NSLDD, SFWMD AND CITY OF FT. PIERCE REQUIREMENTS. STORMWATER OUTFALL IS PROPOSED TO THE EXISTING DITCH TO THE SOUTH WHICH WILL ROUTE THE OUTFALL RUNOFF TO THE NE CORNER WHERE THE EXISTING OUTFALL IS DISCHARGED INTO THE NSLDD CANAL NO. 38.

FLOOD ZONE
THE LANDS BOUND BY THIS SURVEY ARE LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X" (AREA OF MINIMAL FLOOD HAZARD) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NUMBER 12111C0167J, DATED FEBRUARY 16, 2012, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY THIS PARCEL IS SITUATED IN.

LEGAL DESCRIPTION
SEE SURVEY SHEETS

WASTEWATER SOURCE
FORT PIERCE UTILITY AUTHORITY

POTABLE WATER SOURCE
FORT PIERCE UTILITY AUTHORITY

ALL ELEVATIONS REFERENCE NAVD 88

REVISIONS	DATE
8 -	- -
7 -	- -
6 -	- -
5 -	- -
4 -	- -
3 -	- -
2 -	- -
1 -	- -

JOB NO.	21-0056
DESIGNED	TH
DRAWN	SS
DATE	SEPTEMBER 2021
CHECKED	AS
DATE ISSUED	09/04/2021

MBV ENGINEERING, INC.
MOIA, BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #5728
MELBOURNE, FL - PH (321) 133-4135
1835 20TH STREET
VERO BEACH, FL 32960
PH. (772) 569-0035
FT PIERCE, FL - PH (772) 460-6053
FX. (772) 778-3417

OVERALL SITE PLAN

FT. PIERCE COMMERCIAL

FLORIDA

CITY OF FORT PIERCE

AARON G. STANTON
LICENSE
No. 72460
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON G. STANTON
FL. P.E. #72460

SHEET
C6

21-0056

© MBV ENGINEERING 2020 21-0056 Ft. Pierce Commercial Master Infrastructure and Chipotle Parcel\Drawings\21-0056-SITE.dwg 9/17/2021 11:40 AM STEVE SMITH

APPENDIX B

St. Lucie Transportation Planning Organization

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

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

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

St. Lucie Transportation Planning Organization

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

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

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Traffic Counts and Level of Service Report
2021

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AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,000	2021	2,100	952	C	0.453	986	C	0.47
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,500	2021	2,000	723	C	0.362	748	C	0.374
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,862	2019	2,100	1,160	C	0.552	1,176	C	0.56
ANGLE RD	ORANGE AVE to AVENUE D	100	9,500	2021	840	465	D	0.554	446	D	0.531
ANGLE RD	AVENUE D to AVENUE Q	100	9,500	2021	580	465	D	0.802	446	D	0.769
ANGLE RD	AVENUE Q to 53RD ST	615	8,119	2020	640	479	D	0.748	492	D	0.769
ANGLE RD	53RD ST to KEEN RD	616	5,786	2020	630	308	C	0.489	344	C	0.546
ANGLE RD	KEEN RD to KINGS HWY	616	5,786	2020	880	308	C	0.35	344	C	0.391
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,333	2016	1,480	205	B	0.139	199	B	0.134
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,400	2020	1,480	125	B	0.084	125	B	0.084
AVENUE A	7TH ST to US 1	945034	1,100	2020	840	99	C	0.118	99	C	0.118
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,300	2020	640	114	C	0.178	105	C	0.164
AVENUE D	ANGLE RD to 29TH ST	164	3,579	2016	600	203	C	0.338	200	C	0.333
AVENUE D	29TH ST to 25TH ST	164	3,579	2016	790	203	C	0.257	200	C	0.253
AVENUE D	25TH ST to 17TH ST	163	7,000	2021	750	348	C	0.464	342	C	0.456
AVENUE D	17TH ST to 13TH ST	162	3,458	2016	750	160	C	0.213	172	C	0.229
AVENUE D	13TH ST to 10TH ST	161	1,763	2016	750	83	C	0.111	93	C	0.124
AVENUE D	10TH ST to 7TH ST	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE D	7TH ST to US 1	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE I	25TH ST to 17TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE I	17TH ST to 13TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE H	13TH ST to 7TH ST	618	1,533	2017	540	89	C	0.165	96	C	0.178
AVENUE H	7TH ST to US 1	619	1,250	2017	750	68	C	0.091	67	C	0.089
AVENUE Q	ANGLE RD to 25TH ST	700	5,981	2020	750	316	C	0.421	303	C	0.404
AVENUE Q	25TH ST to 17TH ST	701	3,200	2021	750	187	C	0.249	194	C	0.259

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Traffic Counts and Level of Service Report
2021

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AVENUE Q	17TH ST to 13TH ST	701	3,200	2021	540	187	C	0.346	194	C	0.359
AVENUE O	13TH ST to US 1	685	1,867	2017	540	105	C	0.194	108	C	0.2
AVENUE C	10TH ST to 7TH ST	631	350	2017	540	20	C	0.037	21	C	0.039
BAYSHORE BLVD	MOUNTWELL ST to PORT ST LUCIE BLVD	621	6,623	2019	830	412	C	0.496	358	C	0.431
BAYSHORE BLVD	PORT ST LUCIE BLVD to THORNHILL DR	309	29,000	2021	2,100	1,432	C	0.682	1,401	C	0.667
BAYSHORE BLVD	THORNHILL DR to CROSSTOWN PKWY	948508	19,200	2020	2,100	886	C	0.422	886	C	0.422
BAYSHORE BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	307	29,500	2021	2,100	1,412	C	0.672	1,434	C	0.683
BAYSHORE BLVD	PRIMA VISTA BLVD to FLORESTA DR	305	17,934	2019	920	849	C	0.923	879	D	0.955
BAYSHORE BLVD	FLORESTA DR to SELVITZ RD	622	14,000	2021	790	730	C	0.924	660	C	0.835
BAYSHORE BLVD	SELVITZ RD to 25TH ST	622	14,000	2021	800	730	D	0.913	660	D	0.825
BEACH AVE	OLEANDER AVE to RIO MAR DR	623	3,567	2017	540	252	C	0.467	215	C	0.398
BECKER RD	VILLAGE PKWY to I-95	624	4,700	2021	3,170	357	C	0.113	323	C	0.102
BECKER RD	I-95 to SAVONA BLVD	625	19,000	2021	2,000	1,539	C	0.77	1,450	C	0.725
BECKER RD	SAVONA BLVD to PORT ST LUCIE BLVD	626	16,500	2021	2,100	943	C	0.449	989	C	0.471
BECKER RD	ALBACORE ST to DARWIN BLVD	302	9,300	2021	1,500	828	C	0.552	744	C	0.496
BECKER RD	PORT ST LUCIE BLVD to ALBACORE ST	302	9,300	2021	2,100	828	C	0.394	744	C	0.354
BECKER RD	ATHENA DR to FLORIDA'S TURNPIKE	627	12,500	2021	1,500	1,083	C	0.722	920	C	0.613
BECKER RD	DARWIN BLVD to ATHENA DR	627	12,500	2021	2,000	1,083	C	0.542	920	C	0.46
BECKER RD	FLORIDA'S TURNPIKE to SOUTHBEND BLVD	628	15,000	2021	2,100	1,045	C	0.498	1,275	C	0.607
BECKER RD	SOUTHBEND BLVD to GILSON RD	629	9,900	2021	920	873	D	0.949	912	D	0.991
BELL AVE	25TH ST to SUNRISE BLVD	104	4,853	2019	790	319	C	0.404	333	C	0.422
BELL AVE	SUNRISE BLVD to OLEANDER AVE	102	3,880	2019	600	219	C	0.365	225	C	0.375
CALIFORNIA BLVD	CAMEO BLVD to DEL RIO BLVD	633	8,100	2021	750	491	D	0.655	425	D	0.567
CALIFORNIA BLVD	DEL RIO BLVD to SAVONA BLVD	634	11,500	2021	920	608	C	0.661	586	C	0.637
CALIFORNIA BLVD	SAVONA BLVD to DEL RIO BLVD	635	13,000	2021	920	797	C	0.866	653	C	0.71

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Traffic Counts and Level of Service Report
2021

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

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2021

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COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	725	8,304	2019	1,710	535	C	0.313	490	C	0.287
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	650	15,500	2021	3,170	738	C	0.233	789	C	0.249
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	651	29,500	2021	3,170	1,667	C	0.526	1,874	C	0.591
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	652	30,500	2021	3,170	1,719	C	0.542	1,616	C	0.51
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	34,000	2021	3,170	1,840	C	0.58	1,768	C	0.558
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	40,500	2021	3,170	2,014	C	0.635	2,111	C	0.666
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	30,000	2021	3,170	1,560	C	0.492	1,531	C	0.483
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	17,500	2021	3,170	847	C	0.267	908	C	0.286
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	20,500	2021	3,170	1,047	C	0.33	1,027	C	0.324
CROSSTOWN PKWY	FLORESTA DR to US 1	66	33,000	2021	3,170	2,191	C	0.691	1,994	C	0.629
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,333	2017	790	117	C	0.148	117	C	0.148
DARWIN BLVD	BECKER RD to PAAR DR	235	7,400	2021	630	658	F	1.044	609	D	0.967
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,400	2021	920	658	C	0.715	609	C	0.662
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	11,500	2021	920	542	C	0.589	537	C	0.584
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	10,293	2019	920	804	C	0.874	725	C	0.788
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	8,002	2019	880	488	C	0.555	484	C	0.55
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	4,900	2021	880	261	C	0.297	264	C	0.3
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,617	2016	600	251	C	0.418	202	C	0.337
DELAWARE AVE	33RD ST to 25TH ST	500	2,891	2017	1,710	192	C	0.112	220	C	0.129
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	2,000	2020	1,220	92	C	0.075	92	C	0.075
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	11,462	2020	790	628	D	0.795	584	D	0.739
DELAWARE AVE	13TH ST to 10TH ST	664	7,700	2021	750	418	D	0.557	399	D	0.532
DELAWARE AVE	10TH ST to 7TH ST	664	7,700	2021	600	418	D	0.697	399	D	0.665
DELAWARE AVE	7TH ST to US 1	665	7,188	2020	750	390	D	0.52	401	D	0.535
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	10,500	2021	830	619	C	0.746	612	C	0.737

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2021

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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
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,778	2020	750	295	C	0.393	266	C	0.355
GEORGIA AVE	17TH ST to 13TH ST	508	4,723	2019	600	263	C	0.438	267	C	0.445
GEORGIA AVE	13TH ST to 7TH ST	506	2,165	2019	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,939	2019	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2021	710	880	F	1.239	910	F	1.282
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2021	540	880	F	1.63	910	F	1.685
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,967	2017	1,070	209	B	0.195	264	B	0.247
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,634	2016	1,070	336	B	0.314	336	B	0.314
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,967	2017	390	209	B	0.536	264	C	0.677
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,400	2020	920	187	C	0.203	171	C	0.186
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,500	2021	790	510	D	0.646	540	D	0.684
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,575	2020	830	368	C	0.443	384	C	0.463
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,833	2017	630	262	C	0.416	250	C	0.397
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,000	2021	750	286	C	0.381	280	C	0.373
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,000	2021	540	286	D	0.53	280	D	0.519
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,000	2021	790	286	C	0.362	280	C	0.354
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	570	2019	670	47	B	0.07	57	B	0.085
HILLMOOR DR	US 1 to LENNARD RD	671	7,057	2019	790	366	C	0.463	465	D	0.589
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	80,500	2020	5,500	4,122	C	0.749	3,723	C	0.677
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	66,431	2018	5,500	3,736	C	0.679	3,222	B	0.586
I-95	MIDWAY RD to OKEECHOBEE RD	941902	79,206	2018	5,500	5,004	D	0.91	4,063	C	0.739
I-95	OKEECHOBEE RD to ORANGE AVE	940260	60,386	2020	7,320	2,804	B	0.383	2,804	B	0.383

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Traffic Counts and Level of Service Report
2021

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I-95	ORANGE AVE to INDRIO RD	941905	48,500	2020	7,320	2,470	B	0.337	2,274	B	0.311
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,600	2020	800	310	C	0.388	355	C	0.444
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,500	2020	750	260	C	0.347	253	C	0.337
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,200	2020	840	344	C	0.41	405	D	0.482
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,200	2020	540	344	C	0.637	405	D	0.75
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	850	2020	1,080	40	B	0.037	43	B	0.04
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	850	2020	3,240	40	B	0.012	43	B	0.013
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2020	3,240	480	B	0.148	505	B	0.156
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2020	700	480	C	0.686	505	C	0.721
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2020	880	480	C	0.545	505	C	0.574
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	8,600	2020	920	471	C	0.512	397	C	0.432
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	8,600	2020	790	471	D	0.596	397	D	0.503
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,909	2020	840	378	C	0.45	370	C	0.44
INDRIO RD	SLASH PINE TRL to US 1	114	5,909	2020	920	378	C	0.411	370	C	0.402
INDRIO RD	US 1 to OLD DIXIE HWY	672	900	2016	750	63	C	0.084	85	C	0.113
JENNINGS RD	US 1 to LENNARD RD	673	4,633	2016	2,100	306	C	0.146	250	C	0.119
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.83
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
JOHNSTON RD	ANGLE RD to L20	674	2,700	2016	1,070	183	B	0.171	177	B	0.165
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,424	2020	1,070	477	C	0.446	479	C	0.448

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2021

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JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,424	2020	1,070	477	C	0.446	479	C	0.448
JUANITA AVE	53RD ST to 25TH ST	122	2,176	2017	750	140	C	0.187	128	C	0.171
JUANITA AVE	25TH ST to US 1	120	3,226	2017	750	180	C	0.24	177	C	0.236
KEEN RD	ANGLE RD to JUANITA AVE	129	2,926	2019	630	176	C	0.279	206	C	0.327
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,926	2019	630	176	C	0.279	206	C	0.327
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,900	2020	880	363	C	0.413	371	C	0.422
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,900	2020	700	363	C	0.519	371	C	0.53
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2020	700	337	C	0.481	324	C	0.463
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2020	880	337	C	0.383	324	C	0.368
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,100	2020	920	662	C	0.72	666	C	0.724
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	10,500	2020	880	531	C	0.603	533	C	0.606
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,200	2020	880	744	C	0.845	699	C	0.794
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,400	2021	630	139	C	0.221	129	C	0.205
KITTERMAN RD	OLEANDER AVE to US 1	124	3,482	2018	750	229	C	0.305	208	C	0.277
KITTERMAN RD	US 1 to LENNARD EXT	678	2,233	2017	750	127	C	0.169	129	C	0.172
LENNARD RD	US 1 to MARIPOSA AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	20,078	2019	1,630	1,034	D	0.634	1,068	D	0.655
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,764	2016	1,710	301	C	0.176	305	C	0.178
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,600	2021	790	249	C	0.315	236	C	0.299
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,536	2020	920	659	C	0.716	701	C	0.762
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,536	2020	920	659	C	0.716	701	C	0.762
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,912	2019	880	524	C	0.595	741	C	0.842

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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
NEBRASKA 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

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OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,400	2017	540	261	C	0.483	255	C	0.472
OHIO AVE	COLONIAL RD to US 1	686	4,400	2017	750	261	C	0.348	255	C	0.34
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,000	2021	1,580	575	B	0.364	618	B	0.391
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,000	2021	2,000	575	B	0.288	618	B	0.309
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,500	2020	2,450	349	B	0.142	341	B	0.139
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,500	2020	3,110	349	B	0.112	341	B	0.11
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,584	2020	3,240	303	B	0.094	303	B	0.094
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,600	2020	3,240	391	B	0.121	405	B	0.125
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,600	2020	2,100	391	C	0.186	405	C	0.193
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	22,500	2020	4,240	1,028	C	0.242	1,085	C	0.256
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,500	2020	4,240	1,213	C	0.286	1,240	C	0.292
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.49	1,713	C	0.424
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,500	2020	3,170	1,468	C	0.463	1,531	C	0.483
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,171	2020	2,100	669	C	0.319	708	C	0.337
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,171	2020	1,630	669	C	0.41	708	C	0.434
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,110	2020	1,630	754	D	0.463	716	C	0.439
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,110	2020	1,710	754	C	0.441	716	C	0.419
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,233	2017	790	407	D	0.515	369	C	0.467
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2020	750	82	C	0.109	82	C	0.109

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OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,019	2016	790	148	C	0.187	115	C	0.146
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2020	870	63	C	0.072	63	C	0.072
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2021	540	168	C	0.311	190	C	0.352
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,500	2021	750	320	C	0.427	320	C	0.427
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,055	2020	750	386	D	0.515	418	D	0.557
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,055	2020	580	386	D	0.666	418	D	0.721
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,500	2021	580	555	E	0.957	526	D	0.907
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,500	2021	800	555	D	0.694	526	D	0.658
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2021	800	558	D	0.698	464	D	0.58
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2021	580	558	E	0.962	464	D	0.8
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2021	840	558	D	0.664	464	D	0.552
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,553	2019	640	259	C	0.405	269	C	0.42
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	KINGS HWY to I-95	940041	19,000	2020	2,100	856	C	0.408	863	C	0.411
ORANGE AVE	I-95 to JENKINS RD	940035	14,700	2020	2,100	797	C	0.38	750	C	0.357
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	ANGLE RD to 25TH ST	945044	10,449	2020	1,710	507	C	0.296	590	C	0.345
ORANGE AVE	25TH ST to 17TH ST	945040	11,700	2020	1,630	534	C	0.328	586	C	0.36
ORANGE AVE	17TH ST to 13TH ST	945040	11,700	2020	1,710	534	C	0.312	586	C	0.343
ORANGE AVE	13TH ST to 10TH ST	945040	11,700	2020	750	534	D	0.712	586	D	0.781
ORANGE AVE	10TH ST to 7TH ST	940155	9,200	2020	600	418	D	0.697	481	D	0.802

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Traffic Counts and Level of Service Report
2021

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ORANGE AVE	7TH ST to US 1	945134	5,400	2020	600	313	D	0.522	278	C	0.463
ORANGE AVE	US 1 to 2ND ST	945133	3,600	2020	600	181	C	0.302	177	C	0.295
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,600	2020	750	181	C	0.241	177	C	0.236
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	952	2016	700	69	C	0.099	61	C	0.087
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,929	2019	540	169	C	0.313	128	C	0.237
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	952	2016	700	69	C	0.099	61	C	0.087
PARR DR	ROSSER BLVD to SAVONA BLVD	209	952	2016	630	69	C	0.11	61	C	0.097
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	4,900	2021	630	310	C	0.492	345	C	0.548
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	9,600	2021	920	659	C	0.716	540	C	0.587
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	17,200	2020	2,100	794	C	0.378	794	C	0.378
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	1,200	2017	540	96	C	0.178	81	C	0.15
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2017	540	92	C	0.17	86	C	0.159
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	948519	14,600	2020	700	674	D	0.963	674	D	0.963
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	948519	14,600	2020	920	674	C	0.733	674	C	0.733
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	697	31,500	2021	3,020	1,612	C	0.534	1,592	C	0.527
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	698	43,000	2021	3,170	2,335	C	0.737	2,217	C	0.699
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	945074	44,500	2020	3,170	2,819	C	0.889	2,559	C	0.807
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	945074	44,500	2020	3,020	2,819	C	0.933	2,559	C	0.847
PORT ST LUCIE BLVD	FLORIDA'S TURNPIKE to BAYSHORE BLVD	945074	44,500	2020	3,170	2,819	C	0.889	2,559	C	0.807
PORT ST LUCIE BLVD	BAYSHORE BLVD to AIROSO BLVD	945073	45,500	2020	3,020	2,641	C	0.875	2,616	C	0.866
PORT ST LUCIE BLVD	AIROSO BLVD to FLORESTA DR	940780	49,500	2020	3,020	2,918	C	0.966	2,557	C	0.847
PORT ST LUCIE BLVD	FLORESTA DR to VETERANS MEMORIAL PKWY	940778	49,000	2020	3,020	3,435	F	1.137	2,562	C	0.848
PORT ST LUCIE BLVD	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	940776	34,000	2020	3,020	2,142	C	0.709	1,900	C	0.629

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Traffic Counts and Level of Service Report
2021

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PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	33,000	2020	3,170	2,399	C	0.757	1,496	C	0.472
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	24,000	2021	2,100	1,055	C	0.502	1,157	C	0.551
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	20,000	2021	2,100	850	C	0.405	843	C	0.401
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	26,500	2021	2,100	1,525	C	0.726	1,451	C	0.691
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	26,500	2021	2,000	1,525	C	0.763	1,451	C	0.726
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	17,500	2021	2,100	911	C	0.434	824	C	0.392
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,500	2021	1,790	459	C	0.256	437	C	0.244
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,856	2020	750	362	C	0.483	380	D	0.507
RIO MAR DR	BEACH AVE to US 1	147	5,856	2020	790	362	C	0.458	380	C	0.481
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,400	2020	920	203	C	0.221	203	C	0.221
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,400	2020	1,070	203	B	0.19	203	B	0.19
SAVONA BLVD	BECKER RD to PAAR DR	236	9,200	2021	790	819	E	1.037	736	D	0.932
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	9,200	2021	750	819	F	1.092	736	D	0.981
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,000	2021	790	603	D	0.763	636	D	0.805
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,030	2018	920	265	C	0.288	214	C	0.233
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,178	2019	540	155	C	0.287	152	C	0.281
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	8,600	2021	700	504	C	0.72	508	C	0.726
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,500	2021	790	715	D	0.905	713	D	0.903
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	800	2017	580	53	C	0.091	50	C	0.086
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	804	2019	1,080	60	B	0.056	61	B	0.056

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Traffic Counts and Level of Service Report
2021

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SNEED RD	OKEECHOBEE RD to ORANGE AVE	151	1,080	2019	670	68	B	0.101	83	B	0.124
SOUTHBEND BLVD	BECKER RD to FLORESTA DR	337	16,500	2021	790	832	E	1.053	900	F	1.139
SR A1A NORTH	US 1 to OLD DIXIE HWY	940709	10,400	2020	920	596	C	0.648	597	C	0.649
SR A1A NORTH	OLD DIXIE HWY to N HWY A1A	706	10,500	2021	920	593	C	0.645	628	C	0.683
SR A1A NORTH	SHOREWINDS DR to INDIAN RIVER C.L.	940114	7,800	2020	920	353	C	0.384	387	C	0.421
SR A1A SOUTH	NETTLES ISLAND to FPL PLANT	940719	3,700	2020	920	188	C	0.204	169	C	0.184
SR A1A SOUTH	FPL PLANT to BLUE HERON BLVD	940116	3,500	2020	700	283	C	0.404	227	C	0.324
SR A1A SOUTH	BLUE HERON BLVD to SEAWAY DR	945016	8,100	2020	600	375	D	0.625	449	D	0.748
SR A1A SOUTH	OCEAN DR to BINNEY DR	940115	15,000	2020	600	679	F	1.132	710	F	1.183
SR A1A SOUTH	BINNEY DR to S CAUSEWAY PARK	940115	15,000	2020	790	679	D	0.859	710	D	0.899
SR A1A SOUTH	S CAUSEWAY PARK to INDIAN RIVER DR	940711	11,700	2020	1,550	585	C	0.377	529	C	0.341
SR A1A SOUTH	INDIAN RIVER DR to US 1	940711	11,700	2020	1,710	585	C	0.342	529	C	0.309
ST JAMES DR	AIROSO BLVD to ST JAMES BLVD	172	18,439	2020	2,100	1,261	C	0.6	1,216	C	0.579
ST JAMES DR	ST JAMES BLVD to PEACHTREE BLVD	239	18,796	2020	2,100	1,330	C	0.633	1,287	C	0.613
ST JAMES DR	PEACHTREE BLVD to TELFORD AVE	172	18,439	2020	1,800	1,261	C	0.701	1,216	C	0.676
ST JAMES DR	TELFORD AVE to MIDWAY RD	345	23,363	2020	2,100	1,424	C	0.678	1,405	C	0.669
ST JAMES BLVD	SELVITZ RD to ST JAMES DR	707	4,900	2021	790	272	C	0.344	272	C	0.344
ST LUCIE BLVD	KINGS HWY to KEEN RD	156	6,700	2021	880	448	C	0.509	492	C	0.559
ST LUCIE BLVD	KEEN RD to 25TH ST	156	6,700	2021	880	448	C	0.509	492	C	0.559
ST LUCIE BLVD	25TH ST to SENECA AVE	940270	5,100	2020	800	233	C	0.291	236	C	0.295
ST LUCIE BLVD	SENECA AVE to US 1	940270	5,100	2020	840	233	C	0.277	236	C	0.281
ST LUCIE WEST BLVD	COMMERCE CENTER DR to W OF I-95	152	15,000	2021	700	689	D	0.984	704	F	1.01
ST LUCIE WEST BLVD	I-95 to CALIFORNIA BLVD	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876
ST LUCIE WEST BLVD	CALIFORNIA BLVD to COUNTRY CLUB DR	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876
ST LUCIE WEST BLVD	COUNTRY CLUB DR to CASHMERE BLVD	318	39,000	2021	2,100	1,840	C	0.876	1,840	C	0.876

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Traffic Counts and Level of Service Report
2021

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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

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2021

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US 1	TIFFANY AVE to WALTON RD	945070	30,000	2020	3,020	1,409	C	0.467	1,495	C	0.495
US 1	WALTON RD to VILLAGE GREEN DR	945150	49,500	2020	3,020	2,623	C	0.869	2,352	C	0.779
US 1	VILLAGE GREEN DR to SPANISH LAKES BLVD	940265	51,500	2020	3,170	2,767	C	0.873	2,590	C	0.817
US 1	SPANISH LAKES BLVD to PRIMA VISTA BLVD	940265	51,500	2020	3,170	2,767	C	0.873	2,590	C	0.817
US 1	PRIMA VISTA BLVD to RIO MAR DR	940264	39,500	2020	3,170	1,827	C	0.576	1,798	C	0.567
US 1	RIO MAR DR to KITTERMAN RD	940266	34,000	2020	3,170	1,719	C	0.542	1,557	C	0.491
US 1	KITTERMAN RD to S OF SAEGER AVE	940266	34,000	2020	3,020	1,719	C	0.569	1,557	C	0.516
US 1	S OF SAEGER AVE to EASY ST	940266	34,000	2020	3,170	1,719	C	0.542	1,557	C	0.491
US 1	EASY ST to MIDWAY RD	945156	29,500	2020	3,170	1,423	C	0.449	1,383	C	0.436
US 1	MIDWAY RD to WEATHERBEE RD	940012	41,500	2020	2,100	1,867	C	0.889	1,889	C	0.9
US 1	WEATHERBEE RD to FARMER'S MARKET RD	940012	41,500	2020	2,000	1,867	C	0.934	1,889	C	0.945
US 1	FARMER'S MARKET RD to EDWARDS RD	940012	41,500	2020	2,000	1,867	C	0.934	1,889	C	0.945
US 1	EDWARDS RD to SAVANNAH RD	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	GARDENIA AVE to VIRGINIA AVE	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	SAVANNAH RD to GARDENIA AVE	945002	29,000	2020	2,000	1,344	C	0.672	1,318	C	0.659
US 1	VIRGINIA AVE to OHIO AVE	945003	25,000	2020	2,000	1,165	C	0.583	1,174	C	0.587
US 1	OHIO AVE to GEORGIA AVE	945003	25,000	2020	1,630	1,165	D	0.715	1,174	D	0.72
US 1	GEORGIA AVE to DELAWARE AVE	945008	35,500	2020	1,630	1,734	F	1.064	1,658	E	1.017
US 1	DELAWARE AVE to CITRUS AVE	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	CITRUS AVE to ORANGE AVE	940118	30,000	2020	1,630	1,563	D	0.959	1,409	D	0.864
US 1	ORANGE AVE to AVENUE A	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AVENUE A to AE BACKUS AVE	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AE BACKUS AVE to AVENUE D	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	AVENUE D to SR A1A SOUTH	945014	32,500	2020	1,630	1,594	D	0.978	1,553	D	0.953
US 1	SR A1A SOUTH to AVENUE H	715	31,500	2021	2,100	1,590	C	0.757	1,584	C	0.754

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

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
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
VIRGINIA AVE	COLONIAL RD to US 1	940034	18,300	2020	3,020	902	C	0.299	882	C	0.292
WALTON RD	US 1 to VILLAGE GREEN DR	330	10,500	2021	1,710	537	C	0.314	566	C	0.331
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	22,000	2021	1,710	1,252	D	0.732	1,172	D	0.685
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	12,500	2021	880	682	C	0.775	744	C	0.845
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	5,393	2018	630	416	C	0.66	430	C	0.683
WEATHERBEE RD	OLEANDER AVE to US 1	721	3,795	2019	750	281	C	0.375	257	C	0.343
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,234	2020	750	427	D	0.569	456	D	0.608
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	7,067	2018	1,470	495	C	0.337	381	C	0.259
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	12,000	2021	920	592	C	0.643	640	C	0.696
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	9,673	2019	920	539	C	0.586	597	C	0.649

Countywide Performance

Weighted V/C = **0.60**

% VMT below Standard = **3.83%**

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

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 7027 - ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY 133)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	7100 R	N 3600	S 3500	9.00	51.30	31.50
2019	7500 T	N 3800	S 3700	9.00	51.00	7.80
2018	7500 S	N 3800	S 3700	9.00	51.30	16.70
2017	7500 F	N 3800	S 3700	9.00	50.90	16.70
2016	7300 C	N 3700	S 3600	9.00	50.90	16.70
2015	7300 S	N 3800	S 3500	9.00	51.00	41.80
2014	7300 F	N 3800	S 3500	9.00	50.80	49.50
2013	7300 C	N 3800	S 3500	9.00	50.80	11.90
2012	6400 F	N 3200	S 3200	9.00	56.80	7.10
2011	6400 C	N 3200	S 3200	9.00	57.20	16.40
2010	6500 F	N 3200	S 3300	10.32	55.40	16.40
2009	6500 C	N 3200	S 3300	10.27	57.35	16.40

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	8800 F	N 4400	S 4400	9.00	51.30	31.50
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	32000 F	E 16500	W 15500	9.00	51.30	11.00
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20
2006	31000 C	E 16000	W 15000	10.73	65.89	16.00
2005	26500 C	E 13500	W 13000	10.80	60.70	16.00

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0742 - SR 70/OKEECHOBEE RD - SW OF SR 70/VIRGINIA AVE (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	29500 F	E 14000	W 15500	9.00	51.30	4.60
2019	30500 C	E 14500	W 16000	9.00	51.00	4.60
2018	31500 C	E 16500	W 15000	9.00	51.30	4.60
2017	31500 C	E 15500	W 16000	9.00	50.90	12.00
2016	26000 C	E 15500	W 10500	9.00	50.90	12.00
2015	26500 C	E 11500	W 15000	9.00	51.00	12.00
2014	30000 C	E 15000	W 15000	9.00	50.80	6.10
2013	27000 C	E 12500	W 14500	9.00	50.80	3.80
2012	33000 C	E 16500	W 16500	9.00	56.80	3.80
2008	32500 C	E 16500	W 16000	10.45	58.06	6.70
2007	31500 C	E 15000	W 16500	10.31	58.74	7.40
2006	35500 C	E 18500	W 17000	10.73	65.89	5.00
2005	32500 C	E 16500	W 16000	10.80	60.70	5.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

KMF Traffic Group, LLC
Stuart, FL
(772) 221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKEJEN
Site Code : PTC1901
Start Date : 4/23/2019
Page No : 1

Groups Printed- All Traffic

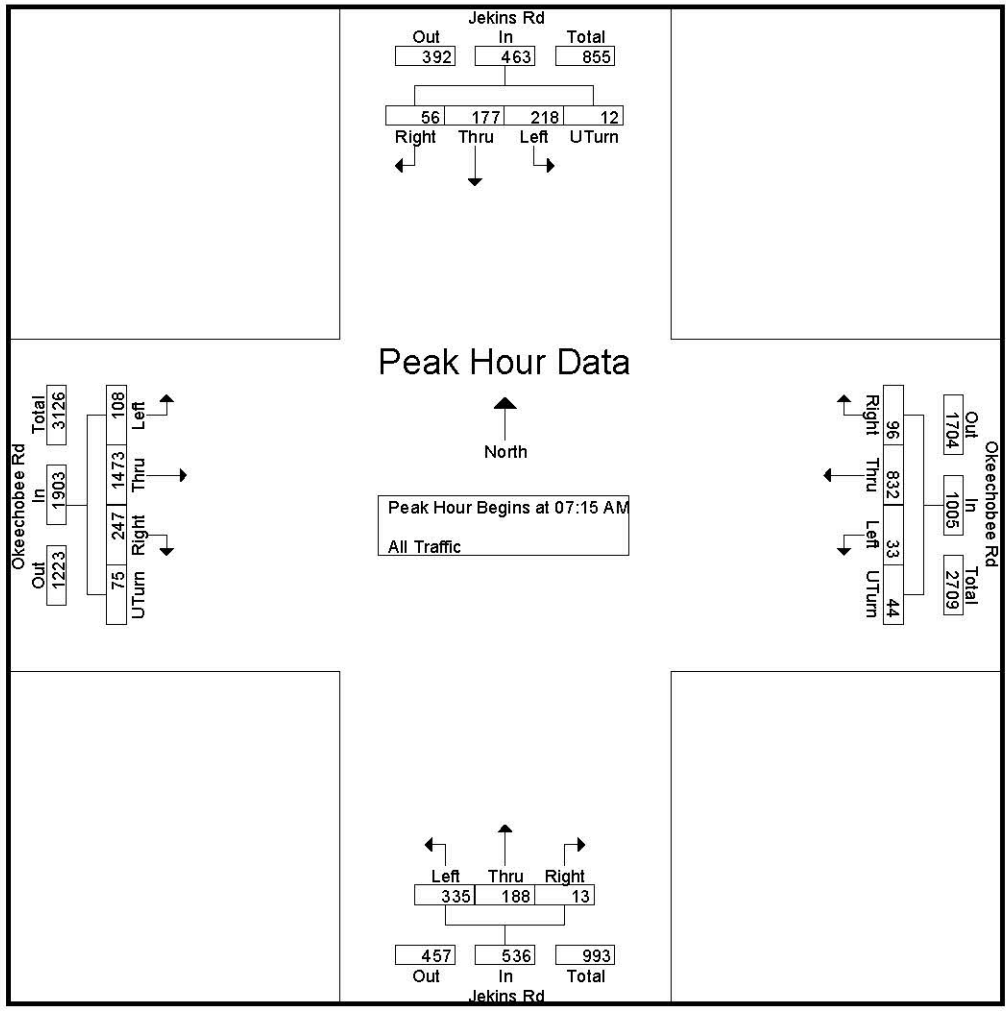
	Jekins Rd NB				Jekins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
07:00 AM	2	23	59	84	25	47	28	2	102	58	215	34	22	329	13	186	3	7	209	724
07:15 AM	2	53	80	135	16	63	52	2	133	60	317	27	18	422	12	221	6	12	251	941
07:30 AM	5	42	101	148	14	50	40	2	106	64	416	23	29	532	48	188	11	10	257	1043
07:45 AM	2	46	67	115	13	33	75	4	125	62	437	28	13	540	12	229	6	8	255	1035
Total	11	164	307	482	68	193	195	10	466	244	1385	112	82	1823	85	824	26	37	972	3743
08:00 AM	4	47	87	138	13	31	51	4	99	61	303	30	15	409	24	194	10	14	242	888
08:15 AM	3	36	57	96	15	28	30	6	79	42	283	34	13	372	55	160	5	17	237	784
08:30 AM	3	39	81	123	13	34	58	4	109	44	290	25	26	385	35	218	4	19	276	893
08:45 AM	4	46	81	131	14	42	81	4	141	25	284	29	11	349	21	145	6	21	193	814
Total	14	168	306	488	55	135	220	18	428	172	1160	118	65	1515	135	717	25	71	948	3379
*** BREAK ***																				
04:00 PM	3	36	51	90	17	68	148	8	241	46	227	15	30	318	42	364	6	8	420	1069
04:15 PM	1	24	56	81	29	60	126	7	222	56	297	27	20	400	48	285	8	10	351	1054
04:30 PM	5	37	76	118	15	52	112	11	190	50	223	27	18	318	48	309	4	20	381	1007
04:45 PM	7	20	68	95	24	41	84	8	157	55	253	17	11	336	29	317	11	16	373	961
Total	16	117	251	384	85	221	470	34	810	207	1000	86	79	1372	167	1275	29	54	1525	4091
05:00 PM	11	31	70	112	12	58	89	11	170	60	263	15	22	360	32	380	7	17	436	1078
05:15 PM	2	34	69	105	17	38	79	11	145	54	298	20	13	385	38	381	7	6	432	1067
05:30 PM	8	39	75	122	11	38	93	9	151	42	251	19	17	329	33	282	15	14	344	946
05:45 PM	4	27	42	73	9	34	64	16	123	44	193	10	18	265	45	256	4	11	316	777
Total	25	131	256	412	49	168	325	47	589	200	1005	64	70	1339	148	1299	33	48	1528	3868
Grand Total	66	580	1120	1766	257	717	1210	109	2293	823	4550	380	296	6049	535	4115	113	210	4973	15081
Apprch %	3.7	32.8	63.4		11.2	31.3	52.8	4.8		13.6	75.2	6.3	4.9		10.8	82.7	2.3	4.2		
Total %	0.4	3.8	7.4	11.7	1.7	4.8	8	0.7	15.2	5.5	30.2	2.5	2	40.1	3.5	27.3	0.7	1.4	33	

KMF Traffic Group, LLC
Stuart, FL
(772) 221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKEJEN
Site Code : PTC1901
Start Date : 4/23/2019

	Jekins Rd NB				Jekins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 07:15 AM																				
07:15 AM	2	53	80	135	16	63	52	2	133	60	317	27	18	422	12	221	6	12	251	941
07:30 AM	5	42	101	148	14	50	40	2	106	64	416	23	29	532	48	188	11	10	257	1043
07:45 AM	2	46	67	115	13	33	75	4	125	62	437	28	13	540	12	229	6	8	255	1035
08:00 AM	4	47	87	138	13	31	51	4	99	61	303	30	15	409	24	194	10	14	242	888
Total Volume	13	188	335	536	56	177	218	12	463	247	1473	108	75	1903	96	832	33	44	1005	3907
% App. Total	2.4	35.1	62.5		12.1	38.2	47.1	2.6		13	77.4	5.7	3.9		9.6	82.8	3.3	4.4		
PHF	.650	.887	.829	.905	.875	.702	.727	.750	.870	.965	.843	.900	.647	.881	.500	.908	.750	.786	.978	.936

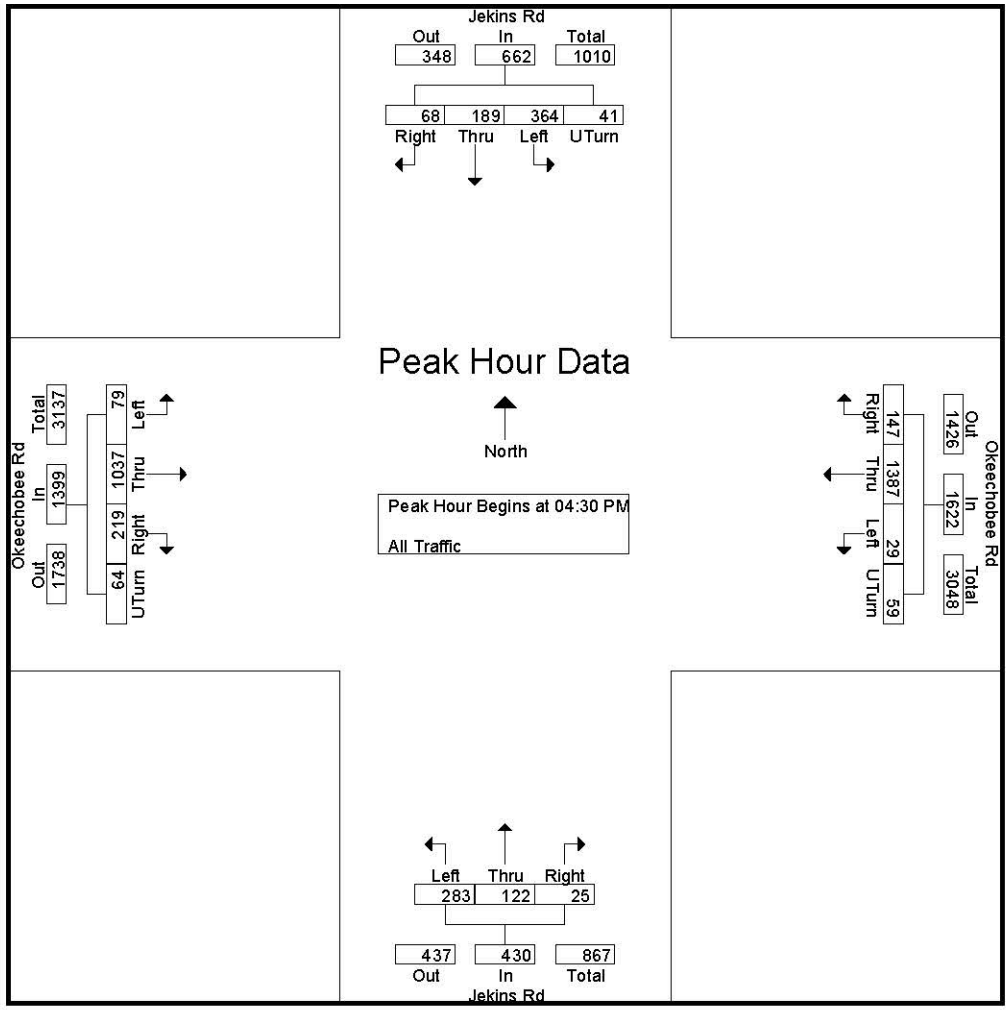


KMF Traffic Group, LLC
Stuart, FL
(772) 221-7971

Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKEJEN
Site Code : PTC1901
Start Date : 4/23/2019
Page No : 3

	Jekins Rd NB				Jekins Rd SB					Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Right	Thru	Left	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Right	Thru	Left	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																				
Peak Hour for Entire Intersection Begins at 04:30 PM																				
04:30 PM	5	37	76	118	15	52	112	11	190	50	223	27	18	318	48	309	4	20	381	1007
04:45 PM	7	20	68	95	24	41	84	8	157	55	253	17	11	336	29	317	11	16	373	961
05:00 PM	11	31	70	112	12	58	89	11	170	60	263	15	22	360	32	380	7	17	436	1078
05:15 PM	2	34	69	105	17	38	79	11	145	54	298	20	13	385	38	381	7	6	432	1067
Total Volume	25	122	283	430	68	189	364	41	662	219	1037	79	64	1399	147	1387	29	59	1622	4113
% App. Total	5.8	28.4	65.8		10.3	28.5	55	6.2		15.7	74.1	5.6	4.6		9.1	85.5	1.8	3.6		
PHF	.568	.824	.931	.911	.708	.815	.813	.932	.871	.913	.870	.731	.727	.908	.766	.910	.659	.738	.930	.954



2018 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2018 - 01/06/2018	1.01	1.09
2	01/07/2018 - 01/13/2018	0.99	1.06
3	01/14/2018 - 01/20/2018	0.96	1.03
* 4	01/21/2018 - 01/27/2018	0.95	1.02
* 5	01/28/2018 - 02/03/2018	0.94	1.01
* 6	02/04/2018 - 02/10/2018	0.93	1.00
* 7	02/11/2018 - 02/17/2018	0.92	0.99
* 8	02/18/2018 - 02/24/2018	0.92	0.99
* 9	02/25/2018 - 03/03/2018	0.92	0.99
*10	03/04/2018 - 03/10/2018	0.92	0.99
*11	03/11/2018 - 03/17/2018	0.92	0.99
*12	03/18/2018 - 03/24/2018	0.93	1.00
*13	03/25/2018 - 03/31/2018	0.94	1.01
*14	04/01/2018 - 04/07/2018	0.94	1.01
*15	04/08/2018 - 04/14/2018	0.95	1.02
*16	04/15/2018 - 04/21/2018	0.96	1.03
17	04/22/2018 - 04/28/2018	0.98	1.05
18	04/29/2018 - 05/05/2018	0.99	1.06
19	05/06/2018 - 05/12/2018	1.01	1.09
20	05/13/2018 - 05/19/2018	1.02	1.10
21	05/20/2018 - 05/26/2018	1.02	1.10
22	05/27/2018 - 06/02/2018	1.02	1.10
23	06/03/2018 - 06/09/2018	1.01	1.09
24	06/10/2018 - 06/16/2018	1.01	1.09
25	06/17/2018 - 06/23/2018	1.02	1.10
26	06/24/2018 - 06/30/2018	1.03	1.11
27	07/01/2018 - 07/07/2018	1.03	1.11
28	07/08/2018 - 07/14/2018	1.04	1.12
29	07/15/2018 - 07/21/2018	1.05	1.13
30	07/22/2018 - 07/28/2018	1.06	1.14
31	07/29/2018 - 08/04/2018	1.06	1.14
32	08/05/2018 - 08/11/2018	1.07	1.15
33	08/12/2018 - 08/18/2018	1.07	1.15
34	08/19/2018 - 08/25/2018	1.08	1.16
35	08/26/2018 - 09/01/2018	1.08	1.16
36	09/02/2018 - 09/08/2018	1.09	1.17
37	09/09/2018 - 09/15/2018	1.09	1.17
38	09/16/2018 - 09/22/2018	1.08	1.16
39	09/23/2018 - 09/29/2018	1.07	1.15
40	09/30/2018 - 10/06/2018	1.05	1.13
41	10/07/2018 - 10/13/2018	1.04	1.12
42	10/14/2018 - 10/20/2018	1.03	1.11
43	10/21/2018 - 10/27/2018	1.03	1.11
44	10/28/2018 - 11/03/2018	1.03	1.11
45	11/04/2018 - 11/10/2018	1.02	1.10
46	11/11/2018 - 11/17/2018	1.02	1.10
47	11/18/2018 - 11/24/2018	1.02	1.10
48	11/25/2018 - 12/01/2018	1.02	1.10
49	12/02/2018 - 12/08/2018	1.01	1.09
50	12/09/2018 - 12/15/2018	1.01	1.09
51	12/16/2018 - 12/22/2018	0.99	1.06
52	12/23/2018 - 12/29/2018	0.98	1.05
53	12/30/2018 - 12/31/2018	0.96	1.03

* PEAK SEASON

25-FEB-2019 16:26:26 830UPD 4_9401_PKSEASON.TXT

KMF Traffic Group, LLC
www.kmftraffic.net
Mario Fiorillo (772) 924-6993 cell

Manual Traffic Count - All Traffic
Wawa North Access at Okeechobee Rd
Fort Pierce, FL

File Name : WaNA
Site Code : 2104
Start Date : 10/26/2021
Page No : 1

Groups Printed- ALL TRAFFIC

	OUT NB	IN SB	
Start Time	Thru	Thru	Int. Total
07:00 AM	21	42	63
07:15 AM	29	26	55
07:30 AM	26	39	65
07:45 AM	28	47	75
Total	104	154	258
08:00 AM	46	32	78
08:15 AM	30	37	67
08:30 AM	20	42	62
08:45 AM	23	34	57
Total	119	145	264

*** BREAK ***

04:00 PM	11	24	35
04:15 PM	20	34	54
04:30 PM	30	35	65
04:45 PM	20	26	46
Total	81	119	200
05:00 PM	17	38	55
05:15 PM	22	27	49
05:30 PM	25	30	55
05:45 PM	19	20	39
Total	83	115	198
Grand Total	387	533	920
Apprch %	100	100	
Total %	42.1	57.9	

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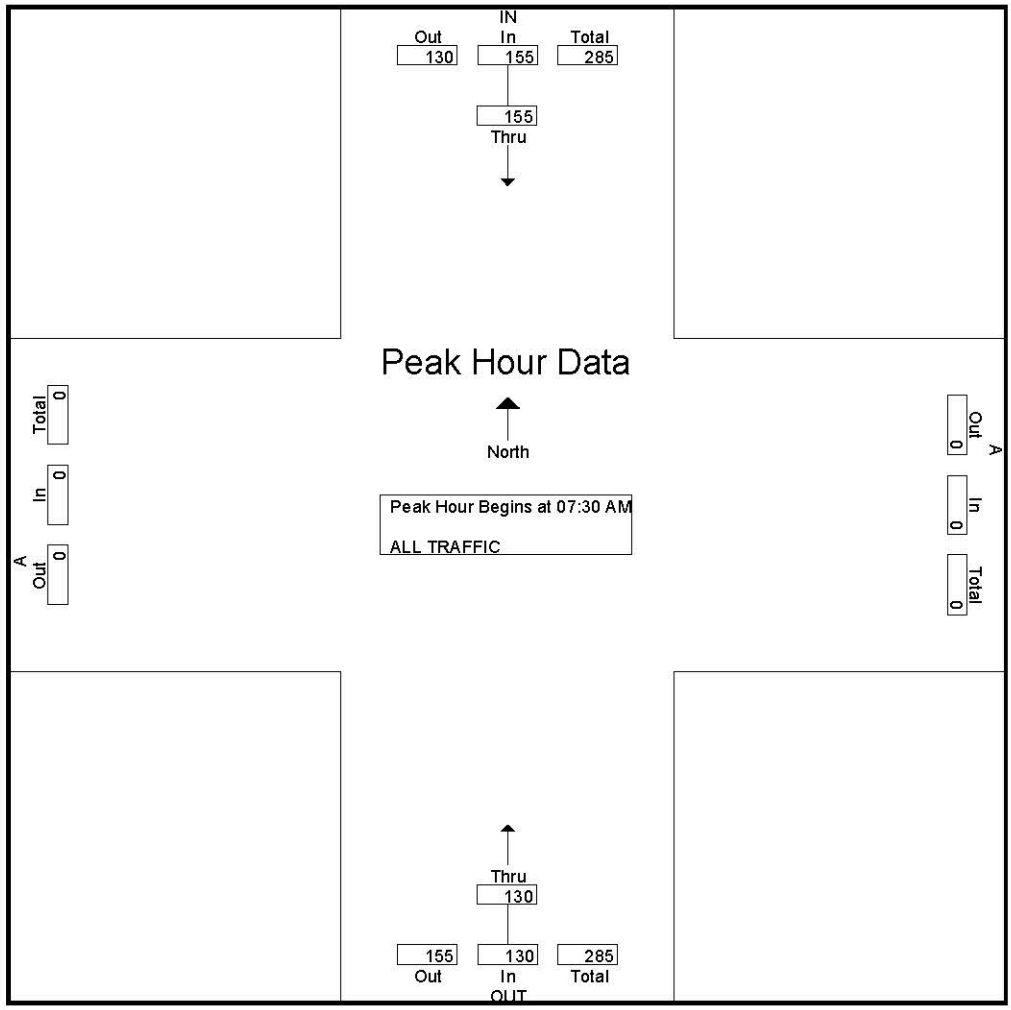
Manual Traffic Count - All Traffic
Wawa North Access at Okeechobee Rd
Fort Pierce, FL

File Name : WaNA
Site Code : 2104
Start Date : 10/26/2021

	OUT NB		IN SB		
Start Time	Thru	App. Total	Thru	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1					
Peak Hour for Entire Intersection Begins at 07:30 AM					
07:30 AM	26	26	39	39	65
07:45 AM	28	28	47	47	75
08:00 AM	46	46	32	32	78
08:15 AM	30	30	37	37	67
Total Volume	130	130	155	155	285
% App. Total	100		100		
PHF	.707	.707	.824	.824	.913



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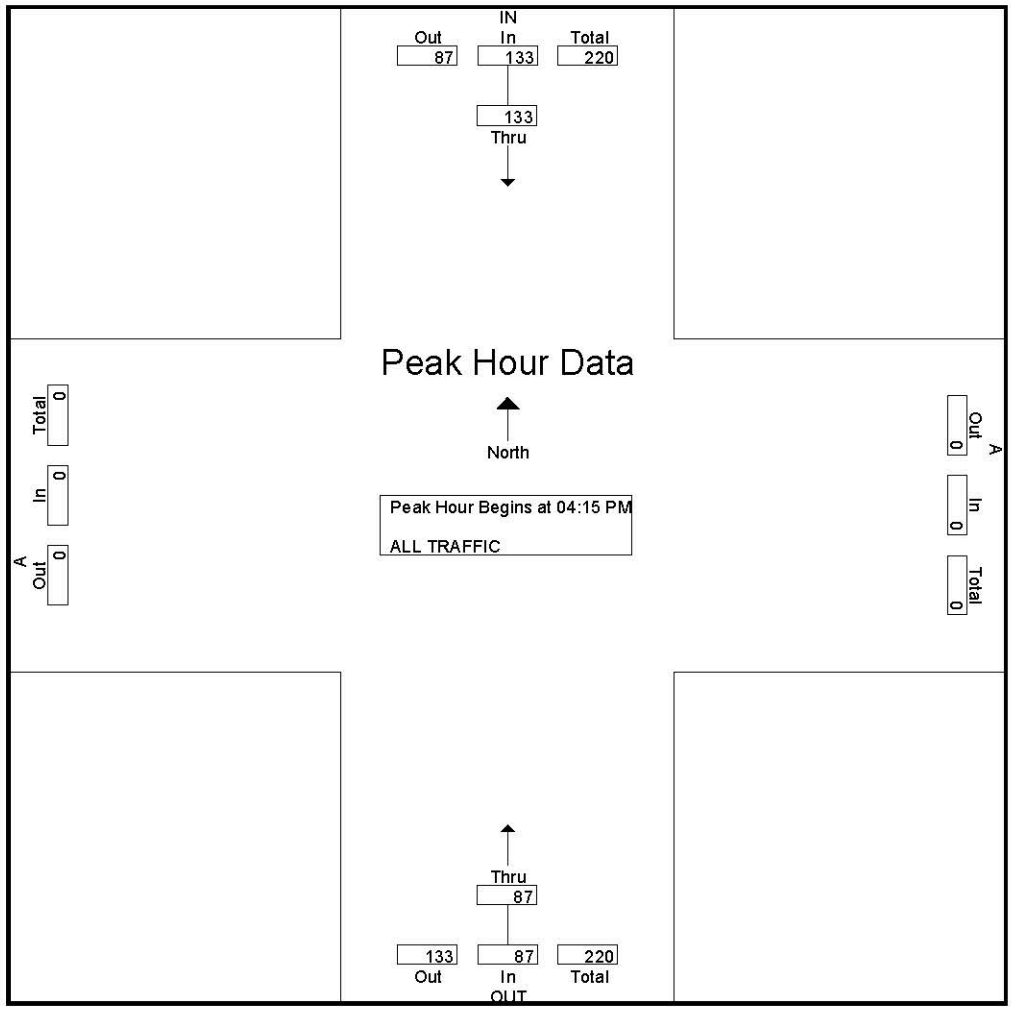
Manual Traffic Count - All Traffic
Wawa North Access at Okeechobee Rd
Fort Pierce, FL

File Name : WaNA
Site Code : 2104
Start Date : 10/26/2021

	OUT NB		IN SB		
Start Time	Thru	App. Total	Thru	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1					
Peak Hour for Entire Intersection Begins at 04:15 PM					
04:15 PM	20	20	34	34	54
04:30 PM	30	30	35	35	65
04:45 PM	20	20	26	26	46
05:00 PM	17	17	38	38	55
Total Volume	87	87	133	133	220
% App. Total	100		100		
PHF	.725	.725	.875	.875	.846



KMF Traffic Group, LLC
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Manual Traffic Count - All Traffic
S Jenkins Rd and Wawa WB Driveway
Fort Pierce, FL

File Name : JWawa
Site Code : 2104
Start Date : 10/26/2021
Page No : 1

Groups Printed- ALL TRAFFIC

	S Jenkins Rd NB			S Jenkins Rd SB				Driveway EB			Wawa Driveway WB			
Start Time	Left	Thru	Right	UTurn	Left	Thru	Right	Left	Thru	Right	Illegal Left	Thru	Right	Int. Total
07:00 AM	0	70	11	0	7	123	0	0	0	0	2	0	22	235
07:15 AM	0	79	11	0	16	134	0	0	0	0	8	0	28	276
07:30 AM	0	164	17	1	14	142	0	0	0	0	4	0	21	363
07:45 AM	0	146	17	1	9	147	0	0	0	0	7	0	25	352
Total	0	459	56	2	46	546	0	0	0	0	21	0	96	1226
08:00 AM	0	82	16	0	8	88	0	0	0	0	5	0	24	223
08:15 AM	0	72	3	1	6	92	0	0	0	0	9	0	24	207
08:30 AM	0	78	8	1	9	80	0	0	0	0	4	0	15	195
08:45 AM	0	97	13	1	5	78	0	0	0	0	8	0	23	225
Total	0	329	40	3	28	338	0	0	0	0	26	0	86	850
*** BREAK ***														
04:00 PM	0	98	9	0	7	133	0	0	0	0	12	0	29	288
04:15 PM	0	92	7	0	11	85	0	0	0	0	8	0	20	223
04:30 PM	0	93	5	0	6	104	0	0	0	0	6	0	11	225
04:45 PM	0	96	13	0	9	103	0	0	0	0	8	0	20	249
Total	0	379	34	0	33	425	0	0	0	0	34	0	80	985
05:00 PM	0	92	6	0	8	118	0	0	0	0	7	0	22	253
05:15 PM	0	89	5	1	18	98	0	0	0	0	9	0	25	245
05:30 PM	0	86	3	0	10	91	0	0	0	0	4	0	22	216
05:45 PM	0	87	6	0	7	89	0	0	0	0	8	0	16	213
Total	0	354	20	1	43	396	0	0	0	0	28	0	85	927
Grand Total	0	1521	150	6	150	1705	0	0	0	0	109	0	347	3988
Apprch %	0	91	9	0.3	8.1	91.6	0	0	0	0	23.9	0	76.1	
Total %	0	38.1	3.8	0.2	3.8	42.8	0	0	0	0	2.7	0	8.7	

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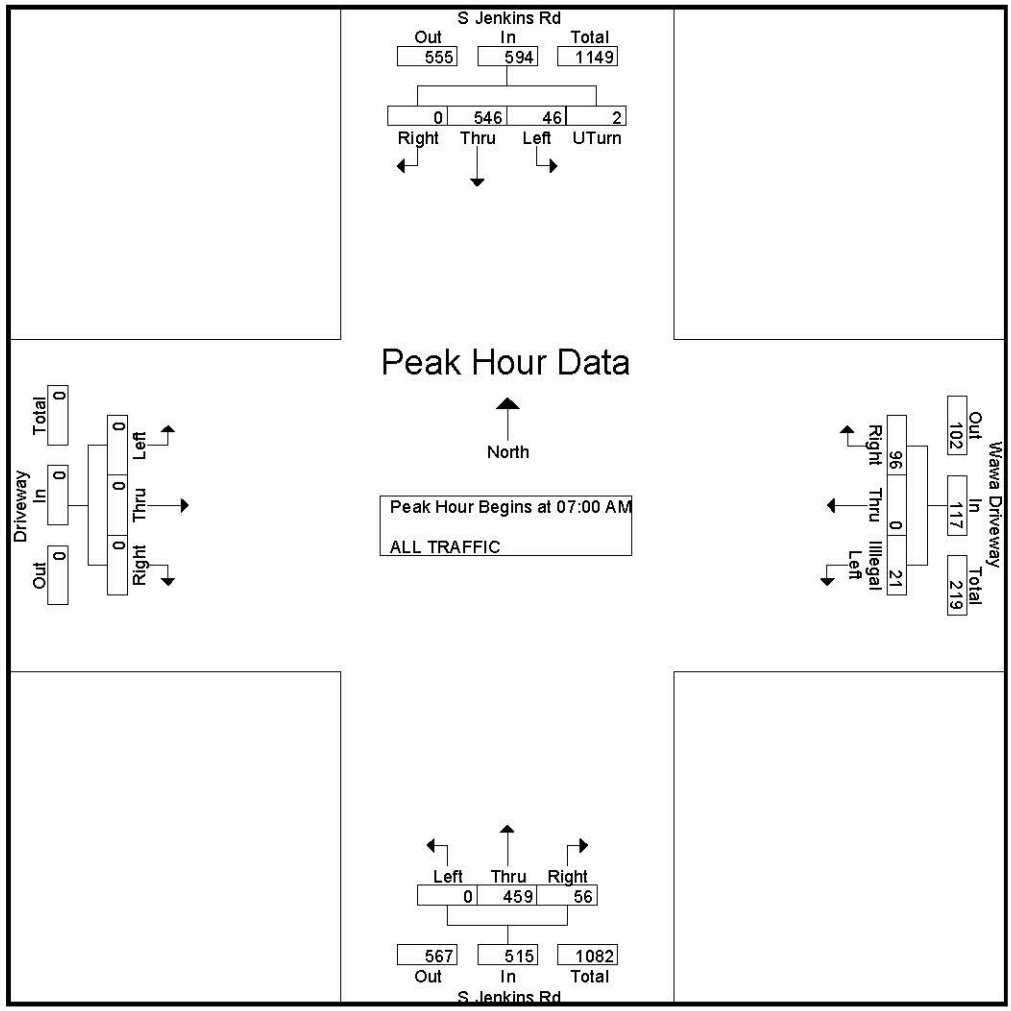
Manual Traffic Count - All Traffic
S Jenkins Rd and Wawa WB Driveway
Fort Pierce, FL

File Name : JWawa
Site Code : 2104
Start Date : 10/26/2021
Page No : 2

	S Jenkins Rd NB				S Jenkins Rd SB					Driveway EB				Wawa Driveway WB				
Start Time	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Illegal Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:00 AM																		
07:00 AM	0	70	11	81	0	7	123	0	130	0	0	0	0	2	0	22	24	235
07:15 AM	0	79	11	90	0	16	134	0	150	0	0	0	0	8	0	28	36	276
07:30 AM	0	164	17	181	1	14	142	0	157	0	0	0	0	4	0	21	25	363
07:45 AM	0	146	17	163	1	9	147	0	157	0	0	0	0	7	0	25	32	352
Total Volume	0	459	56	515	2	46	546	0	594	0	0	0	0	21	0	96	117	1226
% App. Total	0	89.1	10.9		0.3	7.7	91.9	0		0	0	0		17.9	0	82.1		
PHF	.000	.700	.824	.711	.500	.719	.929	.000	.946	.000	.000	.000	.000	.656	.000	.857	.813	.844



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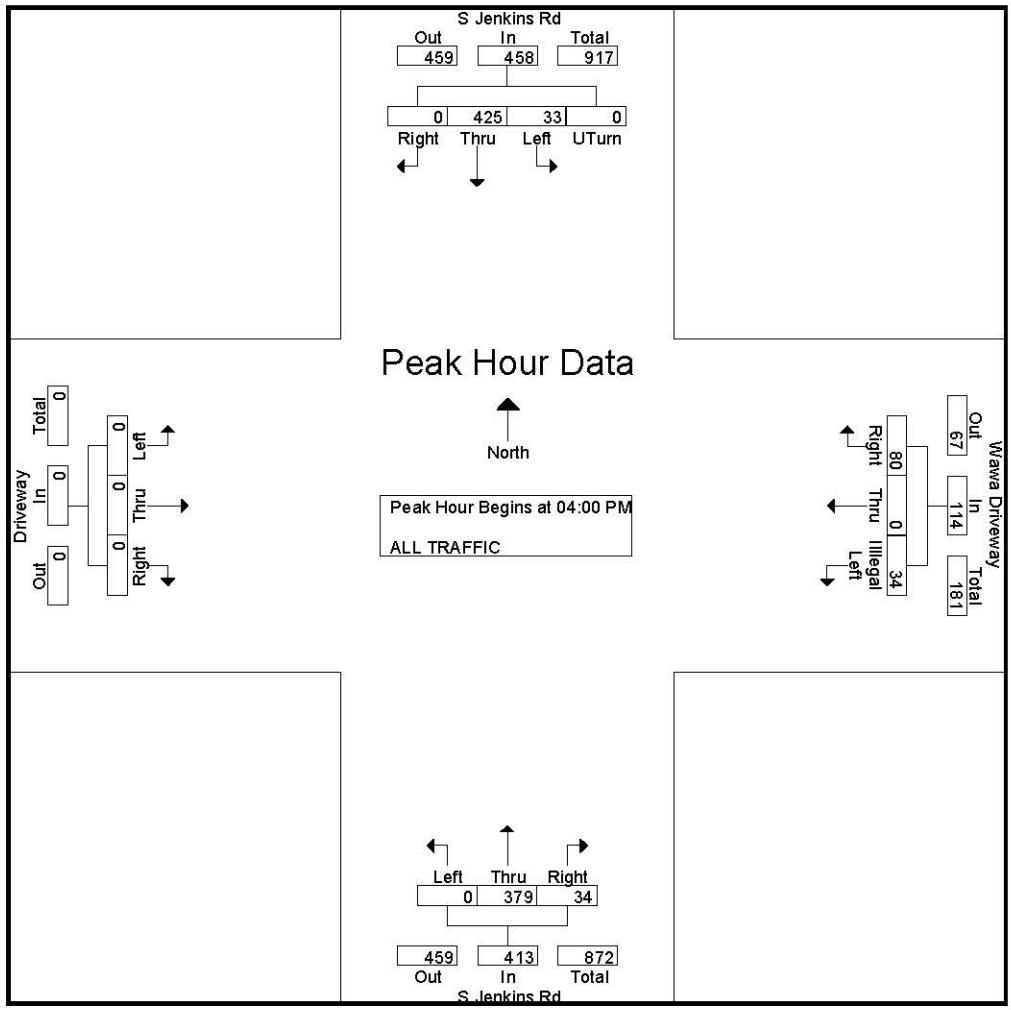
Manual Traffic Count - All Traffic
S Jenkins Rd and Wawa WB Driveway
Fort Pierce, FL

File Name : JWawa
Site Code : 2104
Start Date : 10/26/2021
Page No : 3

	S Jenkins Rd NB				S Jenkins Rd SB					Driveway EB				Wawa Driveway WB				
Start Time	Left	Thru	Right	App. Total	UTurn	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Illegal Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 04:00 PM																		
04:00 PM	0	98	9	107	0	7	133	0	140	0	0	0	0	12	0	29	41	288
04:15 PM	0	92	7	99	0	11	85	0	96	0	0	0	0	8	0	20	28	223
04:30 PM	0	93	5	98	0	6	104	0	110	0	0	0	0	6	0	11	17	225
04:45 PM	0	96	13	109	0	9	103	0	112	0	0	0	0	8	0	20	28	249
Total Volume	0	379	34	413	0	33	425	0	458	0	0	0	0	34	0	80	114	985
% App. Total	0	91.8	8.2		0	7.2	92.8	0		0	0	0		29.8	0	70.2		
PHF	.000	.967	.654	.947	.000	.750	.799	.000	.818	.000	.000	.000	.000	.708	.000	.690	.695	.855



2020 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.93

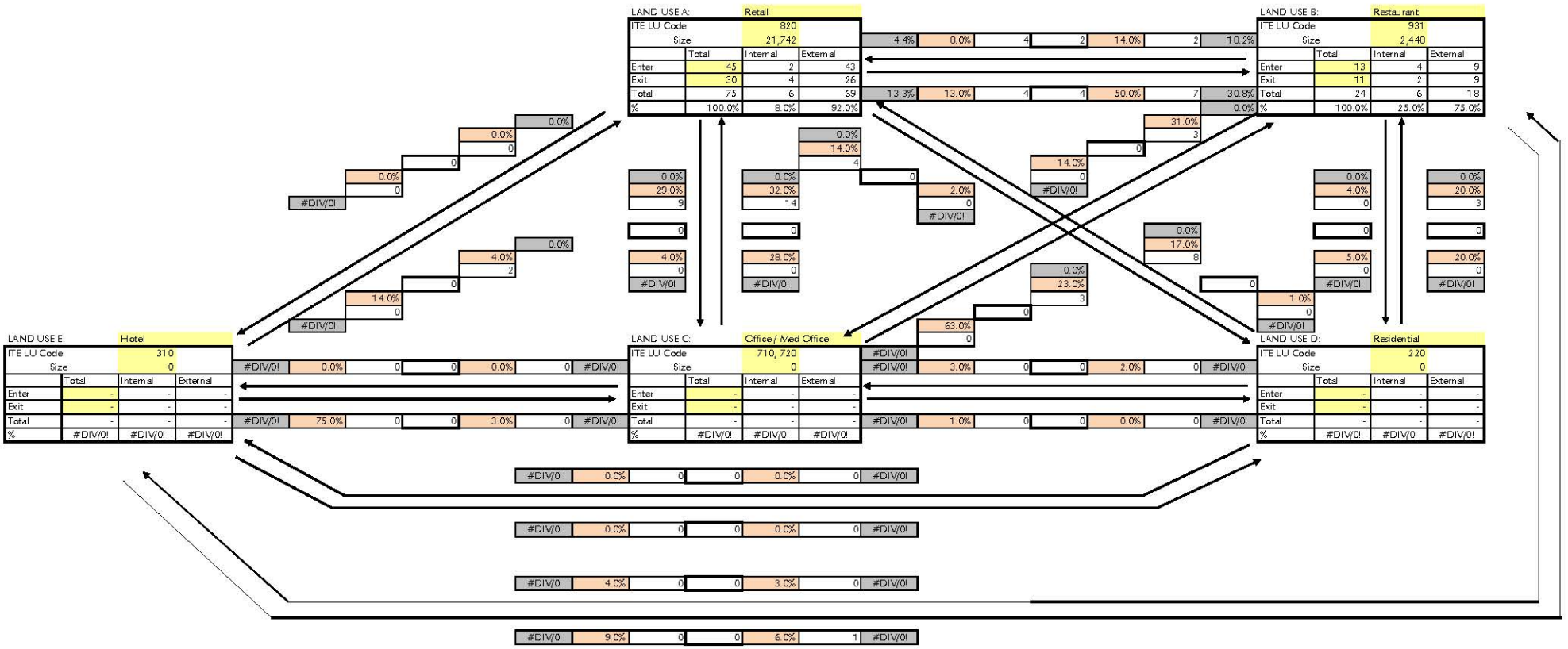
WEEK	DATES	SF	PSCF
* 1	01/01/2020 - 01/04/2020	0.96	1.03
* 2	01/05/2020 - 01/11/2020	0.92	0.99
* 3	01/12/2020 - 01/18/2020	0.88	0.95
* 4	01/19/2020 - 01/25/2020	0.88	0.95
* 5	01/26/2020 - 02/01/2020	0.87	0.94
* 6	02/02/2020 - 02/08/2020	0.87	0.94
* 7	02/09/2020 - 02/15/2020	0.86	0.92
* 8	02/16/2020 - 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

APPENDIX C

INTERNAL CAPTURE WORKSHEET

PROJECT: Ft. Pierce Commercial
TIME PERIOD: AM Peak Hour Traffic
DATE: 10/22/21



	Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	43	9	0	0	0	52	
Exit	26	9	0	0	0	35	
Total	69	18	0	0	0	87	
Single-Use Trip Gen Estimate	75	24	0	0	0	99	12.1%

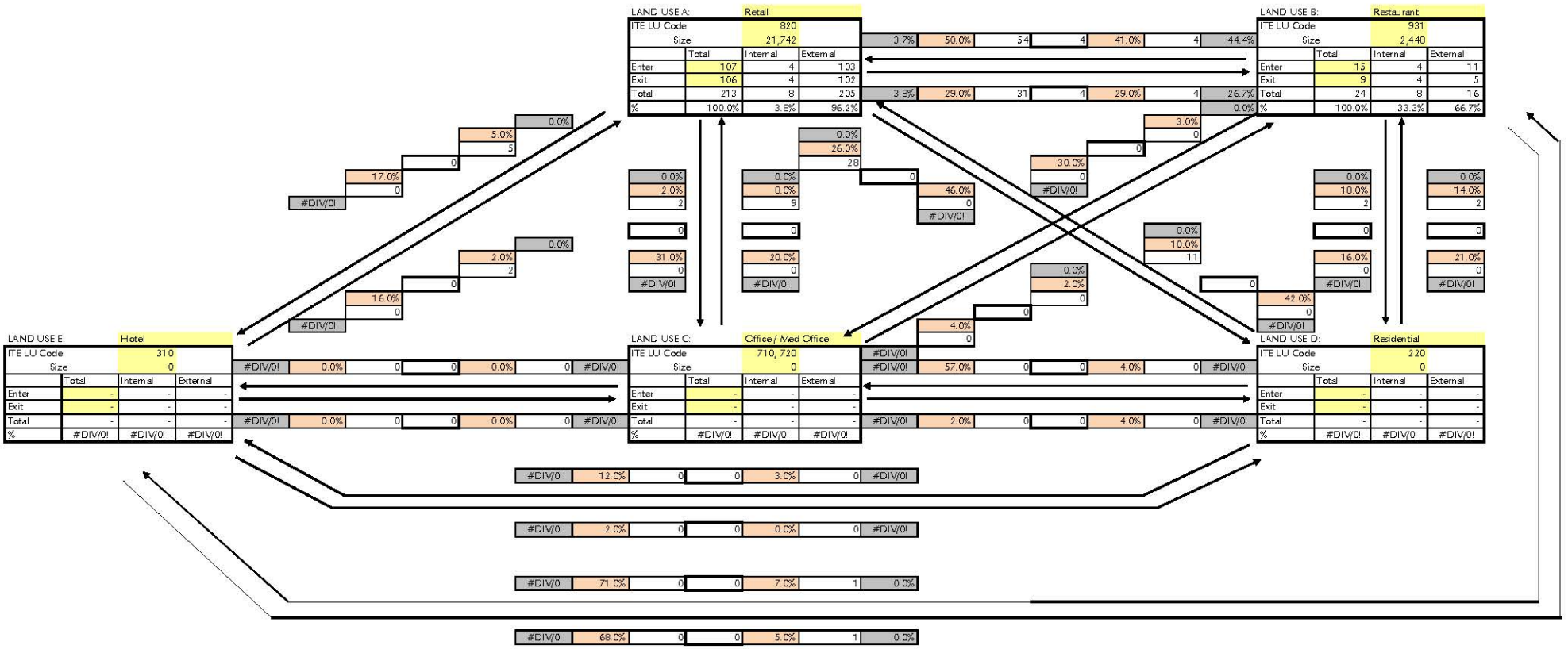
INTERNAL CAPTURE

LEGEND

1.0%	Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
5.0%	Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
61	Number of trips entering (or exiting) a land use from another land use based on percent input by user.
12	Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Ft. Pierce Commercial
TIME PERIOD: PM Peak Hour Traffic
DATE: 10/22/21



	Net External Trips for Multi-Use Development						
	L.U. A	L.U. B	L.U. C	L.U. D	L.U. E	TOTAL	
Enter	103	11	0	0	0	114	
Exit	102	5	0	0	0	107	
Total	205	16	0	0	0	221	
Single-Use Trip Gen Estimate	213	24	0	0	0	237	6.8%

INTERNAL CAPTURE

LEGEND

1.0%	Actual percent of trips entering (or exiting) a land use from another land use based on balanced number of trips.
5.0%	Estimated percent of trips entering (or exiting) a land use from another land use based on NCHRP Report 684 (input by user).
61	Number of trips entering (or exiting) a land use from another land use based on percent input by user.
12	Balanced number of trips (lowest value) between two land uses.

INTERNAL CAPTURE WORKSHEET

PROJECT: Ft. Pierce Commercial
TIME PERIOD: Daily - Weighted Average
DATE: 10/22/21

	Internalization				
	AM Peak Hour		PM Peak Hour		Straight
Land Use	Trips	%	Trips	%	Average
A - Retail	6	8.0%	8	3.8%	5.9%
B - Restaurant	6	25.0%	8	33.3%	29.2%

APPENDIX D

INTERSECTION ANALYSIS SHEET
Ft. Pierce Commercial

Okeechobee Rd & Jenkins Rd

(Existing Geometrics w/Project)

Nominal Growth Rate = 3.90%
Peak Season = 1.05
Buildout Year = 2024
Years = 5

AM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (4/23/19)	335	188	13	230	177	56	183	1473	247	77	832	96
Peak Season Volume	**352**	**197**	**14**	**242**	**186**	**59**	**192**	**1547**	**259**	**81**	**874**	**101**
Nominal Growth	74	42	3	51	39	12	40	326	55	17	184	21
Background Traffic	**426**	**239**	**17**	**293**	**225**	**71**	**232**	**1873**	**314**	**98**	**1058**	**122**
% Project Traffic	15%	15%	0%	10%	5%	0%	0%	25%	5%	40%	15%	0%
Direction	out	out	out	in	in	in	in	in	in	in	out	in
Project Traffic	**5**	**5**	**0**	**5**	**3**	**0**	**0**	**13**	**3**	**21**	**5**	**0**
Total	**431**	**244**	**17**	**298**	**228**	**71**	**232**	**1,886**	**317**	**119**	**1,063**	**122**
Critical Volume Analysis												
No. of Lanes	2	2	< 0	2	2	1	2	4	1	1	4	1
Right Turn on Red			10			60			60			60
Per Lane Volume - RTOR	216	126	n/a	149	114	11	116	472	257	119	266	62
RT - LT Overlap			-119			-105			41			-87
North-South Critical	NB LT + SB TH =			330			SB LT + NB TH =			275		
East-West Critical	EB LT + WB TH =			382			WB LT + EB TH =			591		
Maximum Critical Sum	**330**			**+**	**591**		**=**		**921**			
STATUS ?	**UNDER**											

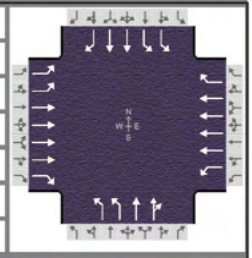
PM Peak Hour

Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (4/23/19)	283	122	25	405	189	68	143	1037	219	88	1387	147
Peak Season Volume	**297**	**128**	**26**	**425**	**198**	**71**	**150**	**1089**	**230**	**92**	**1456**	**154**
Nominal Growth	63	27	5	90	42	15	32	230	48	19	307	32
Background Traffic	**360**	**155**	**31**	**515**	**240**	**86**	**182**	**1319**	**278**	**111**	**1763**	**186**
% Project Traffic	15%	15%	0%	10%	5%	0%	0%	25%	5%	40%	15%	0%
Direction	out	out	out	in	in	in	in	in	in	in	out	in
Project Traffic	**16**	**16**	**0**	**11**	**6**	**0**	**0**	**29**	**6**	**46**	**16**	**0**
Total	**376**	**171**	**31**	**526**	**246**	**86**	**182**	**1,348**	**284**	**157**	**1,779**	**186**
Critical Volume Analysis												
No. of Lanes	2	2	< 0	2	2	1	2	4	1	1	4	1
Right Turn on Red			10			60			60			60
Per Lane Volume - RTOR	188	96	n/a	263	123	26	91	337	224	157	445	126
RT - LT Overlap			-157			-65			36			-137
North-South Critical	NB LT + SB TH =			311			SB LT + NB TH =			359		
East-West Critical	EB LT + WB TH =			536			WB LT + EB TH =			494		
Maximum Critical Sum	**359**			**+**	**536**		**=**		**895**			
STATUS ?	**UNDER**											

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Sep 1, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2019	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki…	File Name	Okee Jenkins AM 2019.xus		
Project Description	Ft. Pierce Commercial				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	192	1547	259	81	874	101	352	197	14	242	186	59

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.3	43.8	9.3	11.1	4.2	9.3	
Yellow	5.0	5.0	5.0	5.0	0.0	5.0	
Red	2.0	2.0	2.0	2.0	0.0	2.0	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.3	67.1	14.3	65.1	22.3	20.5	18.1	16.3
Change Period, ($Y+R_c$), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	8.8		7.6		14.6	8.9	10.7	8.4
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.8	0.9	0.5	0.9
Phase Call Probability	1.00		0.94		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	202	1628	273	85	920	106	371	112	111	255	196	62
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1698		1781	1698	1585	1730	1870	1827	1730	1781	1585
Queue Service Time (g_s), s	6.8	14.1		5.6	7.1	3.1	12.6	6.8	6.9	8.7	6.4	4.5
Cycle Queue Clearance Time (g_c), s	6.8	14.1		5.6	7.1	3.1	12.6	6.8	6.9	8.7	6.4	4.5
Green Ratio (*g/C*)	0.08	0.50		0.06	0.48	0.48	0.13	0.11	0.11	0.09	0.08	0.08
Capacity (*c*), veh/h	270	3400		109	3283	766	442	210	205	321	276	123
Volume-to-Capacity Ratio (*X*)	0.748	0.479		0.785	0.280	0.139	0.838	0.531	0.539	0.793	0.710	0.506
Back of Queue (*Q*), ft/ln (50 th percentile)	80.8	110		65.2	61.8	28	137.1	79.6	77.8	95	72.8	44.6
Back of Queue (*Q*), veh/ln (50 th percentile)	3.2	4.3		2.6	2.4	1.1	5.4	3.1	3.1	3.7	2.9	1.8
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	52.6	12.3		54.4	12.3	3.7	51.1	50.3	50.3	53.3	54.0	11.3
Incremental Delay (d_2), s/veh	9.5	0.5		4.6	0.2	0.4	1.7	0.8	0.8	1.7	1.3	1.2
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	62.1	12.8	0.0	59.0	12.5	4.1	52.8	51.0	51.1	55.0	55.3	12.5
Level of Service (LOS)	E	B	A	E	B	A	D	D	D	D	E	B
Approach Delay, s/veh / LOS	15.9	B		15.3	B		52.2	D		50.0	D	
Intersection Delay, s/veh / LOS	24.7						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.42	B	2.61	C	2.98	C	3.09	C
Bicycle LOS Score / LOS	1.36	A	0.95	A	0.98	A	0.91	A

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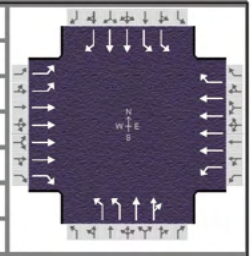
HCS7 Signalized Intersection Results Summary

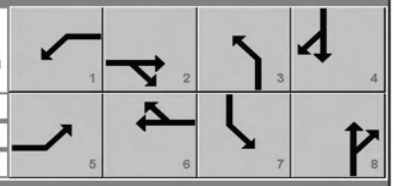
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Nov 3, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	AM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki…	File Name	Okee Jenkins AM 2024 Total.xus		
Project Description	Ft. Pierce Commercial - TOTAL TRAFFIC				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	232	1886	317	119	1063	122	431	244	17	298	228	71

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	10.3	34.3	11.2	13.3	5.0	10.9
Yellow	5.0	5.0	5.0	5.0	0.0	5.0
Red	2.0	2.0	2.0	2.0	0.0	2.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	18.2	59.5	17.3	58.6	25.3	23.0	20.3	17.9
Change Period, ($Y+R_c$), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	10.2		10.2		17.4	10.4	12.6	9.9
Green Extension Time (g_e), s	0.9	0.0	0.2	0.0	0.9	1.1	0.6	1.0
Phase Call Probability	1.00		0.98		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	244	1985	334	125	1119	128	454	138	137	314	240	75
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1698		1781	1698	1585	1730	1870	1827	1730	1781	1585
Queue Service Time (g_s), s	8.2	23.9		8.2	10.8	4.7	15.4	8.3	8.4	10.6	7.9	5.4
Cycle Queue Clearance Time (g_c), s	8.2	23.9		8.2	10.8	4.7	15.4	8.3	8.4	10.6	7.9	5.4
Green Ratio (*g/C*)	0.09	0.44		0.09	0.43	0.43	0.15	0.13	0.13	0.11	0.09	0.09
Capacity (*c*), veh/h	325	2972		153	2916	680	527	249	243	382	324	144
Volume-to-Capacity Ratio (*X*)	0.751	0.668		0.821	0.384	0.189	0.860	0.555	0.562	0.821	0.740	0.518
Back of Queue (*Q*), ft/ln (50 th percentile)	95	195.4		93.4	95.7	41.7	167	97.3	94.8	116.5	88.8	52.8
Back of Queue (*Q*), veh/ln (50 th percentile)	3.7	7.7		3.7	3.8	1.6	6.6	3.8	3.8	4.6	3.5	2.1
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	51.1	19.1		52.2	17.0	4.1	49.6	48.7	48.7	52.2	53.2	11.4
Incremental Delay (d_2), s/veh	8.2	1.2		4.1	0.4	0.6	1.6	0.7	0.8	1.7	1.3	1.1
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	59.3	20.3	0.0	56.4	17.4	4.7	51.3	49.4	49.5	53.9	54.4	12.4
Level of Service (LOS)	E	C	A	E	B	A	D	D	D	D	D	B
Approach Delay, s/veh / LOS	21.3	C		19.7	B		50.6	D		49.2	D	
Intersection Delay, s/veh / LOS	28.3						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.61	C	2.98	C	3.09	C
Bicycle LOS Score / LOS	1.54	B	1.05	A	1.09	A	1.01	A

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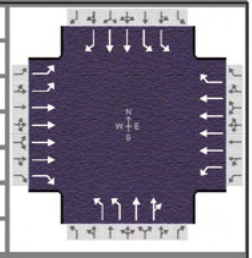
HCS7 Signalized Intersection Results Summary

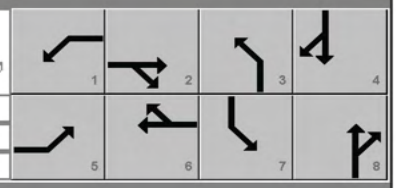
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Sep 1, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2019	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki…	File Name	Okee Jenkins PM 2019.xus		
Project Description	Ft. Pierce Commercial				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	150	1089	230	92	1456	154	297	128	26	425	198	71

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	8.2	43.3	7.4	13.2	4.8	8.1	
Yellow	5.0	5.0	5.0	5.0	0.0	5.0	
Red	2.0	2.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	14.4	64.7	15.2	65.5	20.2	15.1	25.0	19.9
Change Period, ($Y+R_c$), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	7.4		8.4		12.6	7.3	17.2	8.7
Green Extension Time (g_e), s	0.0	0.0	0.1	0.0	0.6	0.8	0.8	0.8
Phase Call Probability	0.99		0.96		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	158	1146	242	97	1533	162	313	82	80	447	208	75
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1698		1781	1698	1585	1730	1870	1762	1730	1781	1585
Queue Service Time (g_s), s	5.4	9.4		6.4	13.6	5.0	10.6	5.1	5.3	15.2	6.7	5.3
Cycle Queue Clearance Time (g_c), s	5.4	9.4		6.4	13.6	5.0	10.6	5.1	5.3	15.2	6.7	5.3
Green Ratio (*g/C*)	0.06	0.48		0.07	0.49	0.49	0.11	0.07	0.07	0.15	0.11	0.11
Capacity (*c*), veh/h	214	3268		121	3312	773	381	126	119	518	382	170
Volume-to-Capacity Ratio (*X*)	0.739	0.351		0.797	0.463	0.210	0.821	0.647	0.674	0.863	0.546	0.440
Back of Queue (*Q*), ft/ln (50 th percentile)	65.3	79.8		73.5	108.7	42.6	116.1	61.6	59.9	168.6	74.2	51.3
Back of Queue (*Q*), veh/ln (50 th percentile)	2.6	3.1		2.9	4.3	1.7	4.6	2.4	2.4	6.6	2.9	2.0
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	54.1	12.8		53.7	13.1	3.8	52.2	54.5	54.7	49.8	50.8	7.7
Incremental Delay (d_2), s/veh	11.2	0.3		4.5	0.5	0.6	1.7	2.1	2.5	3.7	0.5	0.7
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	65.3	13.1	0.0	58.2	13.6	4.4	53.9	56.6	57.1	53.5	51.2	8.4
Level of Service (LOS)	E	B	A	E	B	A	D	E	E	D	D	A
Approach Delay, s/veh / LOS	16.4	B		15.2	B		54.9	D		48.3	D	
Intersection Delay, s/veh / LOS	25.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.42	B	2.61	C	2.98	C	3.09	C
Bicycle LOS Score / LOS	1.13	A	1.23	A	0.88	A	1.09	A

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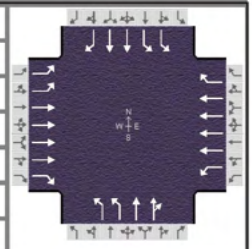
HCS7 Signalized Intersection Results Summary

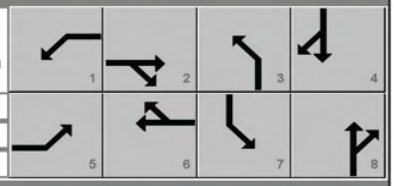
General Information				Intersection Information	
Agency	PTC			Duration, h	0.250
Analyst	#21-064	Analysis Date	Nov 3, 2021	Area Type	Other
Jurisdiction	SLC	Time Period	PM Peak Hour	PHF	0.95
Urban Street	Okeechobee Rd	Analysis Year	2024	Analysis Period	1> 7:00
Intersection	Okeechobee Rd & Jenki…	File Name	Okee Jenkins PM 2024 Total.xus		
Project Description	Ft. Pierce Commercial - TOTAL TRAFFIC				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	182	1348	284	157	1779	186	376	171	31	526	246	86

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	13.0	31.8	8.7	16.2	5.5	9.8
Yellow	5.0	5.0	5.0	5.0	0.0	5.0
Red	2.0	2.0	2.0	2.0	0.0	2.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	15.7	54.5	20.0	58.8	23.2	16.8	28.6	22.3
Change Period, ($Y+R_c$), s	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	8.5		12.9		15.4	9.0	20.7	10.2
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.8	0.9	0.9	1.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	1.00		0.00		0.00	0.01	0.06	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	192	1419	299	165	1873	196	396	107	105	554	259	91
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1730	1698		1781	1698	1585	1730	1870	1771	1730	1781	1585
Queue Service Time (g_s), s	6.5	16.4		10.9	22.2	7.5	13.4	6.7	7.0	18.7	8.2	6.3
Cycle Queue Clearance Time (g_c), s	6.5	16.4		10.9	22.2	7.5	13.4	6.7	7.0	18.7	8.2	6.3
Green Ratio (*g/C*)	0.07	0.40		0.11	0.43	0.43	0.13	0.08	0.08	0.18	0.13	0.13
Capacity (*c*), veh/h	252	2690		193	2932	684	466	153	145	623	454	202
Volume-to-Capacity Ratio (*X*)	0.761	0.527		0.856	0.639	0.286	0.849	0.701	0.724	0.888	0.570	0.448
Back of Queue (*Q*), ft/ln (50 th percentile)	78.5	142.8		121.2	182.2	64.5	146.3	80.7	78.2	217.3	91.2	60.5
Back of Queue (*Q*), veh/ln (50 th percentile)	3.1	5.6		4.8	7.2	2.5	5.8	3.2	3.1	8.6	3.6	2.4
Queue Storage Ratio (*RQ*) (50 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	53.2	21.0		50.4	19.2	4.2	50.7	53.6	53.8	48.0	49.3	7.8
Incremental Delay (d_2), s/veh	11.3	0.7		4.2	1.1	1.1	1.7	2.2	2.6	8.3	0.4	0.6
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	64.5	21.7	0.0	54.6	20.3	5.3	52.4	55.8	56.3	56.3	49.7	8.4
Level of Service (LOS)	E	C	A	D	C	A	D	E	E	E	D	A
Approach Delay, s/veh / LOS	22.6	C		21.5	C		53.7	D		49.6	D	
Intersection Delay, s/veh / LOS	29.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.61	C	2.98	C	3.09	C
Bicycle LOS Score / LOS	1.28	A	1.41	A	0.99	A	1.23	A

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APPENDIX E

INTERSECTION ANALYSIS SHEET
Ft. Pierce Commercial

Jenkins Rd & Project Driveway
(Existing Geometrics w/Project)

Nominal Growth Rate = 3.90%
Peak Season = 1.06
Buildout Year = 2024
Years = 3

AM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (10/26/21)	0	459	56	48	546	0	0	0	0	21	0	96
Peak Season Volume	**0**	**487**	**59**	**51**	**579**	**0**	**0**	**0**	**0**	**22**	**0**	**102**
Nominal Growth	0	59	0	0	70	0	0	0	0	0	0	0
Background Traffic	**0**	**546**	**59**	**51**	**649**	**0**	**0**	**0**	**0**	**22**	**0**	**102**
% Project Traffic	0%	0%	15%	30%	0%	0%	0%	0%	0%	15%	0%	30%
Direction	out	out	in	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**8**	**16**	**0**	**0**	**0**	**0**	**0**	**5**	**0**	**11**
Total	**0**	**546**	**67**	**67**	**649**	**0**	**0**	**0**	**0**	**27**	**0**	**113**
Critical Volume Analysis												
No. of Lanes	0	2	< 0	0 >	2	0	0		0	0 >	1	< 0
Right Turn on Red			10			0			0			10
Per Lane Volume - RTOR	0	307	n/a	67	425	0	0	0	0	27	143	n/a
RT - LT Overlap			-27			0			0			-67
North-South Critical	NB LT + SB TH =			425			SB LT + NB TH =			374		
East-West Critical	EB LT + WB TH =			143			WB LT + EB RT =			27		
Maximum Critical Sum	**425**			**+**	**143**		**=**		**568**			
STATUS ?	**UNDER**											

PM Peak Hour
Intersection Volume Development

	Northbound			Southbound			Eastbound			Westbound		
	LT	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**	**LT**	**Thru**	**RT**
Existing Volume (10/26/21)	0	379	34	33	425	0	0	0	0	34	0	80
Peak Season Volume	**0**	**402**	**36**	**35**	**451**	**0**	**0**	**0**	**0**	**36**	**0**	**85**
Nominal Growth	0	49	0	0	55	0	0	0	0	0	0	0
Background Traffic	**0**	**451**	**36**	**35**	**506**	**0**	**0**	**0**	**0**	**36**	**0**	**85**
% Project Traffic	0%	0%	15%	30%	0%	0%	0%	0%	0%	15%	0%	30%
Direction	out	out	in	in	in	in	in	in	in	out	out	out
Project Traffic	**0**	**0**	**17**	**34**	**0**	**0**	**0**	**0**	**0**	**16**	**0**	**32**
Total	**0**	**451**	**53**	**69**	**506**	**0**	**0**	**0**	**0**	**52**	**0**	**117**
Critical Volume Analysis												
No. of Lanes	0	2	< 0	0 >	2	0	0		0	0 >	1	< 0
Right Turn on Red			10			0			0			10
Per Lane Volume - RTOR	0	252	n/a	69	0	0	0	0	0	52	0	n/a
RT - LT Overlap			-52			0			0			-69
North-South Critical	NB LT + SB RT =			0			SB LT + NB TH =			321		
East-West Critical	EB LT + WB TH =			0			WB LT + EB RT =			52		
Maximum Critical Sum	**321**			**+**	**52**		**=**		**373**			
STATUS ?	**UNDER**											

HCS7 Two-Way Stop-Control Report

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Analyst	#21-064
Agency/Co.	PTC
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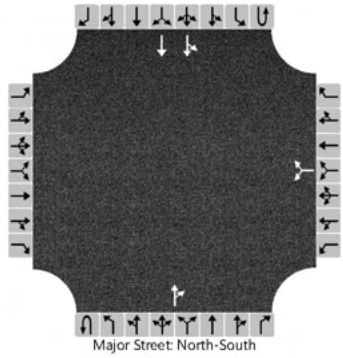
Intersection Orientation	North-South
Project Description	Ft. Pierce Commercial

Site Information

Intersection	Jenkins Rd & Project Dwy
Jurisdiction	SLC
East/West Street	Project Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	2	0
Configuration							LR					TR		LT	T	
Volume (veh/h)						22		102			487	59		51	579	
Percent Heavy Vehicles (%)						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		6.2						4.1		
Critical Headway (sec)						6.86		6.26						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							135							55		
Capacity, c (veh/h)							484							972		
v/c Ratio							0.28							0.06		
95% Queue Length, Q_{95} (veh)							1.1							0.2		
Control Delay (s/veh)							15.3							8.9		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						15.3								1.0		
Approach LOS						C										

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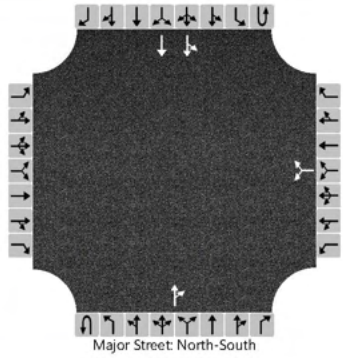
Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	2	0
Configuration							LR					TR		LT	T	
Volume (veh/h)						27		113			546	67		67	649	
Percent Heavy Vehicles (%)						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		6.2						4.1		
Critical Headway (sec)						6.86		6.26						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							152							73		
Capacity, c (veh/h)							433							912		
v/c Ratio							0.35							0.08		
95% Queue Length, Q_{95} (veh)							1.6							0.3		
Control Delay (s/veh)							17.8							9.3		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						17.8								1.3		
Approach LOS						C										

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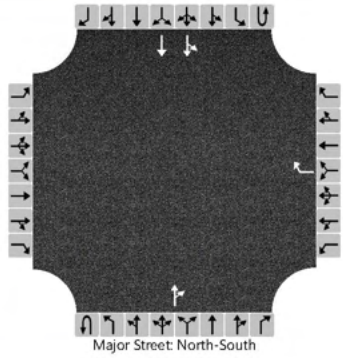

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	1	0	0	0	2	0
Configuration								R				TR		LT	T	
Volume (veh/h)								140			546	67		67	649	
Percent Heavy Vehicles (%)								3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)								6.2						4.1		
Critical Headway (sec)								6.26						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								152						73		
Capacity, c (veh/h)								477						912		
v/c Ratio								0.32						0.08		
95% Queue Length, Q_{95} (veh)								1.4						0.3		
Control Delay (s/veh)								16.0						9.3		
Level of Service (LOS)								C						A		
Approach Delay (s/veh)						16.0								1.3		
Approach LOS						C										

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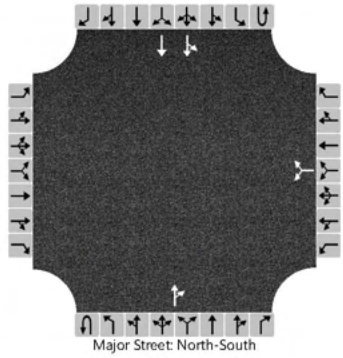
Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	2	0
Configuration							LR					TR		LT	T	
Volume (veh/h)						36		85			402	36		35	451	
Percent Heavy Vehicles (%)						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		6.2						4.1		
Critical Headway (sec)						6.86		6.26						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							132							38		
Capacity, c (veh/h)							542							1075		
v/c Ratio							0.24							0.04		
95% Queue Length, Q_{95} (veh)							0.9							0.1		
Control Delay (s/veh)							13.8							8.5		
Level of Service (LOS)							B							A		
Approach Delay (s/veh)						13.8								0.8		
Approach LOS						B										

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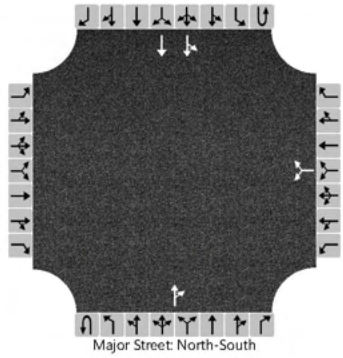
Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	2	0
Configuration							LR					TR		LT	T	
Volume (veh/h)						52		117			451	53		70	506	
Percent Heavy Vehicles (%)						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		6.2						4.1		
Critical Headway (sec)						6.86		6.26						4.16		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							184							76		
Capacity, c (veh/h)							478							1011		
v/c Ratio							0.38							0.08		
95% Queue Length, Q_{95} (veh)							1.8							0.2		
Control Delay (s/veh)							17.2							8.9		
Level of Service (LOS)							C							A		
Approach Delay (s/veh)						17.2								1.4		
Approach LOS						C										

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North/South Street	Jenkins Rd
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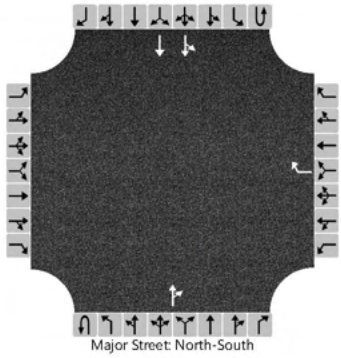
Analysis Time Period (hrs)	0.25

Lanes


Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	0	1	0	0	1	0	0	0	2	0
Configuration								R				TR		LT	T	
Volume (veh/h)								169			451	53		70	506	
Percent Heavy Vehicles (%)								3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized						No										
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)								6.2						4.1		
Critical Headway (sec)								6.26						4.16		
Base Follow-Up Headway (sec)								3.3						2.2		
Follow-Up Headway (sec)								3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)								184						76		
Capacity, c (veh/h)								552						1011		
v/c Ratio								0.33						0.08		
95% Queue Length, Q_{95} (veh)								1.5						0.2		
Control Delay (s/veh)								14.7						8.9		
Level of Service (LOS)								B						A		
Approach Delay (s/veh)						14.7								1.4		
Approach LOS						B										

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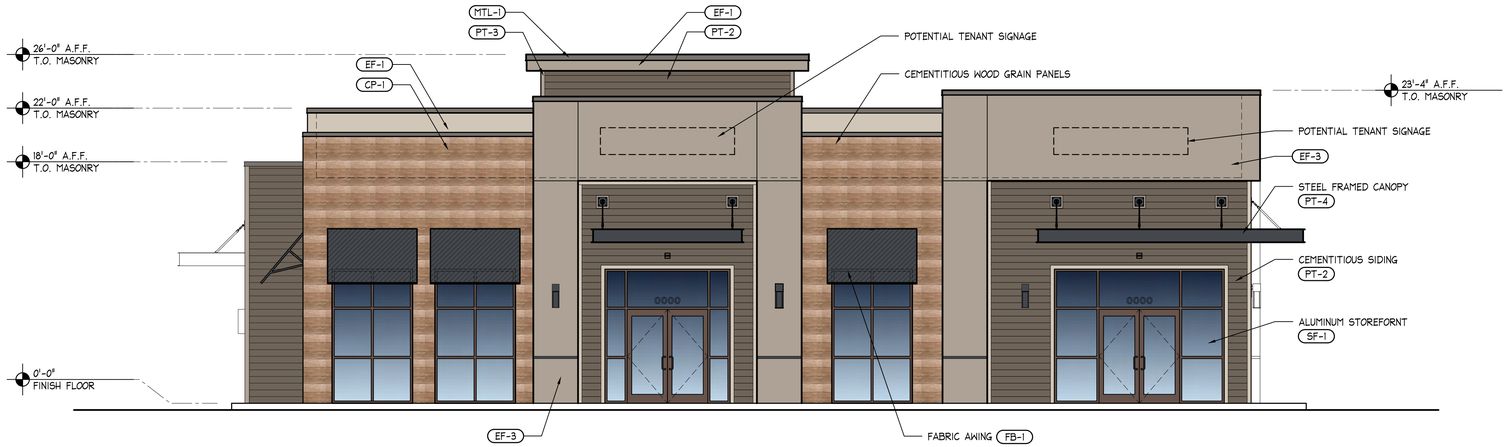
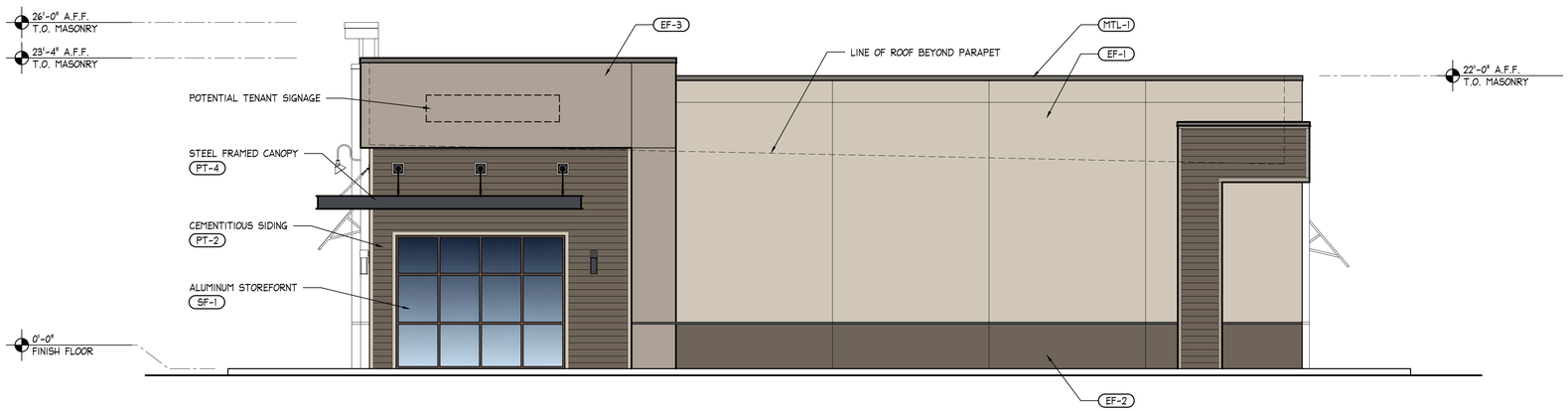


1 NORTH EXTERIOR ELEVATION

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



2 WEST EXTERIOR ELEVATION

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

GENERAL NOTES

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID

REFER TO SHEET A0.4 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

SIGNAGE NOTES:

ANY BUILDING MOUNTED SIGNAGE DEPICTED IN THESE DOCUMENTS IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR FABRICATION OR INSTALLATION BY THE GENERAL CONTRACTOR. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. SHALL BE SUBMITTED (BY THE SIGN VENDOR) FOR PERMIT AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS

FACILITY ADDRESS REQUIREMENTS:
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY

ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE AT LEAST 6 INCHES IN HEIGHT

WHERE ADDRESS IDENTIFICATION IS REQUIRED BY THE FIRE OFFICIAL ON OTHER ELEVATIONS OF BUILDINGS, SUCH NUMERALS SHALL NOT BE LESS THAN SIX INCHES IN HEIGHT

ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS

CRITICAL NOTES

WALL FINISHES AT PARAPET RETURNS:
THE DESIGN INTENT FOR PARAPET WALLS THAT RETURN ONTO THE ROOF SURFACE IS THAT THEY, WHERE EXPOSED TO VIEW, ARE TO BE PROVIDED WITH WALL FINISHES THAT ARE CONSISTENT WITH THE ADJACENT BUILDING ELEVATIONS. FOR EXAMPLE, IF CEMENT PLASTER IS PROVIDED ALONG THE MAIN BUILDING ELEVATION, THE PARAPET RETURNS ARE TO BE PROVIDED WITH EQUAL FINISHES

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE WALL FINISHES WITH APPLICABLE TRADES PRIOR TO INSTALLATION. UNDER NO CIRCUMSTANCES WILL EXPOSED ROOF MEMBRANE BE ACCEPTED AS A WALL FINISH AT THE PARAPET RETURN CONDITIONS NOTED

WALL COUNTERFLASHING DETAILS:
REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, AWNINGS, PILASTER CAPS AND, WHERE APPLICABLE, TRIM MOULDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION

UNDER NO CIRCUMSTANCES WILL EXPOSED SINGLE-PLY MEMBRANE BE AN ACCEPTABLE MEANS OF FLASHING AT THE CONDITIONS NOTED

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY

2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY

3. ALL FINISH COAT TEXTURES SHALL BE "SANDPEBBLE" UNLESS OTHERWISE NOTED

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SHAPES BY ACROCORE" AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING

5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS

ALUMINUM COPING, DRIP EDGES, SCUPPERS AND DOWNSPOUT REQUIREMENTS:

1. ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS

GENERAL:

1. WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED

2. ALL EXPOSED, BUILDING MOUNTED UTILITIES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACES UNLESS OTHERWISE NOTED

THE CONTRACTOR SHALL REQUEST A COLORIZED COPY OF THE ELEVATIONS FROM THE ARCHITECT PRIOR TO ORDERING OR APPLYING EIFS, PAINT AND OTHER EXTERIOR FINISHES. THE COLORIZED ELEVATIONS WILL HELP CONFIRM COLORS AND ASSIST THE PAINTER WHERE COLOR CHANGES OCCUR

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES
(ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)

TAG	MANUFACTURER	COLOR	DESCRIPTION
EF-1	DRYVIT	SW 7036 "ACCESSIBLE BEIGE"	MATCH PAINT MFG'S COLOR
EF-2	DRYVIT	SW 7026 "GRIFFIN"	MATCH PAINT MFG'S COLOR
EF-3	DRYVIT	SW 7031 "MEGA GRIEGE"	MATCH PAINT MFG'S COLOR

PAINT FINISHES

PT-1	SHERWIN WILLIAMS	SW 7036 "ACCESSIBLE BEIGE"	STANDARD COLOR
PT-2	SHERWIN WILLIAMS	SW 7026 "GRIFFIN"	STANDARD COLOR
PT-3	SHERWIN WILLIAMS	SW 7031 "MEGA GRIEGE"	STANDARD COLOR
PT-4	SHERWIN WILLIAMS	SW 7076 "CYBERSPACE"	STANDARD COLOR

COMPOSITE WOOD GRAIN PANELS

CP-1	NICHIHA	"SPRUCE"	VINTAGE WOOD

METAL TRIM, COPING, DOWNSPOUTS AND SCUPPERS

MTL-1	PAC-CLAD	"SLATE GRAY"	STANDARD COLOR

FABRIC

FB-1	SUNBRELLA	"SLATE"	STANDARD COLOR

ALUMINUM STOREFRONT

SF-1	YKK	"DARK BRONZE"	STANDARD COLOR

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Holiday, Florida 34690
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FABER@FWHARCHITECTS.COM

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200 S ORANGE AVENUE
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ORLANDO, FL 32801

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

BUILDING SHELL
OKEECHOBEE RD.
FORT PIERCE, FLORIDA 34947

09.16.21
date
21070
comm. no.
EXTERIOR ELEVATIONS

A3.0

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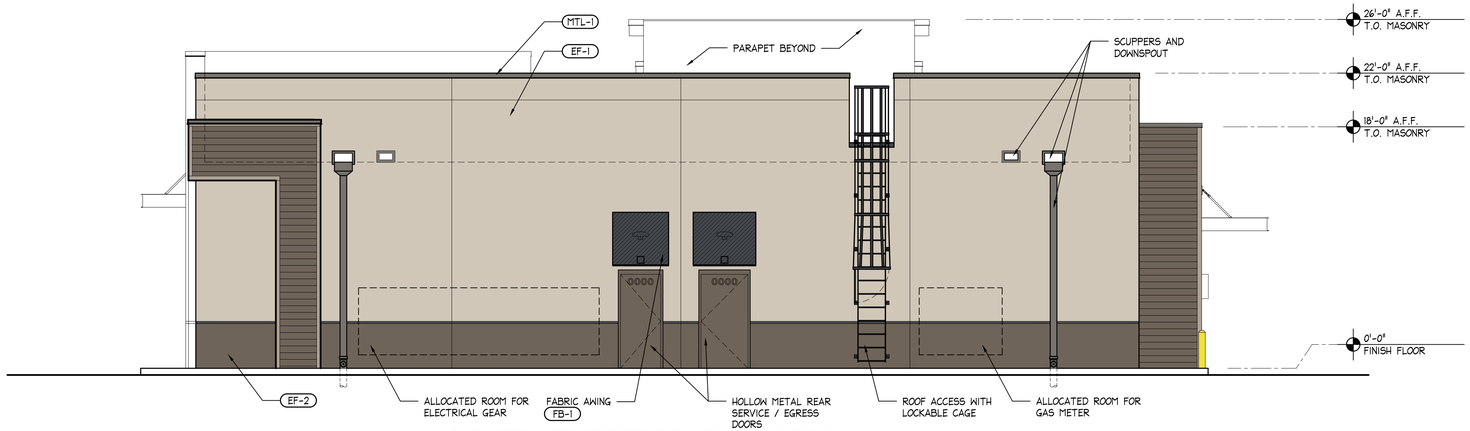
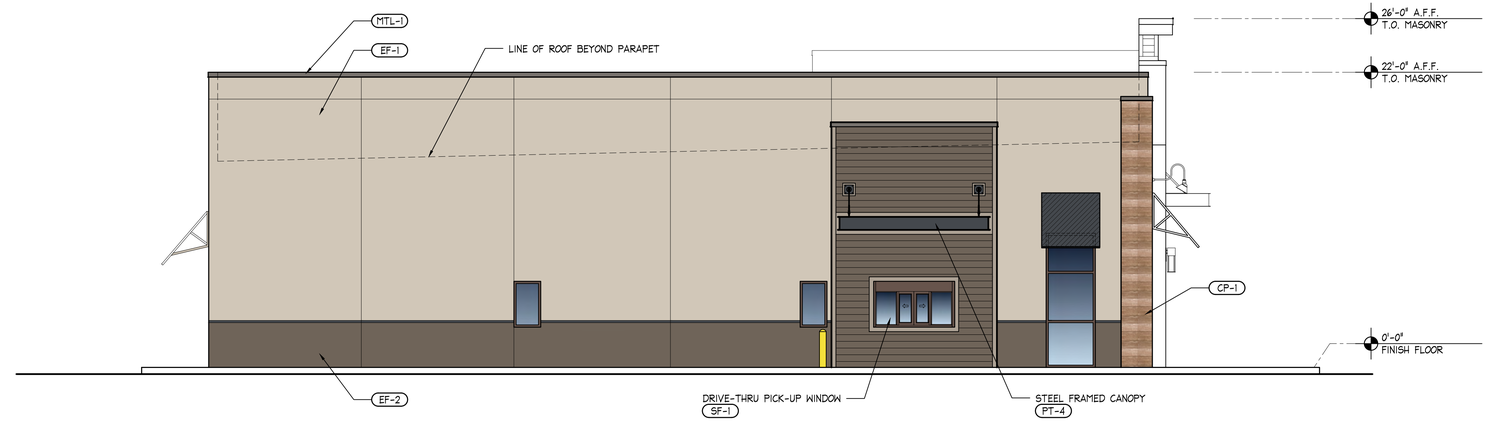


1 SOUTH EXTERIOR ELEVATION

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



2 EAST EXTERIOR ELEVATION

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

GENERAL NOTES

TO THE FULLEST EXTENT POSSIBLE, BUILDING COMPONENTS WILL BE MARKED AS 'TYPICAL' (TYP.). WHERE SO, KEYED NOTES WILL NOT BE DUPLICATED FOR COMPONENTS OF LIKE KIND. SHOULD THE CONTRACTOR REQUIRE CLARIFICATION OF ANY SUCH COMPONENT, A REQUEST FOR INFORMATION (RFI) SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO BID

REFER TO SHEET A0.4 FOR THE KEYNOTES REFERENCED THROUGHOUT THE CONSTRUCTION DRAWINGS

SIGNAGE NOTES:

ANY BUILDING MOUNTED SIGNAGE DEPICTED IN THESE DOCUMENTS IS FOR COORDINATION PURPOSES ONLY AND IS NOT INTENDED FOR FABRICATION OR INSTALLATION BY THE GENERAL CONTRACTOR. IT SHALL BE UNDERSTOOD THAT ALL EXTERIOR BUILDING MOUNTED AND SITE SIGNAGE WILL BE PERMITTED SEPARATELY BY THE OWNER'S SIGN VENDOR. AT THAT TIME, COMPLETE DETAILS INCLUDING, BUT NOT LIMITED TO, SIGN FABRICATION, SIGN INSTALLATION, SIGN AREA AND QUANTITIES, ETC. SHALL BE SUBMITTED (BY THE SIGN VENDOR) FOR PERMIT AND APPROVAL PRIOR TO COMMENCEMENT OF WORK.
SEE ELECTRICAL DRAWINGS FOR POWER REQUIREMENTS

FACILITY ADDRESS REQUIREMENTS:
NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY

ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE AT LEAST 6 INCHES IN HEIGHT

WHERE ADDRESS IDENTIFICATION IS REQUIRED BY THE FIRE OFFICIAL ON OTHER ELEVATIONS OF BUILDINGS, SUCH NUMERALS SHALL NOT BE LESS THAN SIX INCHES IN HEIGHT

ADDRESS NUMBERS SHALL BE ARABIC NUMERALS OR ALPHABET LETTERS

CRITICAL NOTES

WALL FINISHES AT PARAPET RETURNS:
THE DESIGN INTENT FOR PARAPET WALLS THAT RETURN ONTO THE ROOF SURFACE IS THAT THEY, WHERE EXPOSED TO VIEW, ARE TO BE PROVIDED WITH WALL FINISHES THAT ARE CONSISTENT WITH THE ADJACENT BUILDING ELEVATIONS. FOR EXAMPLE, IF CEMENT PLASTER IS PROVIDED ALONG THE MAIN BUILDING ELEVATION, THE PARAPET RETURNS ARE TO BE PROVIDED WITH EQUAL FINISHES

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE WALL FINISHES WITH APPLICABLE TRADES PRIOR TO INSTALLATION. UNDER NO CIRCUMSTANCES WILL EXPOSED ROOF MEMBRANE BE ACCEPTED AS A WALL FINISH AT THE PARAPET RETURN CONDITIONS NOTED

WALL COUNTERFLASHING DETAILS:
REFER TO WALL SECTIONS AND ENLARGED DETAILS FOR THE SPECIFIED COUNTERFLASHING REQUIRED ABOVE CANOPIES, AWNINGS, PILASTER CAPS AND, WHERE APPLICABLE, TRIM MOULDING. IN SUCH CASES, THE DESIGN INTENT IS TO LIMIT THE VISIBILITY OF COUNTERFLASHINGS BY INCORPORATING LOW PROFILE OR CONCEALED FLASHINGS

THE SHELL GENERAL CONTRACTOR SHALL FULLY REVIEW AND COORDINATE ALL WALL COUNTERFLASHING REQUIREMENTS WITH THE ROOFER AND APPLICABLE TRADES PRIOR TO INSTALLATION. SHOULD CLARIFICATION OF ANY DETAIL BE NEEDED, THE SHELL GENERAL CONTRACTOR SHALL SUBMIT AN RFI TO THE ARCHITECT PRIOR TO INSTALLATION

UNDER NO CIRCUMSTANCES WILL EXPOSED SINGLE-PLY MEMBRANE BE AN ACCEPTABLE MEANS OF FLASHING AT THE CONDITIONS NOTED

EXTERIOR FINISH NOTES

EXTERIOR INSULATION FINISH SYSTEM (EIFS) REQUIREMENTS:

1. THE STANDARD FINISH COAT OVER CEMENT PLASTER SURFACES SHALL BE AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) AS MANUFACTURED BY DRYVIT SYSTEMS, INC. COLORS, AS SPECIFIED ON THE EXTERIOR FINISH SCHEDULE, HAVE BEEN SELECTED FROM DRYVIT'S STANDARD COLORS. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 10-YEAR MANUFACTURER WARRANTY

2. WHERE A CUSTOM COLOR IS REQUIRED FOR THE FINISH COAT OVER CEMENT PLASTER SURFACES, AN ACRYLIC EIFS FINISH COAT, "DRYVIT TAFTS" (OPTION 1) WITH STRATOTONE COLOR MATCHING SYSTEM AS MANUFACTURED BY DRYVIT SYSTEMS, INC. SHALL BE PROVIDED. CUSTOM COLORS ARE SPECIFIED ON THE EXTERIOR FINISH SCHEDULE. THIS SYSTEM CONSISTS OF A TINTED PRIMER AND TEXTURED ACRYLIC FINISH WITH INTEGRAL COLOR. THE SPECIFIED SYSTEM HAS A 5-YEAR MANUFACTURER WARRANTY

3. ALL FINISH COAT TEXTURES SHALL BE "SANDPEBBLE" UNLESS OTHERWISE NOTED

4. WHERE FOAM TRIM, CORNICE MOLDING OR OTHER SHAPES ARE SPECIFIED, COMPONENTS SHALL BE AS MANUFACTURED BY "DRYVIT SHAPES BY ACROCORE" AND SHALL BE COMPRISED OF A TYPE I CLASSIFICATION EXPANDED POLYSTYRENE WRAPPED IN A FLEXIBLE IMPACT RESISTANT FIBERGLASS MESH AND COATED WITH A FACTORY APPLIED POLYMER MODIFIED, FLEXIBLE CEMENT COATING

5. ALL GENERAL CONTRACTOR BIDS SHALL INCLUDE THE ABOVE STATED SYSTEMS / PRODUCTS IN THEIR BASE BIDS. SUBSTITUTIONS WILL BE CONSIDERED FOR APPROVAL BUT ONLY IF FULLY QUALIFIED IN BIDS INCLUDING COMPLETE SYSTEM / PRODUCT SPECIFICATIONS AND ASSOCIATED COSTS

ALUMINUM COPING, DRIP EDGES, SCUPPERS AND DOWNSPOUT REQUIREMENTS:

1. ALL COMPONENTS SHALL BE PREFINISHED WITH A FACTORY APPLIED, KYNAR 500 FINISH OR MANUFACTURER EQUIVALENT. COLORS SHALL BE AS SPECIFIED FROM THE MANUFACTURER'S STANDARD COLOR OPTIONS

GENERAL:

1. WHERE PLASTER REVEALS ARE NOT PREFINISHED, REVEALS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR UNLESS OTHERWISE NOTED

2. ALL EXPOSED, BUILDING MOUNTED UTILITIES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT WALL SURFACES UNLESS OTHERWISE NOTED

THE CONTRACTOR SHALL REQUEST A COLORIZED COPY OF THE ELEVATIONS FROM THE ARCHITECT PRIOR TO ORDERING OR APPLYING EIFS, PAINT AND OTHER EXTERIOR FINISHES. THE COLORIZED ELEVATIONS WILL HELP CONFIRM COLORS AND ASSIST THE PAINTER WHERE COLOR CHANGES OCCUR

EXTERIOR FINISH SCHEDULE

CEMENT PLASTER / EIFS FINISHES
(ACRYLIC EIFS FINISH WITH INTEGRAL COLOR AND TEXTURE)

TAG	MANUFACTURER	COLOR	DESCRIPTION
EF-1	DRYVIT	SW 7036 "ACCESSIBLE BEIGE"	MATCH PAINT MFG'S COLOR
EF-2	DRYVIT	SW 7026 "GRIFFIN"	MATCH PAINT MFG'S COLOR
EF-3	DRYVIT	SW 7031 "MEGA GRIEGE"	MATCH PAINT MFG'S COLOR
PAINT FINISHES			
PT-1	SHERWIN WILLIAMS	SW 7036 "ACCESSIBLE BEIGE"	STANDARD COLOR
PT-2	SHERWIN WILLIAMS	SW 7026 "GRIFFIN"	STANDARD COLOR
PT-3	SHERWIN WILLIAMS	SW 7031 "MEGA GRIEGE"	STANDARD COLOR
PT-4	SHERWIN WILLIAMS	SW 7076 "CYBERSPACE"	STANDARD COLOR
COMPOSITE WOOD GRAIN PANELS			
CP-1	NICHIHA	"SPRUCE"	VINTAGE WOOD
METAL TRIM, COPING, DOWNSPOUTS AND SCUPPERS			
MTL-1	PAC-CLAD	"SLATE GRAY"	STANDARD COLOR
FABRIC			
FB-1	SUNBRELLA	"SLATE"	STANDARD COLOR
ALUMINUM STOREFRONT			
SF-1	YKK	"DARK BRONZE"	STANDARD COLOR

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

SRS Real Estate Partners
200 S ORANGE AVENUE
SUITE 1300
ORLANDO, FL 32801

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

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A3.1

9/15/2021 11:25 AM

ENVIRONMENTAL IMPACT REPORT
FT. PIERCE COMMERCIAL
ST. LUCIE COUNTY, FLORIDA

February 27, 2022

Prepared by:

ECOLOGICAL CONSULTING OF FLORIDA
850 NW FEDERAL HIGHWAY, SUITE 109
STUART, FL 34994
sopotnick@ecf-llc.com

1760.00

1.0 INTRODUCTION

This assessment is in support of the site plan approval through the City of Fort Pierce for the subject ±12.00-acre site.

The development will include a retail development with associated parking and stormwater facilities.

2.0 SITE LOCATION

The subject property is made up of an undeveloped property located off Jenkins Road and SR 70 within the City of Fort Pierce, St. Lucie County, FL. The property is located immediately west of the intersection of Jenkins Road and SR 70 within Section 19, Township 35 South, Range 40 East, St. Lucie County, Florida (Figure 1). The site coordinates are *27°25'02.50" N, 80°22'48.87" W.*

3.0 METHODOLOGY

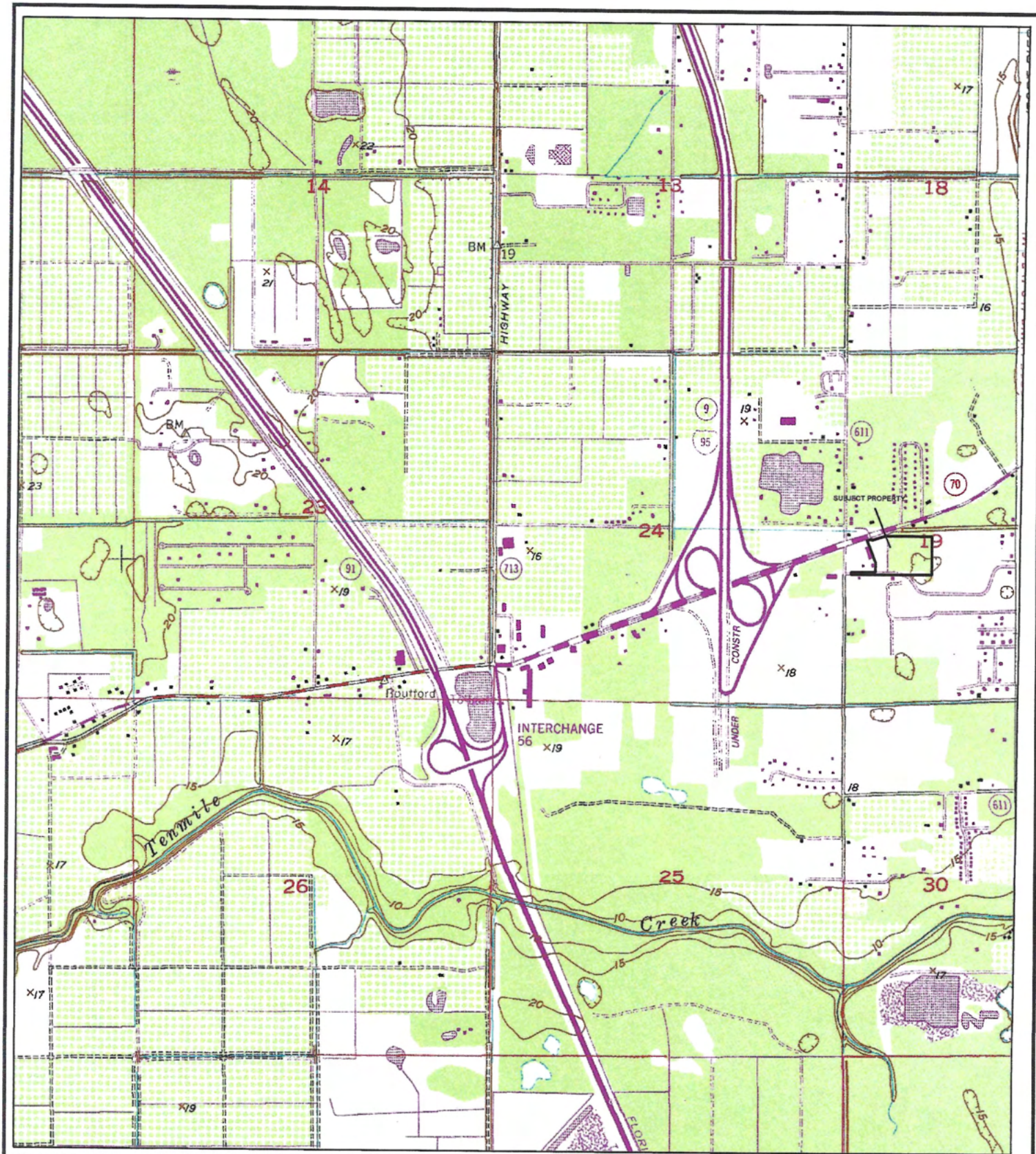
The assessment methodology consisted of the review of topographic information, soils maps, and recent aerial photographs.

A field reconnaissance of the subject property was then conducted which included pedestrian transects through the site to map and identify specific habitat and land uses and vegetative cover types. Field notes were taken and an aerial photograph was marked with land use and cover types and any environmental findings.

4.0 TOPOGRAPHY/HYDROLOGY

According to the U.S.G.S. topographic quadrangle (Fort Pierce NW), the property has an average elevation of between 15-20 feet NGVD. The quadrangle does not identify any structures on site. A road is present along the south boundary coming off of Jenkins Road, and a ditch bisects the site. The quadrangle also shows a depressional wetland in the southeast corner extending offsite to the east and south.

Field reconnaissance indicates that the parcel is relatively flat, ditched with a wetland present in the southeast corner.



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1,000 0 1,000 3,000

1 inch = 2,000 ft.

ECF
NATURAL RESOURCE CONSULTING

USGS TOPOGRAPHIC MAP
FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: USGS QUADRANGLE,
FORT PIERCE NW
SEC 19, TWN 35 S, RNG 40 E

FIGURE 1

DATE: 2-27-22

PROJECT No. 1760.00

5.0 SOILS

According to the *Soil Survey of St. Lucie County, FL* (USDA-NRCS, Web Soil Survey), the following soils are found on site (Figure 2).

- Nettles & Oldsmar sands (25)

This soils is classified as poorly drained, and is generally associated with mesic lowlands and flatwood type vegetative communities in its natural setting. The site has been altered by past development, with the western portion cleared and a ditch system draining the remaining wooded areas.

6.0 SITE CONDITIONS

An assessment of the extent, distribution, and composition of vegetative communities for the property was conducted by Chris Sopotnick of Ecological Consulting of Florida (ECF), originally January 16, 2018, and again on July 7, 2021.

Pedestrian transects were conducted throughout the parcels with vegetative communities identified on a recent aerial photograph.

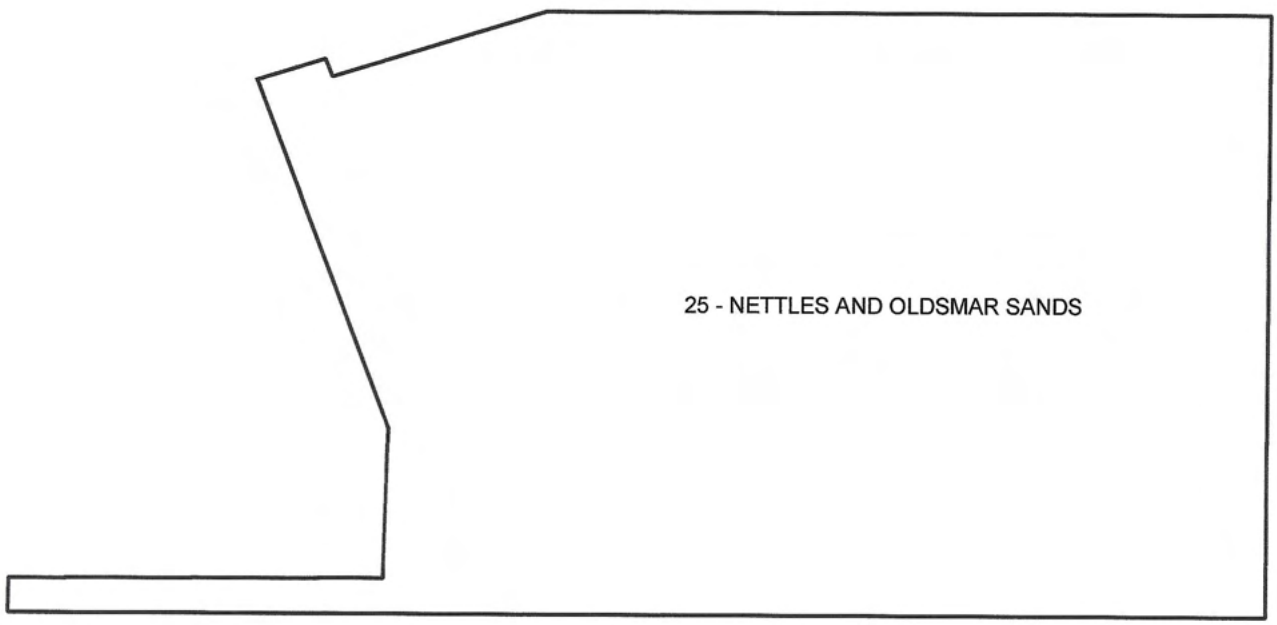
A description of each community type is provided in the Habitat/Land Use section of this report.

7.0 HABITAT/LAND USE

Onsite habitats and adjacent land uses have been characterized using the *Florida Land Cover Classifications System* (FWC 2009) (FLCCS), and are described below and depicted on the Land Use and Cover Map (Figure 3).

- 1300 – Pine Flatwoods: This cover type is dominated by a slash pine canopy (*Pinus elliottii*), occasional cabbage palm (*Sabal palmetto*) and laurel oak (*Quercus laurifolia*) with an understory of saw palmetto (*Serenoa repens*), gall berry (*Ilex glabra*), and grapevine (*Vitus spp.*). This area was underbrushed in 2018 with the understory being fairly open.

- 4220 - Ditch: This feature is a remnant excavated drainage ditch that bisects the pine flatwoods from the mowed grass habitat and then continues around the south and east boundaries of the site. The ditch system has exotic vegetation such as cattails (*Typha spp.)* melaleuca (*Melaleuca quinquenervia*) and primrose willow (*Ludwigia peruviana*). The vegetation is dense with no openings to the water surface.



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1 inch = 200 ft.

ECF
NATURAL RESOURCE CONSULTING

SOILS MAP
FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
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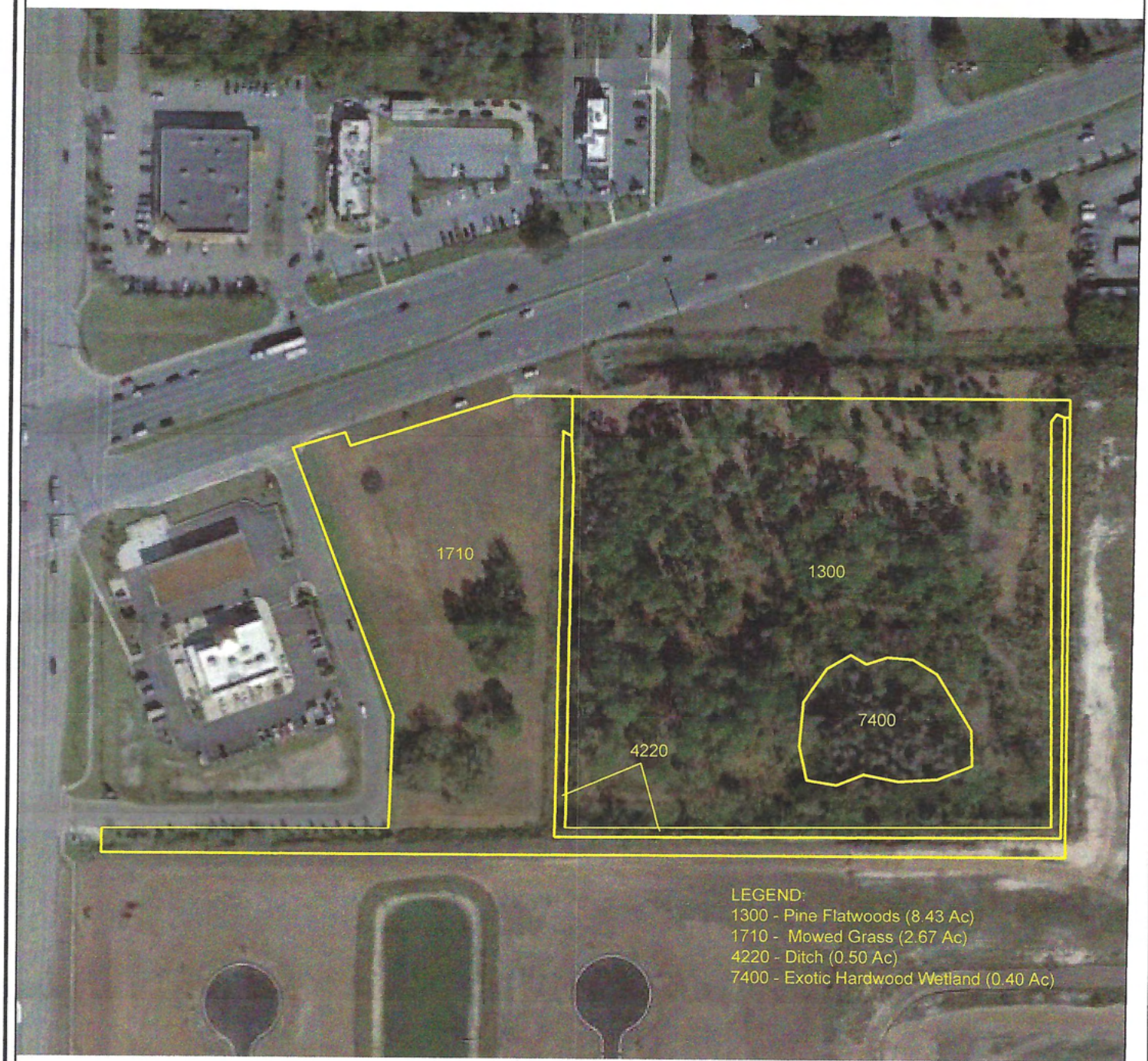
S

SOURCE: WEB SOILS
SEC 19, TWN 35 S, RNG 40 E

FIGURE 2

DATE: 2-27-22

PROJECT No. 1760.00



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100 0 100 300

1 inch = 200 ft.

ECF
NATURAL RESOURCE CONSULTING

LAND USE AND COVER MAP
FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: GOOGLE EARTH
SEC 19, TWN 35 S, RNG 40 E

FIGURE 3

DATE: 2-27-22

PROJECT No. 1760.00

- 7400 – Exotic Wetland Hardwoods: This feature is a remnant isolated wetland that was originally a herbaceous marsh. The wetland is now dominated by melaleuca, Brazilian pepper (*Shinus terebinthifolius*), maiden cane (*Panicum hemitomon*) and redroot (*Lachnanthes caroliniana*).

- 1710 – Mowed Grass: This area has been altered by the clearing of native vegetation and planting of grass. The area has been maintained on a regular basis and is vegetated primarily by bahia grass (*Paspalum notatum*), with occasional beggar ticks (*Bidens spp.*), dog fennel (*Eupatorium capillifolium*), and guinea grass (*Megathyrsus maximus*).

TABLE 1 – LAND USE AND COVER SUMMARY

FLUCCS CODE	COMMUNITY NAME	ACRES	PERCENT
1300	Pine Flatwoods	8.43	70.2
1710	Mowed Grass	2.67	22.3
4220	Ditch	0.50	4.2
7400	Exotic Wetland Hardwoods	0.40	3.3
Total Area		12.00	100.0

8.0 CRITICAL HABITAT/ LISTED SPECIES OBSERVATION

The site was reviewed for the presence of habitat conducive to federal and state listed flora and fauna. An initial review documented vegetative communities and noted areas listed as potential habitat. A cursory listed species survey was performed by ECF on January 16-19, 2018, a follow up was conducted on July 7, 2021 the methodology included meandering transects throughout the parcel as well as the surrounding perimeter with random stations monitored. In addition, a gopher tortoise burrow survey was conducted by an FWC Authorized Agent on September 18, 2018. A current one will be conducted prior to construction.

Non-listed wildlife or signs of species observed include grackle, black racer, armadillo, cotton tailed rabbit and raccoon. All species of wildlife observed are typical representatives of the different habitats on site. None are unusual for the St. Lucie County area. No tortoise burrows and no listed species were observed on site.

The Florida Natural Areas Inventory (FNAI) provides a matrix by County of rare and endangered species in Florida. Based on the known distribution and preferred habitats of certain species, the following listed wildlife has the potential to occur on site:

TABLE 2 – FNAI LISTED SPECIES

COMMON NAME	SCIENTIFIC NAME	EVIDENCE/SIGHTING	STATUS	
			FWC	USFWS
Eastern Indigo snake	*Drymarchon corias couperi*	Not observed	T	T
Gopher tortoise	*Gopherus Polyphemus*	Not observed	T	
Gopher frog	*Rana capito*	Not observed	SSC	
Florida pine snake	*Pituophis melanoleucus mugitus*	Not observed	SSC	
Florida Panther	*Puma concolor coryi*	Not observed	E	E
Burrowing owl	*Speotyto cunicularia*	Not observed	SSC	
Woodstork	*Mycteria Americana*	Not observed	E	E
American Alligator	*Alligator mississippiensis*	Not observed	T	T
Crested caracara	*Caracara cheriway*	Not observed	T	T
Florida scrub-jay	*Aphelocoma coeruluscens*	Not observed	T	T
Piping Plover	*Charadrius melodus*	Not observed	T	T
Red-cockaded woodpecker	*Picoides villosus*	Not observed	E	E
Southeastern American kestrel	*Falco sparverius Paulus*	Not observed	T	
Florida sandhill crane	*Grus Canadensis pratensis*	Not observed	SSC	
Osprey	*Pandion haliaetus*	Not observed	SSC	
Snail kite	*Rostrhamus sociabilis plumbeous*	Not observed	E	E
Least tern	*Sterna antillarum*	Not observed	T	
Sherman's fox squirrel	*Sciurus niger shermani*	Not observed	SSC	
Manatee	*Trichechus manatus*	Not observed	E	E

Abbreviations:

SSC = Species of Special Concern, T = Threatened
USFWS = United States Fish and Wildlife Service, FWC = Florida Fish and Wildlife Conservation Commission,

A database search of FWC records for documented bald eagle nests was conducted and none were noted for the property or within 0.5 mile of the site.

9.0 WETLANDS AND SURFACE WATERS

The soils map, topographic map and National Wetland Inventory (NWI) were reviewed to identify potential wetland areas. Subsequent field reconnaissance was performed to confirm limits of wetlands within the project site.

A small, isolated wetland is identified in the southeast portion of the site (FLCCS 7400 – Figure 4). This wetland was delineated and approved by the South Florida Water Management District (SFWMD) and the US Army Corps of Engineers (USACOE) in 2018. Copies of the informal determination and the preliminary jurisdictional determination for each agency is provided in Appendix 1.

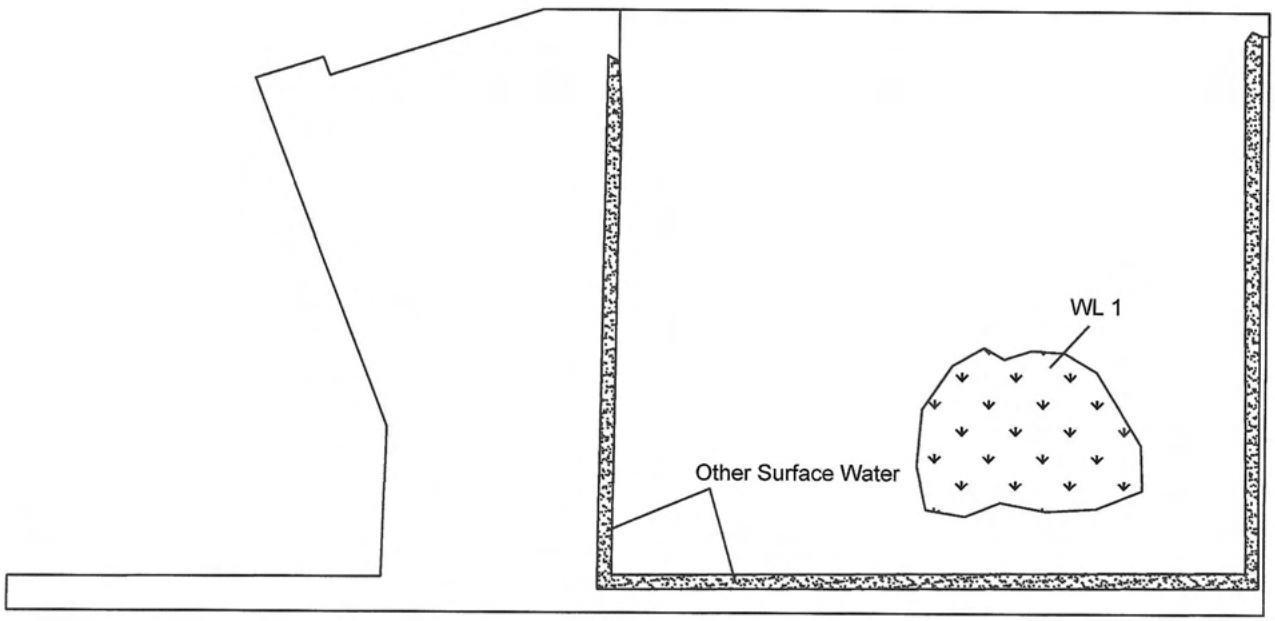
This wetland has been impacted by the construction of the southern and eastern portion of the ditch. Appendix 2 shows the historical1958 aerial depicting the construction of the ditch and impacts to the wetland. The wetland is less than 0.5 acre and is isolated and will be addressed in the permitting with SFWMD.

The wetland and ditching have been confirmed to not be considered 404 jurisdiction by the Florida Department of Environmental Protection (FDEP). The No Permit Required letter from FDEP is provided in Appendix 3.

10.0 AVOIDANCE AND MINIMIZATION

The wetland is located in an area of the site that makes it difficult to plan around. The wetland is highly degraded and dominated by exotic vegetation. The wetland hydrology is affected by the adjacent upland cut ditch. And finally, the wetland is isolated and is below the SFWMD 0.5 acre threshold for mitigation. Avoidance and minimization of the wetland impacts was not possible based on the above addressed items.

The ditch is classified as an other surface water. This is upland cut and overgrown and is not considered viable foraging habitat for wading birds to the dense cover. The function provided by the ditch will be replaced in the proposed stormwater system.



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100 0 100 300

1 inch = 200 ft.

ECF
NATURAL RESOURCE CONSULTING

WETLAND AND SURFACE WATERS
FT. PIERCE COMMERCIAL

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: GOOGLE EARTH
SEC 19, TWN 35 S, RNG 40 E

FIGURE 4

DATE: 2-27-22

PROJECT No. 1760.00

11.0 SECONDARY AND CUMULATIVE IMPACTS

This wetland is typical in the area, provides marginal function, and is considered low quality. The wetland is less than 0.5 acre and is isolated and therefore secondary and cumulative impacts are not considered adverse.

The ditch is considered an other surface water. Impacts to the ditch function will be replaced by the proposed stormwater system. There are no secondary or cumulative impacts anticipated from impacting the ditch.

12.0 MITIGATION

As this wetland is isolated and less than the SFWMD 0.5 acre threshold no mitigation is proposed. There is no mitigation required for surface water impacts.

13.0 MAINTENANCE AND MONITORING

No wetlands will remain on site, therefore maintenance and monitoring is not proposed.

APPENDIX 1 – JURISDICITONAL DETERMINATIONS

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 30, 2018

** Delivered via email*

S & S Enterprises "B", LLC
400 High Point Dr. Ste. 500
Cocoa, FL 32926

Subject: S & S Development Parcel
Application No. 180425-520
Informal Wetland Determination No. 56-100312-P
St Lucie County

Dear Mr. Simpkins:

The District reviewed your request for an informal determination of the jurisdictional wetland and other surface water boundaries within the subject property, which is located as shown on the attached Exhibit 1. A site inspection was conducted on May 15, 2018.

Based on the information provided and the results of the site inspection, jurisdictional wetlands and other surface waters as defined in Chapter 62-340, Florida Administrative Code, exist on the property. Exhibit 2, attached, identifies the boundaries of the property inspected and the approximate landward limits of the wetlands and other surface waters.

This correspondence is an informal jurisdictional wetland determination pursuant to Section 373.421(6), Florida Statutes, and Section 7.3 of Environmental Resource Permit Applicant's Handbook Volume I. It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules.

Sincerely,

Barbara Conmy
Section Leader

c: Chris Sopotnick, Ecological Consulting Of Florida *

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (http://my.sfwmd.gov/ePermitting) and searching under this application number 180425-520.

Exhibit 1

Exhibit 2

Exhibit No: 1	Exhibit Created On: 2018-05-16	ST. LUCIE COUNTY, FL

Application

REGULATION DIVISION

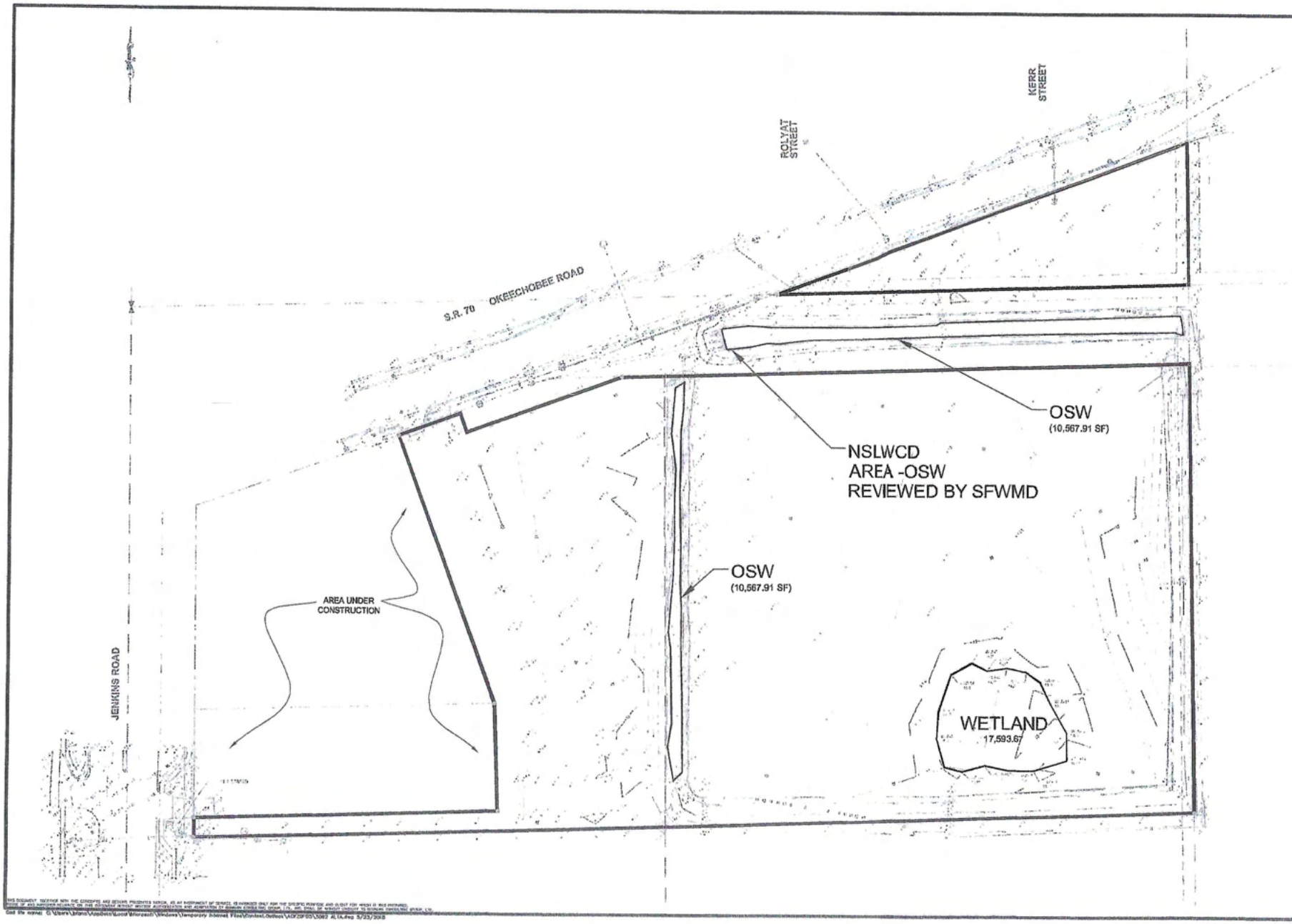
Project Name: S & S Development Parcel

Application Number: 180425-520

0 1,500 3,000 Feet

N

South Florida Water Management District



Bowman CONSULTING

Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 333-1413
Fax: (772) 333-1201
www.bowmanconsulting.com
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SFWMD JURISDICTIONAL AREAS

ST. LUCIE COUNTY FLORIDA

PROJECT NO

D.A.L. | S.N.B.

JOB No. 3062-01-001

DATE MAY. 23, 2018

SFWMD AREAS

1 of 1

DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT CORPS OF ENGINEERS
4400 PGA BOULEVARD, SUITE 500
PALM BEACH GARDENS, FLORIDA 33410

July 26, 2018

REPLY TO
ATTENTION OF

Regulatory Division
Palm Beach Gardens Permits Section
SAJ-2018-01213(JD-VEK)
PRELIMINARY JD

Mr. Bernie Simpkins
400 High Point Drive
Suite 500
Cocoa, FL 32926

Dear Mr. Simpkins:

Reference is made to your request for a preliminary jurisdictional determination (preliminary JD) received April 25, 2018. Based on information submitted to the U.S. Army Corps of Engineers (Corps) we have preliminarily determined there may be waters of the United States, including wetlands, on your parcel at Parcel ID #'s 2419-234-0001-000-8 and 2419-321-0001-000-5, in Section 19, Township 35 South, Range 40, East, Fort Pierce, St. Lucie County, Florida. A copy of the preliminary JD form in support of our preliminary JD is enclosed. Please carefully read the preliminary JD form, then sign and return one of the copies to us at the letterhead address within 30 days from the date of this letter.

Please be advised a Department of the Army permit will be required for regulated work in all areas which may be waters of the United States, as indicated in this preliminary JD. For purposes of computation of impacts, compensatory mitigation requirements, and other resource protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands, which would be affected in any way by the permitted activity on the site, as if they are jurisdictional waters of the United States.

Should you desire an official Corps determination that jurisdictional "waters of the United States," or "navigable waters of the United States," or both, are either present or absent on a particular site, the Corps will issue an approved JD when requested.

You are cautioned that work performed in areas which may be waters of the United States, as indicated in the preliminary JD, without a Department of the Army permit could subject you to enforcement action. Receipt of a permit from the Florida Department of Environmental Protection or the Water Management District does not obviate the requirement for obtaining a Department of the Army permit for such work prior to commencing work.

This preliminary JD has been conducted to identify the potential for Clean Water Act and/or Rivers and Harbors Act jurisdiction for the particular site identified in this request. This preliminary JD may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participation in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

The Corps' Jacksonville District Regulatory Division is committed to improving service to our customers. We strive to perform our duty in a friendly and timely manner while working to preserve our environment. We invite you to take a few minutes to visit http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey and complete our automated Customer Service Survey. Your input is appreciated – favorable or otherwise.

Thank you for your cooperation with our permit program. If you have any questions concerning this matter please contact Virginia King by mail at the letterhead address, by electronic mail at Virginia.E.King@usace.army.mil, or by telephone at 561-472-3515.

Sincerely,

for

Shawn H. Zinszer
Chief, Regulatory Division

Enclosures
Attachment 1: PJD Form
Attachment 2: Site Maps

Copy Furnished:

Chris Sopotnick; Ecological Consulting of Florida; sopotnick@ecf-llc.com

PRELIMINARY JURISDICTIONAL DETERMINATION (PJD) FORM
(RGL 16-01 Appendix 2)

BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR PJD: July 26, 2018

B. NAME AND ADDRESS OF PERSON REQUESTING PJD:
S&S Enterprises B LLC
c/o B.W. Simpkins
400 High Point Drive, Suite 500
Cocoa, FL 32926

C. DISTRICT OFFICE, FILE NAME, AND NUMBER:
CESAJ-RD-SP, S&S Development Parcel, SAJ-2018-01213

D. PROJECT LOCATION(S) AND BACKGROUND INFORMATION:
Parcel ID #'s 2419-321-0001-000-5 & 2419-234-0001-000-8
Section 19, Township 35 South, Range 40 East

(USE THE TABLE BELOW TO DOCUMENT MULTIPLE AQUATIC RESOURCES AND/OR AQUATIC RESOURCES AT DIFFERENT SITES)
State:FL County/parish/borough: St. Lucie County City: Fort Pierce

Center coordinates of site (lat/long in degree decimal format):
Lat. 27.417308°, Long. -80.379772°

Universal Transverse Mercator:

Name of nearest waterbody: North Fork of St. Lucie River

E. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☐ Office (Desk) Determination. Date:
☒ Field Determination. Date(s): June 20, 2018

TABLE OF AQUATIC RESOURCES IN REVIEW AREA WHICH "MAY BE" SUBJECT TO REGULATORY JURISDICTION.

Site number	Latitude (decimal degrees)	Longitude (decimal degrees)	Estimated amount of aquatic resource in review area (acreage and linear feet, if applicable)	Type of aquatic resource (i.e. wetland vs. non-wetland waters)	Geographic authority to which the aquatic resource "may be" subject (i.e. Section 404 or Section 10/404
Wetland 1	27.41684	-80.37953	0.40 acres	wetland	404
Canal 1	27.41815	-80.37993	0.24 acres	Non-wetland waters	404
Canal 2	27.41650	-80.38004	0.50 acres	Non-wetland waters	404

1) The Corps of Engineers believes that there may be jurisdictional aquatic resources in the review area, and the requestor of this PJD is hereby advised of his or her option to request and obtain an approved JD (AJD) for that review area based on an informed decision after having discussed the various types of JDs and their characteristics and circumstances when they may be appropriate.
2) In any circumstance where a permit applicant obtains an individual permit, or a Nationwide General Permit (NWP) or other general permit verification requiring "pre-construction notification" (PCN), or requests verification for a non-reporting NWP or other general permit, and the permit applicant has not requested an AJD for the activity, the permit applicant is hereby made aware that: (1) the permit applicant has elected to seek a permit authorization based on a PJD, which does not make an official determination of jurisdictional aquatic resources; (2) that the applicant has the option to request an AJD before accepting the terms and conditions of the permit authorization, and that basing a permit authorization on an AJD could possibly result in less compensatory mitigation being required or different special conditions; (3) the applicant has the right to request an individual permit rather than accepting the terms and conditions of the NWP or other general permit authorization; (4) the applicant can accept a permit authorization and thereby agree to comply with all the terms and conditions of that permit, including whatever mitigation requirements the Corps has determined to be necessary; (5) undertaking any activity in reliance upon the subject permit authorization without requesting an AJD constitutes the applicant's acceptance of the use of the PJD; (6) accepting a permit authorization (e.g., signing a proffered individual permit) or undertaking any activity in reliance on any form of Corps permit authorization based on a PJD constitutes agreement that all aquatic resources in the review area affected in any way by that activity will be treated as jurisdictional, and waives any challenge to such jurisdiction in

any administrative or judicial compliance or enforcement action, or in any administrative appeal or in any Federal court; and (7) whether the applicant elects to use either an AJD or a PJD, the JD will be processed as soon as is practicable. Further, an AJD, a proffered individual permit (and all terms and conditions contained therein), or individual permit denial can be administratively appealed pursuant to 33 C.F.R. Part 331. If, during an administrative appeal, it becomes appropriate to make an official determination whether geographic jurisdiction exists over aquatic resources in the review area, or to provide an official delineation of jurisdictional aquatic resources in the review area, the Corps will provide an AJD to accomplish that result, as soon as is practicable. This PJD finds that there *"may be"* waters of the U.S. and/or that there "*may be*" navigable waters of the U.S. on the subject review area, and identifies all aquatic features in the review area that could be affected by the proposed activity, based on the following information:

SUPPORTING DATA. Data reviewed for PJD (check all that apply)

Checked items should be included in subject file. Appropriately reference sources below where indicated for all checked items:

☒ Maps, plans, plots or plat submitted by or on behalf of the PJD requestor: Map: "USACOE JURISDICTIONAL AREAS" Map composed by Bowman Consulting

☒ Data sheets prepared/submitted by or on behalf of the PJD requestor.
- ☒ Office concurs with data sheets/delineation report.
- ☐ Office does not concur with data sheets/delineation report.

☒ Data sheets prepared by the Corps:

☐ Corps navigable waters' study: .

☐ U.S. Geological Survey Hydrologic Atlas: .
- ☐ USGS NHD data.
- ☐ USGS 8 and 12 digit HUC maps.

☐ U.S. Geological Survey map(s). Cite scale & quad name: .

☒ Natural Resources Conservation Service Soil Survey. Citation: This product was generated from the following USDA-NRCS certified data:
Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 10, Oct 6, 2017.

☐ National wetlands inventory map(s). Cite name: .

☐ State/Local wetland inventory map(s): .

☐ FEMA/FIRM maps: .

☐ 100-year Floodplain Elevation is: (National Geodetic Vertical Datum of 1929)

[1] Districts may establish timeframes for requestor to return signed PJD forms. If the requestor does not respond within the established time frame, the district may presume concurrence and no additional follow up is necessary prior to finalizing an action.

☒ Photographs: ☒ Aerial (Name & Date): Google Earth; January 3, 2018.
or ☐ Other (Name & Date): .

☐ Previous determination(s). File no. and date of response letter: .

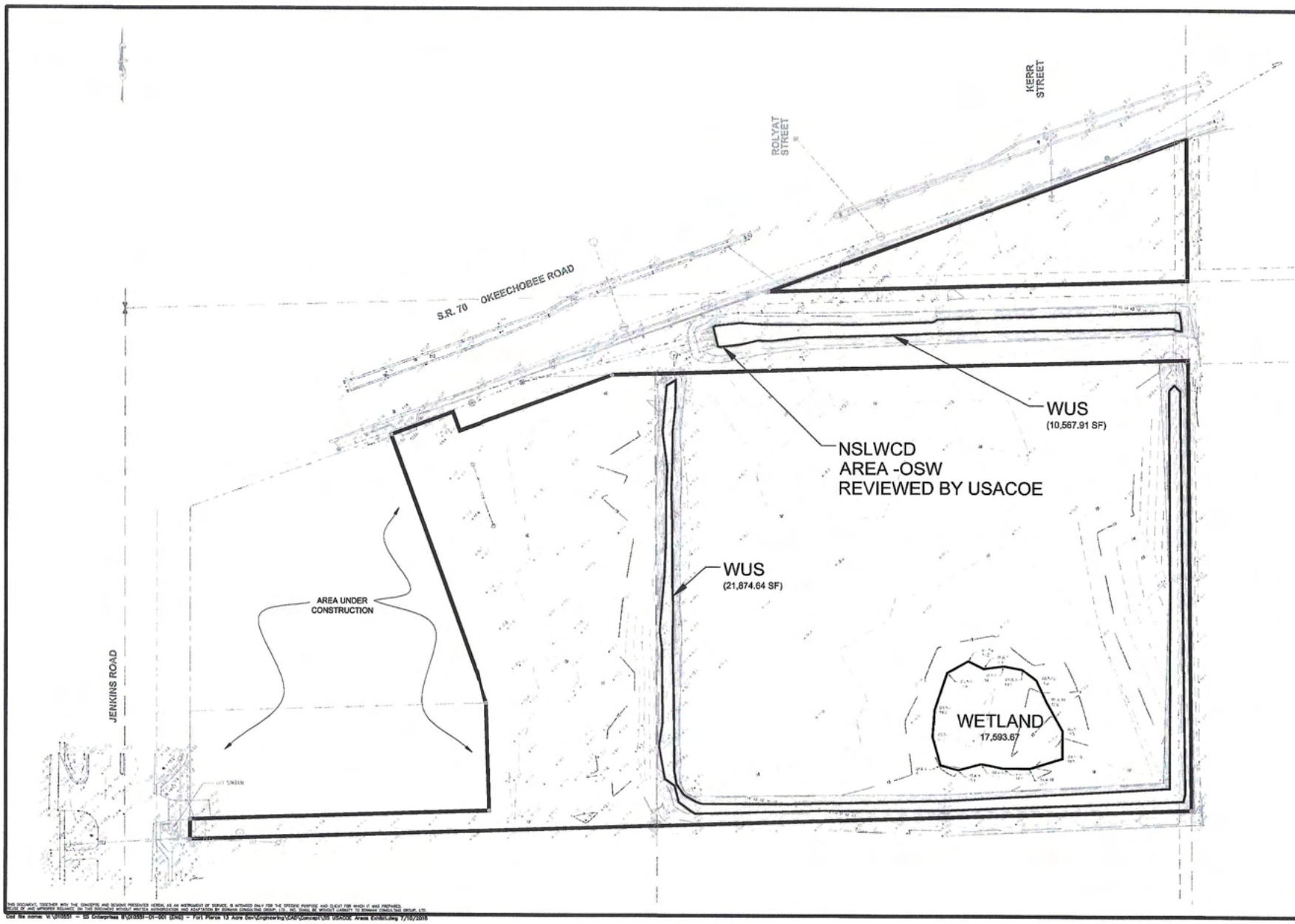
☒ Other information (please specify): Hydrography Dataset (NHD) Flow Lines feature on Google Earth.

IMPORTANT NOTE: The information recorded on this form has not necessarily been verified by the Corps and should not be relied upon for later jurisdictional determinations.

7/26/18

Signature and date of
Regulatory staff member
completing PJD

Signature and date of
person requesting preliminary JD
(REQUIRED, unless obtaining
the signature is impracticable)[1]



Bowman CONSULTING

PROFESSIONAL SURVEYORS AND MAPPERS, CERTIFICATE NO. LB 8000
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NO. 30467

Bowman Consulting Group, Ltd., Inc.
301 S.E. Ocean Blvd., Suite 301
Stuart, FL 34994
Phone: (772) 283-1413
Fax: (772) 200-7661
www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

USACOE JURISDICTIONAL AREAS

ST. LUCIE COUNTY FLORIDA

PROJECT NO
50/3062-01-001

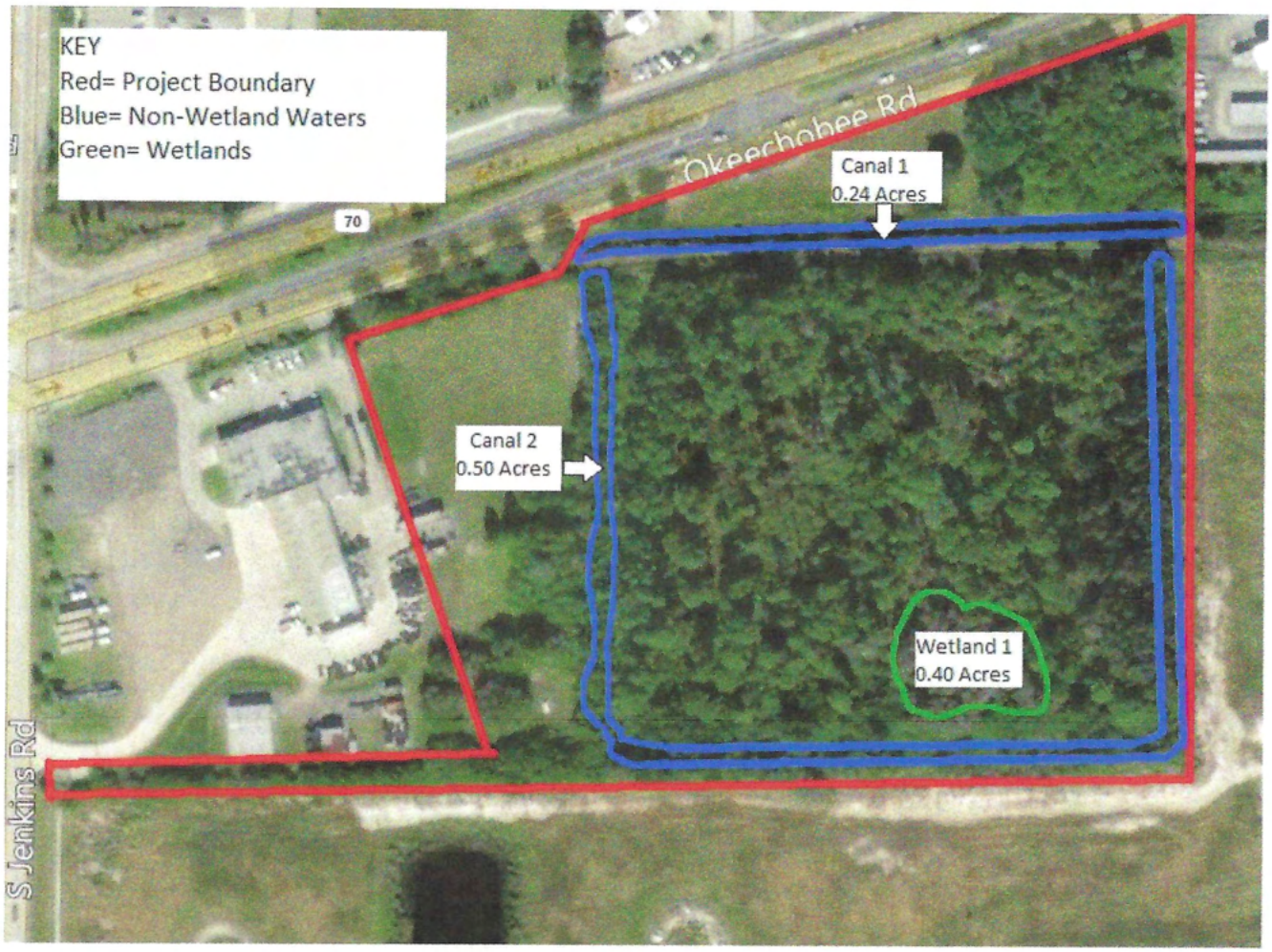
PLAN STATUS

DATE	DESCRIPTION

JMB DRAWN	S.N.B. CHKD
SCALE	1" = 50'
JOB No.	3062-01-001
DATE	JULY 10, 2018
FILE No.	SFWMD AREAS
SHEET	1 OF 1

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

Cad file name: V:\01055I - SS Enterprises B\01055I-01-001 (ENG) - Fort Pierce 13 Acre Dev\Engineering\CAD\Concept\SS USACOE Areas Exhibit.dwg 7/10/2018


KEY
Red= Project Boundary
Blue= Non-Wetland Waters
Green= Wetlands
Okeechobee Rd
70
Canal 1
0.24 Acres
Canal 2
0.50 Acres
Wetland 1
0.40 Acres
S Jenkins Rd

APPENDIX 2 – 1958 HISTORIC AERIAL

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 ADOPTATION BY ECOLOGICAL CONSULTING OF FLORIDA SHALL BE WITHOUT LIABILITY TO ECOLOGICAL CONSULTING OF FLORIDA.

NOT TO SCALE

ECF
NATURAL RESOURCE CONSULTING

1958 Aerial

S&S Development Parcel

ST. LUCIE COUNTY FLORIDA

N
W E
S

SOURCE: FDOT AERIALS
SECTION 28, TOWNSHIP 40 SOUTH, RANGE 32 EAST

FIGURE 2

DATE: 8-29-21

PROJECT No. 1760.00

APPENDIX 3 – FDEP NO PERMIT REQUIRED

FLORIDA DEPARTMENT OF Environmental Protection

Southeast District Office
3301 Gun Club Road, MSC 7210-1
West Palm Beach, FL 33406
561-681-6600

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

1/13/2022

S&S Enterprises B, LLC
c/o B.W Simpkins
400 Highpoint Dr., Suite 500
Cocoa, FL 32926
Via email: tomvani27@hotmail.com

Re: File No.: 400959-001, Jill Simpkins
St. Lucie County

Dear Mr/Ms. Simpkins:

On 3/22/2021, we received your request for verification that a State 404 Program permit will not be required for the activity described below.

The project proposes the construction of a commercial development at 27°25'2.3088" N latitude, -80°22'47.1792" W longitude, Parcel # 2419-321-0001-000-5 Section 19 Township 35 South, Range 40 East, St. Lucie County.

Based on a review of the information submitted, the Department has verified that the activity, as proposed, does not involve discharge of dredged or fill material into the Waters of the United States and therefore, does not require a permit or other form of authorization under the State 404 Program, as described in Chapter 62-331, Florida Administrative Code (F.A.C.).

This verification reflects current regulations and is only valid for a period of no longer than five years from the date of this letter unless new information warrants a revision of this verification before the expiration date.

Please retain this letter. The activities described above may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to enforcement action and possible penalties.

This letter does not relieve you from the responsibility of obtaining other federal, state (including ERP), or local authorizations that maybe required for this activity.

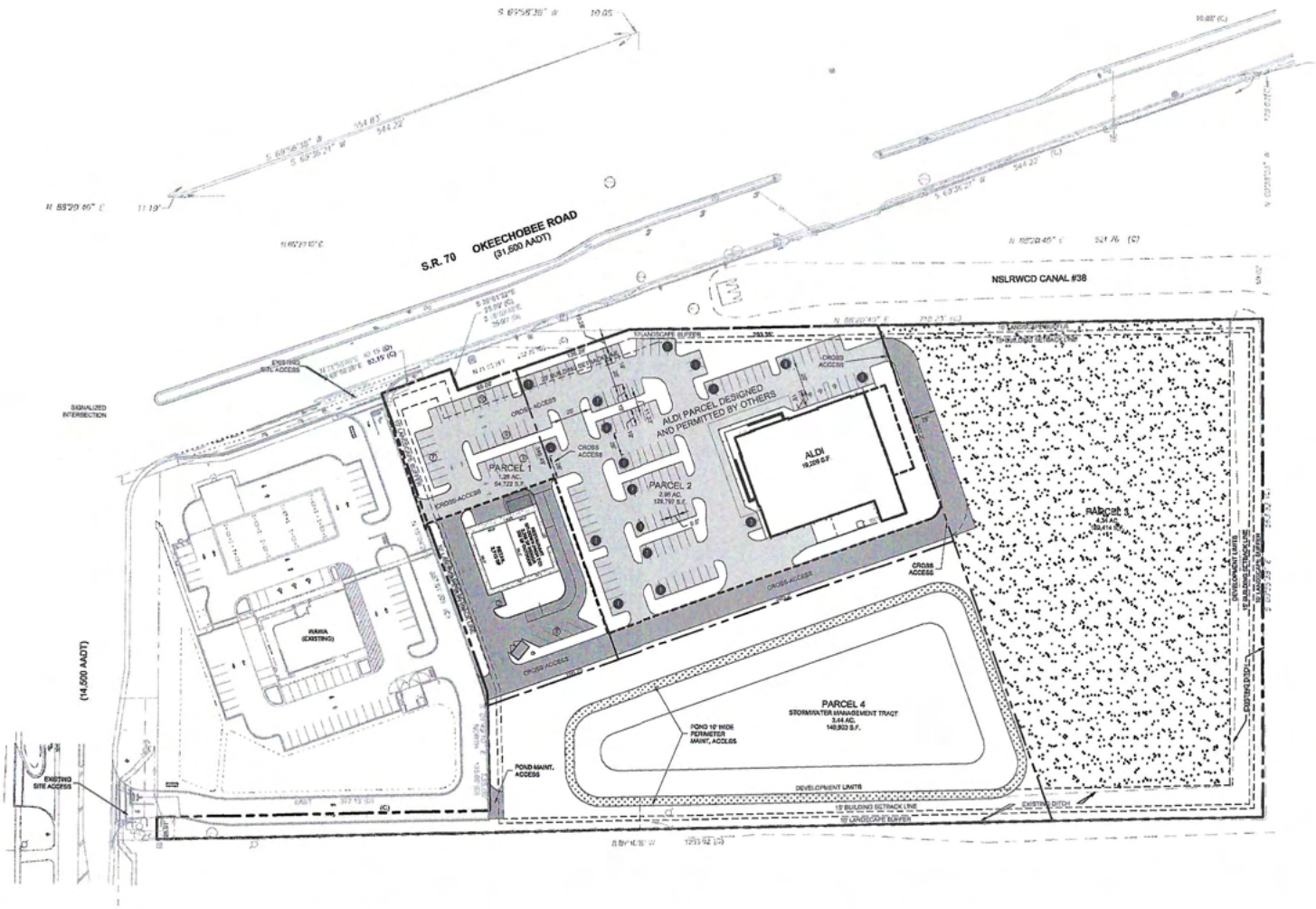
If you have any questions regarding this letter or permitting requirements, please contact Jeffrey Meyer by telephone at 561-681-6645 or by e-mail at Jeffrey.L.Meyer@floridadep.gov .

Sincerely,

Norva Blandin, MSEM
Permitting Administrator, Southeast District
Florida Department of Environmental Protection

Enclosures:
62-340, F.A.C., Data forms, site photos and supplemental information **30** pages

CC:
FDEP- Norva Blandin, Jeff Meyer
Chris Sopotnick, Ecological Consulting of Florida, Sopotnick@ecf-lic.com



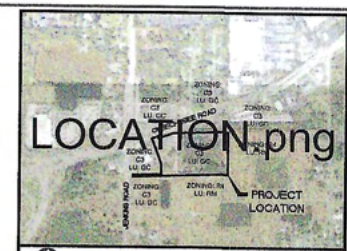
PRELIMINARY MASTER SITE PLAN WITH ALDI

SCALE: 1" = 60'

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

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT (BY MASTER DEVELOPER)
- PROPOSED ASPHALT (BY ALDI)



LOCATION MAP

PROJECT INFORMATION

SITE ADDRESS
SW CORNER OF JENKINS ROADF AND SR 70, EAST AND SOUTH OF THE EXISTIN HAWA GAS STATION
FT. PIERCE, FLORIDA

OWNER/APPLICANT
S AND S ENTERPRISES, II, LLC
100 HIGH POINT DR. STE 509
DODGA, FLORIDA 32508
PH.: (321) 639-6200

ENGINEER
MBV ENGINEERING, INC.
1935 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-8035

ARCHITECT
N/A

SURVEYOR
BOWMAN CONSULTING GROUP, LTD., INC
361 S.E. OCEAN BLVD., STE 201
STUART, FLORIDA 34994
PHONE (772) 283-1413

TAX PARCEL I.D NUMBER(S)
2419-321-0001-000-2
2419-323-0003-000-2

JURISDICTION
CITY OF FORT PIERCE

ZONING	LAND USE	OVERLAY DISTRICT
C3	GC	N/A

LATITUDE	LONGITUDE
27° 23' 3.24" N	80° 22' 51.26" W

SITE DATA

	SF	ACRES	%
SITE AREA (OVERALL)	622,635 SF	12.69 AC	100%
PARCEL 1 - FAST FOOD & RETAIL	54,722 SF	1.26 AC	10%
PARCEL 2 - SUPERMARKET	128,797 SF	2.96 AC	25%
PARCEL 3 - HOTEL	189,414 SF	4.35 AC	36%
PARCEL 4 - STORM POND	149,903 SF	3.44 AC	29%

PARKING DATA

PARCEL NO.	USE	BUILDING AREA	PARKING REQUIRED	PARKING PROPOSED
PARCEL 1				
RETAIL	VARIETY	2,710 SF	14	15
RESTAURANT	SIT DOWN - HIGH TO	2,208 SF	31	34
PARCEL 2	SUPERMARKET	19,209 SF	57	148
PARCEL 3	HOTEL	136 RMS	109	109
PARCEL 4	STORM POND	NA	NA	NA

ZONING DATA

	BUILDING SETBACK	LANDSCAPE BUFFERS
FRONT	25 FT	10 FT
SIDE	15 FT	10 FT
REAR	15 FT	10 FT

TRANSPORTATION - TRIP GENERATION

PARCEL 1
RESTAURANT USE:
ITE USE TYPE: 932 (HIGH TURNOVER)
BUILDINGA AREA: 2,910 SF
INDEPENDENT VARIABLE: PER 1000 SF
WEEKDAY PM PEAK TRIPS: 43

RETAIL USE:
ITE USE TYPE: 814 (VARIETY STORE)
BUILDINGA AREA: 3,500 SF
INDEPENDENT VARIABLE: PER 1000 SF
WEEKDAY PM PEAK TRIPS: 28

PARCEL 2
ITE USE TYPE: 850 (SUPERMARKET)
BUILDINGA AREA: 19,209 SF
INDEPENDENT VARIABLE: PER 1000 SF
WEEKDAY PM PEAK TRIPS: 237

PARCEL 3
ITE USE TYPE: 310 (HOTEL)
NUMBER OF ROOMS: 136
INDEPENDENT VARIABLE: # OF ROOMS
WEEKDAY PM PEAK TRIPS: 85

PARCEL 4
STORM POND TRACT N/A

TRANSPORTATION - ROAD JURISDICTION

OKEECHOBEE ROAD (SR 70)	FDOT
SOUTH JENKINS ROAD	SLC COUNTY

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP #12111C0167 J, DATED FEB. 05, 2012.

NOTES
1.) SITE IS CONCEPTUAL IN NATURE AND SPECIFIC SITE DETAILS MAY NOT BE KNOWN UNTIL

NO.	DATE	REVISIONS
1	6/29/21	
2	7/19/21	

JOB NO.	19-0015
DESIGNED	TH
DRAWN	VDO
DATE	MAY 2020
CHECKED	AJB
DATE ISSUED	7/19/2021

MBV ENGINEERING, INC.
CONSULTING ENGINEERING
MOYA BOWLES VILLAMIZAR & ASSOCIATES
1935 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-8035
FAX: (772) 778-3247
CA #3726

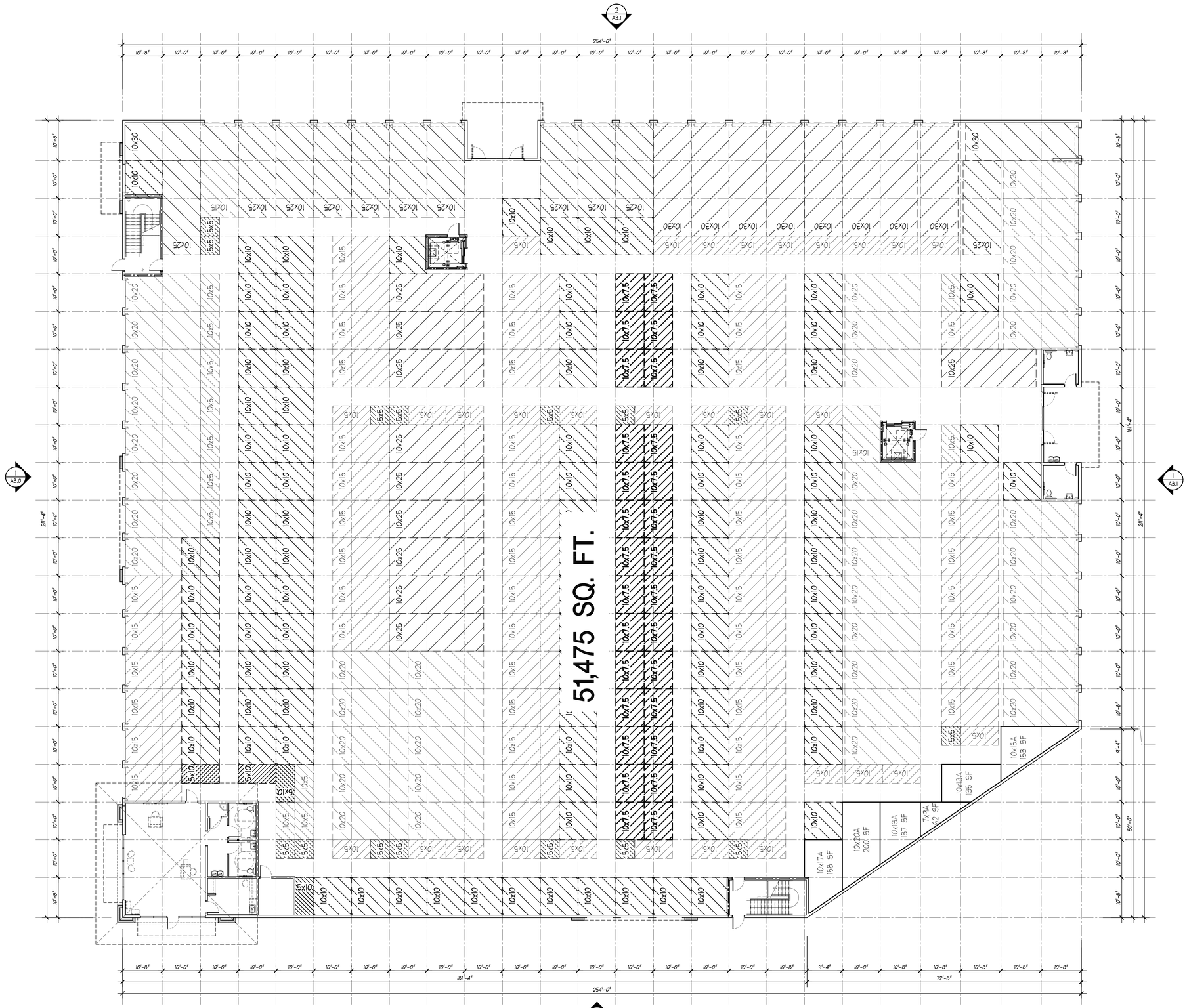
MASTER DEVELOPMENT EXHIBIT
(REVISED 6-29-2021)

FT. PIERCE COMMERCIAL
CITY OF FORT PIERCE FLORIDA

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
CSP2B
OF 1
19-0015

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
Know what's below. Call before you dig.



FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

51,475 GROSS SQ. FT.

12/15/2022 8:27 PM

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS
100 DUNBAR STREET
SPARTANBURG, SC 29306
Ph. (864) 585-2000

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

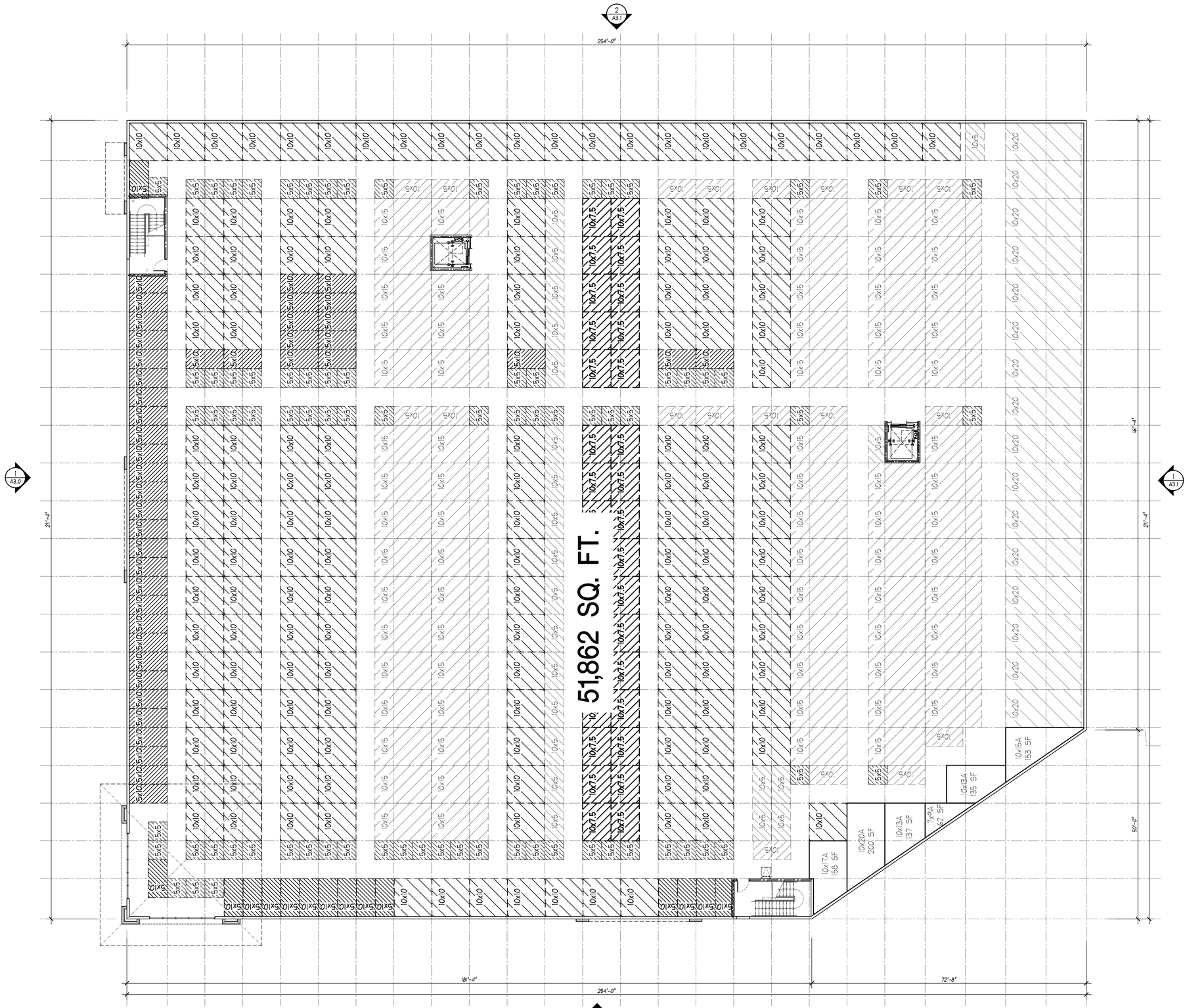
DEVELOPMENT REVIEW PLANS
PROPOSED SELF-STORAGE FACILITY
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-0005
FORT PIERCE, FLORIDA 34947

12.15.22
date

22056
comm. no.

FIRST
FLOOR PLAN

A1.1



SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"

NORTH

51,862 GROSS SQ. FT.

FWH Architects
3336 Grand Blvd. Suite 201
Holiday, Florida 34690
Ph. 727. 815. 3336
FABER@FWHARCHITECTS.COM

JOHNSON DEVELOPMENT ASSOCIATES, INC.
REAL ESTATE DEVELOPERS
100 DUNBAR STREET
SPARTANBURG, SC 29306
Ph. (864) 585-2000

TO THE BEST OF THE KNOWLEDGE OF THE ARCHITECTS AND ENGINEERS, SAID PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE MINIMUM FIRE SAFETY STANDARDS

GUY F. FABER
FL License No. AR0015323
seal

no.	date	revision descriptions

DEVELOPMENT REVIEW PLANS
PROPOSED SELF-STORAGE FACILITY
JOHNSON DEVELOPMENT ASSOCIATES, INC.
PARCEL ID #2419-321-0001-0005
FORT PIERCE, FLORIDA 34947

12.15.22
date

22056
comm. no.

SECOND
FLOOR PLAN

A1.2

12/15/2022 8:24 PM

Planning Board **6. e.**

Meeting Date: 03/13/2023

Re: Site Plan (Development Review and Design Review) - Twin Vee - 3101 S. US HWY 1

Information

SUBJECT:

Site Plan - Twin Vee - 3101 S. US Highway 1

SUMMARY:

Request for review of an application for a Site Plan (Development Review and Design Review) in respect of an amendment to a previously approved site plan to construct an approximately 23,456 square foot single story building expansion and a 4,389 square foot covered awning, connected with the existing use of the property as the Twin Vee manufacturing facility. The parcel is located at 3101 s. US HWY 1.

RECOMMENDATION:

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development Review & Design Review) for approval to City Commission for approval.

ALTERNATIVES:

1. Recommend Modified Approval.

or

2. Recommend Disapproval.

RESPONSIBLE STAFF:

Kev Freeman, Planning Director.

COORDINATED WITH:

Technical Review Committee.

Fiscal Impact

Budgeted Y/N: N

OTHER INFORMATION:

N/A

Attachments

Staff Report-Presentation

Applicant Narrative

Traffic Statement
TRC - Planning Comments
TRC - FPUA comments
TRC - Building Comments
Applicant Response
Amended Site Plan
Amended Fire Truck Access
Amended Waste Access
Amended Survey
Amended Hydrant Flow Test
Engineering Conditional Approval
Fire District Approval
Application
Agent Authorization
Warranty Deed
Design Review Application
Elevations

Form Review

Form Started By: Kev Freeman
Started On: 03/08/2023 09:08 AM
Final Approval Date: 03/08/2023

CITY OF FORT PIERCE

PLANNING BOARD

March 13th, 2023

Twin Vee – Site Plan (Development Review & Design Review)
US Highway 1

1

APPLICANT
EDC – Represented by Brad Currie AICP

PROPERTY OWNER(S)
Visconti Holdings LLC

PARCEL ID #(S):
2427-601-0069-000-3

SITE AREA
+/- 7.27 Acres

2

SUMMARY

Request for review of an application for a Site Plan (Development Review and Design Review) to construct an additional 23,456 square foot expansion together with a 4,389 square foot covered awning The additions will connect two existing buildings which are used by the existing Twin Vee boat manufacturing business.

BACKGROUND

The subject parcel has a total of approximately 7.27 acres. The site is located at the south-west corner of the intersection of S. US HWY-1 Edwards Road. An existing commercial storage use is located to the south commercial. The FEC Railroad runs across the north-west boundary of the site.

In general, the site is located in an area of commercial and light-industrial uses.

3

SITE LOCATION

SITE AREA +/- 7.27 Acres

4

EXISTING

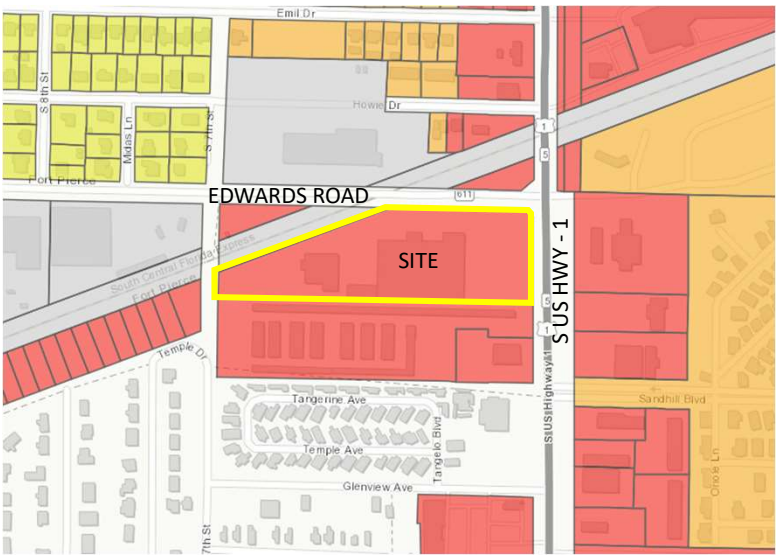
TWIN VEE – SITE PLAN & DESIGN REVIEW

5

EXISTING FLU - ZONING

FLU: General Commercial (GC)

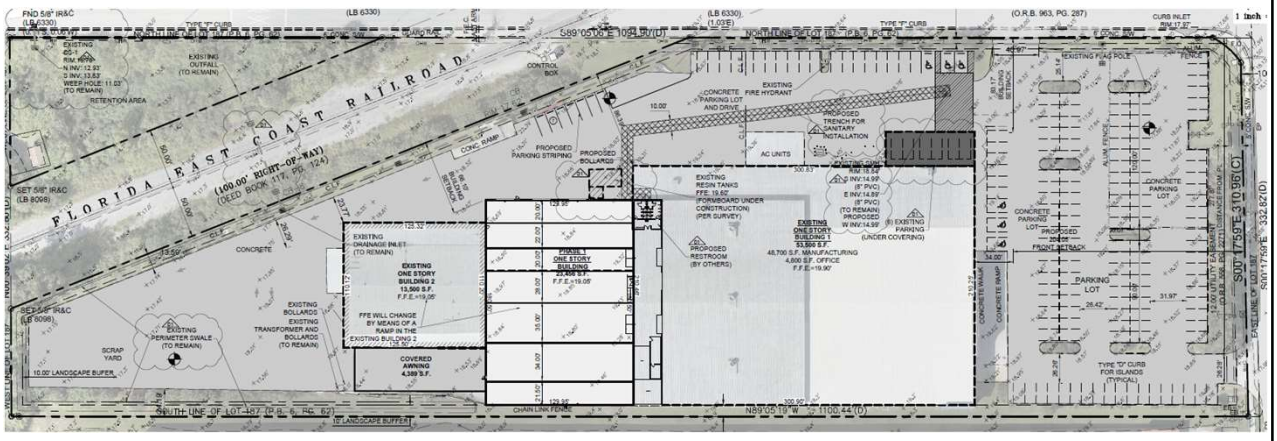
Zoning: C-3, General Commercial



TWIN VEE – SITE PLAN & DESIGN REVIEW

6

SITE PLAN



7

ELEVATION

8

RECOMMENDATION

Staff recommendation is for the Planning Board to move the item to the City Commission with a recommendation to **APPROVE** the subject Site Plan (Development Review & Design Review).

ALTERNATIVE RECOMMENDATION

1. Modified Approval.
or
2. Disapproval.

PROJECT NARRATIVE & COVER LETTER

Twin Vee
3101 S. US Highway 1

Development & Design Review
November 16, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. is requesting approval of an amendment to the previously approved site plan for a proposed expansion to the existing Twin Vee manufacturing facility. This expansion includes single story 23,456 sf building expansion and a 4,389-sf covered awning with associated site improvements. The subject parcel is located at 3101 S. US Highway 1 in the City of Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcel can be identified in the below table:

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2427-601-0069-000-3	3101 S. US Hwy 1	7.27	GC	C-3

A pre-application meeting was held on December 15, 2022 to discuss the proposed expansion.

The subject property totals 7.16 acres and is currently developed. The site currently consists of a 53,500-sf one-story building and a 13,500-sf one-story building. The applicant is proposing the redevelopment of the site to include the following:

1) Construction of a 23,456-sf one-story building which will connect the existing buildings 1 and 2.
2) Construction of an overhang totaling approximately 4,389 sf at the east side of the building.

The subject parcel has a Future Land Use Designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3).

To the north of the subject parcel lies the Right-of-Way of Edwards Road followed by developed parcels. The parcel to the northeast of the right-of-way is an undeveloped 0.41-acre parcel. This parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3). To the northwest of the Right-of-Way is a developed industrial parcel. This parcel has a Future

Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1).

To the south of the subject parcel is a developed commercial parcel. This parcel has a Future Land Use designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning designation.

East of the subject parcel lies the Right-of-Way of US Highway 1 followed by developed commercial parcels. These parcels have a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of General Commercial Zone (C-3).

West of the subject parcel lies the undeveloped Right-of-Way of S. 7th Street followed by developed and undeveloped parcels. The parcels to the northwest have a Future Land Use designation of Industrial (I) and an underlying Zoning designation of Light Industrial Zone (I-1). To the southwest of lies undeveloped commercial parcels. These parcels have a Future Land Use designation of General Commercial (GC) and a Zoning designation of General Commercial Zone (C-3).

Most of the items outlined on the Development & Design Review checklists are included with this submittal. Per discussions with the City Manager, the following are not required for this submittal.

- Landscape Plans.
- Environmental Impact Report
- Lighting Plan
- Traffic Impact Report
- Concurrency Review
- Floor plans or other design review requirements (color elevations are included in this submittal as requested).

Based on the above and attached information, the applicant respectfully requests review and approval of this request.

Z:\EDC-2021\21-455 - Twin Vee - 3101 S Highway 1, FP\ENGINEERING\Documents\Submittal Documents\Justification Statement\2022-11-16_Twin_Vee_3101_S_US_1_Ft_Pierce_Dev_Design_Review_Narrative_21-455.docx

ENGINEERS SURVEYORS
ENVIRONMENTAL

Attn: Kev Freeman
City of Fort Pierce
100 North U.S.1
Fort Pierce, Fl 34950
Twin Vee Expansion

Traffic Statement

The existing Twin Vee Site is located at 3101 S US Hwy 1 in Fort Pierce, FL. The existing manufacturing site is proposing the addition of a 23,456sf building to connect the existing buildings together as well as a 4,389 SF overhang to the east side of the building.

The proposed improvements are believed to generate de minimis impacts following the outlines of section 105.6 of the Fort Pierce Code. There is no current plan for employee expansion and will not generate additional trips with current design.

It is our belief that this project under current design would qualify for exemption based on the information above.

ENGINEERING DESIGN & CONSTRUCTION, INC.

Deanna Foriere
Date: 12/22/2022

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

January 18, 2023

FAO Brad Curry
EDC
10250 SW Village Parkway, Suite 201.
Port St. Lucie,
FL 34987

RE: Twin Vee: 3101 S. US Highway 1 - Addition of one-story manufacturing/assembly building.

Dear Brad,

Please find comments relating to the Planning Departments review of the above-named application:

Future land Use: General Commercial (GC).

Zoning: C-3 – General Commercial.

Property meets lot size requirements.

125-200 (b) (3) Lot coverage: Please revise site plan data table to indicate maximum per-code lot coverage as 60% (shown as 50%). – Proposed total building coverage is +/- 37% and is therefore within permitted allowance.

Proposed Building height.
125-200 (b) (4). – Proposed Building height. Proposed building height of 30' is within permitted allowance.

Any additional signage will need to meet the requirements of Section 125-310.

Please provide a statement that the existing landscaping retained on site will meet City landscaping code and meet the following requirements:

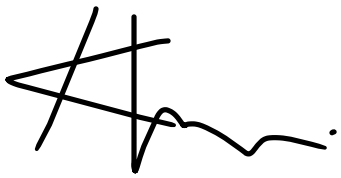
- All retained existing landscaping must be protected from vehicular and pedestrian traffic by the installation of curbing, wheel stops or other protective devices along the perimeter of any landscaping which adjoins improved vehicular use areas or sidewalks. These protected devices shall have a minimum height of six inches above grade.

- No parking, display of vehicles or outside storage or display of merchandise is permitted in or over any required landscape area, nor are vehicles permitted to overhang any required landscaped area.

- Existing vegetation that is retained shall be replaced with equivalent vegetation if it is subsequently dies, trees shall be replaced by the same number of living trees.

- Maintenance shall include sufficient weeding, watering, fertilizing, pruning, mowing, edging, mulching and other horticultural practices so as to ensure that the landscaping continues to maintain a healthy, neat and orderly appearance.

Confirmation that on-site lighting will comply with applicable City code, this includes illumination of all parking areas, as well as interior and immediately adjoining streets.



Kev Freeman
Planning Director
City of Fort Pierce

Fort Pierce Utilities Authority
Water/Wastewater Engineering
1701 South 37th Street
Fort Pierce, FL 34947
772.466.1600 x3402

Technical Review Committee Meeting

TECHNICAL REVIEW PROJECT # 42-41100003
Twin Vee project - 3101 S US HWY 1

Comments

FPUA W/WW Engineering: Concept approved.

For a change in water or wastewater service please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

FPUA Electric & Gas Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved**. This is an existing electric customer.

Please contact Sal Scimeca for electric customer requirements and project coordination regarding the expansion.

Sal Scimeca
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sscimeca@fpua.com
772.466.1600 ext. 6957

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 1.19.23
Property Address: Site Plan and Design Review - Twin Vee - 3101 S. US Highway 1

Please be advised that the project may trigger the requirements indicated below:

☑ 1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

☐ 2. Pre-construction meeting with the City's Building Department is requested.

☑ 3. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

☐ 4. Means of egress is required.

☑ 5. Means of ingress is required.

☐ 6. Must meet the following Accessibility requirements:

- ☐ Accessible route
- ☐ Handicapped parking spaces
- ☐ Means of egress

☐ 7. Change of Use required

- ☐ to include a signed and sealed Life Safety Plan
- ☐ to include a signed and sealed detailed comprehensive building plan.

☐ 8. Property exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

☐ 9. Flood Development Permit required.

☑ 10. Building Permit required.

☑ 11. Signed and sealed construction drawings required.

☑ 12. Will need to meet the Fire Code.

☐ 13. Sprinkler system is required.

☐ 14. Smoke alarm system is required.

☐ 15. Other

Additional Comments/Requirements:

Building Official's or Representative's Signature _____ Date: 1/17/23

February 21, 2023

Attn: Kevin Freeman
City of Fort Pierce
100 N. US Highway 1
Fort Pierce, FL 34950

via email: planning@cityoffortpierce.com

Re: Twin Vee – 3101 S. US Highway 1, Fort Pierce
Response to Site Plan Comments # TRC No 42-41100003

Dear Mr. Freeman:

On behalf of our client, please find the attached response to comments received at the TRC meeting with staff held on January 19, 2023 for a project known as Twin Vee Site Plan Amendment. Each comment is identified below followed by a response in ***bold italics***.

Engineering (Venetia Barnes)

1) Update the site plan to show the location of the proposed overhang and the two-story showroom.

RESPONSE: Overhang is existing. No 2-story show room proposed. Please see revised Conceptual Site Plan (CSP).

2) Provide clarification on the site area data table for existing pavement, proposed Phase 1 Building and proposed concrete.

RESPONSE: Existing pavement and Proposed Phase 1 Building site data confirmed. No new concrete proposed with this project.

3) Provide further information regarding the site's stormwater drainage. What is the master drainage system? Only four catch basins are depicted on the northeast corner of the site plan. Where will the runoff from Phase 1 Building be directed? See City of Fort Pierce Code of Ordinance Section 125-313(14).

RESPONSE: Site Plan revised to show entire drainage system on site. Phase 1 building runoff will be collected in existed catch basin in driveway. Drainage system is fully functioning and is permitted through SFWMD App. No. 08274-D General Permit No. 84-125. No revisions to the stormwater system is proposed for this project.

St. Lucie County Engineering (David Hays)

1) Based on applicants identification of no new impervious area(s) and discharge to the County, the County has no further comments.

RESPONSE: Acknowledged.

Planning (Kev Freeman)

1) As per the applicants Traffic Statement, submitted 12/22/2022, the project is considered having a de-minimis impact under section 105.6 of the City's Code of Ordinances, as it meets the following criteria (as appropriate):

105-6 Concurrency Assessment - (b) Exemptions. The following shall be exempt from the requirements of this chapter:

(2) De minimis impacts. A development which meets the following de minimis impact thresholds is also exempt from the requirements of this article, but only to the extent stated in an applicable certification of exemption:

a) An impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of planning.

b) An impact for which the sum of existing roadway volumes and the projected volumes from approved projects on a transportation facility does not exceed 110 percent of the maximum volume at the adopted level of service of the affected transportation facility.

c) *An impact that would not exceed the adopted level of service standard of any affected designated hurricane evaluation routes.*

RESPONSE: Acknowledged.

Fire District (Andres Elizando)

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com.

RESPONSE: This will be submitted under separate cover to the SLCFD.

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

RESPONSE: This will be submitted under separate cover to the SLCFD.

3. Please send the Fire District electronic plans for the site and buildings.

RESPONSE: This will be submitted under separate cover to the SLCFD.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

RESPONSE: Acknowledged.

5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).

RESPONSE: Acknowledged.

6. Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates

must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.

RESPONSE: Acknowledged.

7. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

RESPONSE: Acknowledged.

8. The Fire District reserves the right for future comments at the site plan & building construction phase.

RESPONSE: Acknowledged.

9. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).

RESPONSE: Acknowledged.

10. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

RESPONSE: Please see attached Autoturn for SLCFD largest vehicle.

11. Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.

RESPONSE: Nearest hydrant to proposed building is 205 L.F. away. Please see attached hydrant flow test provided by FPUA.

12. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

RESPONSE: Fire Flow Calculations to be submitted with future submittal.

13. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

RESPONSE: Acknowledged.

14. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.

RESPONSE: No proposed changes to the water service or fire service lines. Meter size is 2" according to As-Builts provided by FPUA.

15. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.

RESPONSE: No fire department connection found upon site visit. Fire line runs directly into Fire room inside Twin Vee office.

16. Minimum Size of Water Mains
    The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

RESPONSE: Acknowledged.

17. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

RESPONSE: Acknowledged.

18. Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.

RESPONSE: Acknowledged.

19. Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

RESPONSE: Acknowledged.

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

Respectfully,

ENGINEERING DESIGN & CONSTRUCTION, INC.

Patricia Sesta
Planner

cc: David Hays – St. Lucie County Engineering

Joseph Viconti – Visconti Holdings, LLC

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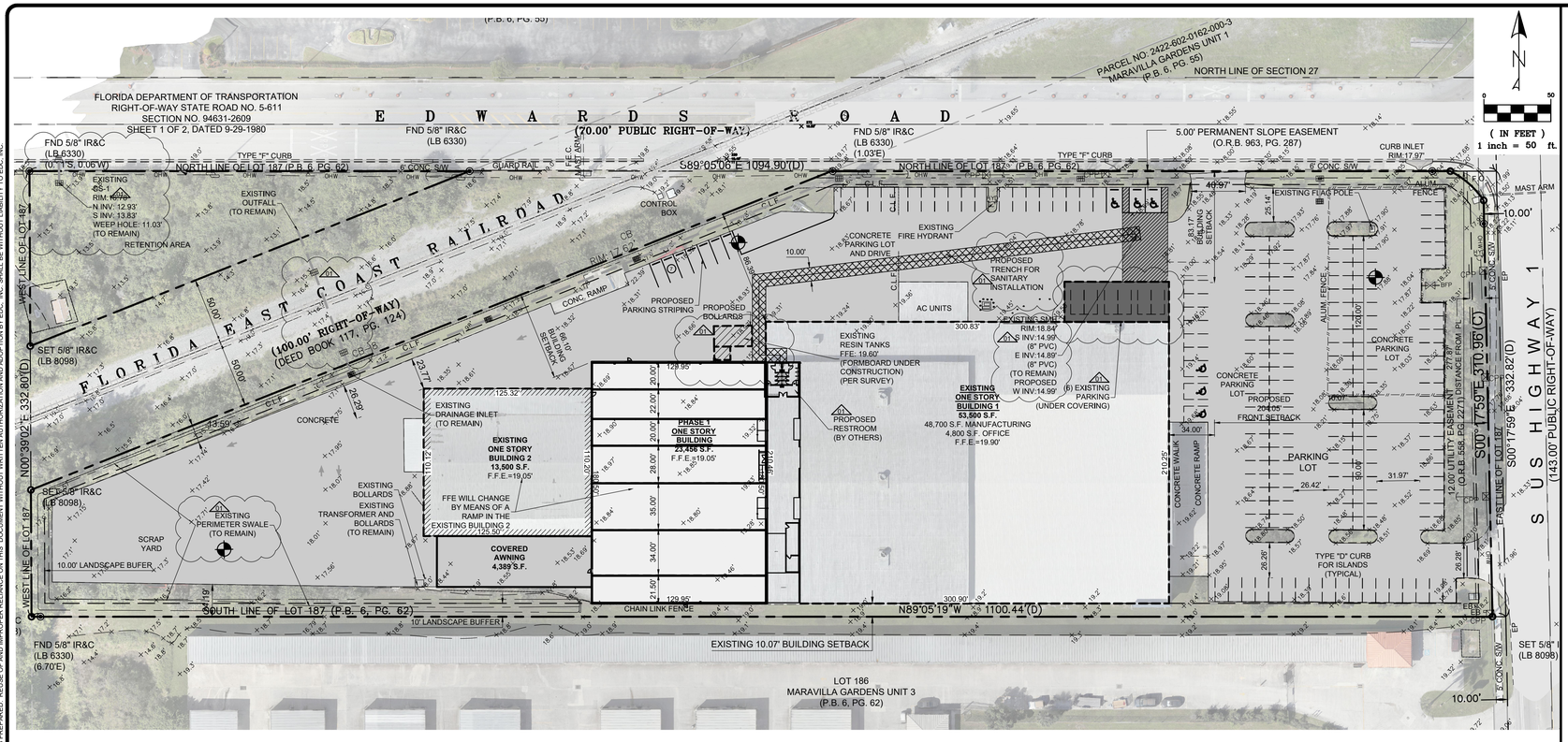


VICINITY MAP

SCALE: 1:500

LEGAL DESCRIPTION

LOT 187, MARAVILLA GARDENS, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 62, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHTS OF WAY FOR ROADS AND FLORIDA EAST COAST RAILWAY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 05' 06" WEST, ALONG THE NORTH LINE OF SECTION 27, A DISTANCE
OF 285.00 FEET; THENCE SOUTH 00° 17' 59" EAST, A DISTANCE OF 70.00 FEET TO THE NORTHEAST CORNER OF LOT 187 AS PER PLAT AND THE POINT OF BEGINNING; THENCE WITH
THE PROLONGATION OF THE LAST MENTIONED COURSE A DISTANCE OF 332.82 FEET; THENCE
NORTH 89° 05' 19" WEST, A DISTANCE OF 1100.44 FEET, THENCE NORTH 00° 39' 02" EAST, A DISTANCE OF 332.80 FEET; THENCE SOUTH 89° 05' 06" EAST, A DISTANCE OF 1094.90 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING IN ST. LUCIE COMITY, FLORIDA, LESS AND EXCEPTING RIGHTS OF WAY FOR ROADS AND FLORIDA EAST COAST RAILWAY.
CONTAINING 7.162 ACRES, MORE OR LESS.

PARCEL ID #: 2427-601-0069-000-3

PROJECT NAME: TWIN VEE

OWNER: VISCONTI HOLDINGS LLC
4300 S US HIGHWAY 1 STE 203-33
JUPITER, FL 33477-1198

FUTURE LAND USE: GC GENERAL COMMERCIAL

ZONING: C-3 COMMERCIAL

BUILDING DATA

GROSS SQUARE FOOTAGE	90,456 S.F. (2.08 AC)
EXISTING BUILDING 1	**53,500 S.F.**
MANUFACTURING	48,700 S.F.
OFFICE	4,800 S.F.
EXISTING BUILDING 2	**13,500 S.F.**
PHASE 1 BUILDING	**23,456 S.F.**

ZONING CODE FOR: (CG) COMMERCIAL GENERAL [1]						
	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT
PER CODE	25' MIN	15' MIN	15' MIN	--	60% MAX.	65' MAX.
PROPOSED	205'	23	10'	X	37.23%	30'

[1]

SITE AREA DATA-PH 1	**311,940.00 S.F.**	**7.16 AC**	**100.00%**
IMPERVIOUS DATA	**229,076.00 S.F.**	**5.26 AC**	**73.44%**
EXISTING BUILDING	67,000.00 S.F.	1.54 AC	21.48%
EXISTING PAVEMENT	138,620.00 S.F.	3.18 AC	44.44%
PROPOSED BUILDING	23,456.00 S.F.	0.54 AC	7.52%
PERVIOUS DATA	**82,864.00 S.F.**	**1.90 AC**	**26.56%**
OPEN SPACE	61,406.00 S.F.	1.41 AC	19.69%
PROPOSED DRY DETENTION	21,458.00 S.F.	0.49 AC	6.88%

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

PARKING DATA [1]

ITE PARKING GENERATION MANUAL, 5TH EDITION
PARKING REQUIRED

MANUFACTURING	((72,156 S.F.) @ 1 SPACE/ 600 S.F.)	121 SPACES
OFFICE(710)	((4,800 S.F.) @ 1 SPACE / 300 S.F)	16 SPACES
TOTAL REQUIRED PARKING SPACES		**137 SPACES (6 HC)**
STANDARD PARKING PROVIDED		**166 SPACES (6 HC)**

STORMWATER DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO THE EXISTING MASTER DRAINAGE SYSTEM.

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

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

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

LANDSCAPING:
LANDSCAPING WILL MEET REQUIREMENTS

GENERAL NOTE:
- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED AND ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- BIKE RACKS SHALL BE THE INVERTED "U" TYPE AND CONSISTENT WITH MARTIN COUNTY CODE.
- ALL SIGNS SHALL BE CONSISTENT WITH CITY OF FORT PIERCE SIGN CODE.

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

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

LEGEND

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

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

DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-455 twin vee 5 phase 1.dwg
LAYOUT	CSP
SCALE	AS SHOWN
DATE	7/TEBRUARY/2023

REVISION COMMENTS	DATE
1 RESPONSE TO COMMENTS	09-12-2023

TWIN VEE

SITE PLAN

FLORIDA

FORT PIERCE

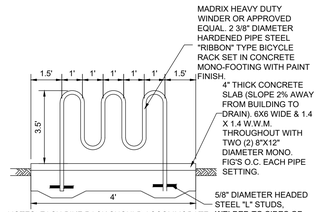
ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

21-455

1 OF 2

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

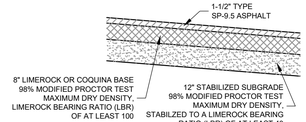
Z:\EDC_2021\21-455 - Twin Vee - 3101 S Highway 1, FP\ENGINEERING\AutoCAD\DWG\21-455 TWIN VEE S PHASE 1.dwg, CSP, 2/20/2023 10:28:52 AM, James, EDC, Inc., EDC, Inc.



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF SIX (6) BIKES.

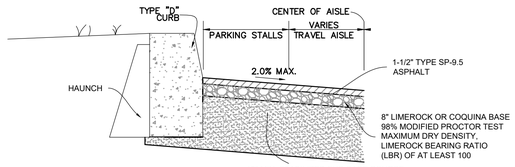
TYPICAL BIKE RACK DETAIL

N.T.S.



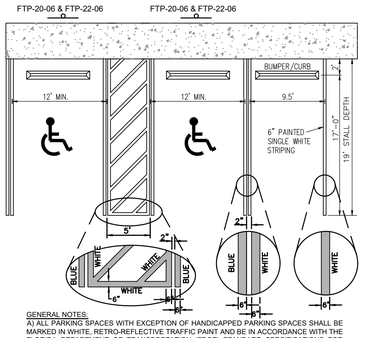
TYPICAL PAVEMENT SECTION

N.T.S.



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

PARKING LOT SECTION W/ TYPE "D" CURB



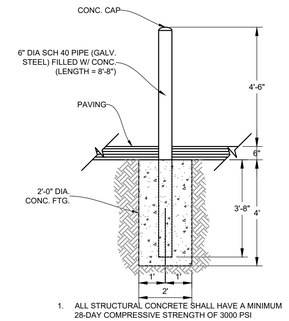
GENERAL NOTES:
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

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

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

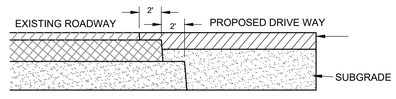
HANDICAPPED SPACE DETAIL 19' PARKING STALL DETAIL

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

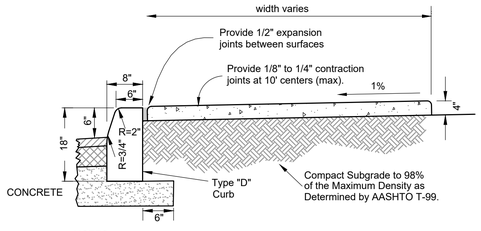


1. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

BOLLARD DETAIL



MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)



NOTES:

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

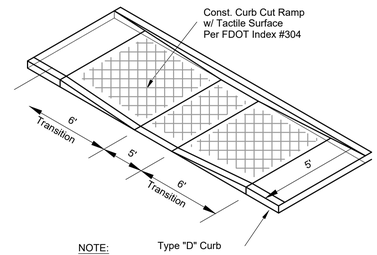
TYPE "D" CURB & SIDEWALK COMBINATION

NOT TO SCALE

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

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

DETECTABLE WARNING



NOTE:

1. SIDEWALK IS PARALLEL TO CURB.

HANDICAP CURB CUT RAMP

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DESIGNED BY	JJL
DRAWN BY	JJL
FILENAME	21-455 twin vee 5 phase 1.dwg
DETAILS	
LAYOUT	
SCALE	AS SHOWN
DATE	1TEBRUARY2023

NO.	DATE	REVISION COMMENTS
1	02-17-2023	RESPONSE TO COMMENTS

TWIN VEE

SITE PLAN DETAILS

FORT PIERCE FLORIDA

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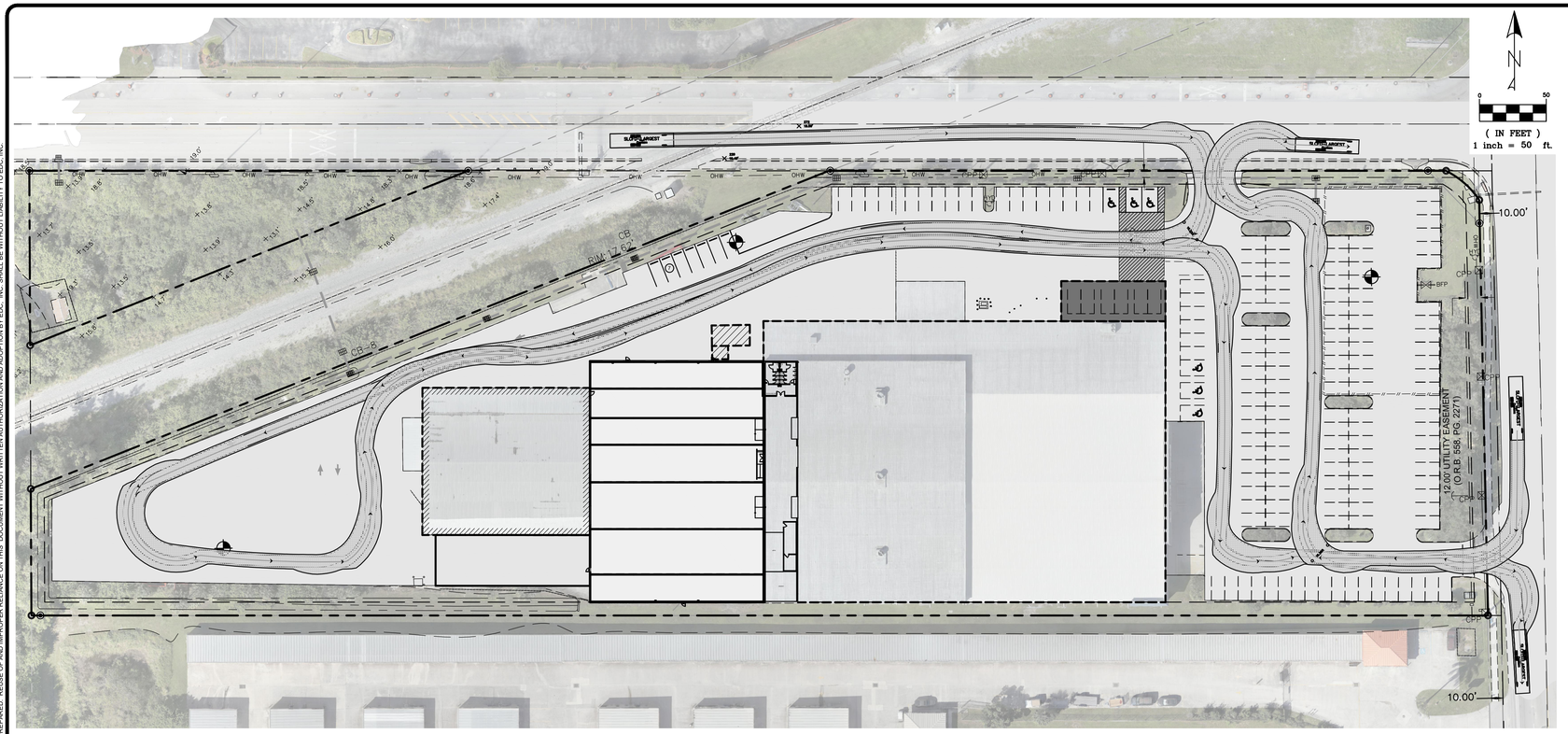
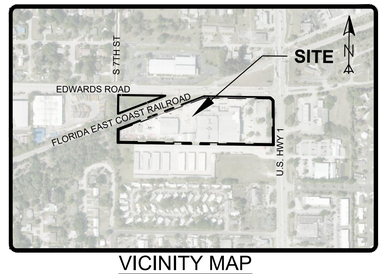
Z:\EDC-2021\21-455 - Twin Vee - 3101 S Highway 1, FP\ENGINEERING\AutoCAD\DWGs\21-455 TWIN VEE 5 PHASE 1.dwg, DETAILS, 2/20/2023 10:28:06 AM, James, EDC, Inc., EDC, Inc.





VICINITY MAP

SCALE: 1:500

General Data

Name: SLCFD-LARGEST

Library: Custom

Region: North America

Type: Fire Truck 2

Class: Emergency - Fire - Pumper

Lock to Lock Time: 6.0 sec.

Steering Lock Angle: 41.5 deg.

Displayed Data

(•) Plan View Data ( ) Profile View Data

Creation Units: feet

Overall Vehicle Length: 47.50 ft

Current Part Data

Tractor: Full

Width: 10.50

Steering: Front Only

Front Axle Group

Axles: 1

Wheels: 2

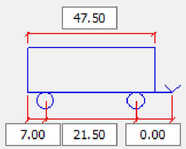
Track: 8.50 ft

Rear Axle Group

Axles: 2

Wheels: 4

Track: 8.50 ft



GENERAL NOTE:

- ALL BUILDING, PARKING AND ACCESS AREAS SHALL DOCUMENT COMPLIANCE WITH THE REQUIREMENTS OF THE AMERICAN DISABILITIES ACT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED AND ALL REQUIRED LANDSCAPING SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- BIKE RACKS SHALL BE THE INVERTED "U" TYPE AND CONSISTENT WITH MARTIN COUNTY CODE.
- ALL SIGNS SHALL BE CONSISTENT WITH CITY OF FORT PIERCE SIGN CODE.

VERTICAL DATUM NOTE:

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

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

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

LEGEND

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

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JJL — DRAWN BY
21-455 twin vee 5 phase 1.dwg — FILENAME
SLCFD — LAYOUT
AS SHOWN — SCALE
1TEBRUARY2023 — DATE

DATE	REVISION COMMENTS
02-17-2023	1 RESPONSE TO COMMENTS

TWIN VEE

SLCFD FIRE TRUCK

FORT PIERCE FLORIDA

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1 OF 2

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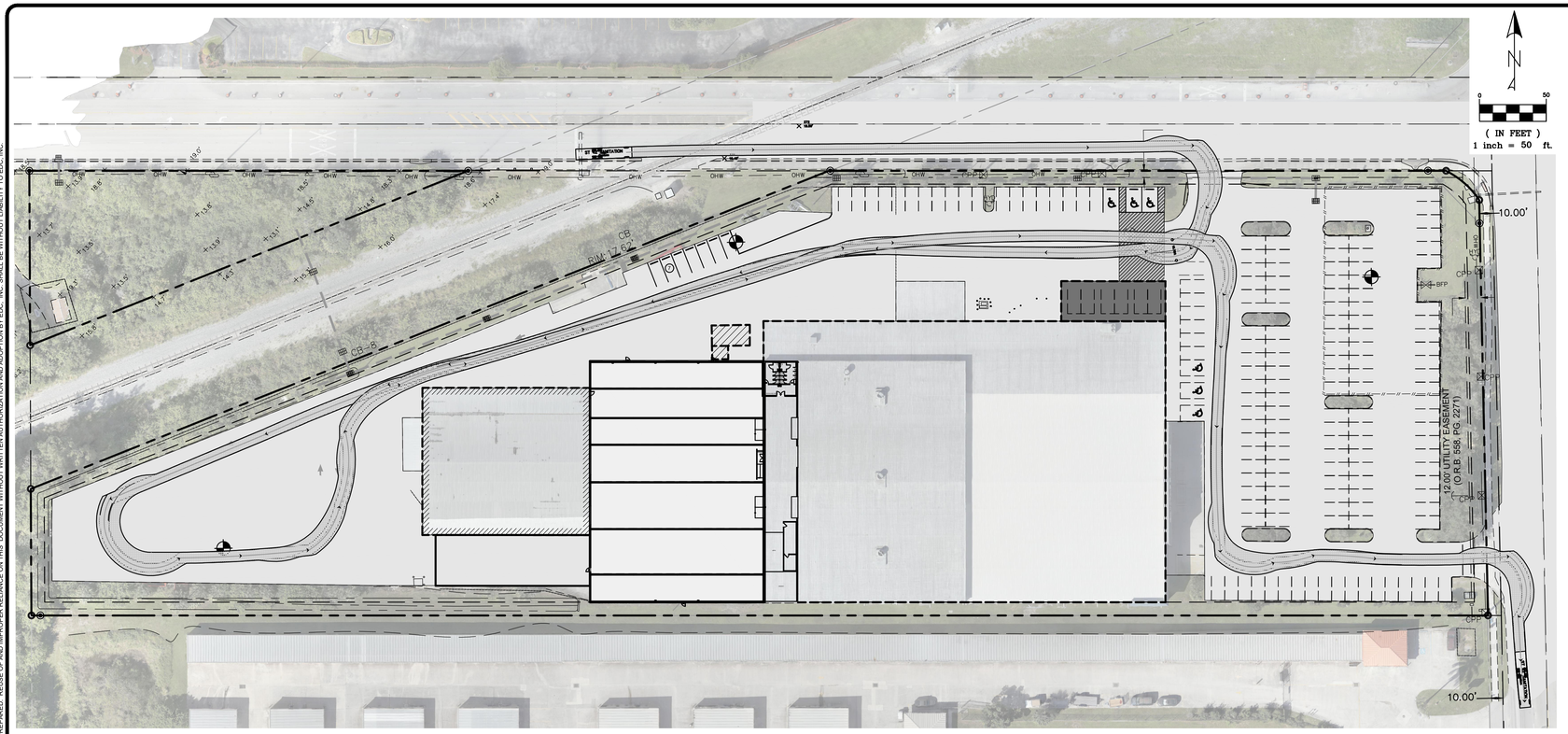


VICINITY MAP
SCALE: 1:500

General Data
Name: ST 42 SANITATION
Library: Custom
Region: North America
Type: Garbage Truck 2
Class: Refuse Collection
Lock to Lock Time: 6.0 sec.
Steering Lock Angle: 45.0 deg.

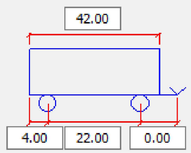
Displayed Data
Plan View Data Profile View Data
Creation Units: feet

Overall Vehicle Length: 42.00 ft

Current Part Data
Tractor: Full
Width: 8.00
Steering: Front Only

Front Axle Group
Axles: 1
Wheels: 2
Track: 8.00 ft

Rear Axle Group
Axles: 2
Wheels: 4
Track: 8.00 ft



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LEGEND

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

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DRAWN BY	JJL
FILENAME	21-455 twin vee 5 phase 1.dwg
LAYOUT	WASTE
SCALE	AS SHOWN
DATE	1TEBRUARY2023

DATE	REVISION COMMENTS
02-17-2023	1 RESPONSE TO COMMENTS

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GARBAGE TRUCK
FLORIDA
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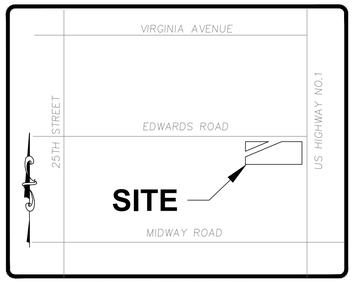
BOUNDARY & TOPOGRAPHIC SURVEY

FOR: TWIN VEE



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

	RIM	INVERT ELEV	INVERT DIR	INVERT PIPE	INVERT ELEV	INVERT DIR	INVERT PIPE	BTM	NOTE
CB–1	17.33	15.07	N	18" CMP	–	–	18" CMP	14.87	–
CB–2	17.54	14.97	S	18" CMP	15.08	W	18" CMP	14.62	–
CB–3	17.86	15.20	E	18" CMP	15.19	W	18" CMP	15.20	–
CB–4	17.91	14.98	E	18" CMP	14.98	W	18" CMP	14.98	–
CB–5	17.48	14.72	NE	18" CMP	14.72	SW	18" CMP	14.72	–
CB–6	17.10	14.50	E	18" RCP	14.50	W	18" CMP	14.35	–
CB–7	17.09	13.99	NE	18" CMP	13.99	SW	18" CMP	13.74	–
CB–8	15.82	13.89	NW	18" CMP	13.82	SE	18" CMP	13.74	NO TOP
CB–9	15.88	13.97	NW	18" CMP	14.07	SE	18" CMP	14.07	NO TOP
CS–1	16.78	12.93	N	18" RCP	13.83	S	WEEP HOLE	11.03	

PARCEL NO: 2422–602–0162–000–3
MARAVILLA GARDENS UNIT 1
(P.B. 6, PG. 55)

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NORTH

POINT OF COMMENCEMENT
NORTH 1/4 CORNER
SEC 27, TWN 355, RNG 40E

N89°05'06"W 285.00'(D)
(BEARING BASIS)

P.O.B.
N.E. CORNER
LOT 187
(P.B. 6, PG. 62)

NORTH LINE OF SECTION 27

L=33.44'(C)
R=63.90(C)
Δ=29°58'59"(C)

PARCEL NO: 2422–602–0162–000–3
MARAVILLA GARDENS UNIT 1
(P.B. 6, PG. 55)

50.00'
50.00'

FND 5/8" IR&C (LB 6330) (0.11'S, 0.06'W)

FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT–OF–WAY STATE ROAD NO. 5–611
SECTION NO. 94631–2609
SHEET 1 OF 2, DATED 9–29–1980

E D W A R D S R O A D
(70.00' PUBLIC RIGHT–OF–WAY)

FND 5/8" IR&C (LB 6330) (1.03'E)

SET 5/8" IR&C (LB 8098)
FND 5/8" IR&C (LB 6330) (0.09'S, 13.56'W)

5.00' PERMANENT SLOPE EASEMENT (O.R.B. 963, PG. 287)

S89°05'06"E 328.42'

S89°05'06"E 1094.90'(D)

S89°05'06"E 462.09'

S00°17'59"E 310.96'(C)

S00°17'59"E 332.82'(D)

S U N R I S E H I G H W A Y
(145.00' PUBLIC RIGHT–OF–WAY)
FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT–OF–WAY STATE ROAD NO. 5
SECTION NO. 94631–2609
SHEET 1 OF 1, DATED 02–01–1954

S O U T H 7 T H S T R E E T
(60.00' PUBLIC RIGHT–OF–WAY)
(FORMERLY SOUTH MAYFLOWER RD. P.B. 10, PG. 9)

N00°39'02"E 130.68'

N00°39'02"E 332.80'(D)

WEST LINE OF LOT 187

F L O R I D A E A S T C O A S T R A I L R O A D
(100.00' RIGHT–OF–WAY)
(DEED BOOK 417, PG. 124)

S69°10'54"W 352.90'

N69°10'54"E 643.10'

SET 5/8" IR&C (LB 8098)

N00°39'02"E 94.82'

SCRAP YARD

FND 5/8" IR&C (LB 6330) (6.70'E)

30.00' 30.00'

SET 5/8" IR&C (LB 8098)

SOUTH LINE OF LOT 187 (P.B. 6, PG. 62)

N89°05'19"W 1100.44'(D)

N89°05'19"W 1090.44'(C)

CHAIN LINK FENCE

LOT 186
MARAVILLA GARDENS UNIT 3
(P.B. 6, PG. 62)

LOT 187
MARAVILLA GARDENS UNIT 3
(P.B. 6, PG. 62)

NORTH LINE OF LOT 187 (P.B. 6, PG. 62)

TOB NORTH LINE OF LOT 187 (P.B. 6, PG. 62)

FND 5/8" IR&C (LB 6330)

CURB INLET RIM: 17.90' (INVERTS INACCESSIBLE)

TYPE "F" CURB

CURB INLET

R.R. GUARD RAIL

GUARD RAIL

CURB INLET RIM:18.58'
TYPE "F" CURB

CURB INLET RIM:17.97'

CB–1 CB–2 CB–3 CB–4 CB–5 CB–6 CB–7 CB–8 CB–9

CS–1

CONTROL BOX

RETENTION AREA

WOOD FENCE

BUILDING

CONC. RAMP

18" CMP INV: 13.19'

SMH RIM:18.84' INV:14.99' (8" PVC) NE INV:14.89' (8" PVC)

BENCHMARK #2
SET MAG NAIL & DISK
EL.=18.52'(NAVD88)
N:1118977.92
E:874253.95

TRANSFORMER

CONCRETE PARKING LOT AND DRIVE

BOLLARDS (TYPICAL)

COVERED

CONCRETE PARKING LOT

FLAG POLE

BUILDING #1
F.F.E.=19.05'

BUILDING #2
F.F.E.=19.90'

ONE STORY BUILDING F.F.E.=19.05'

ONE STORY BUILDING F.F.E.=19.90'

CONCRETE

COVERED STORAGE

TRANSFORMER PAD

FORMBOARD UNDER CONSTRUCTION F.F.E.=19.60'

10X12 EARTH AND FOOTER

BENCHMARK #1
SET MAG NAIL & DISK
EL.=17.63'(NAVD88)
N:1118754.92
E: 873866.66

BENCHMARK #3
SET MAG N&D
EL.=17.92'(NAVD88)
N:1118944.29
E:874729.21

12.00' UTILITY EASEMENT (O.R.B. 558, PG. 2271)

PARKING LOT

TYPE "D" CURB FOR ISLANDS (TYPICAL)

FPL TRANSFORMER PAD

LIFT STATION AREA

HEADWALL INV.=16.49'

CONCRETE MAUK

CONCRETE RAMP

LATE

EAST LINE OF LOT 187

QUARTER LINE OF SECTION 27

22
27

LEGAL DESCRIPTION

(SOURCE: ORB 3888, PG 2542):

LOT 187, MARAVILLA GARDENS, UNIT THREE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 62, PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA, LESS AND EXCEPT RIGHTS OF WAY FOR ROADS AND FLORIDA EAST COAST RAILWAY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE NORTH 89° 05' 06" WEST, ALONG THE NORTH LINE OF SECTION 27, A DISTANCE OF 285.00 FEET; THENCE SOUTH 00° 17' 59" EAST, A DISTANCE OF 70.00 FEET TO THE NORTHEAST CORNER OF LOT 187 AS PER PLAT AND THE POINT OF BEGINNING; THENCE WITH THE PROLONGATION OF THE LAST MENTIONED COURSE A DISTANCE OF 332.82 FEET; THENCE NORTH 89° 05' 19" WEST, A DISTANCE OF 1100.44 FEET, THENCE NORTH 00° 39' 02" EAST, A DISTANCE OF 332.80 FEET; THENCE SOUTH 89° 05' 06" EAST, A DISTANCE OF 1094.90 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING IN ST. LUCIE COMITY, FLORIDA, JESS AND EXCEPTING RIGHTS OF WAY FOR ROADS AND FLORIDA EAST COAST RAILWAY.

CONTAINING 7.162 ACRES, MORE OR LESS.

SYMBOL & ABBREVIATION LEGEND:

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

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING OCTOBER 14, 2021 UTILIZING A DJI MATRICE 300 UAV.
2. SENSOR(S) USED: ZENMUSE L1 WITH LIVOX LIDAR MODULE
3. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST–PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
4. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO.
5. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS REAL TIME KINEMATIC (RTK) OBSERVATION.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1–3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1–3% OF GROUND–BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE 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.
8. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

PHOTOGRAMMETRIC FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING OCTOBER 14, 2021 UTILIZING A OR DJI MATRICE 300 UAV.
2. DATA POST PROCESSING WAS PERFORMED UTILIZING DRONE DEPLOY ENTERPRISE, VERSION 2134.0, ON OCTOBER 15, 2021.
3. SENSOR(S) USED: ZENMUSE P1 45MP OR FC6310 18MP
4. THE FLIGHT WAS CONDUCTED BY CERTIFIED REMOTE PILOT NO. 4297810 (TONY)
5. HORIZONTAL CONTROL STATEMENT: MAP BASED UPON NORTH AMERICAN DATUM OF 1983 (NAD83), FLORIDA STATE PLANE PROJECTION, EAST ZONE, US SURVEY FEET, FL83–EF UTILIZING EPSG CODE 2236. USE OF FOUND PLAT CONTROL, STATE RIGHT OF WAY POINTS, NGS MONUMENTATION AND/OR SECTIONAL BREAKDOWN WERE USED AS PART OF THE MAPPING PROCESS. DISTANCES SHOWN ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1–3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1–3% OF GROUND–BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE PHOTOGRAPHY AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - GROUND SAMPLING DISTANCE (GSD) RANGE= 0.32 IN/PIXEL
   - TOTAL (RMSE) X:0.3126 IN – Y:0.1221 IN – Z:0.2860 IN
   - TOTAL GCPS UTILIZED: 6 WITH A MEAN RMS ERROR: 0.25 IN
   - CAMERA CALIBRATION/OPTIMIZATION:0.00% VARIATION FROM REFERENCE DATA.
9. DENSIFICATION:
   - TOTAL POINTS COLLECTED: 23.9 MILLION
   - EXTRACTED TOPOGRAPHY SHOWN BASED ON A POINT CLOUD DENSITY OF: 24.16 POINTS/FT²

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON OCTOBER 14, 2021. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J–17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS FEBRUARY 14, 2023.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCELS CONTAIN A TOTAL OF 7.162 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM–EAST ZONE, NAD 83 (1990).
7. SUB–SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON ST. LUCIE COUNTY BENCHARK "B 401" WHOSE PUBLISHED ELEVATION IS 16.17'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
12. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
13. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
14. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE (X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0187K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

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

SIGNATURE DATE:

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

AV DRAWN BY | MTO CHECKED BY | JM FIELD CREW | 21-455_SURV_rev3.dwg FILENAME | AS SHOWN SCALE | October 14, 2021 DATE

DATE	REVISION COMMENTS
02/16/23	ADDED CONTROL STRUCTURE & SANITARY MANHOLE INFO - SPT
02/09/23	ADDED CATCH BASIN INFORMATION - SPT
07/18/22	ADD FORMBOARD WITH DIMENSIONS - MO
02/17/22	ADD TOPO - SPT

BOUNDARY AND TOPOGRAPHIC SURVEY
FOR: TWIN VEE
LOT 187
MARAVILLA GARDENS UNIT 3
SEC. 27, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-455

1 OF 1

Z:\EDC-2021\21-455 - Twin Vee - 3101 S Highway 1, FP\SURVEY\Dwg - PDP\Survey\21-455_SURV_rev3.dwg, 2/16/2023 3:43 PM
CHRISTOPHER 2023 BY EDC, INC. THIS DRAWING AND/OR DESIGN IS THE EXCLUSIVE PROPERTY OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. (EDC, INC.) AND IS NOT TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THAT FIRM. ANY REUSE OF THESE DRAWINGS WHICH MAY NOT BE EMBRACED, BEDDINGED, CHANGED OR ADDED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THAT FIRM. THIS DRAWING IS PREPARED, RESULT OF AND UPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

THIS MAP IS INTENDED FOR REPRESENTING APPROXIMATE LOCATION OF EXISTING HYDRANTS AND ANY ASSOCIATED FLOW TEST DATA. IT IS NOT INTENDED TO BE USED A GRAPHICAL REPRESENTATION OF EXISTING UTILITIES FOR DESIGN. FOR RECORD DRAWING INFORMATION, PLEASE CONTACT THE FORT PIERCE UTILITIES WATER, WASTEWATER & GAS ENGINEERING DEPARTMENT AT (772) 466-1600 x3401 OR THE ADDRESS LISTED BELOW FOR AS-BUILT RECORD DRAWINGS.

Test Date:	Flow Hydrant No.	Pressure Hydrant No. 1	Pressure Hydrant No. 2
02-17-2023	H-868	H-871	H- *
Test Time:	**Pitot Gauge**	**Static Pressure / Residual Pressure**	**Static Pressure / Residual Pressure**
9:37 AM	GPM - 940	62 / 40	N/A / N/A
Repump No. / Repump Status	PSI - 30	**Calculated Flow at 20 PSI (Gallons per Minute)**	**Calculated Flow at 20 PSI (Gallons per Minute)**
1 na	Flow Gauge is for 2 1/2 Butt	1324	N/A
2 na			

Legend

- Flow Test Hydrants
- Completed Flow Hydrant Test
- Fire Hydrants

Watermains

- Active
- Abandoned
- Private

FPUA COMMUNITY PROUD

Fort Pierce Utilities Authority
Water/Wastewater/Gas Engineering
113 North 2nd Street (34950)
P.O. Box 3191
Fort Pierce, FLorida 34948-3191

N W E S

0 70 140

Feet

Fire Hydrant Flow Test Map

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Planning Department

From : Venetia Barnes, Stormwater Engineer

Thru : Tracy Telle, Assistant City Engineer

Re : Site Plan and Design Review – Twin Vee – 3101 S. US Highway 1 – TRC No. 42-41100003

Date : March 8, 2023

This is to advise you that we have completed the review of the following documents as received by this office on February 23, 2023:

- [x] Site Plan & Design Review
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] Building Construction Plans
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [x] Recommend
- [ ] Do Not Recommend

- [x] Site Plan & Design Review
- [ ] Building Permit
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comments

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ADVISORY COMMENTS:

1. The drainage plan was reviewed conceptually and will be reviewed in depth at time DPCR application.

TST/VB/vb

100 NORTH US 1, FORT PIERCE, FLORIDA 34950 • CITYOFFORTPIERCE.COM • TEL: 772.467.3000 • FAX: 772.460.6847

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

BUREAU OF FIRE PREVENTION

SITE PLAN REVIEW

TO: Site Plan Applicant

SITE PLAN: Twin Vee - 3101 S US Highway 1 - TRC

REVIEW DATE: 1/17/2023

PLANNER: KEV FREEMAN

REVIEWED BY: Lieutenant Andres Elizondo

Site Plan Approved: __X_____

Site Plan Approved with conditions: _____

Site Plan Approval pending written acknowledgement of conditions: _____

Site Plan Rejected: _____

The Following Revisions Are Necessary:

1. ~~**Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com**~~ **Received 3/2/2023.**
2. ~~**Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**~~ **Received 3/2/2023.**
3. ~~**Please send the Fire District electronic plans for the site and buildings.**~~ **Received 3/2/2023.**
4. ~~**A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**~~ **Received Comment Acknowledgement 2/27/2023.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

5. ~~**Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).**~~ **Received Comment Acknowledgement 2/27/2023.**

6. ~~**Security gates must either be manned 24 hour/day or provide an access control key switch on the control panel to allow for Fire Department entry in an emergency. Security gates must maintain a clear width of 12 feet when open and provide a means to open the gates manually upon loss of power.**~~ **Received Comment Acknowledgement 2/27/2023.**

7. ~~**Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.**~~ **Received Comment Acknowledgement 2/27/2023.**

8. ~~**The Fire District reserves the right for future comments at the site plan & building construction phase.**~~ **Received Comment Acknowledgement 2/27/2023.**

9. ~~**FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).**~~ **Received Comment Acknowledgement 2/27/2023.**

10. ~~**Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**~~

11. ~~**Fire hydrants (shall be) are provided for buildings other than detached one-and-two-family dwellings IAW both of the following 1) The maximum distance to a fire hydrant from the closest point in the building shall not exceed 400 feet. 2) The maximum distance between fire hydrants shall not exceed 500 feet. NFPA 1:18.5.3. Please provide fire flow calculations for hydrants.**~~ **Received Comment Acknowledgement 2/27/2023.**

12. ~~**An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or**~~

~~**portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".**~~ **Received Comment Acknowledgement 2/27/2023.**

13. ~~**Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).**~~ **Received Comment Acknowledgement 2/27/2023.**

14. ~~**Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.**~~ **Received Comment Acknowledgement 2/27/2023.**

15. ~~**The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.**~~ **Received Comment Acknowledgement 2/27/2023.**

16. ~~**Minimum Size of Water Mains**~~
~~**The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.**~~ **Received Comment Acknowledgement 2/27/2023.**

17. ~~**Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form**~~

~~of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.~~ **Received Comment Acknowledgement 2/27/2023.**

18. **~~Provide the fire district the Pre-Construction Site Checklist Affidavit. This affidavit shall include the pre-construction fire protection plan, pre-construction fire department access roads, and pre-construction on-site credible water supply for your development and or project (the affidavit can be found at http://www.slcfd.com/182/Applications-Permits under fire permits.~~** **Received Comment Acknowledgement 2/27/2023.**

19. **~~Site Plans submitted in accordance with this Fire Prevention Code shall include the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.~~** **Received Comment Acknowledgement 2/27/2023.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 3101 S. US Highway 1

Parcel ID #(s): 2427-601-0069-000-3

Project description: Expansion of an existing manufacturing facility.

Application Type

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

☐ Minor Amendment ☑ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 23,456 Site Acreage: 7.16

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

Visconti Holdings LLC	EDC, Inc. / Bradley J. Currie, Vice President
Property Owner(s)	**Applicant/Representative, Title, Company**
3101 US 1	10250 SW Village Pkwy, Ste 201
Street Address	Street Address
Fort Pierce FL 34982	Port St. Lucie FL 34987
City State Zip	City State Zip
772-429-2525	772-462-2455
Phone Number	Phone Number
joseph@twinvee.com	bradcurrie@edc-inc.com
Email Address	Email Address

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

Bradley J. Currie, Authorized Agent

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

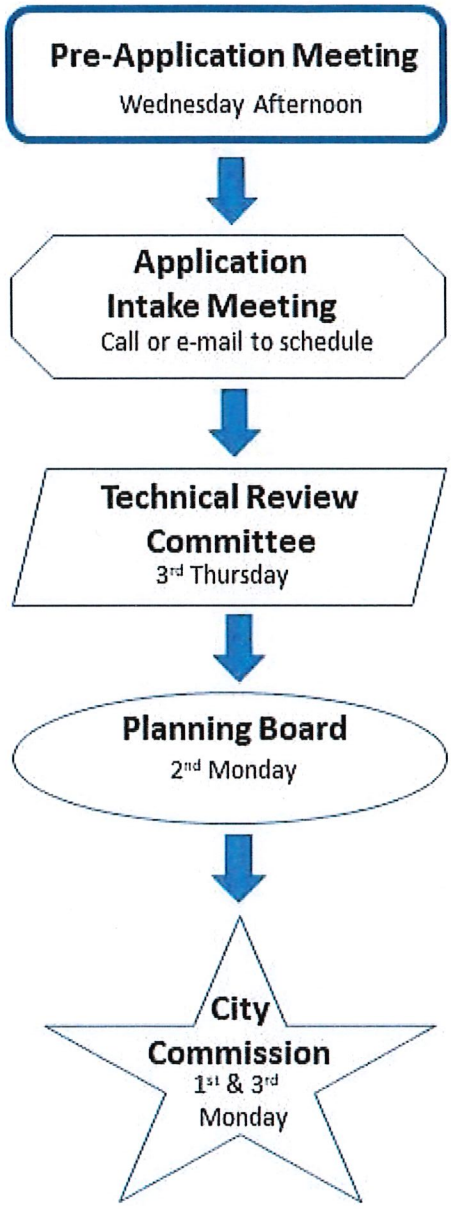
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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



Site Plan submittal requirements:

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

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [ ] 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)
- [x] Design Review submittals (see Design Review application)
- [ ] Traffic Impact Report
- [ ] Concurrency Review submittals (see Concurrency Review application)

Visconti Holdings, LLC
3101 US Highway 1
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Twin Vee

Parcel ID: 2427-601-0069-000-3

BEFORE ME THIS DAY PERSONALLY APPEARED Joseph C. Visconti, 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 17th day of Nov, 2021, by JOSEPH VISCONTI (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Notary Signature

LORETTA A. BALL
Printed Name of Notary

(Notary Seal)

NOTARY PUBLIC STATE OF FLORIDA
LORETTA A. BALL
Commission # GG 936830
Expires January 11, 2024
Bonded Thru Budget Notary Services

My commission expires

Owner's Signature

Joseph C Visconti
Owner's Name

3101 S US HIGHWAY 1
Street Address

FORT PIERCE, FL 34982
City, State, Zip

Telephone / Email

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4208228 OR BOOK 3888 PAGE 2542, Recorded 07/08/2016 03:38:28 PM Doc
Tax: $17500.00

Prepared by and return to:
Frank H Fee, IV
Attorney at Law
Fee & Fee, P.L.L.C.
426 Avenue A
Fort Pierce, FL 34950
772-461-5020
File Number: Dunshee-Twin
Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 6th day of July, 2016 between Roger W. Dunshee and Donna A. Dunshee, husband and wife whose post office address is 2501 SE North Lookout Blvd., Fort Pierce, FL 34984, grantor, and *Visconti Holdings, LLC, a Florida limited liability company* whose post office address is 4300 South U.S. Hwy. #1, Ste. 203-330, Jupiter, FL 33477, grantee:

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

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

Lot 187, Maravilla Gardens, Unit Three, according to the map or plat thereof as recorded in Plat Book 6, Page 62, Public Records of Saint Lucie County, Florida, less and except rights of way for roads and Florida East Coast Railway. More particularly described as follows:

Commencing at the North 1/4 corner of Section 27, Township 35 South, Range 40 East; thence North 89 degrees 05' 06" West, along the North line of Section 27, a distance of 285.00 feet; thence South 00 degrees 17' 59" East, a distance of 70.00 feet to the Northeast corner of Lot 187 as per Plat and the Point of Beginning; thence with the prolongation of the last mentioned course a distance of 332.82 feet; thence North 89 degrees 05' 19" West, a distance of 1100.44 feet, thence North 00 degrees 39'02" East, a distance of 332.80 feet; thence South 89 degrees 05' 06" East, a distance of 1094.90 feet to the Point of Beginning. Said lands being in St. Lucie County, Florida, less and excepting rights of way for roads and Florida East Coast Railway.

Parcel Identification Number: 2427-601-0069-000/3

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2015**.

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

Signed, sealed and delivered in our presence:

Witness Name: Alyssa Irizarry

Witness Name: Sheilagh Murphy

x _____ (Seal)
Roger W. Dunshee

Witness Name: Alyssa Irizarry

Witness Name: Sheilagh Murphy

x _____ (Seal)
Donna A. Dunshee

State of Florida
County of Saint Lucie

The foregoing instrument was Acknowledged before me this 6th day of July, 2016 by Roger W. Dunshee and Donna A. Dunshee, who [_] are personally known or [X] have produced a driver's license as identification.

[Notary Seal]

PHILIP L SHIELDS
Notary Public - State of Florida
Commission # FF 966896
My Comm. Expires Mar 2, 2020
Bonded through National Notary Assn.

Notary Public

Printed Name: Philip L Shields

My Commission Expires: 3/2/20

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Property Owner(s)	**Applicant/Representative, Title, Company**
Street Address	Street Address
City State Zip	City State Zip
Phone Number	Phone Number
Email Address	Email Address

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

Bradley J. Currie, Authorized Agent

Property Owner(s) Signature(s)

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

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

ISSUED FOR REVIEW
11/15/2022

ARCHITECTURE *CIVIL ENGINEERING* *STRUCTURAL ENGINEERING* *MEP ENGINEERING* *LANDSCAPE ARCHITECTURE*

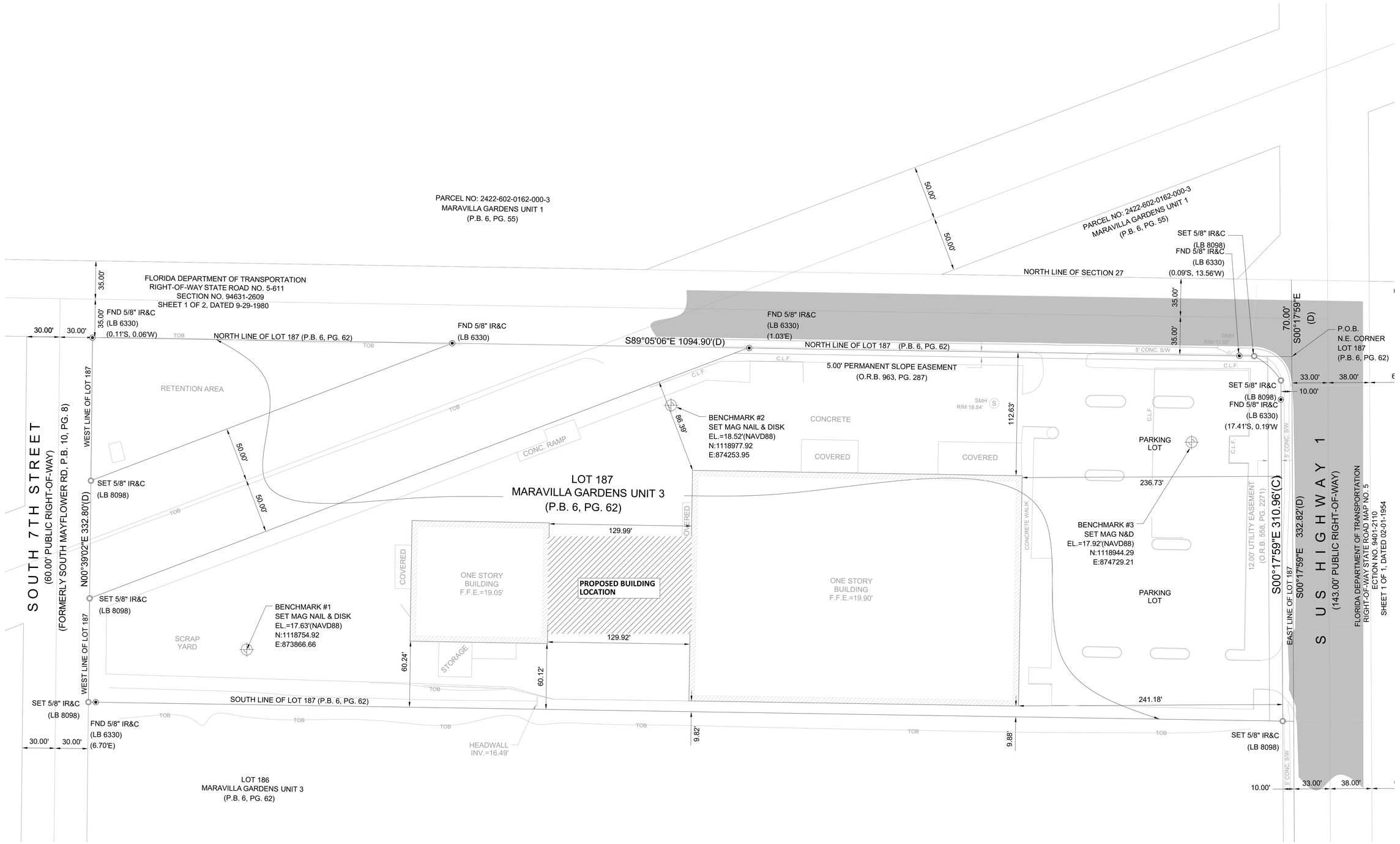
TWIN VEE

FACILITY EXPANSION

3101 SOUTH US HWY 1, FORT PIERCE, FLORIDA, 34982
PARCEL ID: 2427-601-0069-000-3

OWNER'S REPRESENTATIVE:
NAME: JIM LEFFEW
PHONE: 1-843-469-9925
EMAIL: jim@forzax1.com

GDC ARCHITECTS ENGINEERS
COA#30250, AA#26003565
502 NW 2ND STREET, OKEECHOBEE, FLORIDA 34972
P: (863) 467-1111, F: (772) 872-5121
WWW.GDCFLORIDA.COM



AS BUILT SITE SURVEY

SCALE: 1" = 40'

ARCHITECTURAL SITE PLAN

GDC ARCHITECTS ENGINEERS
COA#30250, AA#26003565
502 NW 2ND STREET, OKEECHOBEE, FLORIDA 34972
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F: (772) 872-5121
WWW.GDCFLORIDA.COM

TWIN VEE
FACILITY EXPANSION

PROJECT ADDRESS: 3101 SOUTH US HWY 1
PROJECT CITY: FORT PIERCE
PROJECT STATE: FLORIDA
PROJECT ZIP CODE: 34982
PARCEL ID: 2427-601-0069-000-3

ISSUED FOR REVIEW

LIABILITY NOTE

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REVISION

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CHECKED BY
J.H.C.

DATE
11/15/2022

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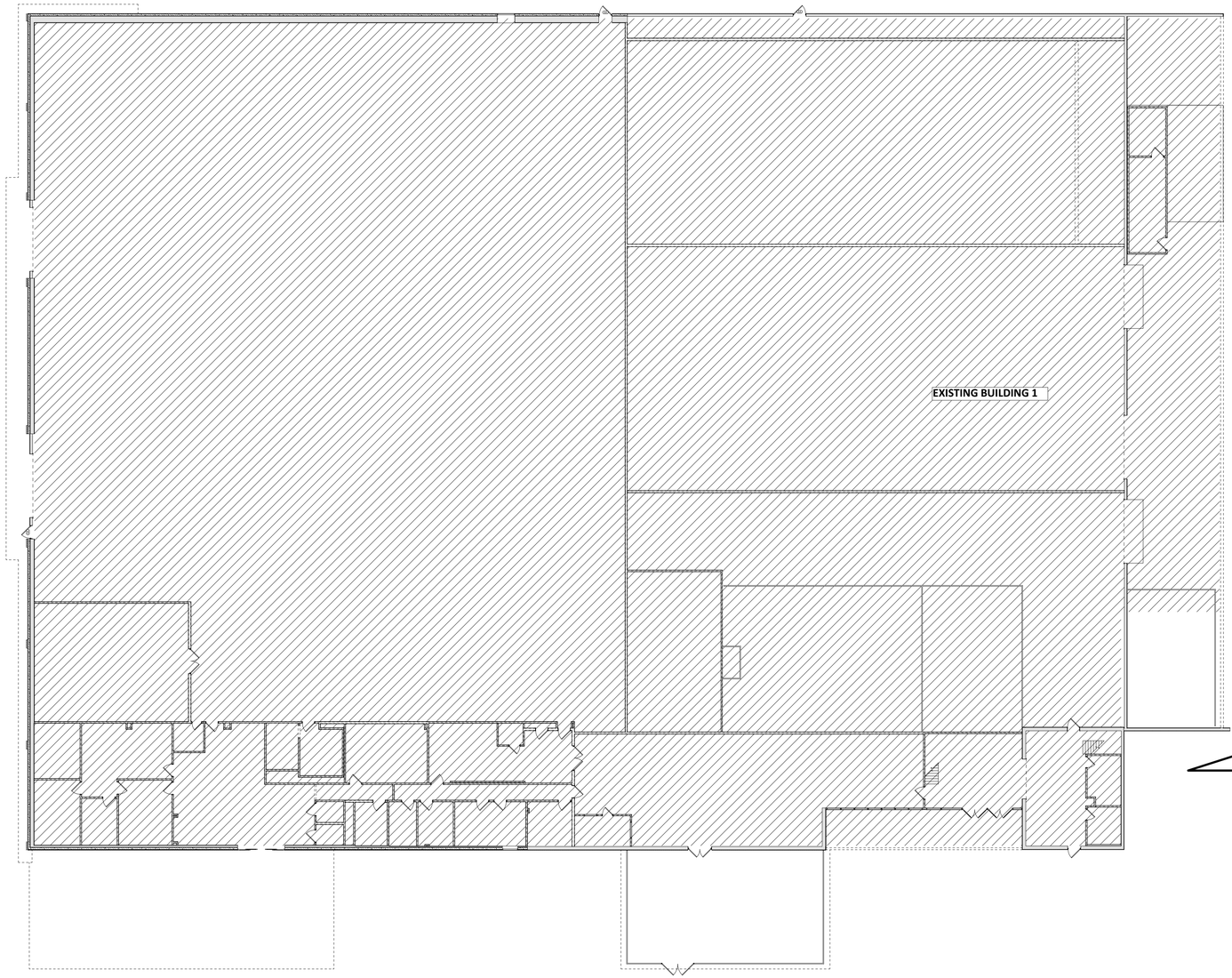
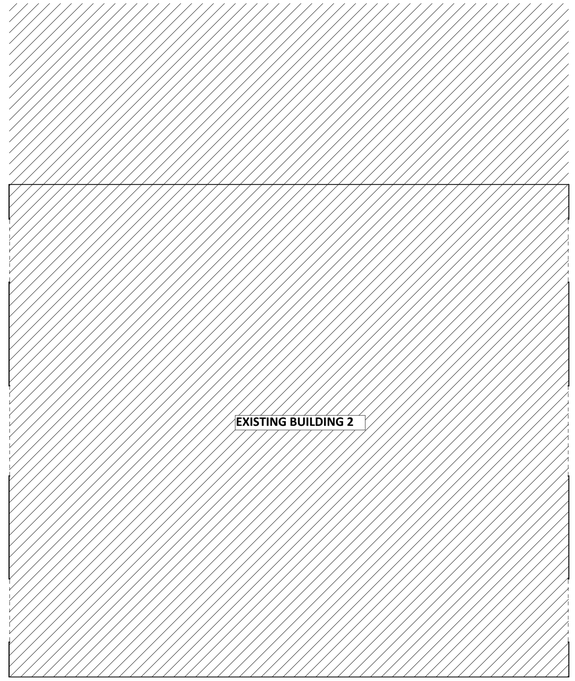
A-101





NOTES

1. ALL FRAMING AND/OR FURRING SHALL BE #2 GRADE OR BETTER AND SHALL BE PLACED AT 16" O.C. UNLESS OTHERWISE NOTED. ALL BEARING WALLS SHALL HAVE PT BOTTOM PLATES AND (2) TOP PLATES.

2. PIPING AND CONDUIT DISTRIBUTION AND ELECTRICAL BOXES SHALL BE CONCEALED WITH-IN STUD WORK. ALL CONDUIT AND BOXES TO BE INSTALLED PRIOR TO INSULATION, AND SHALL BE INSPECTED BY MECHANICAL ENGINEER OF RECORD PRIOR TO WALL FINISHES. COVERS TO BE COORDINATED WITH OWNER PRIOR TO INSTALLATION.

3. CONTRACTOR TO PROVIDE BLOCKING AND FIRE STOPS AS REQUIRED BY CODE. STRUCTURAL ENGINEER SHALL INSPECT ALL BEARING PARTITIONS AND CEILING/ROOF SYSTEMS PRIOR TO INSULATION.

4. SEE TYPICAL WALL SECTIONS, AND NOTES FOR ADDITIONAL INFORMATION RELEVANT TO FURRING, INSULATION AND AIR/VAPOR SEALS.

5. SEE "S" PAGES FOR WALL AND CEILING TIE DOWN INFORMATION AND CONNECTOR SCHEDULE.

6. PLUMBER SHALL COORDINATE ROUGH PLUMBING W/ CONTRACTOR PRIOR TO 1ST ROUGH, AND THEN AGAIN BEFORE SECOND ROUGH. PLUMBER SHALL BE RESPONSIBLE FOR INSTALLATION OF ALL BACKING REQUIRED FOR PROPER INSTALLATION OF PLUMBING AND ADA FIXTURES.

EXISTING FLOOR PLAN

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

GDC ARCHITECTS ENGINEERS
COA#30250, AA#26003565
502 NW 2ND STREET, OKEECHOBEE, FLORIDA 34972
P: (863) 467-1111
F: (772) 872-5121
WWW.GDCFLORIDA.COM

TWIN VEE

FACILITY EXPANSION

PROJECT ADDRESS: 3101 SOUTH US HWY 1
PROJECT CITY: FORT PIERCE
PROJECT STATE: FLORIDA
PROJECT ZIP CODE: 34982
PARCEL ID: 2427-601-0069-000-3

ISSUED FOR REVIEW

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JOHN H. CRESWELL
PE #40940/ COA #30250
C: (863) 467-1111
E: john@gdcflorida.com

REVISION

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J.H.C.

DATE
11/15/2022

SHEET
A-102

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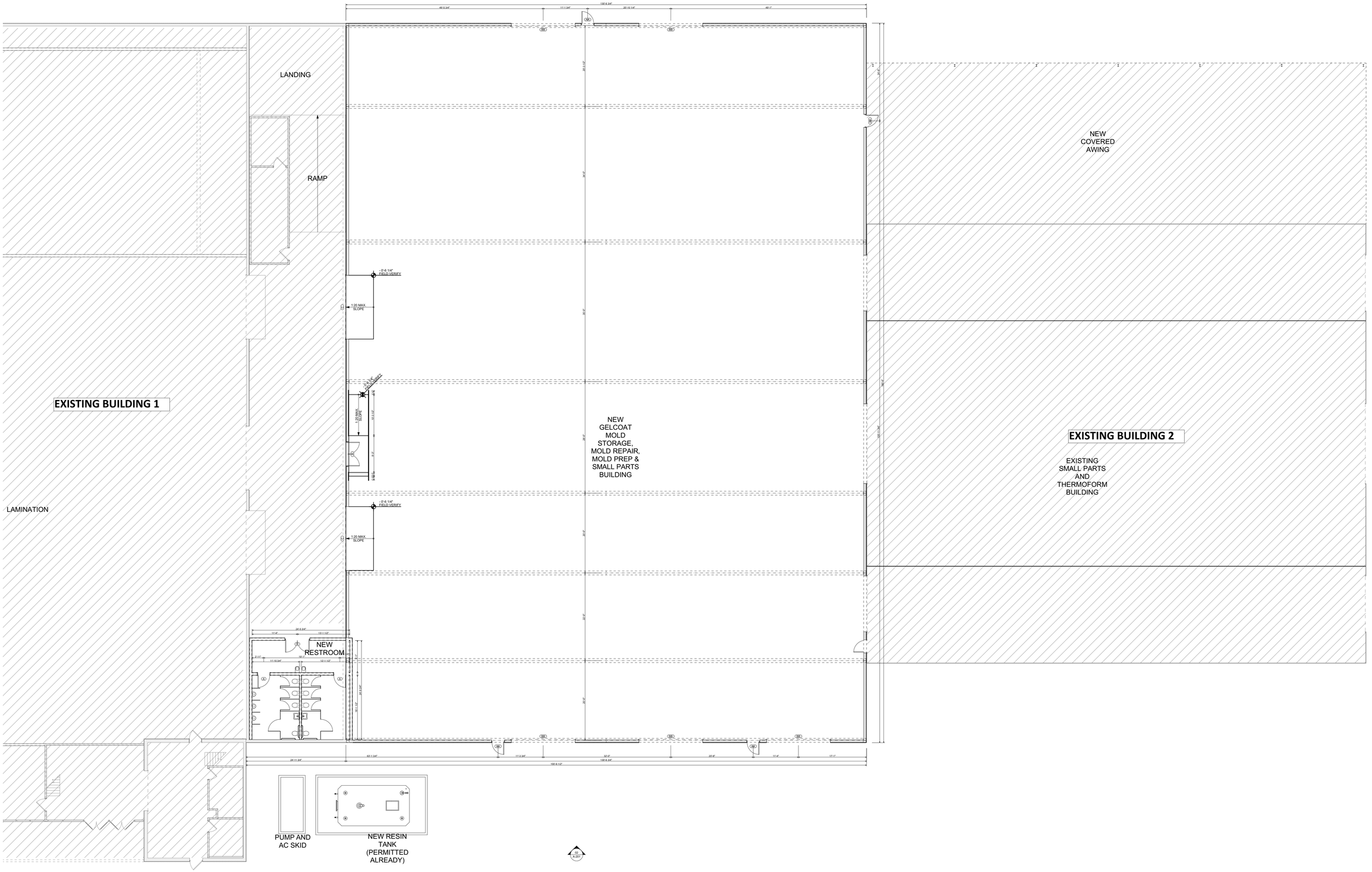

PROPOSED FIRST FLOOR PLAN

SCALE: 3/32" = 1'-0"

PROPOSED FLOOR PLAN

GDC ARCHITECTS ENGINEERS
COA#30250, AA#26003565
502 NW 2ND STREET, OKEECHOBEE, FLORIDA 34972
P: (863) 467-1111
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TWIN VEE
FACILITY EXPANSION

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C: (863) 467-1111
E: john@gdcflorida.com

REVISION

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DATE
11/15/2022

SHEET
A-104

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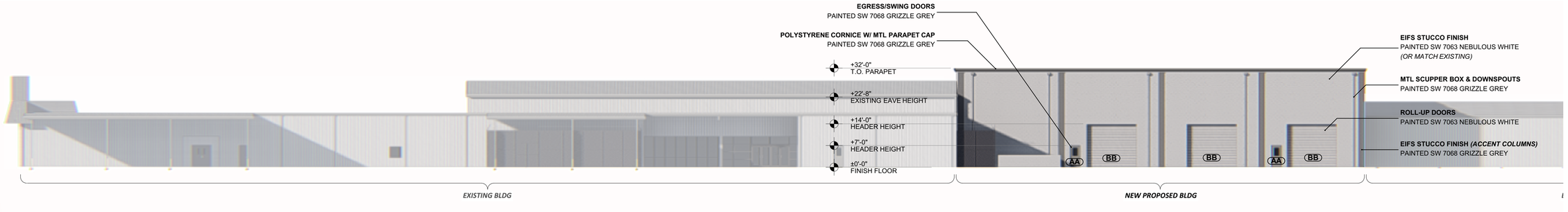
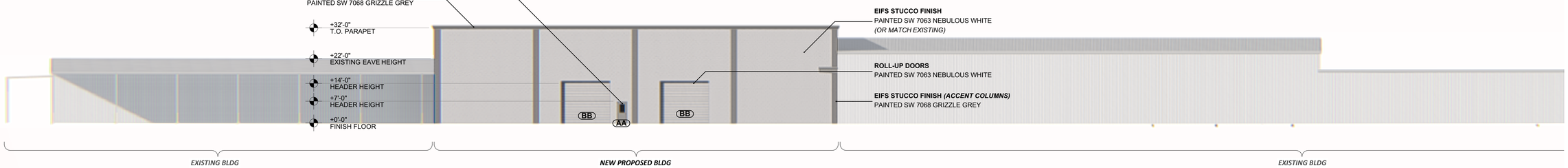


02
A-201

SOUTH ARCHITECTURAL ELEVATION
SCALE: 1/16" = 1'-0"



01
A-201

NORTH ARCHITECTURAL ELEVATION
SCALE: 1/16" = 1'-0"

GDC ARCHITECTS ENGINEERS
COA#30250, AA#26003565
502 NW 2ND STREET, OKEECHOBEE, FLORIDA 34972
P: (863) 467-1111
F: (772) 872-5121
WWW.GDCFLORIDA.COM

TWIN VEE
FACILITY EXPANSION

PROJECT ADDRESS: 3101 SOUTH US HWY 1
PROJECT CITY: FORT PIERCE
PROJECT STATE: FLORIDA
PROJECT ZIP CODE: 34982
PARCEL ID: 2427-601-0069-000-3

ISSUED FOR REVIEW

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PE #40940/ COA #30250
C: (863) 467-1111
E: john@gdcflorida.com

REVISION

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CHECKED BY
J.H.C.

DATE
11/15/2022

SHEET
A-201

ARCHITECTURAL EXTERIOR ELEVATIONS

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Planning Board **6. f.**

Meeting Date: 03/13/2023

Re: Preliminary Plat - Westcity FP Shops - 2671 S Jenkins Road

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

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

SUMMARY:

Request for review of an application for a preliminary plat to subdivide 1 parcel into 3 platted lots.

RECOMMENDATION:

Staff recommends that the Planning Board forward a recommendation of APPROVAL to the City Commission.

ALTERNATIVES:

- Recommend approval with conditions
- Recommend disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

- Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 03/06/2023 02:11 PM

Final Approval Date: 03/06/2023

Preliminary Plat

Westcity FP Shops Preliminary Plat

Preliminary Plat

Applicant:
Peter Sweeney – Attorney with Block & Scarpa

Property Owner:
Westcity FP Shops, LLC

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

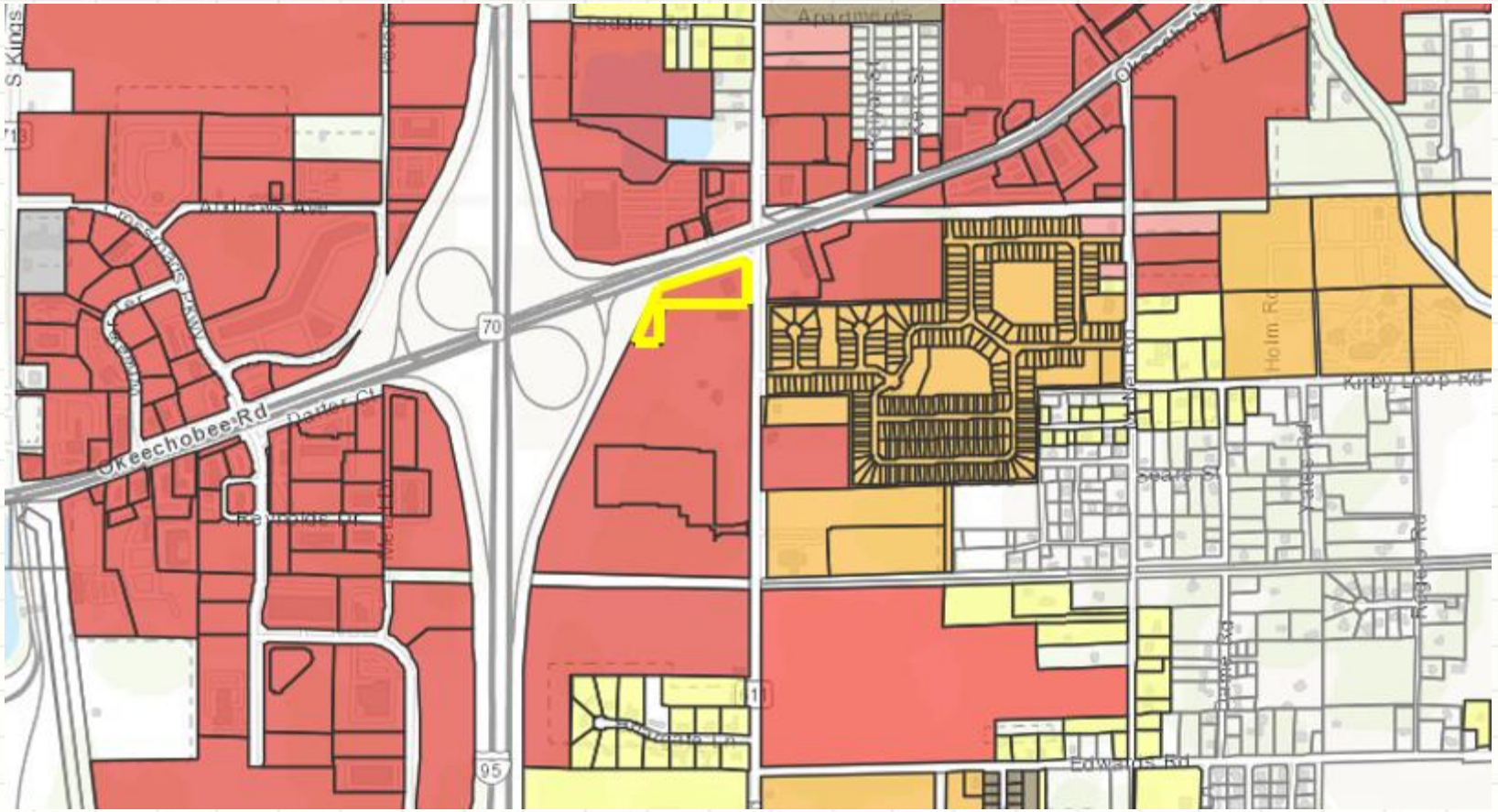
Preliminary Plat

Summary:
Request for review of an application for a preliminary plat to subdivide 1 parcel into 3 platted lots.

Aerial Map

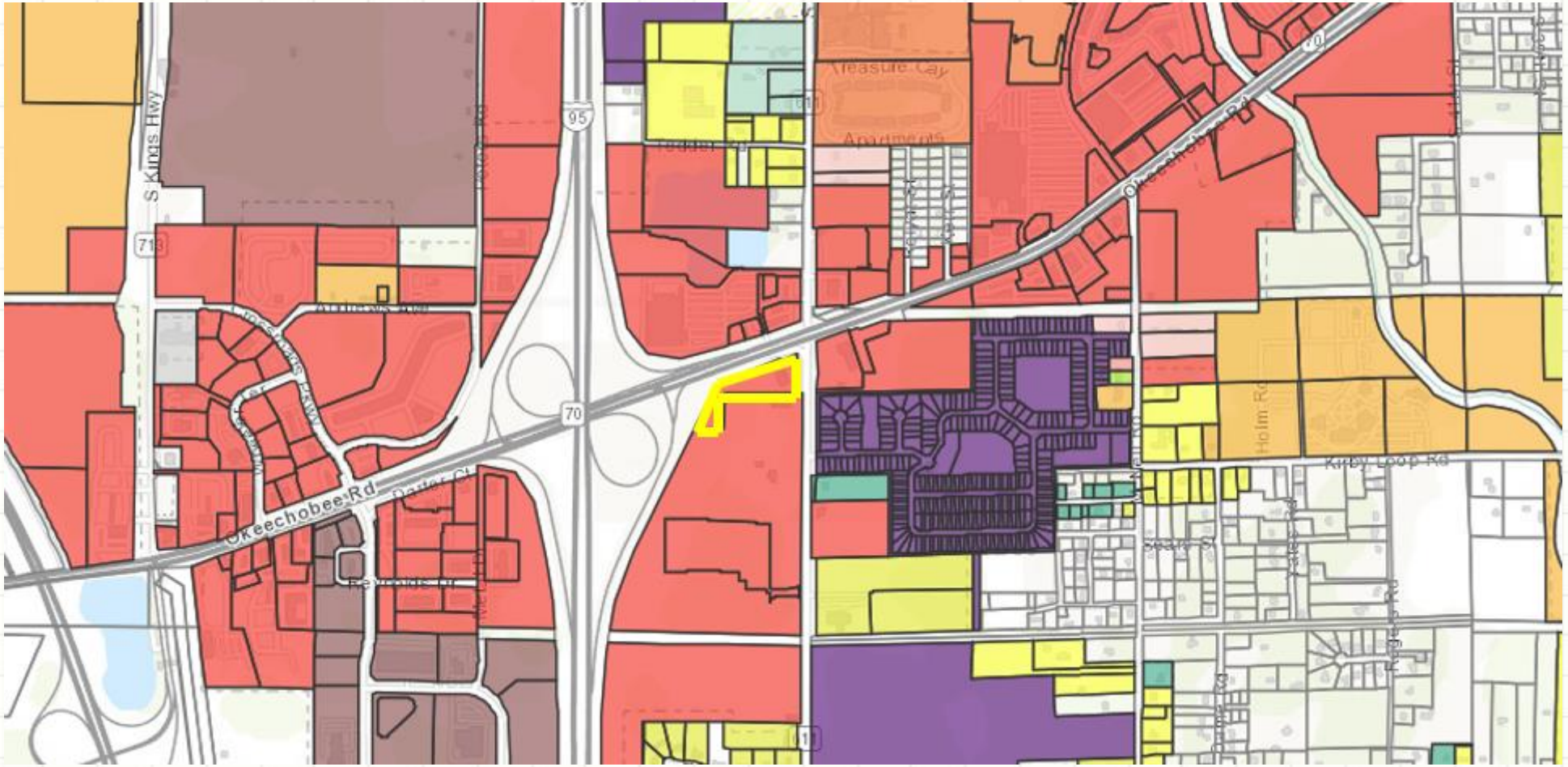
- **4.00 +/- acres**

Future Land Use Map



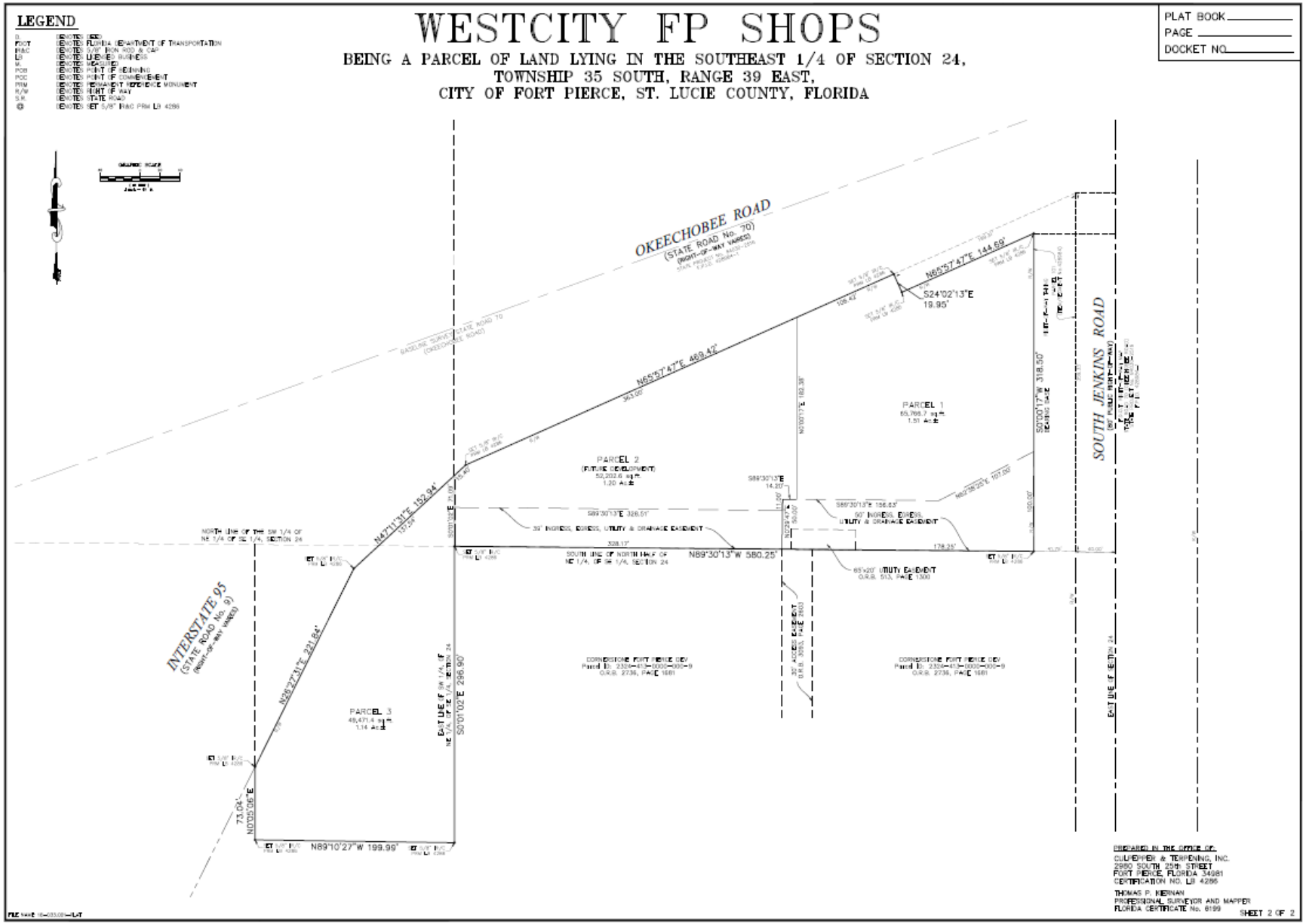
Future Land Use: General Commercial (GC)

Zoning Map



Zoning: General Commercial (C-3)

Plat



LEGEND
WESTCITY FP SHOPS
BEING A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 35 SOUTH, RANGE 39 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
PLAT BOOK
PAGE
DOCKET NO.
OKEECHOBEE ROAD
(STATE ROAD No. 70)
SOUTH JENKINS ROAD
INTERSTATE 95
(STATE ROAD No. 9)
PARCEL 1
PARCEL 2
PARCEL 3
N65°57'47"E 469.42'
N65°57'47"E 144.69'
S24°02'13"E
19.95'
N47°11'31"E 152.94'
N26°27'31"E 221.84'
N89°30'13"W 580.25'
N89°10'27"W 199.99'
S0°01'02"E 296.90'
S0°00'17"W 318.50'
73.04'
N0°05'06"E
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199
SHEET 2 OF 2

Staff Recommendation
Preliminary Plat

Staff recommends that the Planning Board forward a recommendation of APPROVAL to the City Commission.

Planning Board Actions (Preliminary Plat)

Possible actions of the Planning Board:

- Recommend **APPROVAL** of the proposed Preliminary Plat
- Recommend **APPROVAL** of the proposed Preliminary Plat with changes
- Recommend **DISAPPROVAL** of the proposed Preliminary Plat.

Preliminary Plat

Westcity FP Shops Preliminary Plat

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Peter J. Sweeney, Attorney with Block & Scarpa
601 21st Street, Suite 401
Vero Beach, FL 32960

Subject: Preliminary Plat – Westcity FP Shops – 2571 South Jenkins Road – Technical Review Committee Comments for December 15, 2022 TRC Meeting

City of Fort Pierce Planning Department

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111

Fort Pierce Engineering Department

1. The preliminary plat shall be revised in accordance with the City of Fort Pierce Code of Ordinance Section 121-10(3).
   Plat Sheet 1 of 2:
   a. Telephone of subdivider.
   b. The dedicated Stormwater Management Tract will need to be dedicated to a Property Owners Association for their maintenance, exclusive use, and benefit.
   Plat Sheet 2 of 2:
   a. The date the plat was drawn.
   b. Contour lines, having a one-foot interval.
   c. Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision.

2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to initiating any review.

Fort Pierce Building Department

1. Building Official or his representative hos no comment of the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7rh Edition.

3. Change of Use required.

4. Building Permit required.

5. Will need to meet the Fire Code.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

1. Advisory: Access to Jenkins Road may be limited to Right-in Right-out only with future improvements to Jenkins Road.

2. A traffic report will be required at time of site plan application.

3. A permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please remit a Site Development Permit application, an electronic set of plans and a minimum of one hard copy of all necessary plans and documents to the Engineering Division of the County. The application may be found on the County's website, Public Works Department link.

4. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept Approved:

Water and wastewater (via force main) is available to serve the subject parcel. To connect to

water and wastewater services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review, a commercial service application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

Note:
Car wash will require a sand and oil separator meeting the requirements of S-14.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application - TRC Westcity FP Shops. Approved.

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

3. Please send the Fire District electronic plans for the site and buildings.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).

6. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.

9. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

10. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.

11. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

12. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

13. Minimum Size of Water Mains
    The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

14. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

Florida Department of Transportation

1. The following applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections

St. Lucie County School Board

No comments at this time

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

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

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

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

Property Owner(s)
Westcity FP Shops, LLC

Street Address
9293 NW 15th Street

City State Zip
Coral Springs, FL 33071-6048

Phone Number
954-439-3030

Email Address
steve@wcpartners.com

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

Street Address
601 21st Street, Suite 401

City State Zip
Vero Beach, FL 32960

Phone Number
772-794-1918

Email Address
psweeney@blockscarpa.com

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

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

STATE OF ~~FLORIDA~~ South Carolina COUNTY Charleston

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

alyssa Bryant
Signature of Notary (seal)

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ SUBDIVISION: PRELIMINARY PLAT

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

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

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

☐ SUBDIVISION: FINAL PLAT

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

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

☐ SUBDIVISION: MINOR REPLAT

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

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

Thomas Engineering Group
840 SE Osceola Street
Stuart, FL 34994
P: (772) 888-3138
www.ThomasEngineeringGroup.com

City of Fort Pierce Planning Department

Subject: Preliminary Plat – Westcity FP Shops – 2571 South Jenkins Road – Technical Review Committee Comments for December 15, 2022 TRC Meeting

Please find original staff comments with our response below each:

City of Fort Pierce Planning Department

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111 **RESPONSE: The Applicant acknowledges this requirement**

Fort Pierce Engineering Department

1. The preliminary plat shall be revised in accordance with the City of Fort Pierce Code of Ordinance Section 121-10(3).
Plat Sheet 1 of 2:
a. Telephone of subdivider. **RESPONSE: This ordinance has been revised and this is no longer required per 22-040**
b. The dedicated Stormwater Management Tract will need to be dedicated to a Property Owners Association for their maintenance, exclusive use, and benefit. **RESPONSE: land dedication information along with article of incorporation are included.**
Plat Sheet 2 of 2:
a. The date the plat was drawn. **RESPONSE: date has been added bottom left-hand corner.**
b. Contour lines, having a one-foot interval. **RESPONSE: This ordinance has been revised and this is no longer required per 22-040**
c. Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision. **RESPONSE: This ordinance has been revised and this is no longer required per 22-040**
2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to initiating any review. **RESPONSE: application acknowledges this requirement.**

Fort Pierce Building Department

1. Building Official or his representative has no comment of the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7rh Edition. **RESPONSE: acknowledged**
3. Change of Use required. **RESPONSE: acknowledged we will submit site plan for lot 1**
4. Building Permit required. RESPONSE: **acknowledged we will submit building permit after site plan is approved.**
5. Will need to meet the Fire Code. **RESPONSE: acknowledged**

Fort Pierce Police Department
No comments at this time
St. Lucie County Planning Department
Comments may be forthcoming

St. Lucie County PW/Engineering
1. Advisory: Access to Jenkins Road may be limited to Right-in Right-out only with future improvements to Jenkins Road. **RESPONSE: we will review this with staff during the site plan process.**

2. A traffic report will be required at time of site plan application. **RESPONSE: applicant understand the requirement for traffic report during the site plan process, we have prepared and will submit with the site plan.**

3. A permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please remit a Site Development Permit application, an electronic set of plans and a minimum of one hard copy of all necessary plans and documents to the Engineering Division of the County. The application may be found on the County's website, Public Works Department link. **RESPONSE: we will submit for a county connection permit once the site plan process has started.**

4. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

City Clerk Office
Comments may be forthcoming
Code Enforcement
Comments may be forthcoming
Fort Pierce Utilities Authority
FPUA W/WW Engineering: Concept Approved:
Water and wastewater (via force main) is available to serve the subject parcel. To connect to water and wastewater services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review, a commercial service application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below.

Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.
Note:
Car wash will require a sand and oil separator meeting the requirements of S-14.
FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application - TRC Westcity FP Shops. Approved.
RESPONSE: applicant acknowledges the requirements to have full engineering drawings for review of the water and sewer system, we will submit this during the site plan process.

St. Lucie County Fire District
1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com
2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.
3. Please send the Fire District electronic plans for the site and buildings.
4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.
5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).
6. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.
7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.
8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
9. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.
10. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.
11. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See “Needed NFPA Fire Flow Calculator Spreadsheet”.
12. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).
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shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.
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RESPONSE to all SLCRD Comments 1-13: the applicant acknowledges the requirements for the SLCFD need to be incorporated in the proposed site plan. We will submit to the fire district during the site plan review process which will begin very soon.

Florida Department of Transportation
1. The following applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections **RESPONSE: the project has received a pre-application letter for lot 1 and it is attached for your use.**

St. Lucie County School Board
No comments at this time

WESTCITY FP SHOPS

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

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION:

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

CONTAINING: 3.84 ACRES ±

DEDICATION:

STATE OF FLORIDA

COUNTY OF ST. LUCIE SS

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

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

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

3) PARCEL 3, AS SHOWN HEREON, IS DEDICATED TO THE WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC. FOR STORM WATER PURPOSES, EXCLUSIVE USE AND BENEFIT, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID PROPERTY OWNERS ASSOCIATION.

SIGNED AND SEALED THIS ___ DAY OF _____, 2023, ON BEHALF OF _____.

_____
NAME: _____
TITLE: _____

_____ WITNESS SIGNATURE
_____ PRINTED NAME

_____ WITNESS SIGNATURE
_____ PRINTED NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____ COMMISSION NO. & EXPIRATION DATE

_____ NOTARY PUBLIC, STATE OF FLORIDA

NAME: _____

MORTGAGEE CONSENT:

STATE OF _____

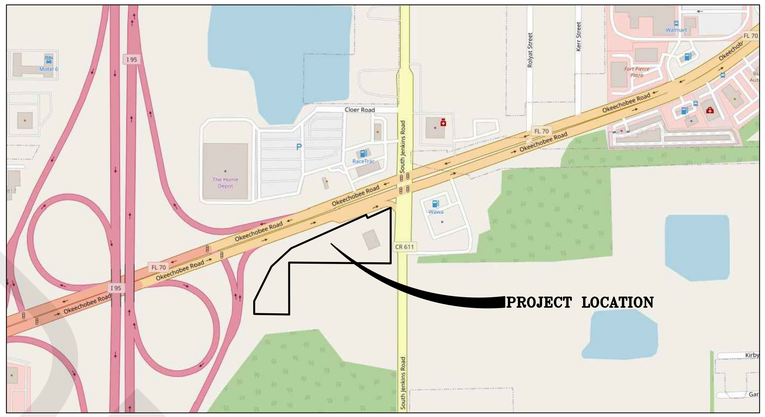
COUNTY OF _____

_____ DATED THE ____ DAY OF 2023 AND RECORDED THE ____ DAY OF 2023, AT OFFICIAL RECORDS. BOOK _____, PAGE _____, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

_____
BY: _____
NAME: _____
TITLE: _____

_____ WITNESS SIGNATURE
_____ PRINTED NAME

_____ WITNESS SIGNATURE
_____ PRINTED NAME



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF TITLE:

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY _____, DATED _____, 2023, AND DESIGNATED AS FILE NUMBER _____ (THE " PLAT SEARCH "), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: _____, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED.

DATED: THIS ___ DAY OF _____, 2023

NAME TITLE
ADDRESS
FLORIDA BAR NO. _____

CITY ATTORNEY:

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

DATED: THIS ___ DAY OF _____, 2023

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

PLANNING AND DEVELOPMENT SERVICES APPROVAL:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE GENERAL COMMERCIAL ZONING DISTRICT, AS SET FORTH IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JUNE ____, 2023.

DATED: THIS ___ DAY OF _____, 2023

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

CLERK OF CIRCUIT COURT:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK ___, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS ___ DAY OF _____, 2023.

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

CLERK OF THE CIRCUIT COURT

OWNER:

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

SUBDIVIDER:

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

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

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

SURVEYOR'S REVIEW CERTIFICATE:

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

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

SURVEYOR'S NOTES:

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

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

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

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

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THIS IS TO CERTIFY THAT THE PLAT AS SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF THIS PART AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET AND LOT CORNERS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND IN ACCORDANCE WITH THE SURVEYING STANDARDS CONTAINED WITHIN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA. THIS ___ DAY OF _____, 2023.

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

SURVEYOR

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

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

FILE NAME: 18-033.001-PLAT

DRAFT

WESTCITY FP SHOPS

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

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGEND

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

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

NORTH

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

BASELINE SURVEY STATE ROAD 70
(OKEECHOBEE ROAD)

SET 5/8" IR/C PRM LB 4286

N65°57'47"E 469.42'

363.00'

R/W

N65°57'47"E 144.69'

199.31'

106.42'

S24°02'13"E 19.95'

R/W

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

359.33'

S0°00'17"W 318.50'
BEARING BASE

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

PARCEL 1
65,766.7 sq.ft.
1.51 Ac.±

N0°01'7"E 182.38'

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

S89°30'13"E 14.20'

11.00'

N0°29'47"E 50.00'

S89°30'13"E 156.63'

N62°38'25"E 107.00'

R/W 100.00'

S89°30'13"E 328.51'

39' INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT

50' INGRESS, EGRESS, UTILITY & DRAINAGE EASEMENT

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

N47°11'31"E 152.94'

137.54'

15.40

S0°01'02"E 71.09'

328.17'

SET 5/8" IR/C PRM LB 4286

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

N89°30'13"W 580.25'

178.25'

41.75'

40.00'

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

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

N26°27'31"E 221.84'

R/W

PARCEL 3
49,471.4 sq.ft.
1.14 Ac.±

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

S0°01'02"E 296.90'

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

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

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

EAST LINE OF SECTION 24

R/W

73.04'

N0°05'06"E

SET 5/8" IR/C PRM LB 4286

N89°10'27"W 199.99'

SET 5/8" IR/C PRM LB 4286

DRAFT

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

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

DATE: JANUARY 17, 2023
FILE NAME: 18-033.001-PLAT

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

January 12, 2023

THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 12, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Ryan Thomas
Thomas Engineering Group, LLC
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

Dear Ryan Thomas:
RE: Pre-application Review for **Category D Driveway,** Pre-application Meeting Date: **January 12, 2023**
St. Lucie County - Fort Pierce; SR 70; Sec. # 94030000; MP: 21.5; Access Class - 5;
Posted Speed - 45; SIS - SIS SG Connector; FDOT Ref. Project:

Request: Maintain existing access along S Jenkins Road. No proposed direct access on SR 70.

SITE SPECIFIC INFORMATION
Project Name & Address: **Car Wash MRE – 2671 S Jenkins Road, Fort Pierce, FL**
Property Owner: **WestCity FP Shops LLC**; Parcel Size: **3.84 Acres** Development Size: **One Tunnel Car Wash**

REQUEST APPROVED

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

Conditions:
- **Any driveway on S Jenkins Road shall be located at least 250 feet south of the SR 70 edge of pavement.**

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

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Nesa Y. Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-01-12\1. 94030000 MP 21.5 SR 70_Car Wash MRE\94030 MP 21.5 SR 70_Car Wash MRE.docx

ORDINANCE NO. 22-040

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 121 – SUBDIVISIONS, SECTION 121-8,GENERAL PROVISIONS APPLICABLE TO SUBDIVISION OF LAND; SECTION 121-9, PLAT PROCEDURE; CITY PLANNING BOARD REVIEW; AND SECTION 121-10, PLAT SPECIFICATION; AMENDING THE PRELIMINARY PLAT SUBMITTAL REQUIREMENTS; STREAMLINING THE PRELIMINARY PLAT PROCESS; PROVIDING FOR AN OPTIONAL PRELIMINARY PLAT; AND SPECIFYING A FINAL PLAT BE CONSISTENT WITH STATE STATUE; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in August 2016, the St. Lucie County Development Review Task Force, comprising the St. Lucie Economic Development Council, the St. Lucie County Chamber of Commerce, and the Treasure Coast Builders Association (TCBA) made certain recommendations with regard to improving the governmental processes of City of Fort Pierce, and

WHEREAS, the recommendations of the St. Lucie County Development Review Task Force included suggested amendments to the City's plat process such that the preliminary plat be optional, and that final plat standards and requirements follow state statute, and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their November 14th, 2022, meeting, voted 5 to 0 to recommend approval of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 121-8 through Chapter 121-10, are hereby amended so the same shall read as follows:

Sec. 121-8. General provisions applicable to subdivision of land.

It is the intent in the application of this chapter that the following shall apply to:

(1) Any person proposing to subdivide land within the city into lots proposed for development or sale shall submit to the planning director a plat or plats of the proposed subdivision which shall conform to all requirements set forth in this chapter.

(2) Any construction work undertaken on the proposed subdivision site prior to the receipt of final ~~preliminary~~ plat approval from the city commission shall be at the sole risk of the developer.

(3) No plats or plat of a proposed subdivision shall be recorded in the office of the clerk of the circuit court of the county until such plat or plats shall have received final approval, as certified herein, from the city commission.

(4) No land dedicated as a public street shall be accepted, opened, or improved nor shall any utilities or other facilities be installed therein, unless such streets shall have been accepted or opened as, or otherwise shall have received the legal status of, a public

street prior to the adoption of this chapter, or unless such street corresponds in its location and lines with a street shown on a plan approved by the city commission or on a plan made and adopted by said commission; provided, however, that the city commission may locate or construct or may accept for construction any other streets.

(5) No building permit shall be issued for, and no building or other structure shall be erected on, any lot unless such lot has legal description and access to a street which shall have been accepted or opened as, or shall have otherwise received the legal status of a public street.

(Code 1983, § 18-8; Ord. No. J-04, § 1, 2-18-1992)

Sec. 121-9. Plat procedure; ~~city planning board review.~~

(a) Preliminary plat approval. The subdivider may choose to proceed to Final Plat Review notwithstanding a submittal of a preliminary plat.

(1) The subdivider shall submit five copies of the preliminary plat to the planning director.

(2) The planning director will distribute the preliminary plat to all affected departments or agencies, including, but not limited to, the engineering department, public works department and utilities director. After review by the planning director and other affected departments and agencies, and when in compliance with city rules and regulations governing same, the preliminary plat will be forwarded to the planning board for determination ~~review~~.

(3) The city planning board shall review the proposed plat and make a determination of approval or denial. ~~recommendation to the city commission~~. If the board recommends disapproval, the reason shall be stated.

~~(4)The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the preliminary plat.~~

~~(5)~~(4) Prior to submittal of the final plat, ~~M~~minor revisions to the preliminary plat may be approved by the planning director provided that such amendments do not involve an increase in the land area to be subdivided or an increase in the total number of lots to be created.

(b) Final plat approval.

(1) The subdivider shall submit five copies of the final plat to the planning director for approval of compliance with subdivision regulations.

(2) The planning director will distribute the final plat to affected departments and agencies, including, but not limited to, the engineering department, public works department and utilities director prior to forwarding the final plat to the city commission. After review by the planning director and other affected departments and agencies, and when in compliance with city rules and regulations governing same, the final plat will be forwarded to the city planning board for review.

(c) The city planning board shall consider whether the following standards have been met in its review of the application:

(1) Adequate vehicular access and traffic circulation to each lot in the proposed subdivision.

(2) That adopted levels of service (LOS) standards in the comprehensive plan are not adversely impacted by the proposed plat. If such standards are negatively affected that appropriate mitigation plans as described in this chapter are also included in the proposed plat.

(3) That other applicable comprehensive plan policies are addressed by the proposed plat.

(d) The city commission shall hold a public hearing and approve, approve with conditions, or disapprove the final plat.

(Code 1983, § 18-9; Ord. No. J-04, § 1, 2-18-1992)

Sec. 121-10. Plat specification.

(a) Preliminary plat specifications.

(1) The preliminary plat shall represent the entire area which the subdivider contemplates developing, including possible unit divisions not scheduled for immediate development.

(2) Five copies of the preliminary plat shall be submitted along with the application for preliminary plat approval to the planning director.

(3) The preliminary plat shall be prepared by a land surveyor registered in the state and shall contain the following information:

a. Proposed name of the subdivision.

b. Name and address of owner of record.

c. Name~~,~~ and address ~~and telephone number~~ of subdivider.

d. Scale, north arrow, and the date plat was drawn.

e. Boundary lines of the tract indicated by a heavy line giving approximate dimensions.

f. Boundary lines of lots, the a~~A~~pproximate number of lots, and typical lot sizes. ~~g. Divisions or state development, if any, proposed by the subdivider.~~

~~h. Natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features.~~

~~i. Contour lines, having a one-foot interval.~~

~~j.~~g Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose.

~~k~~h. Names of adjacent platted subdivisions.

~~l. Names of adjacent unplatted property owners.~~

~~m. Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision.~~

~~n. Certificate of preliminary plat preparation.~~

~~o. Vicinity sketch showing the relation of the proposed subdivision to adjoining property and the city.~~

~~p. Name and address of the engineer and/or surveyor who prepared the plat and design improvements be listed on the preliminary plat.~~

~~q. Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project.~~

~~(4) After the preliminary plat has been approved by city commission, and before~~ Prior to the submission of a ~~the~~ final plat, the following detailed plans prepared by an engineer registered in the state, shall be submitted to the planning director for review and distribution to affected departments and/or agencies:

a. Two sets of construction plans of the proposed streets, including storm sewer and sanitary sewer and will show the following:

1. All lateral widths.

2. Centerline profile grade relative to elevations of adjacent properties at the right-of-way line.

3. Elevations at points of grade (tangent).

4. Curve data for horizontal and vertical curves.

5. Pipe size, grade and location of manholes, and inlets.

6. Stationing at intervals of 100 feet, minimum, and all of new construction.

b. Two sets of construction plans of the proposed water system that will serve the subdivision showing the size and location of mains and services.

c. Construction plans be drawn on profile paper having sheet size of 24 inches by 36 inches. Also, that plans be drawn at as large a scale as practicable.

d. Two sets of drainage plans, which may be part of the construction plans, and which shall conform to drainage requirements found in the South Florida Water Management District Permit Information Manual, Volume IV.

(5) Approval of the plans specified in subsection (a)(4) of this section must be received before construction commences.

(6) Whenever city utility authority electrical energy is proposed to be used, the subdivider shall consult with the utilities authority. The utilities authority shall arrange for the furnishing of electrical energy in accordance with the regulations of the city utility authority.

(7) Whenever city utility authority gas energy is proposed to be used, the subdivider shall consult with the utilities authority. The authority shall arrange for the furnishing of gas energy in accordance with the regulations of the city utility authority.

(b) Final plat specifications.

(1) If a preliminary plat has been approved, then ~~T~~the final plat shall substantially conform to the preliminary plat; it may, however, represent only that portion of the approved preliminary plat which the subdivider proposes to develop and record at any one time, provided that such portion conforms to the requirements of this chapter.

(2) The submittal of the final plat shall consist of the original drawing, and two Mylar reproducible prints thereof. The submission shall be to the planning director.

(3) The final plat shall be clearly and legibly drawn at a scale no less than one-inch equals 50 feet and shall be on sheets no smaller than 24 inches by 36 inches.

(4) In all other respects t~~T~~he final plat shall conform to the requirements of Florida Statutes Chapter 177 – Plats made for recording,~~con~~tain the following information: and include the certificate, as specified in subsection (c)(2) of this section.

~~a. Name of subdivision.~~

~~b. Name of subdivider.~~

~~c. Date of survey, date of plat drawing, graphic scale, north arrow.~~

~~d. Indication of reference bearings.~~

~~e. Location of tract (township, range, section) and acreage.~~

~~f. Index map, if more than one sheet is required to present map.~~

~~g. Boundaries of the tract with distances measured to the nearest 1/10 foot and angles to the nearest second. Tract boundaries shall be determined by accurate survey in the field.~~

~~h. Location of right-of-way widths, and names of all streets within and immediately adjoining the plat. Street name duplications shall be avoided, and all street names approved by the city commission.~~

~~i. Lot lines with dimensions to the nearest 1/100foot.~~

~~j. Location of all permanent tract boundary monuments.~~

~~k. Blocks lettered alphabetically or numbered numerically; within each block, lots or sites numbered in numerical order.~~

~~l. Location dimensions and purposes of: Easements; public service utility right-of-way lines, areas (other than streets) to be reserved, donated, or dedicated to public use; sites for other than residential use with notes stating their purpose and limitations; and any areas to be reserved by deed covenant for common uses of all property owners within the subdivision.~~

~~m. Certificates, as specified in subsection (c)(2) of this section.~~

(c) Plat certificates.

(1) The following certificates are required for a preliminary plat:

a. Appropriate space shall be provided on the preliminary plat for the following certificate:

CITY COMMISSION CERTIFICATE:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Preliminary Approval by the City Commission at a meeting held on _____, 20___.

_____

City Clerk"

(2) The following certificates are required for final plat approval:

a. Before a final plat is submitted the subdivider shall have stamped or printed thereon, and signed, substantially as follows:

SURVEYORS CERTIFICATE:

"I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material adhere to the requirements of Chapter 177 Florida Statutes. _____, 20___.

_____

Registered Land Surveyor"

CERTIFICATE OF FINAL APPROVAL BY THE CITY COMMISSION:

"Pursuant to the provisions of the Fort Pierce City Commission this plat was given Final Approval by the City Commission at a meeting held on _____, 20___.

_____

City Clerk"

OWNER'S ACKNOWLEDGMENT:

(i) Must follow F.S. § 177.081.

(ii) Dedication. In connection with the description there shall be a dedication of the plat by the owners, whose signatures must be witnessed, and their executions of the dedication must be acknowledged in the same manner as deeds conveying lands are required to be witnessed and acknowledged; and in all cases the title, caption and dedication must agree. In case the dedication is to be made by a corporation then it shall be signed by the president or a vice-president, and by the secretary or an assistant secretary, respectively, of the corporation, by and with the authority of its board of directors.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-040 was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, _____, 2022 and Sunday, _____, 2022; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on December 19, 2022; and was duly introduced, read by title only, and passed on second and final reading January 3, 2023, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 3rd day of January, 2023.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Tanya Earley
CITY ATTORNEY

FLORIDA DEPARTMENT OF STATE
Division of Corporations

October 16, 2022

ADVANCED INCORPRATING SERVICE

,

The Articles of Incorporation for WESTCITY FP SHOPS PROPERTY OWNERS ASSOCIATION, INC. were filed on October 14, 2022 and assigned document number N22000011702. Please refer to this number whenever corresponding with this office regarding the above corporation.

PLEASE NOTE: Compliance with the following procedures is essential to maintaining your corporate status. Failure to do so may result in dissolution of your corporation.

To maintain "active" status with the Division of Corporations, an annual report must be filed yearly between January 1st and May 1st beginning in the year following the filedate or effective date indicated above. **It is your responsibility to remember to file your annual report in a timely manner.** A Federal Employer Identification Number (FEI/EIN) will be required when this report is filed. Apply today with the IRS online at:

https://sa.www4.irs.gov/modiein/individual/index.jsp.

Should your corporate mailing address change, you must notify this office in writing, to insure important mailings such as the annual report notices reach you.

Any charitable organization intending to solicit contributions in Florida from the public are required to register annually with the Division of Consumer Services. For more information, please go to www.freshfromflorida.com/divisions-offices/consumer-services/business-services/charitable-organizations.

Should you have any questions regarding corporations, please contact this office at (850) 245-6052.

Matthew T Moon, Regulatory Specialist II Supervisor
New Filing Section Letter Number: 522A00023136

ARTICLES OF INCORPORATION
FOR

WestCity FP Shops Property Owners Association, Inc.

The undersigned incorporator, for the purpose of forming a not for profit corporation under the Florida Business Corporation Act, Chapter 617, hereby adopts the following Articles of Incorporation.

ARTICLE I: NAME

The name of the corporation is **WestCity FP Shops Property Owners Association, Inc.**

ARTICLE II: PRINCIPAL OFFICE AND MAILING ADDRESS

The principal office address is **1710 Brickel Drive, Ft. Lauderdale, FL 33301** and mailing address of the corporation is **9293 NW 15th Street, Coral Springs, FL 33071.**

ARTICLE III: NON-STOCK BASIS

The corporation is formed under a non-stock basis.

2022 OCT 14 PM 4:42

ARTICLE IV: PURPOSE

The specific nature of business for this not for profit corporation is a Property Owners Association.

ARTICLE V: OFFICERS AND DIRECTORS

The manner in which the directors are elected is as stated in the bylaws of the corporation. The name and address of the initial Officers of the corporation are:
Kenneth Simigran, President, 1710 Brickel Drive, Ft. Lauderdale, FL 33301
Stephen Douglas, VP/Secretary/Treasurer, 1710 Brickel Drive, Ft. Lauderdale, FL 33301

ARTICLE VI: QUALIFICATION

The qualifications for the members and the manner of their admission are stated in the bylaws of the corporation.

ARTICLE VII: CORPORATE POWERS

The corporate powers of this corporation are as provided in section 617.0302, Florida Statutes.

ARTICLE VIII: AMENDMENTS

The corporation reserves the right to amend or repeal any provisions of these Articles of Incorporation or any amendment(s) thereto.

ARTICLE IX: DISSOLUTION

In the event of this corporation dissolving, the residual assets of the corporation will be turned over to one or more organizations which themselves are exempt organizations described in sections 501(c) (3) and 170(c) (2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law or to the Federal, State or local government for exclusive public purpose.

ARTICLE X: REGISTERED AGENT AND ADDRESS

The name and address of the initial Registered Agent of the corporation is **Stephen Douglas, 9293 NW 15th Street, Coral Springs, FL 33071.**

ARTICLE XI: INCORPORATOR

The name and address of the incorporator of the corporation is **Bruce Pender, 9293 NW 15th Street, Coral Springs, FL 33071.**

The undersigned incorporator has executed these Articles of Incorporation this 14th day of October 2022.

/s/: Bruce Pender
Bruce Pender, Incorporator

2022 OCT 14 PM 4:12

CERTIFICATE DESIGNATING REGISTERED AGENT AND REGISTERED OFFICE

Pursuant to the provisions of section 617.0501, Florida Statutes, the aforementioned corporation, formed under the laws of the State of Florida, submits the following statement designating the Registered Agent and Registered Office, in the State of Florida.

Name of the corporation:

WestCity FP Shops Property Owners Association, Inc.

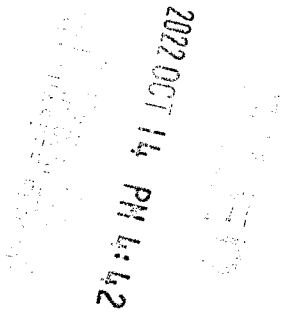
Name and address of the Registered Agent and Registered Office:

Stephen Douglas

9293 NW 15th Street, Coral Springs, FL 33071

Having been named Registered Agent and to accept Service of Process for the aforementioned corporation at the designated place in this certificate, I hereby accept the appointment and agree to act in its capacity, I further agree, am familiar with and accept the obligations of my position as Registered Agent as provided for in Chapter 617, Florida Statutes.

/s/: Stephen Douglas



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Peter J. Sweeney, Attorney with Block & Scarpa
601 21st Street, Suite 401
Vero Beach, FL 32960

Subject: Preliminary Plat – Westcity FP Shops – 2571 South Jenkins Road – Technical Review Committee Comments for December 15, 2022 TRC Meeting

City of Fort Pierce Planning Department

1. The applicant will supply two (2) Mylars for appropriate signatures and then the plat is recorded with St. Lucie County Clerk of Courts in accordance with Florida State Statute 177.111

Fort Pierce Engineering Department

1. The preliminary plat shall be revised in accordance with the City of Fort Pierce Code of Ordinance Section 121-10(3).
   Plat Sheet 1 of 2:
   a. Telephone of subdivider.
   b. The dedicated Stormwater Management Tract will need to be dedicated to a Property Owners Association for their maintenance, exclusive use, and benefit.
   Plat Sheet 2 of 2:
   a. The date the plat was drawn.
   b. Contour lines, having a one-foot interval.
   c. Location and size of nearest water, sewer and storm drainage lines that will serve the subdivision.

2. Advisory Comment: The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to initiating any review.

Fort Pierce Building Department

1. Building Official or his representative hos no comment of the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7rh Edition.

3. Change of Use required.

4. Building Permit required.

5. Will need to meet the Fire Code.

Fort Pierce Police Department

No comments at this time

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

1. Advisory: Access to Jenkins Road may be limited to Right-in Right-out only with future improvements to Jenkins Road.

2. A traffic report will be required at time of site plan application.

3. A permit for access and drainage outfall from the County prior to initiation of site improvements is required. Please remit a Site Development Permit application, an electronic set of plans and a minimum of one hard copy of all necessary plans and documents to the Engineering Division of the County. The application may be found on the County's website, Public Works Department link.

4. For discussion regarding these comments and response, please contact me at 772-462-2741, chambersg@stlucieco.org or David Hays at 772-462-1491, haysd@stlucieco.org.

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept Approved:

Water and wastewater (via force main) is available to serve the subject parcel. To connect to

water and wastewater services please submit 2 complete sets of utility construction plans to water/wastewater engineering along with a plan review, a commercial service application, and lift station calculations to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page attached or on the FPUA website for important steps to guide through the entire process including utility details and permit applications (link below. Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com or 772-466-1600 ext 3468.

Note:
Car wash will require a sand and oil separator meeting the requirements of S-14.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application - TRC Westcity FP Shops. Approved.

St. Lucie County Fire District

1. Please submit a completed application for Development/Site Plan Review (St. Lucie County Fire District Development & Site Plan Review Application). This form is available on-line at https://www.slcfd.com

2. Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.

3. Please send the Fire District electronic plans for the site and buildings.

4. A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.

5. Fire department access roads provided in accordance with 18.2.3 shall be provided at the start of a project and shall be maintained throughout construction. (NFPA 1 16.1.4). Surface. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface. (NFPA 1.18.2.3.5.2.5).

6. Per the St. Lucie County Fire District Fire Prevention Code Resolution 690-20. At Least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc.

7. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77k lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

8. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.

9. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

10. Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.

11. An approved water supply capable of supplying the required fire flow for fire protection (shall be) is identified to all premises upon which facilities, buildings, or portions of buildings which are to be constructed or moved into the jurisdiction. The approved water supply shall be in accordance with NFPA 1:18.4. See "Needed NFPA Fire Flow Calculator Spreadsheet".

12. Per NFPA 1114 Chapter 9, Section 1.3. Prior to the final occupancy of any building, the permitted water supply for fire protection, including fire hydrants and fire suppression systems, shall be installed, tested, and acceptable to the AHJ (SLCFD).

13. Minimum Size of Water Mains
    The minimum size of water mains for supplying water for firefighting purposes shall be six (6) inches. b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches. c. The maximum number of hydrants located on a dead end main shall be one (1). d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches. e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

14. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping or a certification document of radio signal strength provided by a licensed engineer.

Florida Department of Transportation

1. The following applicant should contact FDOT to request an access Pre-Application meeting to evaluate proposed connections

St. Lucie County School Board

No comments at this time

Planning Board **6. g.**

Meeting Date: 03/13/2023

Re: Preliminary Plat- Fort Pierce Commercial- 5553, 5555 and 5575 Okeechobee Road

Submitted For: Kev Freeman, Planning Director, Planning & Zoning

Information

SUBJECT:

Preliminary Plat - Fort Pierce Commercial - 5553, 5555 and 5575 Okeechobee Road

SUMMARY:

Request for review of an application for a preliminary plat to subdivide 3 parcels into 5 platted lots.

RECOMMENDATION:

Staff recommends that the Planning Board foward a recommendation of APPROVAL to the City Commission.

ALTERNATIVES:

- Recommendation for approval with conditions
- Recommendation of disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

- Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 03/06/2023 02:24 PM

Final Approval Date: 03/06/2023

Preliminary Plat

Fort Pierce Commercial Preliminary Plat

Preliminary Plat

Applicant:
Todd Howder – MBV Engineering

Property Owner:
OkeeJen, LLC & S Rentals B, LLC

Parcel IDs:
2419-321-0001-000-5, 2419-322-0003-000-2 &
2419-322-0002-000-5

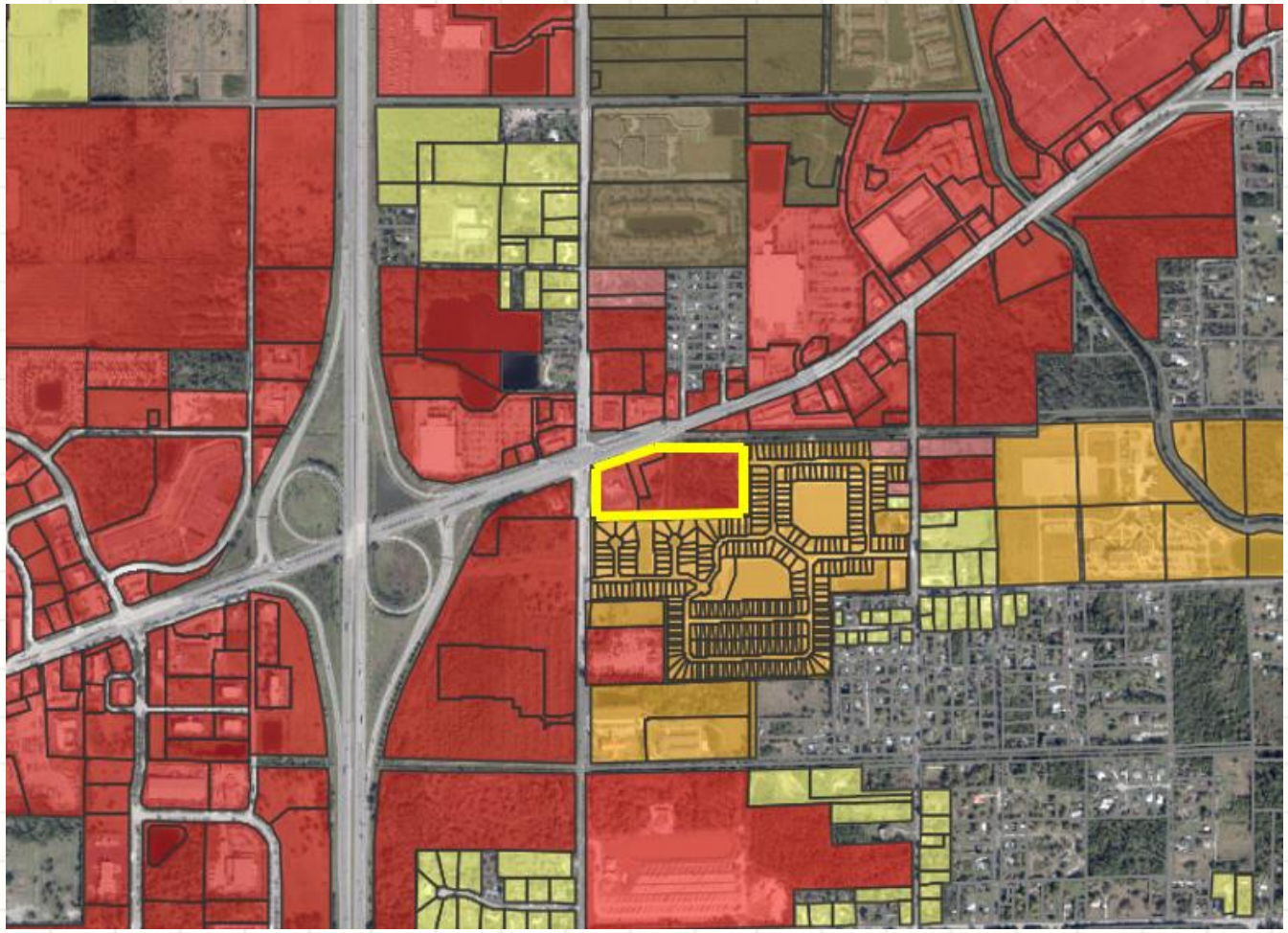
Preliminary Plat

Summary:
Request for review of an application for a preliminary plat to subdivide 3 parcels into 5 platted lots.

Aerial Map

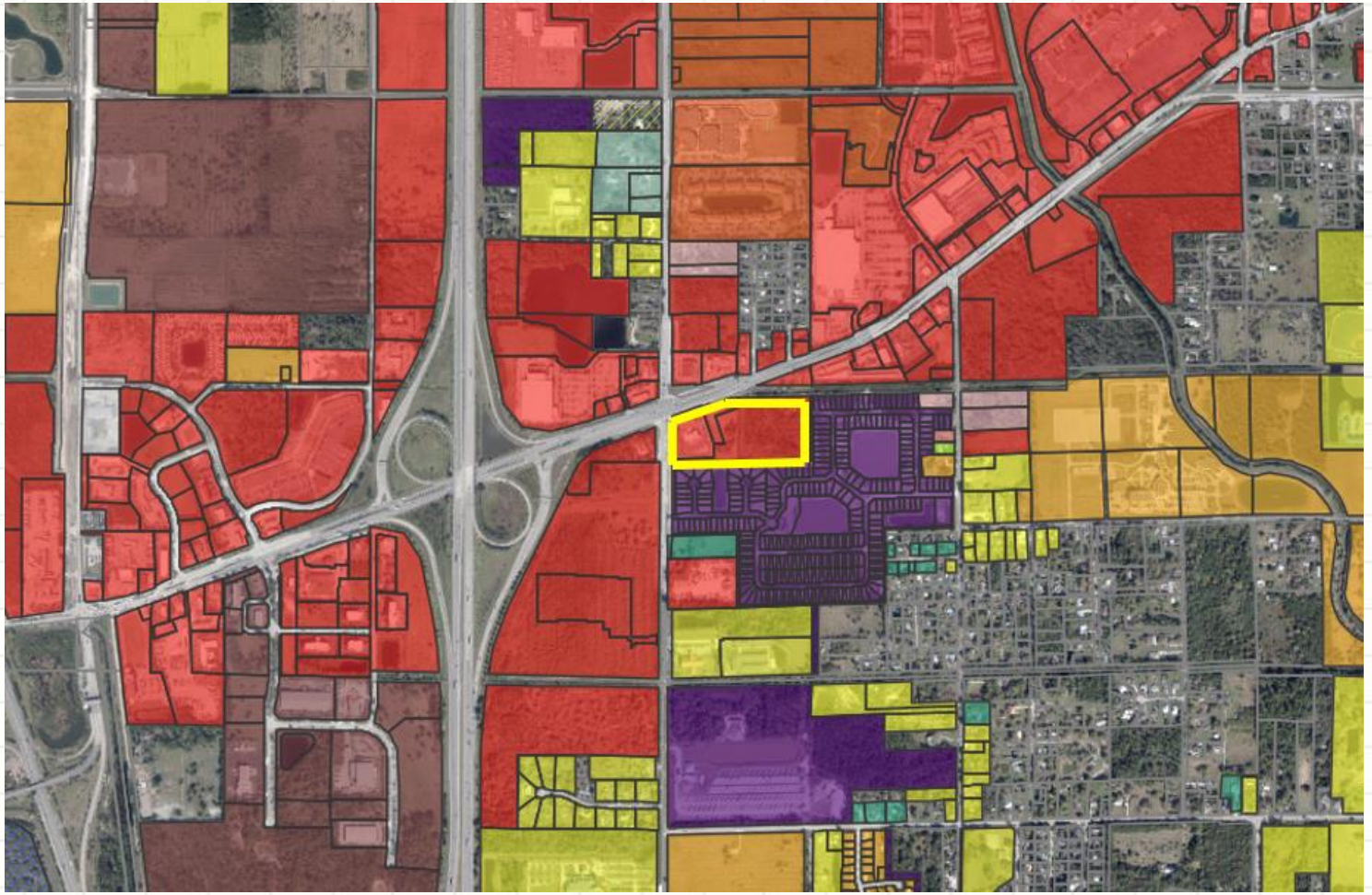
- **14.14 +/- acres**

Future Land Use Map



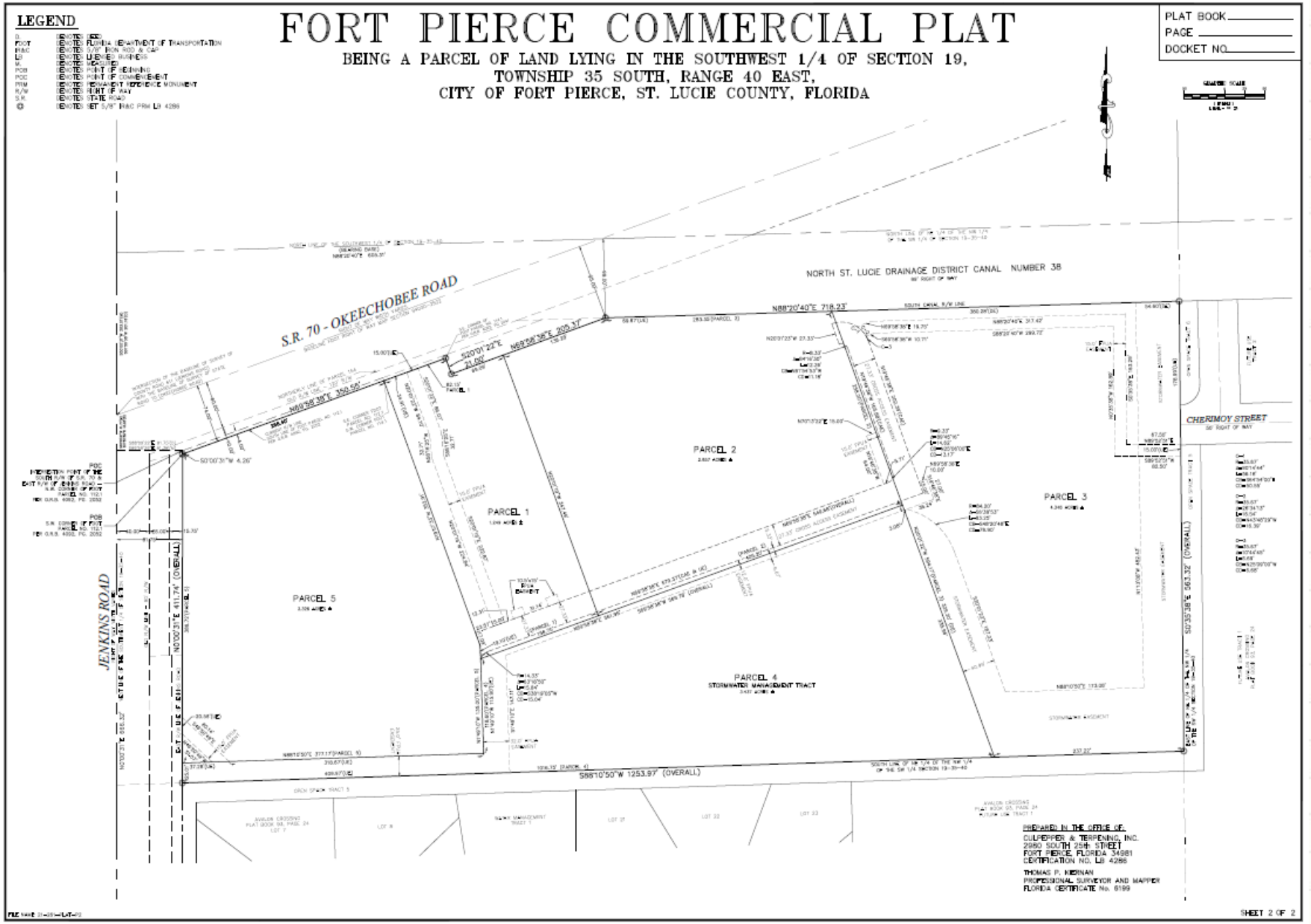
Future Land Use: General Commercial (GC)

Zoning Map



Zoning: General Commercial (C-3)

Plat


FORT PIERCE COMMERCIAL PLAT
BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19,
TOWNSHIP 35 SOUTH, RANGE 40 EAST,
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA
LEGEND
PLAT BOOK
PAGE
DOCKET NO.
S.R. 70 - OKEECHOBEE ROAD
NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38
CHERIMOY STREET
JENKINS ROAD
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
STORMWATER MANAGEMENT TRACT
PARCEL 5
N88°20'40"E 718.23'
S88°10'50"W 1253.97' (OVERALL)
PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2950 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. MORNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6199
SHEET 2 OF 2

Staff Recommendation
Preliminary Plat

Staff recommends that the Planning Board forward a recommendation of APPROVAL to the City Commission.

Planning Board Actions (Preliminary Plat)

Possible actions of the Planning Board:

- Recommend **APPROVAL** of the proposed Preliminary Plat
- Recommend **APPROVAL** of the proposed Preliminary Plat with changes
- Recommend **DISAPPROVAL** of the proposed Preliminary Plat.

Preliminary Plat

Fort Pierce Commercial Preliminary Plat

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Todd Howder - Vice President, MBV Engineering, Inc
1835 20th Street
Vero Beach, FL 32960

Subject: Fort Pierce Commercial – Preliminary Plat - SE Corner Okeechobee and Jenkins– Technical Review Committee Comments for September 15, 2022 TRC Meeting

City of Fort Pierce Planning Department

1. Please fill out all necessary information on Plat Sheet 1.

Fort Pierce Engineering Department
Plat Sheet 1 of 2:

1. Revise note number three under the Certificate of Ownership and Dedication to reference the entities that the Cross-Access Easement is dedicated to. Also, identify the location of this easement on the plat.

2. Revise note number four under the Certificate of Ownership and Dedication to reference the entity(ies) that the stormwater easement will be dedicated to.

3. There should be some type of dedication for Parcel 4 as this will be the development's Stormwater Management Tract and will need to be dedicated to a Property Owners Association for their maintenance, exclusive use, and benefit.

4. The SLC Property Appraiser's website indicates that there are two (2) landowners for this property within the limits of the plat, S & S Rentals "B", LLC and OkeeJen, LLC. If this is the case then there should be two sets of signature lines under the Dedication, Acknowledgement, Mortgagee Consent, and Certificate of Title.

5. Add the Preliminary Plat Certificate per the City of Fort Pierce Code of Ordinances Section 121-10(c)(1a): (See attached)

6. Under the heading of Planning and Development Approval, update the reference from Chapter 22 to Chapter 125 and add the name of the director, Kevin Freeman.

7. Under the heading of City Attorney, add the name of the City Attorney, Tanya Earley.

8. Please add the following information to the plat in accordance with the specifications noted in the City of Fort Pierce Code of Ordinances Section121-10(a):

9. Name and address of owner of record

10. Name, address, and telephone number of subdivider

Plat Sheet 1 of 2:

1. Please add the following information to the plat in accordance with the specifications noted in the City of Fort Pierce Code of Ordinances Section121-10(a):
    a. Add the date the plat was drawn
    b. Add all natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features.
    c. Contour lines having a 1-foot interval.
    d. Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose.
    e. Location and size of nearest water, sewer, and storm drainage lines that will serve the subdivision.
    f. Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project.

Advisory Comment:

1. The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to initiating any review.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

3. Building Permit may be required.

Fort Pierce Police Department

No comments currently

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: FPUA will require dedicated easements for the water and sewer infrastructures on this project.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Ft Pierce Commercial. Approved.

Please contact Sal Scimeca, if you should have any questions.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

St. Lucie County Fire District

No comments currently

Florida Department of Transportation
Conditions:

1. A minimum driveway length of 120 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.

2. If a gate is proposed, a minimum driveway length of 100 feet and a turnaround area before the gate are required.

3. A recorded cross access easement on the subject property for future use with the adjacent property to the south and east shall be provided prior to the Permit approval.

4. A traffic study is required. The study shall analyze the SR 70 and S Jenkins Road intersection.

Comments:

1. All driveways not approved in this letter must be fully removed and the area restored.

2. A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).

3. The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.

4. Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

St. Lucie County School Board

Comments may be forthcoming

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

February 15, 2023

Mr. Kevin Freeman
City of Fort Pierce
100 North US Hwy. 1
Fort Pierce, FL 34950

Subject: Fort Pierce Commercial - Preliminary Plat
City of Fort Pierce, Florida
Engineer's Project Number: 21-0056

Dear Mr. Freeman:

Enclosed you will find one (1) preliminary plat plan on 24"x36". This information has been provided in accordance with your comments dated from the September 15, 2022 TRC meeting. The following are our responses:

PLANNING COMMENTS

1. Please fill out all necessary information on Plat Sheet 1. **The required information has been added to Plat Sheet 1.**

ENGINEERING COMMENTS

Plat Sheet 1 of 2:

1. Revise note number three under the Certificate of Ownership and Dedication to reference the entities that the Cross-Access Easement is dedicated to. Also, identify the location of this easement on the plat. **The Cross-Access Easement has been removed from the Dedications as access rights will be addressed under the Declaration of Covenants, Conditions, Restrictions and Easements.**

2. Revise note number four under the Certificate of Ownership and Dedication to reference the entity(ies) that the stormwater easement will be dedicated to. **Note #4 has now become Note #3 and been revised to include who it will be dedicated to.**

3. There should be some type of dedication for Parcel 4 as this will be the development's Stormwater Management Tract and will need to be dedicated to a Property Owners Association for their maintenance, exclusive use, and benefit. **The stormwater management tract is dedicated to all owners as shown under Note #3 of the Dedications.**

4. The SLC Property Appraiser's website indicates that there are two (2) landowners for this property within the limits of the plat, S & S Rentals "B", LLC and OkeeJen, LLC. If this is the case then there should be two sets of signature lines under the Dedication, Acknowledgement, Mortgagee Consent, and Certificate of Title. **Jill Simpkins is a managing member of both companies and therefore is listed on the Dedication to sign as the owner. Two spaces, for each of the companies, has been listed under Acknowledgements. There is no mortgage on the property so the Mortgagee Consent has been removed from the plat. Likewise, since only one lawyer represents both companies, there is only one Certificate of Title and the lawyer's name, company and Florida Bar No. is listed.**

5. Add the Preliminary Plat Certificate per the City of Fort Pierce Code of Ordinances Section 121-10(c)(1a): (See attached). **This Certificate language has been added to the preliminary plat.**

6. Under the heading of Planning and Development Approval, update the reference from Chapter 22 to Chapter 125 and add the name of the director, Kevin Freeman. **The chapter reference has been updated as well as adding the name of the director, Kevin Freeman.**

7. Under the heading of City Attorney, add the name of the City Attorney, Tanya Earley. **The City Attorney's name, Tanya Earley, has been added.**

8. Please add the following information to the plat in accordance with the specifications noted in the City of Fort Pierce Code of Ordinances Section121-10(a):

9. Name and address of owner of record. **This information for both owners has been added.**

10. Name, address, and telephone number of subdivider. **This information on both subdividers has been added.**

Plat Sheet 2 of 2:

1. Please add the following information to the plat in accordance with the specifications noted in the City of Fort Pierce Code of Ordinances Section121-10(a):
   a. Add the date the plat was drawn. **This information has been added under the heading "Surveyor's Notes" as note #6.**
   b. Add all natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features. **This information**

is no longer required per City of Fort Pierce Ordinance 22-040, however it was added before the Ordinance went into effect and remains on the preliminary plat as sheet 3, for review purposes.

c. Contour lines having a 1-foot interval. **This information is no longer required per City of Fort Pierce Ordinance 22-040, however it was added before the Ordinance went into effect and remains on the preliminary plat as sheet 3, for review purposes.**

d. Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose. **This information is no longer required per City of Fort Pierce Ordinance 22-040, however it was added before the Ordinance went into effect and remains on the preliminary plat as sheet 3, for review purposes.**

e. Location and size of nearest water, sewer, and storm drainage lines that will serve the subdivision. **This information is no longer required per City of Fort Pierce Ordinance 22-040, however it was added before the Ordinance went into effect and remains on the preliminary plat as sheet 3, for review purposes.**

f. Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project. **This information is no longer required per City of Fort Pierce Ordinance 22-040.**

Advisory Comment:

1. The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to initiating any review. **Acknowledged.**

BUILDING DEPARTMENT

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review. **Acknowledged.**

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition. **Acknowledged.**

3. Building Permit may be required. **Acknowledged.**

POLICE DEPARTMENT

No comments currently. **Acknowledged.**

SLC - PLANNING DEPARTMENT
Comments may be forthcoming. **Acknowledged.**

SLC - PW / ENGINEERING
Comments may be forthcoming. **Acknowledged.**

CITY CLERK
Comments may be forthcoming. **Acknowledged.**

CODE ENFORCEMENT
Comments may be forthcoming. **Acknowledged.**

FT. PIERCE UTILITY AUTHORITY

1. FPUA W/WW Engineering: FPUA will require dedicated easements for the water and sewer infrastructures on this project. **Acknowledged.**

2. FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Ft Pierce Commercial. Approved. **Acknowledged.**

SLC - FIRE DISTRICT
No comments currently. **Acknowledged.**

SLC SCHOOL BOARD
Comments may be forthcoming. **Acknowledged.**

Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

Aaron Stanton, P.E.
Project Manager

AS/jeh

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Ryan Altizer, Planner

FROM : John R. Andrews, P.E., City Engineer 1ST

RE : Fort Pierce Commercial Preliminary Plat – Okeechobee Road
TRC No. 22-09000006

DATE : February 24, 2023

This is to advise you that we have completed the review of the following documents as received by this office on February 17, 2023:

- [x] Preliminary Plat Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend w/ conditions
- [ ] Do Not Recommend

- [x] Approval of Preliminary Plat
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comment

Advisory Comment:

1. The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to NorthStar Geomatics will be required prior to initiating any review.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location Multiple addresses generally located at the southeast corner of Okeechobee and Jenkins Road

Parcel ID #(s) 2419-321-0001-000-5, 2419-322-0003-000-2, 2419-322-0002-000-5

Project description This proposed plat identifies the lots and easements for the Fort Pierce Commercial. Project lots 1-4 are part of Fort Pierce Commercial while lot 5 is the gasoline station.

~~Jill Simpkins~~ Brittany Sobering

Property Owner(s)
OkeeJen, LLC & S and S Rentals B, LLC

Street Address
1870 Aloma Avenue, Suite 110

City | State | Zip
Winter Park | FL | 32789

Phone Number
321-228-8510

Email Address
samsobering@gmail.com

Todd Howder

Applicant/Representative, Title, Company
Vice President, MBV Engineering, Inc.

Street Address
1835 20th Street

City | State | Zip
Vero Beach, Florida 32960

Phone Number
772-569-0035

Email Address
toddh@mbveng.com

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 23 day of AUGUST, 2022, by BRITTANY SOBERING X who is personally known to me or has produced _____ as identification.

Signature of Notary

Notary Public State of Florida
Robin C Godber
My Commission HH 124298
Expires 06/02/2025

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☑ SUBDIVISION: PRELIMINARY PLAT

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

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

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

☐ SUBDIVISION: FINAL PLAT

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

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

☐ SUBDIVISION: MINOR REPLAT

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

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

MBV
ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
www.mbveng.com CA #3728

February 15, 2023

Mr. Kevin Freeman
City of Fort Pierce
100 North US Hwy. 1
Fort Pierce, FL 34950

Subject: Fort Pierce Commercial - Preliminary Plat
City of Fort Pierce, Florida
Engineer's Project Number: 21-0056

Dear Mr. Freeman:

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PLANNING COMMENTS

1. Please fill out all necessary information on Plat Sheet 1. **The required information has been added to Plat Sheet 1.**

ENGINEERING COMMENTS

Plat Sheet 1 of 2:

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Plat Sheet 2 of 2:

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Advisory Comment:

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BUILDING DEPARTMENT

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2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition. **Acknowledged.**

3. Building Permit may be required. **Acknowledged.**

POLICE DEPARTMENT

No comments currently. **Acknowledged.**

SLC - PLANNING DEPARTMENT
Comments may be forthcoming. **Acknowledged.**

SLC - PW / ENGINEERING
Comments may be forthcoming. **Acknowledged.**

CITY CLERK
Comments may be forthcoming. **Acknowledged.**

CODE ENFORCEMENT
Comments may be forthcoming. **Acknowledged.**

FT. PIERCE UTILITY AUTHORITY

1. FPUA W/WW Engineering: FPUA will require dedicated easements for the water and sewer infrastructures on this project. **Acknowledged.**

2. FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Ft Pierce Commercial. Approved. **Acknowledged.**

SLC - FIRE DISTRICT
No comments currently. **Acknowledged.**

SLC SCHOOL BOARD
Comments may be forthcoming. **Acknowledged.**

Should you have any questions regarding the above subject, please feel free to contact our office at any time.

Sincerely,

Aaron Stanton, P.E.
Project Manager

AS/jeh

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Todd Howder - Vice President, MBV Engineering, Inc
1835 20th Street
Vero Beach, FL 32960

Subject: Fort Pierce Commercial – Preliminary Plat - SE Corner Okeechobee and Jenkins– Technical Review Committee Comments for September 15, 2022 TRC Meeting

City of Fort Pierce Planning Department

1. Please fill out all necessary information on Plat Sheet 1.

Fort Pierce Engineering Department
Plat Sheet 1 of 2:

1. Revise note number three under the Certificate of Ownership and Dedication to reference the entities that the Cross-Access Easement is dedicated to. Also, identify the location of this easement on the plat.

2. Revise note number four under the Certificate of Ownership and Dedication to reference the entity(ies) that the stormwater easement will be dedicated to.

3. There should be some type of dedication for Parcel 4 as this will be the development's Stormwater Management Tract and will need to be dedicated to a Property Owners Association for their maintenance, exclusive use, and benefit.

4. The SLC Property Appraiser's website indicates that there are two (2) landowners for this property within the limits of the plat, S & S Rentals "B", LLC and OkeeJen, LLC. If this is the case then there should be two sets of signature lines under the Dedication, Acknowledgement, Mortgagee Consent, and Certificate of Title.

5. Add the Preliminary Plat Certificate per the City of Fort Pierce Code of Ordinances Section 121-10(c)(1a): (See attached)

6. Under the heading of Planning and Development Approval, update the reference from Chapter 22 to Chapter 125 and add the name of the director, Kevin Freeman.

7. Under the heading of City Attorney, add the name of the City Attorney, Tanya Earley.

8. Please add the following information to the plat in accordance with the specifications noted in the City of Fort Pierce Code of Ordinances Section121-10(a):

9. Name and address of owner of record

10. Name, address, and telephone number of subdivider

Plat Sheet 1 of 2:

1. Please add the following information to the plat in accordance with the specifications noted in the City of Fort Pierce Code of Ordinances Section121-10(a):
    a. Add the date the plat was drawn
    b. Add all natural and manmade features within the proposed subdivision, including drainage, channels, bodies of water, or other significant features.
    c. Contour lines having a 1-foot interval.
    d. Development features such as rights-of-way and pavement widths, easements including their purpose and width, other dedications including their purpose.
    e. Location and size of nearest water, sewer, and storm drainage lines that will serve the subdivision.
    f. Certification from the developer's engineer whether federal, state, or local agencies have jurisdiction over the proposed project.

Advisory Comment:

1. The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to Northstar Geomatics will be required prior to initiating any review.

Fort Pierce Building Department

1. Building Official or his representative has no comment at the time of this meeting, but reserves submission of comments upon completion of the official plan review.

2. Any construction will need to meet the requirements of the Florida Building Code 7th Edition.

3. Building Permit may be required.

Fort Pierce Police Department

No comments currently

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Comments may be forthcoming

City Clerk Office

Comments may be forthcoming

Code Enforcement

Comments may be forthcoming

Fort Pierce Utilities Authority

FPUA W/WW Engineering: FPUA will require dedicated easements for the water and sewer infrastructures on this project.

FPUA Electric & Gas Engineering: Electric and Gas Engineering Department have reviewed the application – TRC Ft Pierce Commercial. Approved.

Please contact Sal Scimeca, if you should have any questions.

Sal Scimeca
Engineering Technician II
Electric and Gas Engineering
1701 S. 37th Street, Fort Pierce, FL 34947
sscimeca@fpua.com
Office: (772)466-1600 Ext. 6957

St. Lucie County Fire District

No comments currently

Florida Department of Transportation
Conditions:

1. A minimum driveway length of 120 feet, as measured from the ultimate right-of-way line to the first conflict point shall be provided.

2. If a gate is proposed, a minimum driveway length of 100 feet and a turnaround area before the gate are required.

3. A recorded cross access easement on the subject property for future use with the adjacent property to the south and east shall be provided prior to the Permit approval.

4. A traffic study is required. The study shall analyze the SR 70 and S Jenkins Road intersection.

Comments:

1. All driveways not approved in this letter must be fully removed and the area restored.

2. A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).

3. The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.

4. Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

St. Lucie County School Board

Comments may be forthcoming

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Ryan Altizer, Planner

FROM : John R. Andrews, P.E., City Engineer 1ST

RE : Fort Pierce Commercial Preliminary Plat – Okeechobee Road
TRC No. 22-09000006

DATE : February 24, 2023

This is to advise you that we have completed the review of the following documents as received by this office on February 17, 2023:

- [x] Preliminary Plat Submittal
- [ ] Test Reports & Related Documents
- [ ] Record Drawings
- [ ] Clearances from all applicable Local, State and Federal Agencies
- [ ] P/D Drawings
- [ ] Certificate of Completion
- [ ] Permits from applicable Local, State & Federal Agencies

Based on our reviews and appropriate site final inspection, we

- [ ] Recommend w/ conditions
- [ ] Do Not Recommend

- [x] Approval of Preliminary Plat
- [ ] BP Approval
- [ ] C/O

Developer, Owner, Engineer, Contractor and other members of the Development Team must be aware, the above recommendation is based only on the construction requirements of the engineering plans and other engineering documentation approved by this department. The Development Team shall be responsible for the compliance with other City department requirements and all approved documents, as well as Local, State and Federal regulations. The development requirements for this project may necessitate additional construction requirements that are not subject to this department's review for approval.

- [x] See attached for advisory comment

Advisory Comment:

1. The applicant shall be made aware that the Final Plat will be reviewed by the City's contract surveyor in order to confirm conformity with State Statutes Chapter 177 and as such a professional review fee payable to NorthStar Geomatics will be required prior to initiating any review.

OKEEJEN COMMERCIAL PLAT

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70–OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030–2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, ALSO BEING THE NORTHWEST CORNER OF FDOT PARCEL 112.1 (A 4.00 FOOT ROAD RIGHT–OF–WAY TAKING) AS DEFINED BY OFFICIAL RECORDS BOOK 4092, PAGE 2052, SAID PUBLIC RECORDS; THENCE S00°00'31"W ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF 4.26 FEET TO THE SOUTHWEST CORNER OF SAID FDOT PARCEL 112.1 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID FDOT PARCEL 112.1 AND THE SOUTHERLY LINE OF FDOT PARCEL 114.1 AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS, BEING PARALLEL TO AND 4.00 FEET SOUTH SAID RIGHT OF WAY LINE OF S.R. 70–OKEECHOBEE ROAD AS SHOWN ON SAID RIGHT OF WAY MAP SECTION 94030–2522, FOR A DISTANCE OF 350.55 FEET TO THE SOUTHEAST CORNER OF SAID FDOT PARCEL 114.1 AND THE SOUTH RIGHT OF WAY LINE OF SAID S.R. 70–OKEECHOBEE ROAD; THENCE S20°01'22"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E CONTINUING ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 411.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.32 ACRES MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT OKEEJEN LLC AND S&S RENTALS "B" LLC HAVE CAUSED THESE LANDS SHOWN HEREON AS FORT PIERCE COMMERCIAL PLAT, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1) PARCELS 1, 2, 3, AND 5, AS SHOWN HEREON, ARE FOR DEVELOPMENT
2) THE UTILITY EASEMENTS (FPUA EASEMENT), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FORT PIERCE UTILITY AUTHORITY FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER AND SEWER.
3) THE STORMWATER MANAGEMENT TRACT IS DEDICATED TO ALL OWNERS FOR THE BENEFIT OF PARCELS 1–3.

SIGNED AND SEALED THIS ___ DAY OF _____, 2023, ON BEHALF OF OKEEJEN LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
NAME: JILL K. SIMPKINS
TITLE: MANAGING MEMBER

_____ WITNESS SIGNATURE
_____ PRINTED NAME

_____ WITNESS SIGNATURE
_____ PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____ COMMISSION NO. & EXPIRATION DATE
_____ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

SIGNED AND SEALED THIS ___ DAY OF _____, 2023, ON BEHALF OF S&S RENTALS "B" LLC, A FLORIDA LIMITED LIABILITY COMPANY.

BY: _____
NAME: JILL K. SIMPKINS
TITLE: MANAGING MEMBER

_____ WITNESS SIGNATURE
_____ PRINTED NAME

_____ WITNESS SIGNATURE
_____ PRINTED NAME

ACKNOWLEDGMENT

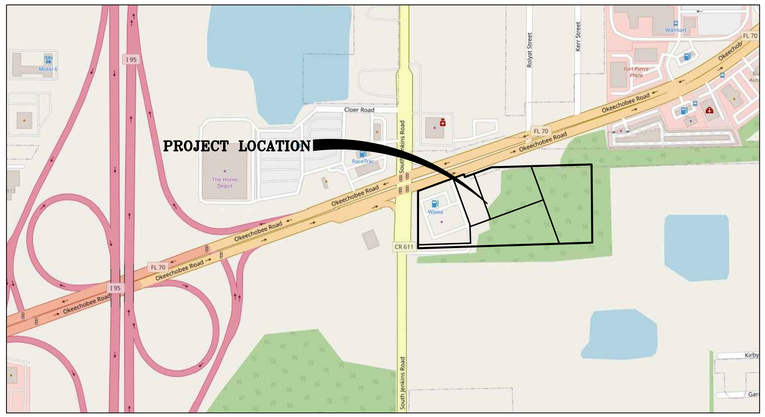
STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT ON THIS DAY, BEFORE ME, AN OFFICER DULY AUTHORIZED IN THE STATE AFORESAID AND IN THE COUNTY AFORESAID TO TAKE ACKNOWLEDGMENTS, THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTIFICATION BY JILL K. SIMPKINS, ON BEHALF OF S&S RENTALS "B" LLC, SHE IS [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____ COMMISSION NO. & EXPIRATION DATE
_____ NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____



LOCATION MAP
NOT TO SCALE

CERTIFICATE OF TITLE

STATE OF FLORIDA

COUNTY OF ST. LUCIE

I, JACQUELINE BOZZUTO, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY_____, DATED _____, 2023, AND DESIGNATED AS FILE NUMBER _____ (THE " PLAT SEARCH "), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: S & S RENTALS "B" LLC AND OKEEJEN LLC, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THE PROPERTY IS NOT ENCUMBERED.

DATED: THE ___ DAY OF _____, 2023 _____

BY: _____
JACQUELINE BOZZUTO
LOWNDES, DROSDICK, DOSTER, KANTOR & REED
PO BOX 2809, ORLANDO, FL 32802
FLORIDA BAR NO. 776769

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE GENERAL COMMERCIAL ZONING DISTRICT, AS SET FORTH IN CHAPTER 125 OF THE FORT PIERCE LAND DEVELOPMENT REGULATIONS, AS AMENDED BY THE CITY OF FORT PIERCE BOARD OF ZONING APPEALS ON JANUARY 26, 2023.

THIS _____ DAY OF _____, 2023.

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

OWNER:

OkeeJen LLC
1870 Aloma Avenue, Suite 250
Winter Park, FL 32789

S&S Rentals "B" LLC
1870 Aloma Avenue, Suite 250
Winter Park, FL 32789

SUBDIVIDER:

OkeeJen LLC
1870 Aloma Avenue, Suite 250
Winter Park, FL 32789
321–636–0200

S&S Rentals "B" LLC
1870 Aloma Avenue, Suite 250
Winter Park, FL 32789
321–636–0200

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2023.

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

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

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

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

I, MICHELLE MILLER, CLERK OF CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES, IN FORM, WITH ALL THE REQUIREMENTS OF THE LAWS PERTAINING TO MAPS AND PLATS AND THAT THIS PLAT HAS FILED FOR RECORD IN PLAT BOOK ___, PAGE _____ OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____, 2023.

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

CLERK OF THE CIRCUIT COURT

SURVEYOR'S REVIEW CERTIFICATE:

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

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

SURVEYOR'S NOTES

1) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, HAVING A BEARING OF N88°20'40"E.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON–RADIAL.

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

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

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

6. THIS PLAT WAS DRAWN AND PREPARED ON 1/5/2023

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

_____, 2023.

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

SURVEYOR

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

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

FILE NAME: 21–261–PLAT–COVER

OKEEJEN COMMERCIAL PLAT

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGEND

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

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

NORTH

NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
(BEARING BASE)
N88°20'40"E 605.31'

NORTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19-35-40

S.R. 70 - OKEECHOBEE ROAD
BASELINE FDOT RIGHT OF WAY MAP SECTION 94030-2522
RIGHT OF WAY WIDTH VARIES

INTERSECTION OF THE BASELINE OF SURVEY OF COUNTY ROAD 611 (JENKINS ROAD) WITH THE BASELINE OF SURVEY OF STATE ROAD 70 (OKEECHOBEE ROAD)

99.00'
35.00'

NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38
99' RIGHT OF WAY

N88°20'40"E 718.23'
SOUTH CANAL R/W LINE
380.28'(DE)
54.60'(DE)
69.67'(UE)
283.35'(PARCEL 2)

N69°58'38"E 205.37'
136.28'
S20°01'22"E 21.00'
69.09'
82.15' PARCEL 1
15.00'(UE)
82.15'
N69°58'38"E 350.55'
74.00'
268.40'
CURRENT R/W LINE SOUTH LINE OF FDOT PARCEL NO. 112.1 PER O.R.B. 4092, PG. 2052
S.E. CORNER FDOT PARCEL NO. 112.1
S.W. CORNER FDOT PARCEL NO. 114.1
S88°09'22"E 81.75'(D)
S89°59'29"E 81.75'(M)

N88°20'40"E 317.42'
S88°20'40"W 299.72'
N69°58'38"E 19.75'
S69°58'38"W 10.71'
C-3
C-2
C-1
N20°01'23"W 27.33'
R=8.33'
Δ=84°16'30"
L=12.26'
CB=N61°54'53"W
CD=11.18'
27.33' INGRESS AND EGRESS EASEMENT PER DECLARATION RECORDED
S19°46'38"E 202.39'(CAE)
N19°46'38"W 165.86'(CAE)
258.20'(PARCEL 2)
N70°13'22"E 15.00'
15.0' FPUA EASEMENT
15.0' FPUA EASEMENT
N19°46'38"W 64.00'
R=9.33'
Δ=89°45'16"
L=14.62'
CB=N25°06'00"E
CD=13.17'
5.71'
N69°58'38"E 10.00'
S19°46'38"E 27.00'
15.00'
36.24'
3.08'
N20°01'22"W 594.17'(PARCEL 3) 328.30'(DE)
355.96'
15.0' FPUA EASEMENT
S0°35'38"E 163.29'
N0°35'38"W 162.89'
178.99'(UE)
OPEN SPACE TRACT 6
FUTURE USE TRACT 2
CHERIMOY STREET
50' RIGHT OF WAY
67.50'
N89°52'51"E
15.00'(UE)
S89°52'51"W 82.50'
OPEN SPACE TRACT 5
C-1
R=35.67'
Δ=90°14'44"
L=56.18'
CB=S64°54'00"E
CD=50.55'
C-2
R=35.67'
Δ=26°34'13"
L=16.54'
CB=N43°48'29"W
CD=16.39'
C-3
R=35.67'
Δ=10°44'45"
L=6.69'
CB=N25°09'00"W
CD=6.68'

POC
INTERSECTION POINT OF THE SOUTH R/W OF S.R. 70 & EAST R/W OF JENKINS ROAD – N.W. CORNER OF FDOT PARCEL NO. 112.1 PER O.R.B. 4092, PG. 2052

POB
S.W. CORNER OF FDOT PARCEL NO. 112.1 PER O.R.B. 4092, PG. 2052

81.75'

JENKINS ROAD
RIGHT OF WAY WIDTH VARIES
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
N0°00'31"E 666.32'
N0°00'31"E 411.74' (OVERALL)
386.72'(PARCEL 5)
EAST R/W LINE OF JENKINS ROAD

PARCEL 1
1.249 ACRES ±

PARCEL 2
2.957 ACRES ±

PARCEL 3
4.348 ACRES ±

PARCEL 4
STORMWATER MANAGEMENT TRACT
3.437 ACRES ±

PARCEL 5
3.326 ACRES ±

N20°01'22"W 84.10'
32.71'
N58°16'25"W
S58°16'25"E 32.71'
15.0' FPUA EASEMENT
S20°01'22"E 88.07'
S20°01'16"E 222.87'
N20°01'16"W 224.64'
N20°01'16"W 347.48'
N15°13'35"W 352.91'
10.5'x15' FPUA EASEMENT
12.31'
23.57'
15.00'
31.14'
27.33'
(PARCEL 1)
156.75'
19.10'(UE)
20.08'
N69°58'38"E 549.68'(OVERALL)
N69°58'38"E 579.37'(CAE & UE)
N69°58'38"E 561.95'
S69°58'38"W 569.78' (OVERALL)
(PARCEL 2)
405.20'
27.33' INGRESS AND EGRESS EASEMENT PER DECLARATION RECORDED
15.33'
6.67'
15.0' FPUA EASEMENT
R=14.33'
Δ=63°18'50"
L=15.84'
CB=S38°19'05"W
CD=15.04'
N1°49'10"W 135.00'(PARCEL 5)
118.60'(PARCEL 4)
N1°49'10"W 115.90'(UE)
S1°49'10"E 147.11'
32.0' FPUA EASEMENT
25.0' FPUA EASEMENT
20.56'(UE)
80.14'
S46°50'49"E
15.0' FPUA EASEMENT
N46°50'49"W
51.07'
37.28'(UE)
25.01'
N88°10'50"E 377.17'(PARCEL 5)
318.67'(UE)
409.97'(UE)
1016.75' (PARCEL 4)
S88°10'50"W 1253.97' (OVERALL)
237.22'
SOUTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
EAST LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
S0°35'38"E 563.32' (OVERALL)
OPEN SPACE TRACT 5
FUTURE USE TRACT 1
AVALON CROSSING
PLAT BOOK 93, PAGE 24

OPEN SPACE TRACT 5
AVALON CROSSING PLAT BOOK 93, PAGE 24 LOT 7
LOT 8
WATER MANAGEMENT TRACT 1
LOT 21
LOT 22
LOT 23
AVALON CROSSING PLAT BOOK 93, PAGE 24 FUTURE USE TRACT 1

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

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

FILE NAME: 21-261-PLAT-P2

OKEEJEN COMMERCIAL PLAT

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

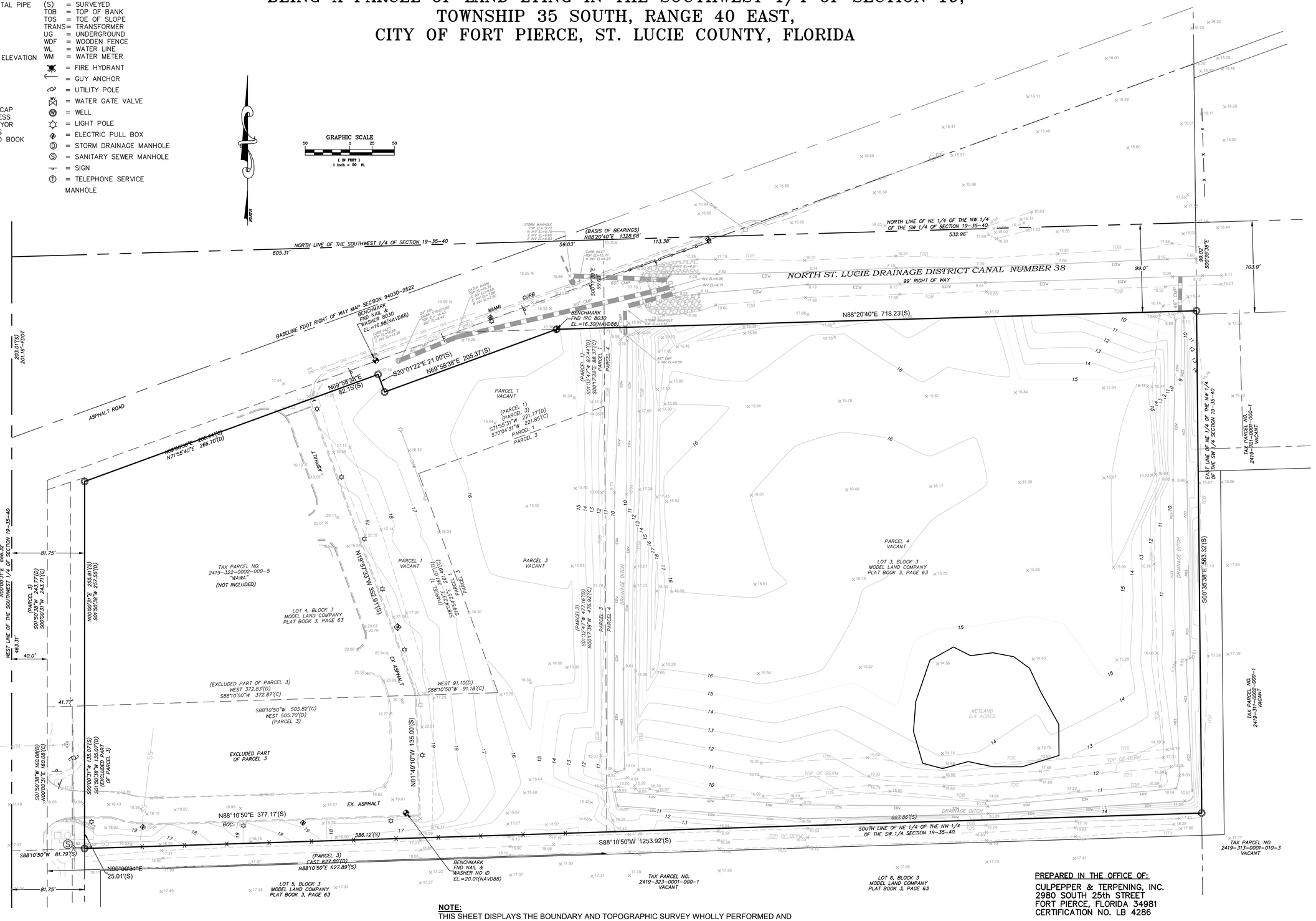
PLAT BOOK _____
PAGE _____
DOCKET NO. _____

LEGEND

BOC = BACK OF CURB
BWF = BARBED WIRE FENCE
(C) = CALCULATED
CLF = CHAIN LINK FENCE
CM = CONCRETE MONUMENT
CMP = CORRUGATED METAL PIPE
CONC. = CONCRETE
COVD. = COVERED
(D) = DESCRIPTION
DIA = DIAMETER
EL. = ELEVATION
EM = ELECTRIC METER
FFE = FINISHED FLOOR ELEVATION
FM = FORCE MAIN
FND. = FOUND
GV = GATE VALVE
ID = IDENTIFICATION
IP = IRON PIPE
IR = IRON ROD
IRC = IRON ROD WITH CAP
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
OHW = OVERHEAD WIRES
O.R.B. = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG. = PAGE
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PVC = POLY VINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
(S) = SURVEYED
TOB = TOP OF BANK
TOS = TOE OF SLOPE
TRANS = TRANSFORMER
UG = UNDERGROUND
WDF = WOODEN FENCE
WL = WATER LINE
WM = WATER METER
= FIRE HYDRANT
= GUY ANCHOR
= UTILITY POLE
= WATER GATE VALVE
= WELL
= LIGHT POLE
= ELECTRIC PULL BOX
= STORM DRAINAGE MANHOLE
= SANITARY SEWER MANHOLE
= SIGN
= TELEPHONE SERVICE MANHOLE

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



NOTE:
THIS SHEET DISPLAYS THE BOUNDARY AND TOPOGRAPHIC SURVEY WHOLLY PERFORMED AND PROVIDED BY INDIAN RIVER SURVEY, INC. AND WAS PROVIDED TO CULPEPPER & TERPENING, INC. IN DIGITAL CAD FORMAT FOR USE IN THE PREPARATION OF A PRELIMINARY PLAT SUBMITTAL. THE PHYSICAL FEATURES SHOWN HEREON WERE NOT VERIFIED AS PART OF THE PLAT PREPARATION.

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

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

FILE NAME: 21-261-PLAT-P2

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

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

II. Public Facilities Information:

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

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

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

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

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

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

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

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

Impact	

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

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

IV. Project Description

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

RESIDENTIAL DATA

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

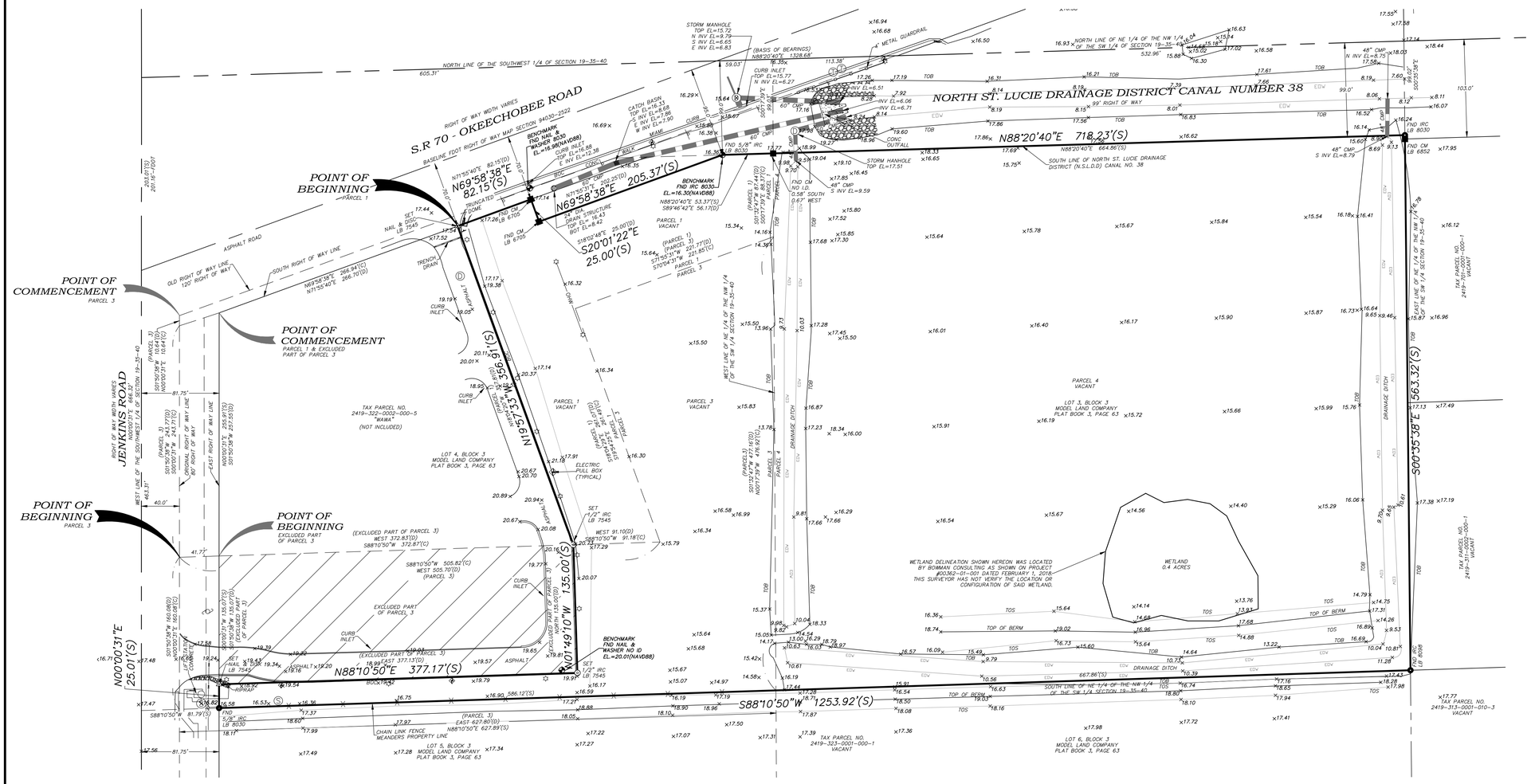
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

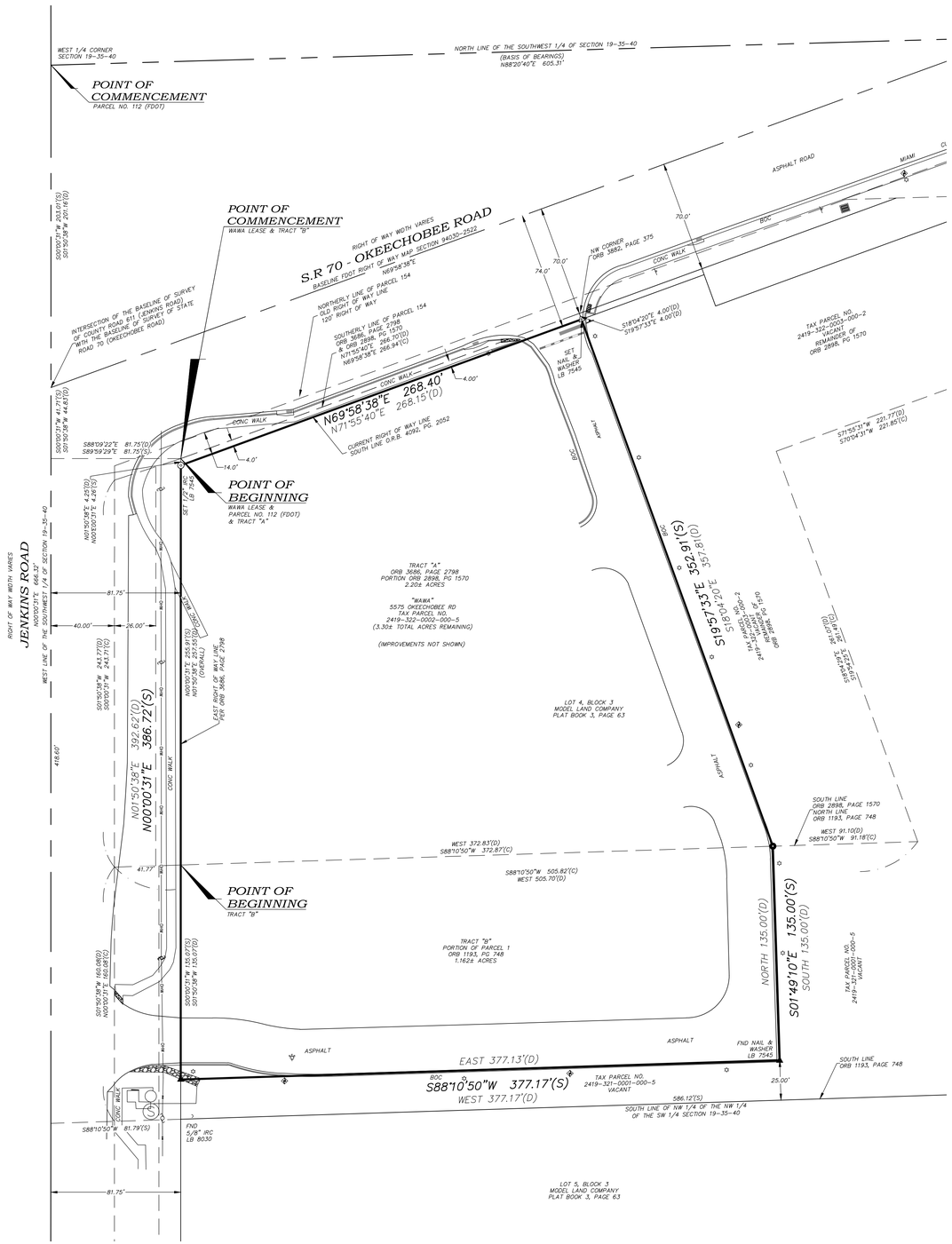
A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [ ] No

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

C. Exemptions Requested:

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


S.R 70 - OKEECHOBEE ROAD
RIGHT OF WAY WIDTH VARIES
BASELINE FDOT RIGHT OF WAY MAP SECTION 94030-2522
NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38
POINT OF BEGINNING
PARCEL 1
POINT OF COMMENCEMENT
PARCEL 3
POINT OF COMMENCEMENT
PARCEL 1 & EXCLUDED PART OF PARCEL 3
POINT OF BEGINNING
PARCEL 3
POINT OF BEGINNING
EXCLUDED PART OF PARCEL 3
RIGHT OF WAY WIDTH VARIES
JENKINS ROAD
ASPHALT ROAD
OLD RIGHT OF WAY LINE
120' RIGHT OF WAY
SOUTH RIGHT OF WAY LINE
EAST RIGHT OF WAY LINE
80' RIGHT OF WAY
WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40
N88°20'40"E 718.23'(S)
N69°58'38"E 82.15'(S)
N69°58'38"E 205.37'(S)
S20°01'22"E 25.00'(S)
N19°57'53"W 556.91'(S)
S00°35'38"E 563.32'(S)
S88°10'50"W 1253.92'(S)
N00°49'10"W 135.00'(S)
N88°10'50"E 377.17'(S)
N00°00'31"E 25.01'(S)
TAX PARCEL NO. 2419-323-0002-000-5 "HAWA" (NOT INCLUDED)
LOT 4, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
LOT 3, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
LOT 5, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
LOT 6, BLOCK 3 MODEL LAND COMPANY PLAT BOOK 3, PAGE 63
TAX PARCEL NO. 2419-323-0001-000-1 VACANT
TAX PARCEL NO. 2419-311-0001-010-3 VACANT
TAX PARCEL NO. 2419-311-0002-000-1 VACANT
WETLAND 0.4 ACRES
WETLAND DELINEATION SHOWN HEREON WAS LOCATED BY BOMMAN CONSULTING AS SHOWN ON PROJECT #00362-01-001 DATED FEBRUARY 1, 2018. THIS SURVEYOR HAS NOT VERIFY THE LOCATION OR CONFIGURATION OF SAID WETLAND.
DRAINAGE DITCH
CANAL
BENCHMARK FND NAIL & WASHER NO ID EL.=20.01(NAVD88)
BENCHMARK FND IRC 8030 EL=16.30(NAVD88)
BENCHMARK "FND NAIL & DISK (NYNAV088) EL=16.90(NAVD88)
FND 5/8" IRC LB 8030
FND CM LB 6705
FND CM LB 6852
SET 1/2" IRC LB 7545
SET NAIL & DISK LB 7545
FND NAIL & DISK LB 7545
FND IRC LB 8030
FND IRC LB 6098
48" CMP S INV EL=8.79
48" CMP N INV EL=8.75
48" CMP S INV EL=9.59
48" CMP NO I.D. 0.58' SOUTH 0.67' WEST
CATCH BASIN TOP EL=16.53 S INV EL=7.96 W INV EL=7.90
STORM MANHOLE TOP EL=15.72 N INV EL=9.79 S INV EL=6.65 E INV EL=6.83
CURB INLET TOP EL=15.77 N INV EL=6.27
CURB INLET TOP EL=16.88 E INV EL=12.38
STORM MANHOLE TOP EL=17.51
CONC OUTFALL
4" METAL GUARDRAIL
60' CMP
24" BOX STRUCTURE TOP EL=16.43 BOT EL=8.43
TRUNCATED DOME
TRENCH DRAIN
CURB INLET
ELECTRIC FULL BOX (TYPICAL)
CHAIN LINK FENCE MEANDERS PROPERTY LINE
EXCLUDED PART OF PARCEL 3 WEST 372.83'(D) S88°10'50"W 372.87'(C)
EXCLUDED PART OF PARCEL 3 WEST 91.10'(D) S88°10'50"W 91.18'(C)
EXCLUDED PART OF PARCEL 3 S88°10'50"W 505.82'(C) WEST 505.70'(D) (PARCEL 3)
EXCLUDED PART OF PARCEL 3 EAST 377.13'(D)
EXCLUDED PART OF PARCEL 3
ASPHALT
CONCRETE
RIP-RAP
TOP OF BERM
TOP OF BANK
TOE OF SLOPE
EDGE OF WATER
SOUTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
WEST LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
EAST LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 SECTION 19-35-40
NORTH LINE OF NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 19-35-40
SOUTH LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT (N.S.L.D.D) CANAL NO. 38
(PARCEL 1) (RADIAL) S77°55'31"W 221.77'(D) S70°04'29"E 221.85'(C)
(PARCEL 1) N77°55'31"E 221.77'(D)
(PARCEL 3) S01°52'4"W 477.16'(D) N00°07'56"W 476.92'(C)
(PARCEL 3) S01°52'4"W 88.37'(D) S00°07'56"E 88.37'(C)
(PARCEL 3) N01°52'4"E 565.49'(D) N00°07'56"W 565.49'(C)
(PARCEL 3) N01°52'4"E 135.07'(D) N00°07'56"W 135.07'(C)
(PARCEL 3) S01°52'4"E 255.85'(D) S00°07'56"E 255.85'(C)
(PARCEL 3) S01°52'4"E 10.64'(D) S00°07'56"E 10.64'(C)
(PARCEL 3) S01°52'4"E 243.71'(D) S00°07'56"E 243.71'(C)
(PARCEL 3) S01°52'4"E 466.32'(D) S00°07'56"E 466.32



LEGEND

BOC	= BACK OF CURB	PG.	= PAGE
BWF	= BARBED WIRE FENCE	PSM	= PROFESSIONAL SURVEYOR AND MAPPER
(C)	= CALCULATED	PVC	= POLY VINYL CHLORIDE
CLF	= CHAIN LINK FENCE	RCP	= REINFORCED CONCRETE PIPE
CM	= CONCRETE MONUMENT	(S)	= SURVEYED
CMP	= CORRUGATED METAL PIPE	TOB	= TOP OF BANK
CONC.	= CONCRETE	TOS	= TOE OF SLOPE
COVD.	= COVERED	TRANS	= TRANSFORMER
(D)	= DESCRIPTION	UG	= UNDERGROUND
EL.	= ELEVATION	WDF	= WOODEN FENCE
EM	= ELECTRIC METER	WL	= WATER LINE
FFE	= FINISHED FLOOR ELEVATION	WM	= WATER METER
FM	= FORCE MAIN		= FIRE HYDRANT
FND.	= FOUND		= GUY ANCHOR
GV	= GATE VALVE		= UTILITY POLE
ID	= IDENTIFICATION		= WATER GATE VALVE
IP	= IRON PIPE		= WELL
IR	= IRON ROD		= LIGHT POLE
IRC	= IRON ROD WITH CAP		= ELECTRIC PULL BOX
LB	= LICENSED BUSINESS		= STORM DRAINAGE MANHOLE
LS	= LICENSED SURVEYOR		= SANITARY SEWER MANHOLE
OHW	= OVERHEAD WIRES		= SIGN
O.R.B.	= OFFICIAL RECORD BOOK		= TELEPHONE SERVICE MANHOLE
(P)	= PLAT		
PB	= PLAT BOOK		

DESCRIPTION (WAWA LEASE)

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY O.R. 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE N71°55'40"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S.18°04'20"E., PERPENDICULAR TO SAID RIGHT OF WAY LINE, A DISTANCE OF 357.81 FEET TO AN INTERSECTION WITH THE NORTH LINE OF LANDS DESCRIBED IN O.R. 1193, PAGE 748 OF SAID PUBLIC RECORDS; THENCE SOUTH, 135.00 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R. 1193, PAGE 748; THENCE WEST, PARALLEL WITH AND 25.00 FEET DISTANT NORTH, FROM SAID SOUTH LINE, A DISTANCE OF 377.17 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY PARCEL #123 IN O.R. 3686, PAGE 2798, SAID POINT BEING 81.75 FEET DISTANT EAST FROM THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4 OF SECTION 19; THENCE N.01°50'38"E., ALONG SAID EAST RIGHT OF WAY LINE (AS DEFINED IN O.R. 3686, PAGE 2798), A DISTANCE OF 392.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.303 ACRES.
SUBJECT TO ALL EASEMENTS, CONVEYANCES, RESTRICTIONS, LIMITATIONS AND RIGHTS OF WAY OF RECORD.

EXCLUDING THEREFROM

DESCRIPTION (PARCEL NO. 112 - FDOT)

A PORTION OF TRACT 4, MODEL LAND CO., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 63 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST; SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 19; THENCE S01°50'38"W ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AND THE BASELINE OF SURVEY OF COUNTY ROAD 611 (JENKINS ROAD), A DISTANCE OF 201.16 FEET TO THE POINT OF INTERSECTION WITH THE BASELINE OF SURVEY OF STATE ROAD 70 (OKEECHOBEE ROAD) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR ITEM/SEGMENT NO. 4289841, SECTION 94030-2516; THENCE CONTINUE S01°50'38"W, ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 AND SAID BASELINE OF SURVEY OF COUNTY ROAD 611 (JENKINS ROAD), A DISTANCE OF 44.83 FEET; THENCE S88°09'22"E, AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE, A DISTANCE OF 81.75 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 611 (JENKINS ROAD) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 70 (OKEECHOBEE ROAD) AS DEPICTED ON SAID FLORIDA DEPARTMENT RIGHT-OF-WAY MAP AND THE NORTHEAST CORNER OF PARCEL NO. 105, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3686, PAGE 2798, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE, ALONG THE SOUTHERLY LINE OF PARCEL 154, AS DESCRIBED IN OFFICIAL RECORDS BOOK 248, PAGE 2792, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 70 (OKEECHOBEE ROAD), N71°55'40"E, A DISTANCE OF 266.70 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3882, PAGE 375, OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA; THENCE, S18°04'20"E, ALONG THE WESTERLY LINE OF SAID PARCEL, A DISTANCE OF 4.00 FEET; THENCE, DEPARTING SAID WESTERLY LINE, S71°55'40"W, A DISTANCE OF 268.15 FEET TO THE EASTERLY LINE OF SAID PARCEL 105; THENCE N01°50'38"E, ALONG SAID EASTERLY LINE, A DISTANCE OF 4.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,070 SQUARE FEET OR 0.025 ACRES, MORE OR LESS.

DESCRIPTION (TRACT "A")

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN O.R. 2898, PAGE 1570, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY O.R. 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE N71°55'40"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN S.18°04'20"E., PERPENDICULAR TO SAID RIGHT OF WAY LINE, A DISTANCE OF 357.81 FEET TO A POINT ON THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R. 2898, PAGE 1570; THENCE WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 372.83 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JENKINS ROAD AS DEFINED IN O.R. 3686, PAGE 2798, SAID POINT BEING 81.75 FEET DISTANT EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4; THENCE N.01°50'38"E., ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, DEFINED IN SAID O.R. 3686, PAGE 2798, A DISTANCE OF 257.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.200 ACRES.

DESCRIPTION (TRACT "B")

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN O.R. 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY O.R. 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE S.01°50'38"E., ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN O.R. 1193, PAGE 748, THE POINT OF BEGINNING; THENCE CONTINUE S.01°50'38"W., ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID O.R. 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED O.R. 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF O.R. 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.162 ACRES.

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS SHOWN HEREON REFER TO STATE PLANE COORDINATES FLORIDA EAST ZONE, NAD83, 2011 ADJUSTMENT AND WERE DERIVED BY ASSIGNING A GRID BEARING OF N88°20'40"E TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 19-35-40.
7. FLOOD ZONE "X", FLOOD INSURANCE RATE MAP NUMBER 12111C0167J, DATED FEBRUARY 16, 2012.

© SURVEYING DATA IN PROJECTS\2020-483-AS-AS-20-483 - S Jenkins Road & SR 70-AutoSave\20-483.dwg Saved: Tuesday, October 19, 2021 - 4:42pm User: Rick

MAP OF BOUNDARY SURVEY
GRAPHIC SCALE
0' 30' 60'
1" = 60'
NORTH

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
.	.

"WAWA"
5575 OKEECHOBEE RD

FIELD BOOK 79	DRAWN SPC/RJS	SHEET 1	1 OF 1
PAGE(S) 30-31	SCALE 1"=60'		
FIELD DATE 09/20/21	JOB # 20-633		

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSE No. 4895 PROFESSIONAL SURVEYOR

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

11/05/2021
DATE

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3783458 OR BOOK 3467 PAGE 528, Recorded 12/27/2012 at 10:10 AM

PREPARED BY & RETURN AFTER RECORDING TO:
LAURA M. DARBY
S&S ENTERPRISES, INC.
400 HIGH POINT DRIVE – SUITE 500
COCOA, FLORIDA 32926

PARCEL ID#: 2419-322-0002-000/5

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 19th day of December, 2012, by S&S RENTALS, LLC, a Florida limited liability company, Grantor, to S&S RENTALS "B" LLC, a Florida limited liability company, whose post office address is 400 High Point Drive, Suite 500, Cocoa, FL 32926, Grantee.

WITNESSETH, that Grantors, for and in consideration of the sum of **TEN AND NO/100THS DOLLARS ($10.00)**, in hand paid by Grantee, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **St. Lucie**, State of Florida, to wit:

See attached Exhibit A for legal description.

Address: 5575 Okeechobee Road, Ft. Pierce, Florida

The Grantor herein warrants and represents that said property is not resided upon by any persons or used as homestead property by any persons as defined under Florida Constitution 1968, Article X, Section 4.

This Deed was prepared without benefit of a title search and no representations as to same are made by the Preparer.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use benefit of the Grantee forever.

THIS INSTRUMENT IS EXEMPT FROM DOCUMENTARY STAMP TAX PURSUANT TO SECTION 201.0201(3), FLORIDA STATUTES. THIS INSRUMENT IS FURTHER EXEMPT BECAUSE NO CONSIDERATION HAS BEEN PAID FOR THIS DEED IN THAT THE GRANTORS ARE THE SOLE MEMBERS OF THE GRANTEE. THE ULTIMATE BENEFICIAL OWNERSHIP

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

FILED
Apr 12, 2022
Secretary of State
3289024391CC

DOCUMENT# L20000204272

Entity Name: OKEEJEN, LLC

Current Principal Place of Business:

1870 ALOMA AVENUE
STE 250
WINTER PARK, FL 32789

Current Mailing Address:

1870 ALOMA AVENUE
STE 250
WINTER PARK, FL 32789 US

FEI Number: 85-1934066

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

SIMPKINS, JILL K
1870 ALOMA AVENUE
STE 250
WINTER PARK, FL 32789 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	AUTHORIZED MEMBER	Title	AUTHORIZED MEMBER
Name	SIMPKINS, JILL K	Name	SOBERING, BRITTANY
Address	1870 ALOMA AVENUE STE 250	Address	1870 ALOMA AVENUE STE 250
City-State-Zip:	WINTER PARK FL 32789	City-State-Zip:	WINTER PARK FL 32789

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: BRITTANY SOBERING AUTHORIZED SIGNOR 04/12/2022

Electronic Signature of Signing Authorized Person(s) Detail — Date

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4849192 OR BOOK 4592 PAGE 2371, Recorded 04/16/2021 11:52:21 AM Doc Tax: $0.70

Prepared by and return to:
Samuel J. Sobering
921 Arabian Ave.
Winter Springs, FL 32708

Quitclaim Deed

This Quitclaim Deed, executed this 13th day of April, 2021 by **S&S Enterprises "B", LLC, a Florida limited liability company** ("Grantor"), whose address is PO BOX 1179, Sharpes, FL 32959, to **OkeeJen, LLC, a Florida limited liability company** ("Grantee"), whose address PO BOX 1179, Sharpes, FL 32959.

That Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property situate, lying and being in St. Lucie County, Florida (hereinafter referred to as the "Property"), and being more particularly described in Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all of 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 Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed and delivered in its name by its corporate officer thereunto duly authorized, and has intended this instrument to be and become effective as of the day and year first above written.

****NOTE TO RECORDER: The Grantor is conveying this unencumbered property to the Grantee, a subsidiary. Documentary stamp tax in the amount of $.70 is therefore being paid on the consideration of $10.00 and other valuable considerations.*

** SIGNATURES CONTAINED ON NEXT PAGES **

Signed, sealed and delivered
in the presence of:

Witness Signature: _____
1st Witness Name: _____

Witness Signature: _____
2nd Witness Name: _____

S&S Enterprises "B", LLC,
a Florida limited liability company

_____
By: Jill K. Simpkins
Its: Member

State of Florida
County of _____

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13th day April, 2021, by Jill K. Simpkins, Member of S&S Enterprises "B", LLC, a Florida limited liability company, who are personally known to me or ____ who produced _____ as identification and who did not take an oath.

_____
Notary Public
My Commission Expires:

SUSAN C TIMMINS
MY COMMISSION # GG086648
EXPIRES June 04, 2021

Signed, sealed and delivered
in the presence of:

Witness Signature: alec Dezor
1st Alec Dezor Witness

Witness Signature:
2nd Witness Name: RANDI SMITH

S&S Enterprises "B", LLC,
a Florida limited liability company

Name:
By: Janet Simpkins Jakubcin Trust,
as Member

By: Mark Jakubcin
Its: Authorized Trustee

State of Florida
County of SEMINOLE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 13 day APRIL, 2021, by Mark Jakubcin, Authorized Trustee of the Janet Simpkins Jakubcin Trust, as Member of S&S Enterprises "B", LLC, a Florida limited liability company, who are personally known to me or ___ who produced FLDL as identification and who did not take an oath.

Notary Public State of Florida
Jayesh Patel
My Commission GG 189313
Expires 02/22/2022

Notary Public J Patel
My Commission Expires: 02/22/2022

Exhibit "A"

Exhibit "A"

HISTORIC LEGAL DESCRIPTION

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE NORTH 71°55'40" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD, A DISTANCE OF 266.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71°55'40" EAST, A DISTANCE OF 82.15 FEET; THENCE SOUTH 18°02'48" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 71°55'31" EAST, A DISTANCE OF 202.25 FEET; THENCE SOUTH 89°46'42" EAST, ALONG THE SOUTH LINE OF N.S.L.R.D.D. CANAL NO. 38, A DISTANCE OF 56.17 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SOUTHWEST 1/4; THENCE SOUTH 01°32'47" WEST, ALONG SAID WEST LINE, A DISTANCE OF 87.44 FEET; THENCE FOR THE NEXT THREE (3) COURSES ALONG LINES OF OFFICIAL RECORDS BOOK 2898, PAGE 1570, (1) RUN SOUTH 71°55'31" WEST, A DISTANCE OF 221.77 FEET; (2) THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.07 FEET; (3) THENCE WEST, A DISTANCE OF 91.10 FEET; THENCE NORTH 18°04'20" WEST, A DISTANCE OF 357.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING:

ALL OF PARCEL 114.1 CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED FEBRUARY 1, 2018 IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL3:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD (A 120 FOOT WIDE RIGHT OF WAY) WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (AN 80 FOOT WIDE RIGHT OF WAY) AND THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD, A DISTANCE OF10.64 FEET, THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 243.77 FEET TO THE POINT OF BEGINNING: THENCE CONTINUED SOUTH 01°50'38" WEST, ALONG SAID RIGHT OF WAY LINE,A DISTANCE OF 160.08 FEET; THENCE EAST A DISTANCE OF 627.80 FEET, THENCE NORTH 01°32'47" EAST, A DISTANCE OF 477.16 FEET; THENCE SOUTH 71°55'31" WEST, DISTANCE 221.77 FEET; THENCE SOUTH 18°04'29" EAST, A DISTANCE OF 261.06 FEET; THENCE WEST A DISTANCE OF 505.70 FEET TO THE POINT OF BEGINNING;LESS AND EXCEPT LANDS CONVEYED OR TAKEN IN OFFICIAL RECORDS BOOK 3085, PAGE 9 AND OFFICIAL RECORDS BOOK 3686, PAGE 2798,

LESS AND EXCEPTING THEREFROM: A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1193, PAGE 748, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF OKEECHOBEE ROAD WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD, AS DEFINED BY OFFICIAL RECORDS

BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THENCE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, (SAID LINE BEING 81.75 FEET EAST, BY RIGHT ANGLE MEASUREMENT, OF THE WEST LINE OF THE AFORESAID SOUTHWEST 1/4), A DISTANCE OF 257.55 FEET TO A POINT ON A LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK1193, PAGE 748, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°50'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE, AS DEFINED IN SAID OFFICIAL RECORDS BOOK 3686, PAGE 2798, A DISTANCE OF 135.07 FEET TO A POINT 25.00 FEET DISTANT NORTH, BY RIGHT ANGLE MEASUREMENT, FROM THE SOUTH LINE OF SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE EAST, PARALLEL WITH AND 25.00 FEET DISTANT FROM SAID SOUTH LINE, A DISTANCE OF 377.13 FEET; THENCE NORTH, A DISTANCE OF 135.00 FEET TO A POINT ON AN AFORESAID LINE OF OFFICIAL RECORDS BOOK 1193, PAGE 748; THENCE WEST, ALONG SAID LINE, A DISTANCE OF 372.83 FEET TO THE POINT OF BEGINNING.

PARCEL4:
PARCEL OF LAND SITUATE AND LYING IN THE CITY OF FT. PIERCE, IN ST. LUCIE COUNTY, FLORIDA, TO WIT: NORTHEAST 1/4 OF NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY; LESS AND EXCEPT RIGHT-OF-WAY FOR DRAINAGE CANAL NO. 38 OVER THE NORTH 99 FEET OF THE ABOVE. (SOUTH OF DRAINAGE CANAL #38)

OVERALL SURVEYOR LEGAL DESCRIPTION
BEING THE SAME AS THE HISTORICAL DESCRIPTION AS LISTED ABOVE AS PARCELS 1, 3, AND 4 WITH EXCLUSIONS:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND OF SECTION 19, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD (A VARIABLE WIDTH RIGHT OF WAY) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 94030-2522 WITH THE EAST RIGHT OF WAY LINE OF JENKINS ROAD (A VARIABLE WIDTH RIGHT OF WAY), AS DEFINED BY OFFICIAL RECORDS BOOK 3686, PAGE 2798 OF THE PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, FLORIDA, THENCE N69°58'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE OF S.R. 70-OKEECHOBEE ROAD, A DISTANCE OF 266.94 FEET TO THE NORTHWESTERLY CORNER OF FDOT PARCEL 114.1 (A 4 FOOT ROAD RIGHT-OF-WAY TAKING) AS RECORDED IN OFFICIAL RECORDS BOOK 4092, PAGE 2041, SAID PUBLIC RECORDS; THENCE SOUTH 20°01'22" EAST, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N69°58'38"E ALONG THE SOUTHERLY LINE OF SAID PARCEL 114.1, A DISTANCE OF 82.15 FEET; THENCE LEAVING SAID SOUTHERLY LINE S20°01'22"E, A DISTANCE OF 21.00 FEET; THENCE N69°58'38"E, A DISTANCE OF 205.37 FEET TO THE SOUTH RIGHT OF WAY LINE OF NORTH ST. LUCIE DRAINAGE DISTRICT CANAL NUMBER 38 (A 99 FOOT WIDE CANAL RIGHT OF WAY); THENCE N88°20'40"E ALONG SAID SOUTH CANAL RIGHT OF WAY LINE, A DISTANCE OF 718.23 FEET TO THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S00°35'38"E ALONG SAID EAST LINE, A DISTANCE OF 563.32 FEET TO THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19; THENCE S88°10'50"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4

OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1253.97 FEET TO THE SAID EAST RIGHT OF WAY LINE OF JENKINS ROAD; THENCE N00°00'31"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 25.01 FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE N88°10'50"E, A DISTANCE OF 377.17 FEET; THENCE N01°49'10"W, A DISTANCE OF 135.00 FEET; THENCE N19°57'33"W, A DISTANCE OF 352.91 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 114.1 AND THE POINT OF BEGINNING.

CONTAINING 11.99 ACRES MORE OR LESS.

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3783458 OR BOOK 3467 PAGE 528, Recorded 12/27/2012 at 10:10 AM

PREPARED BY & RETURN AFTER RECORDING TO:
LAURA M. DARBY
S&S ENTERPRISES, INC.
400 HIGH POINT DRIVE – SUITE 500
COCOA, FLORIDA 32926

PARCEL ID#: 2419-322-0002-000/5

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 19th day of December, 2012, by S&S RENTALS, LLC, a Florida limited liability company, Grantor, to S&S RENTALS "B" LLC, a Florida limited liability company, whose post office address is 400 High Point Drive, Suite 500, Cocoa, FL 32926, Grantee.

WITNESSETH, that Grantors, for and in consideration of the sum of **TEN AND NO/100THS DOLLARS ($10.00)**, in hand paid by Grantee, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto Grantee forever, all the right, title, interest, claim and demand which the Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of **St. Lucie**, State of Florida, to wit:

See attached Exhibit A for legal description.

Address: 5575 Okeechobee Road, Ft. Pierce, Florida

The Grantor herein warrants and represents that said property is not resided upon by any persons or used as homestead property by any persons as defined under Florida Constitution 1968, Article X, Section 4.

This Deed was prepared without benefit of a title search and no representations as to same are made by the Preparer.

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