CITY PLANNING BOARD

BOARD AGENDA

Planning Board Regular Meeting - Monday, December 11, 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 November 13, 2023 meeting

6. **NEW BUSINESS**

   0. Final Plat - Bent Creek Parcel C - 5000 Peterson Road

   0. Site Plan (Development and Design Review) - Viva West - 3037 S. Jenkins 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: 12/11/2023

Re: Planning Board Minutes 11/13/23

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Minutes from the November 13, 2023 meeting

Attachments

Planning Board Minutes November 13, 2023

Form Review

Form Started By: Alicia Rosenthal Started On: 11/17/2023 12:33 PM

Final Approval Date: 11/17/2023

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, NOVEMBER 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: Anton Kreisl; John Heaning; Alexander Edwards; Uline Daniel; Justine Carter; Nichelle Clemons; Frank Creyaufmiller, Chairman

Staff Present: Kev Freeman, Planning Director
Alicia Rosenthal, Planning and Development Organizer

4. CONSIDERATION OF ABSENCES

All members were in attendance.

5. APPROVAL OF MINUTES

a. Planning Board Minutes from the October 9, 2023, meeting

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to approve the minutes from the October 9, 2023 meeting.

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

Passed

6. NEW BUSINESS

a. **Zoning Text Amendment - Chapter 125 – Zoning, Article IV – Basic Zoning Districts, Section 125-212. – Planned Development Zone (PD); Deleting Section 125-213. - Planned Unit Redevelopment Zone (PUR)**

Mr. Freeman provided background on the purpose of the proposed amendment. He

explained at a recent City Commission meeting applications were heard for a conceptual Planned Development (PD) and they were very different in what they had submitted. One was brief with very limited detail and conditions were applied to require the applicant to come back to the Planning Board to deliver a final version of the Planned Development. The other application contained a well drawn out conceptual plan. There was a discussion at the City Commission meeting about what comprises a conceptual plan.

Mr. Freeman said in the City Code there are two sections that deal with Planned Development and most applicants, if not all, apply under the Planned Development process, which does not include a conceptual plan. The other part of the code is complex because it allows essentially three types of applications. One being a conceptual plan that would go to the Planning Board only for approval and then go away. The conceptual plan would come back as a preliminary plan which would provide cursory and conceptual engineering details. The code gets confusing and does not point to the documents that are required as part of the application. The last part is the Final Planned Unit Development, which is all the detailed plans, data, diagrams, and landscaping all packaged up.

Mr. Freeman stated there have been Historical Planned Developments and some very large projects dating back to 2010 that have used concept plans as part of their approval. The discussion is about making this better, so applicants know what to do, the City Commission knows what is required, and the Planning Board has a good idea of when they are moving something to the City Commission that is inline with the city code.

The revised code establishes a ‘Master Planned Development' (MPD) which will be either a concept plan or bubble plan that sets out the framework for the 'Final Planned Development', (FPD). The revision sets out the minimum required documents for processing an MPD application and an FPD application. The process for submittal and review of an MPD allows certain documents to be in conceptual form which permits property owners/applicants to propose a general plan of development without the necessity of producing a final site plan and calculations to almost construction ready detail. This will allow the property owner or applicant to get some idea of what they are thinking is going to be acceptable. It is more like a directional permission. Upon approval of an MPD, or if the applicant chooses to move directly to an FPD, certain plans and calculations are to be submitted and approved, which encompass the required detail and cost to sufficiently regulate a site plan.

The availability of the Planned Development process is proposed to be restricted to properties greater than five (5) acres unless the subject property is located within the defined Fort Pierce Redevelopment Area (FPRA). The purpose is to simplify the process and give more direction to applicants, Planning Board, staff and City Commission on how this should be wrapped up. Mr. Freeman showed a "Required PD Plans and Documents" chart of what needs to be submitted for both the Master PD and the Final PD.

Mr. Freeman stated the final plat could come in at the same time as the Final Planned Development application. He explained the Master PD is sort of a hybrid way of getting comments to the applicant, and it removes the intense investment in providing all the information. They get the opportunity to get something that directs them to a point of success. Mr. Freeman suggested comments the Planning Board can make at the MPD stage. He said the MPD will have drawings with a set of comments, almost like conditions of approval. He noted that a Planned Development is asking the city to divert from the normal code and the city should get something out of it. He highlighted it is a great opportunity for the Planning Board and staff to put out a vision.

Mr. Freeman answered questions from the Board.

Motion was made by Nichelle Clemons, and seconded by John Heaning to forward a recommendation of approval to the City Commission.

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

Passed

b. **Zoning Text Amendment - Chapter 125 – Zoning, Article I – General, Section 125–3 – Definitions Generally to add and Clarify Definitions; to Include a Definition of Agricultural, Amending Chapter 125 – Zoning, Article IVV– Basic Zoning Districts, Section 125–187, Subsection (g) – Allowed Uses to Amend the Use Table; to Include Agricultural Use and Railroad Passenger Station Use by Right in Certain Zoning Districts; Amending Chapter 125 – Zoning, Article VII – Supplementary Regulations, Division 1 – Generally, Section 125-318 – Home Occupations to include Reference to State Statute Establishing Section 125–328 – Boardinghouses and Roominghouses to Regulate the Locations and Standards of Operation of Boardinghouses and Roominghouses**

Mr. Freeman explained the amendment is basically for housekeeping and since the amendment was approved by the Planning Board on September 11, 2023, additional amendments have been proposed in respect of the List of Definitions and Permitted Use Table. He said several amendments to the City's Code of Ordinances are required to address the above code amendments and to remove conflicts within the Code and to reflect recent amendments to Florida State Statutes. The proposed amendments are the establishment of standards for Boardinghouses and Roominghouses in the city in a manner which protects and preserves the health, safety, appearance, and general welfare of the citizens of the city; revisions and additions to the permitted Use Table in respect of Agricultural and Railroad Passenger Stations in certain zoning districts and amendments to the list of definitions.

Mr. Freeman said the addition of agricultural use is to be permitted by right in the E-1, E-2, E-3, C-2, C-3 and C-5 zoning districts (similar development rights as Stables or Equestrian facilities). This will allow the designation of city zoning districts in respect of property which has an agricultural use (county zoning) and is annexing into the city but wishes to retain that use. The definition of agriculture has also been added. Agricultural; use which involves one or more of the following - livestock and poultry farming, crop production, plant nurseries, greenhouses, forestry, or associated farm facilities.

Mr. Freeman stated an additional amendment to the table of permitted uses relates to the Railroad Passenger Station, which is important in respect of the potential future siting of such within the city. The use table is amended to allow the use of a railroad passenger station in the commercial and industrial zoning districts and to remove the conditional use to permitted use. Mr. Freeman noted the city is putting in a proposal for the Brighline station, and it will put the city in a better place as the development will be allowed by right. He explained the railroad passenger station will still need site plan review and comply with the code. The definition has also been added. Railroad passenger station; means a facility, either light or heavy rail, for the boarding of passengers and related ticketing sales and offices. Railroad passenger station and associated facilities shall not be subject to yard setback or landscaping buffer requirements.

Mr. Freeman briefly reviewed the changes to the Boardinghouse and Roominghouse changes that the Planning Board had already reviewed and approved.

Mr. Freeman noted the definitions that changed. 1. Mobile, Manufactured and Modular homes are treated the same way as single family homes as far as setbacks and zoning requirements. He noted that staff is looking at design standards in the Fort Pierce Redevelopment area to help maintain quality. 2. Home occupations are allowed

where single family use is allowed. He said the number of employees and visitors is limited, and they must comply with the city code. 3. The density definition will match both the comprehensive plan and zoning. 4. A fence is no longer considered an accessory structure. It was causing conflict with placement on the lot lines. 5. The Modular, Manufactured and Mobile Home Planning definitions match the Florida building code. 6. Removal of the word "mean" after the definitions. 7. Added railroad passenger station can be adjacent to a railroad, so there will be no landscaping buffer requirements.

Mr. Freeman answered questions from the Board regarding conditions on bus terminals, definitions aligning with St. Lucie County, setbacks for railroad stations abutting residential homes, extension of an overlay into the Central Business District, adding a definition for accessory dwelling units.

Motion was made by Nichelle Clemons, and seconded by Anton Kreisl to forward a recommendation of approval to the City Commission.

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

Passed

7. COMMENTS FROM THE PUBLIC

There were no comments from the public.

8. DIRECTOR'S REPORT

Mr. Freeman continued the discussion with the Board on accessory dwelling units. He explained the city needs to find out how to accommodate accessory structures in areas where they are needed and on small lots. There are issues with density due to the lot size, setbacks, lighting and floor space. Mr. Freeman said the density calculation could be changed to bedrooms per acre, which allows more flexibility. He stressed the city needs to focus on the intended consequences, and they can be addressed if the city does not like what they see. Mr. Freeman stated the city needs to look at where the market is going, what the demands are, and which route will keep the building cost down. This will provide more options for the community to benefit from.

Mr. Freeman answered the question regarding the vision for Fort Pierce. He explained it is multidimensional. The vision comes from staff, Board members, and community ideas. Mr. Freeman said currently, the zoning code is setting the vision. He said the ultimate vision is in the master and community plans. He noted the city is missing a distinct vision. Mr. Freeman stressed it is part of the Planning Boards role to provide input and recommend changes to the code.

Mr. Freeman noted affordable housing is not Section 8 housing. He said there needs to be a full range of accommodations made available for anyone to live or work in the city. Mr Freeman stated there needs to be jobs located close to transportation and housing, better architecture, standards for landscaping, better street design, a link between east and west off of US Highway 1, maintaining current communities and deciding whether to develop CRA or expand the city.

Lastly, Mr. Freeman stated that staff expects direction, redirection and confirmation from the Board that the city is going in the right direction. The staff needs to understand what people are looking for and what struggles they face. He invited Board members to talk with staff and give further details.

Mr. Freeman stated in reaction to the City Commission the Planning staff is moving

forward with revising the Planned Development zoning code.

Mr. Freeman stated a large part of his time has been spent on weighing in on the Brightline rail station response to the request for proposal. He said the city has a consultant to help out, and hopefully he will be reporting in January 2024. Mr. Freeman said one of the visions he had when he came to Fort Pierce was to get a Brightline Station. From that, the city would see a whole different thought process for Fort Pierce with the amount of investment that is likely to come in. In the past year, the Planning department has been setting up a framework as a better way to handle investments.

Mr. Freeman stressed the city needs to fix the housing elements, accessory dwellings and density quickly before there is a wrath of investments coming in and damaging the community.

Mr. Freeman said the Kings Landing permits are in place, and he recently had a meeting with the owner and the building department.

Mr. Freeman updated the Board on the city port. He stated there will be a meeting with the property owners at the end of November 2023 to discuss the overlay district.

Mr. Freeman stated the city owned property by the boat ramp is under legal review. It is earmarked for boat storage and restaurants. He said the overlay district or districts will come back to the Planning Board for review.

Mr. Freeman concluded by stating he had a discussion with the director of the local FDOT district about what the state and county will be looking at in terms of traffic statements. He said the state would like amendments to how applicants predict traffic movements. Applicants will need to talk to the county and state to get approval of their traffic analysis. If roadway improvements are needed, the state and county will advise the city of that, and the solution to the roadway improvements will be attached to any site plan approval coming forward.

9. BOARD COMMENTS

Chairman Creyaufmiller noted that all streets in the city are not owned by the city and that is a hurdle the city faces.

Chairman Creyaufmiller asked the Board to never hold back on a question or thought. He highlighted the Board needs to be careful to only make statements that have the same standard as testimony, which is required for a Quasi-Judicial hearing.

Chairman Creyaufmiller complimented Mr. Freeman on moving the Planning department in the right direction and noted Mr. Freeman has been the driving force behind fixing the Planning Code of Ordinances.

Mr. Kreisl said he is concerned about a variety of domain and infrastructure in the city. He said the Board has been approving a lot of development and annexations on properties of the roads in and out and infrastructure the city has no control over. He noted St. Lucie County has a broader scope of priorities than just the city. Where the city has the opportunity to gain some control of the domain, Mr. Kreisl recommended the city go after it as aggressively as possible. He said not having the opportunity to react to development changes and traffic pattern changes, the city is going to create problems by trying to do things well by encouraging development and growth.

Chairman Creyaufmiller said he spoke to Jack Andrews, City Engineer, about coming to talk to the Planning Board about how the Engineering department interfaces with the

county and state roadways and is involved with the widening of Jenkins Road and connecting Jenkins Road to Midway.

10. ADJOURNMENT

Planning Board **6. 0.**

Meeting Date: 12/11/2023

Re: Final Plat - Bent Creek Parcel C - 5000 Peterson Road

Submitted For: Kev Freeman, Planning Director, Planning Department

Information

SUBJECT:

Final Plat - Bent Creek Parcel C - 5000 Peterson Road

SUMMARY:

The applicant is requesting the review and approval for a final plat to subdivide one (1) parcel into one-hundred and twenty-seven (127) lots with coordinating roadway tract and easements on a parcel with an area of +/- 25.84 acres.

The parcel's future land use is RM, Medium Density Residential and its zoning is PD, Planned Development.

RECOMMENDATION:

Staff's recommendation is for the Planning Board to move the proposed final plat for approval to the City Commission, with one condition.

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.

ALTERNATIVES:

- Recommendation of approval with alternate conditions
- Recommendation of disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation

Staff Report & Supporting Documents

Form Review

Form Started By: Ryan Altizer
Started On: 12/04/2023 12:15 PM
Final Approval Date: 12/04/2023

CITY OF FORT PIERCE

Planning Board

December 11th, 2023

Bent Creek Parcel C Final Plat
5000 Peterson Road

APPLICANT

District Planning Group

PROPERTY OWNER(S)

Lennar Homes, LLC

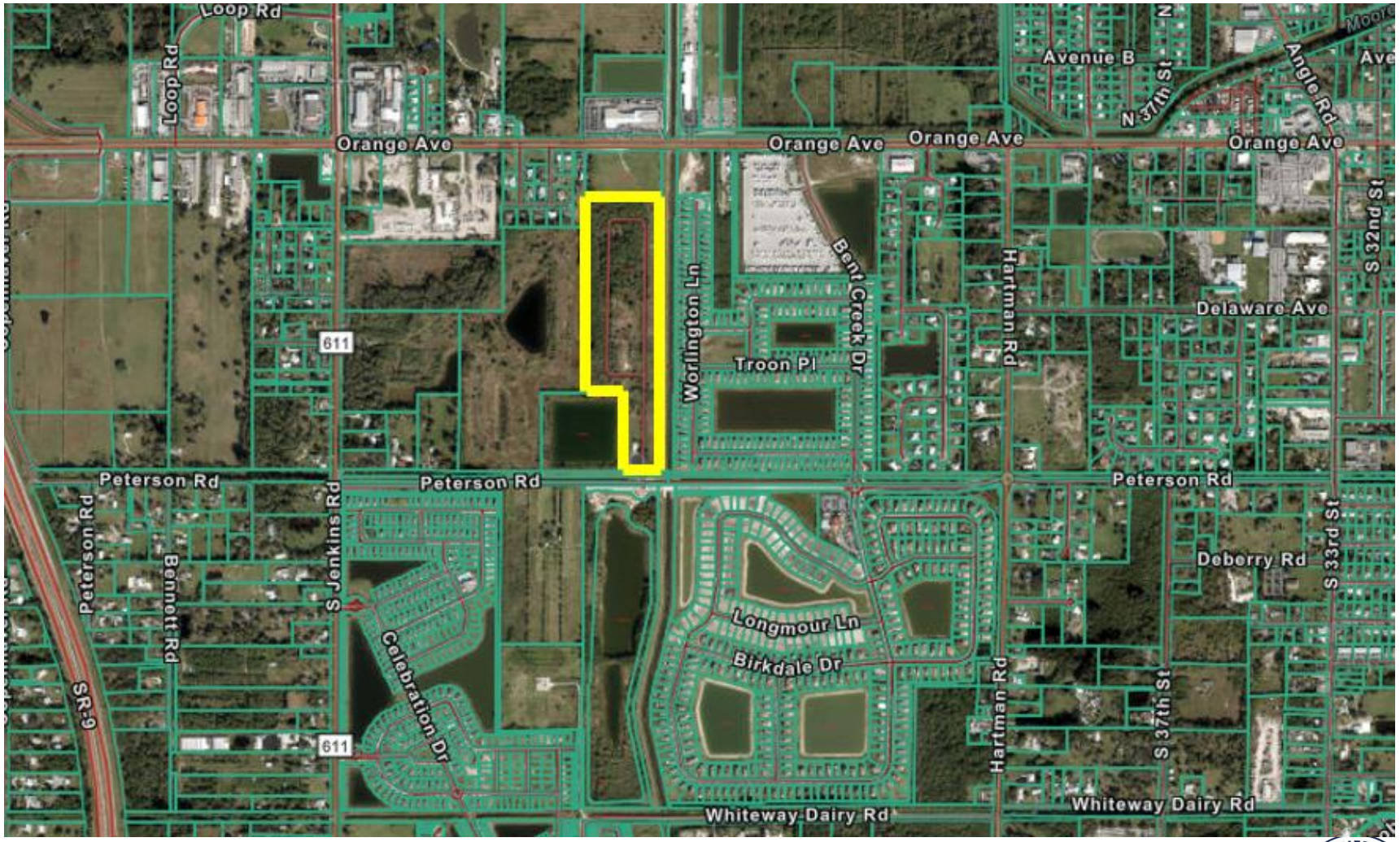
PARCEL ID #(S):

2407-700-0027-000-9

SUMMARY

Request for review of an application for a final plat to subdivide one parcel into one hundred and twenty-seven (127) lots with coordinating roadway tract and easements.

SITE LOCATION

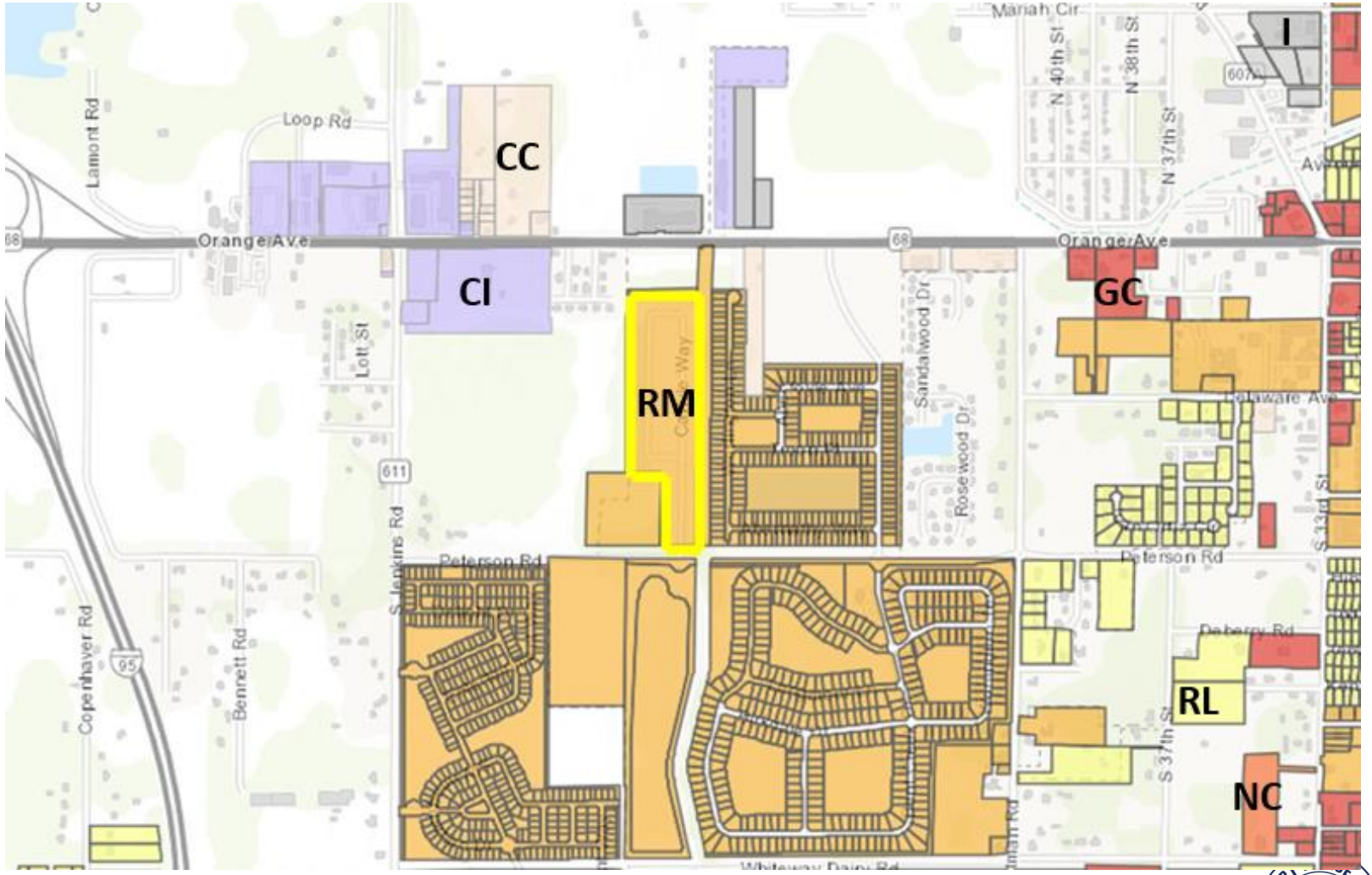


SITE AREA= 25.84 +/- Acres

Bent Creek Parcel C Final Plat – 5000 Peterson Road

EXISTING FUTURE LAND USE

Current FLU: RM, Medium Density Residential

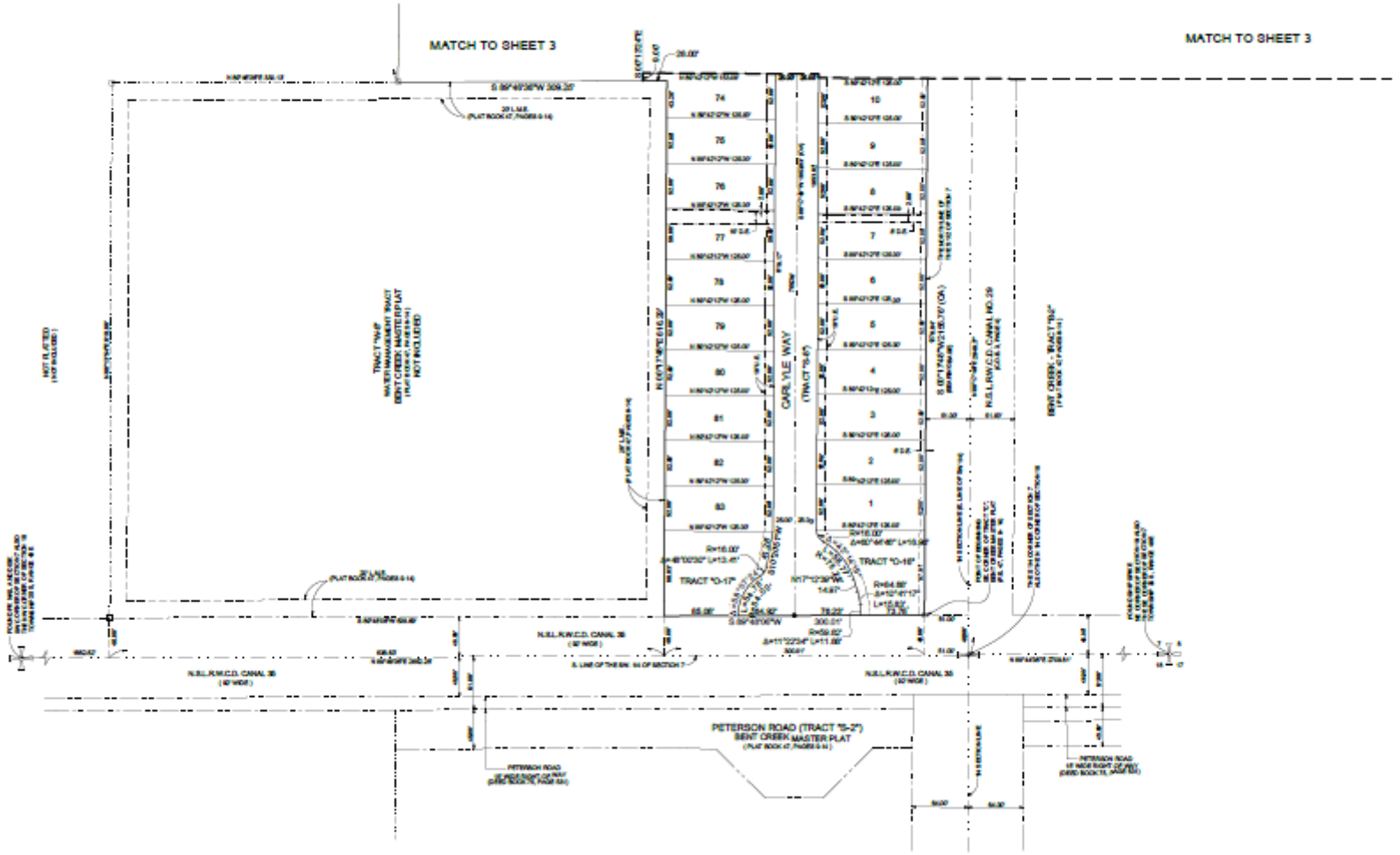


ZONING

Currently Zoned: PD, Planned Development

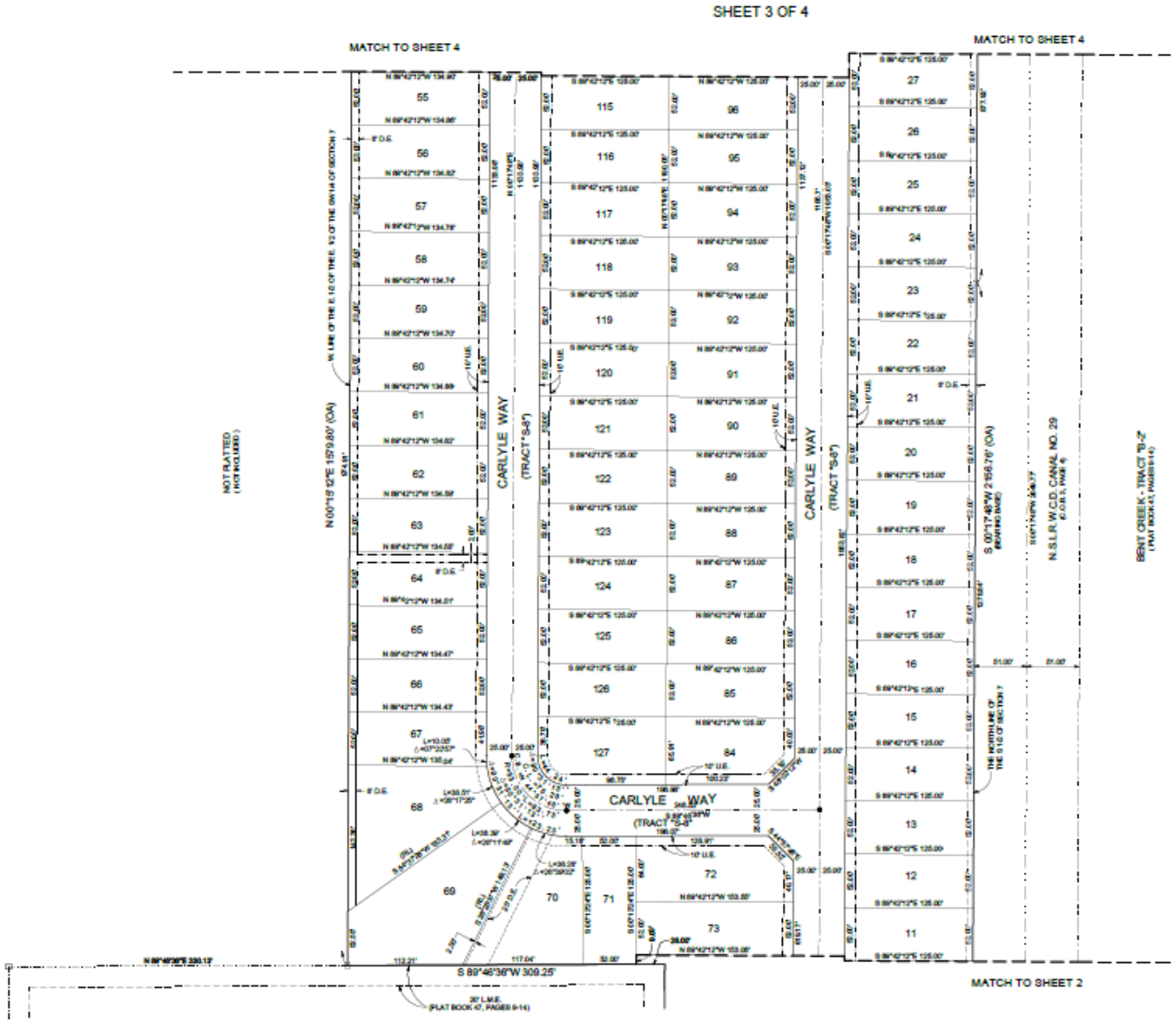
Bent Creek Parcel C Final Plat – 5000 Peterson Road

FINAL PLAT



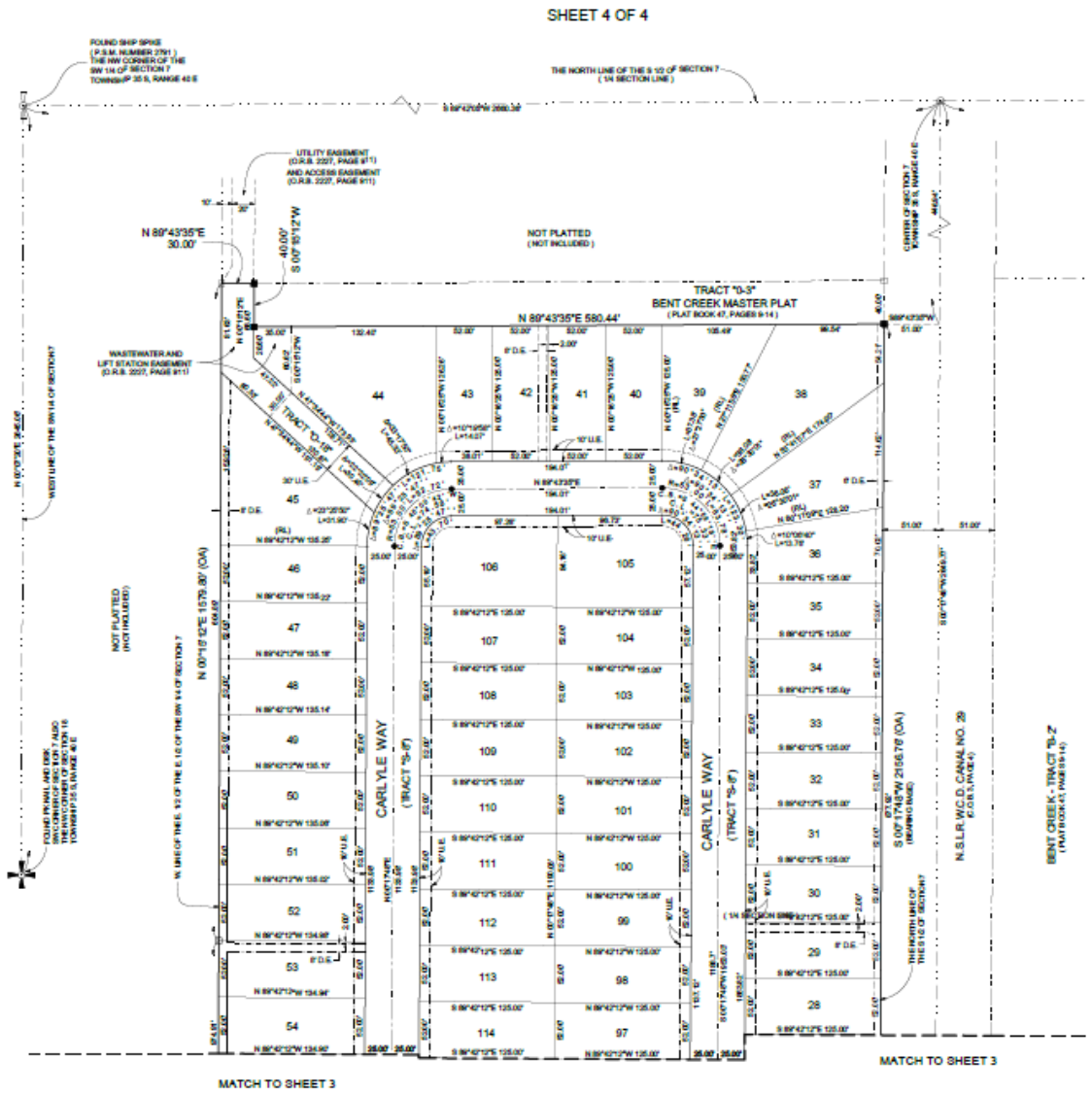
Bent Creek Parcel C Final Plat – 5000 Peterson Road

FINAL PLAT



Bent Creek Parcel C Final Plat – 5000 Peterson Road

FINAL PLAT



Bent Creek Parcel C Final Plat – 5000 Peterson Road

FINAL PLAT

Final Plat for a Subdivision titled “Hernando Subdivision”

- Staff recommends Approval of the request.

  ❑ Final Plat meets the criteria as specified in Chapter 121 of the Code of Ordinances.

  ❑ Consistent with Land Development Code & Comprehensive Plan

CONDITIONS OF APPROVAL

Staff recommends one (1) Condition:

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

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Final Plat for approval to City Commission, with the one condition.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

Planning Board

December 11th, 2023

Bent Creek Parcel C Final Plat
5000 Peterson Road

CITY OF FORT PIERCE

PLANNING DEPARTMENT

PROJECT: **BENT CREEK PARCEL C FINAL PLAT - 23-09000012**

REVIEWER: **RYAN ALTIZER, SENIOR PLANNER**

DATE: **12/4/2023**

STAFF REPORT

Owner: Lennar Homes, LLC

Applicant: District Planning Group

Requested Action: Review and approval for a final plat to subdivide one (1) parcel into one hundred and twenty-seven (127) lots with coordinating roadway tract and easements.

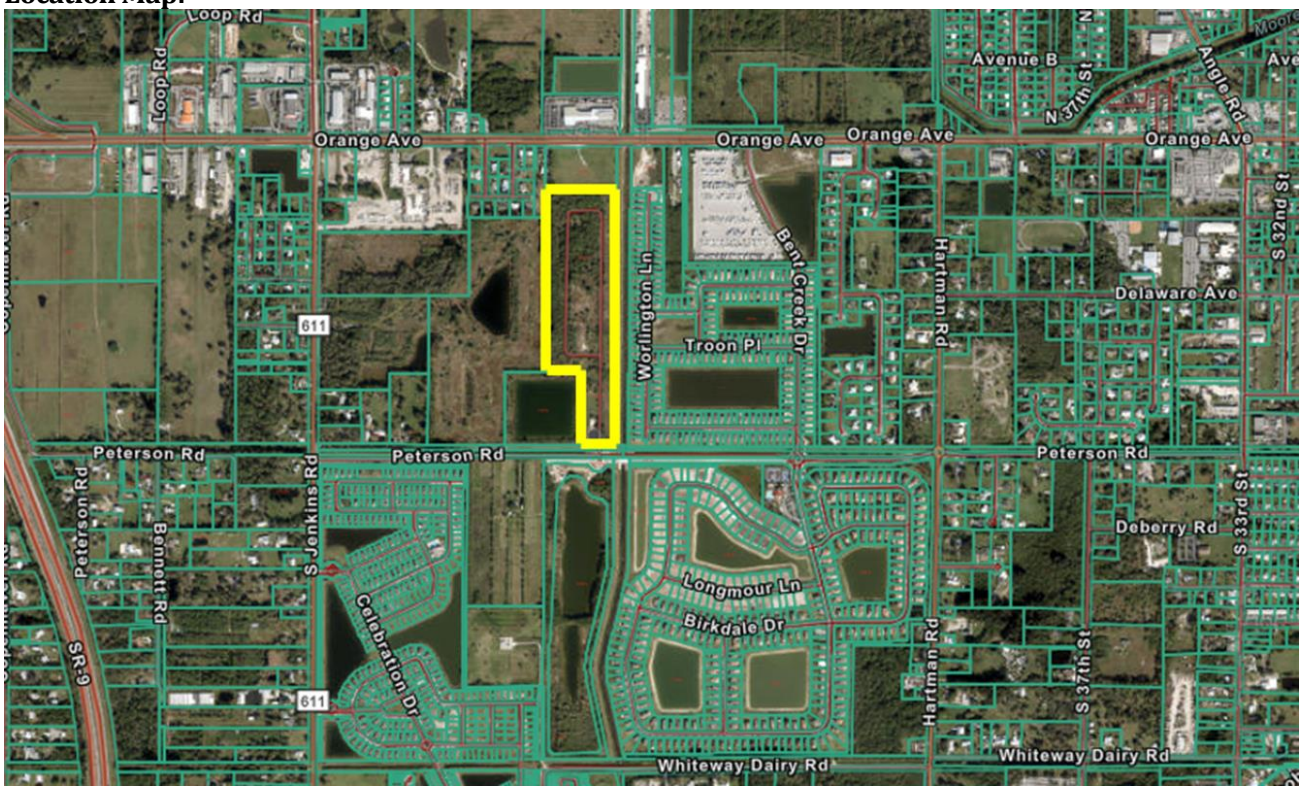
Location: 5000 Peterson Road, Fort Pierce, FL 34947

Parcel IDs: 2407-700-0027-000-9

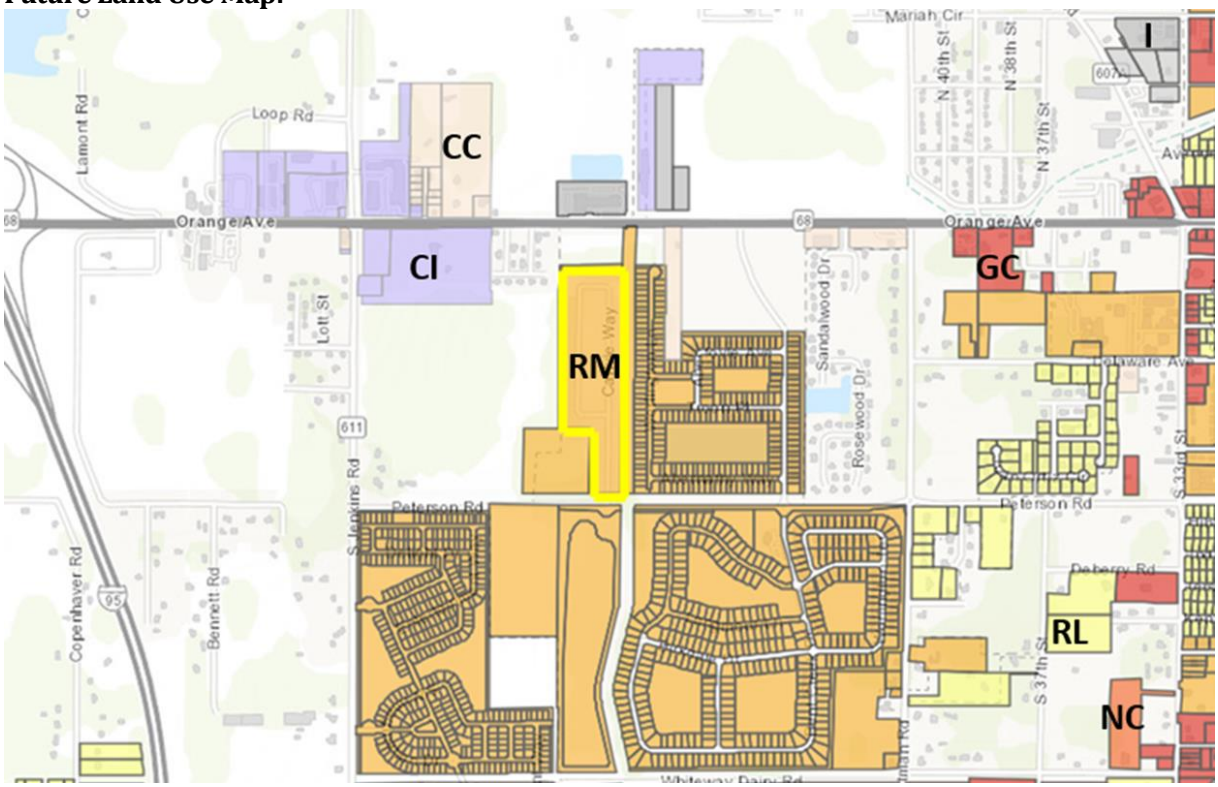
Current Zoning: Planned Development, PD

Future Land Use: Medium Density Residential, RM

Location Map:



Future Land Use Map:



Zoning Map:

Surrounding Zoning:

North	East	South	West
CG (County)	PD	PD	PUD (County)

Site Area: +/- 25.84 acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for a final plat to subdivide one parcel into one hundred and twenty-seven (127) lots with coordinating roadway tract and easements.

Existing Conditions

Currently the land is vacant but is tied to the Planned Development of Bent Creek. Two parcels have already been platted and a community exists already on the first platted parcel.

Stormwater Retention & Landscaping

Stormwater retention, drainage and landscaping requirements are to be met after these lots are platted and construction begins. Those standards will be reviewed when the applicant submits permits.

Comprehensive Plan

The subject property is designated with a Medium Density Residential, RM, future land use. The designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the final plat. The applicant resubmitted this final plat to meet the Engineering Department's requirements. Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

Staff Recommendation

Staff's recommendation is for the Planning Board to move the proposed Final Plat for approval to City Commission, with the one condition:

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

CITY OF FORT PIERCE

Planning Board

December 11th, 2023

Bent Creek Parcel C Final Plat
5000 Peterson Road

APPLICANT

District Planning Group

PROPERTY OWNER(S)

Lennar Homes, LLC

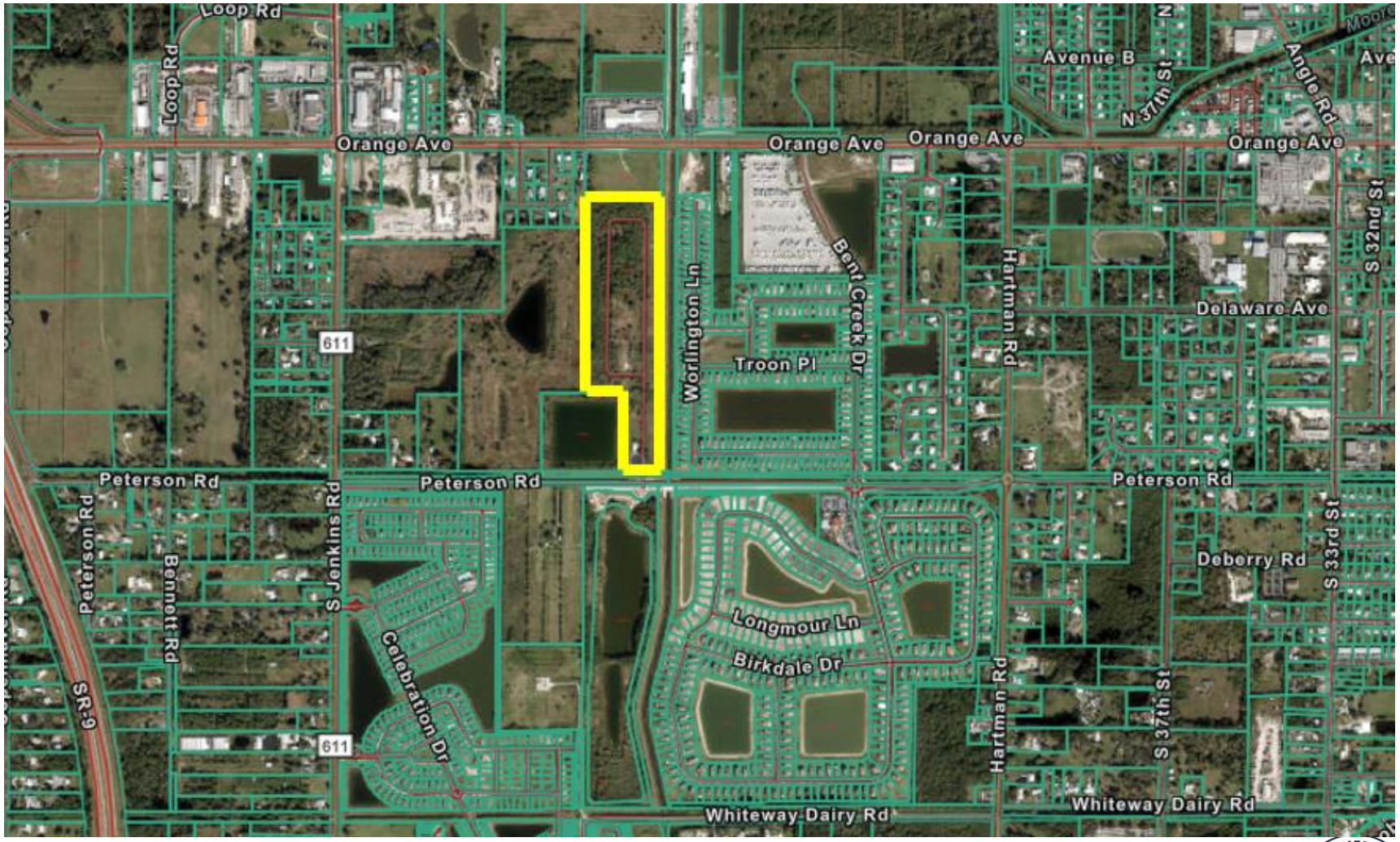
PARCEL ID #(S):

2407-700-0027-000-9

SUMMARY

Request for review of an application for a final plat to subdivide one parcel into one hundred and twenty-seven (127) lots with coordinating roadway tract and easements.

SITE LOCATION

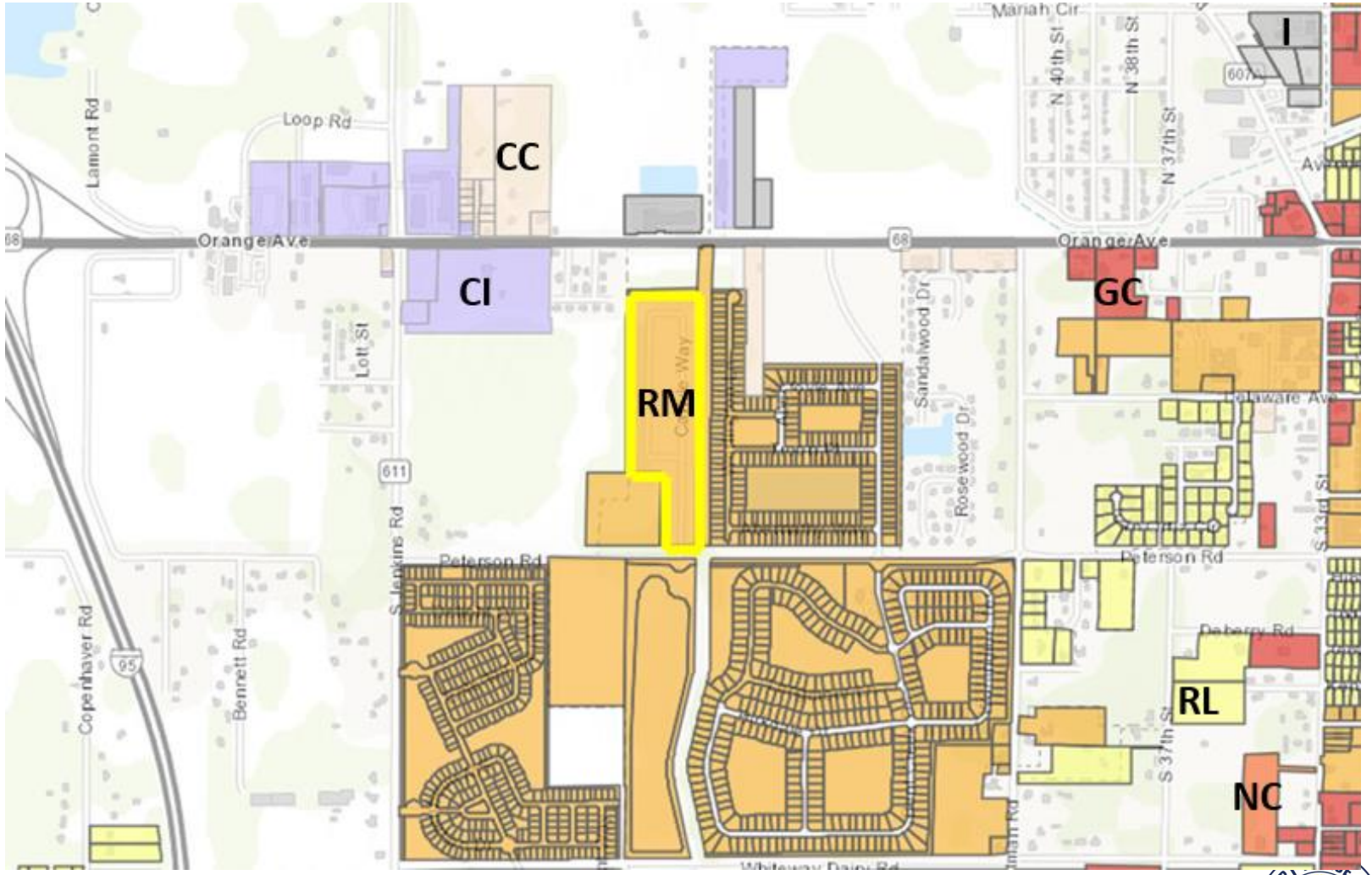


SITE AREA= 25.84 +/- Acres

Bent Creek Parcel C Final Plat – 5000 Peterson Road

EXISTING FUTURE LAND USE

Current FLU: RM, Medium Density Residential



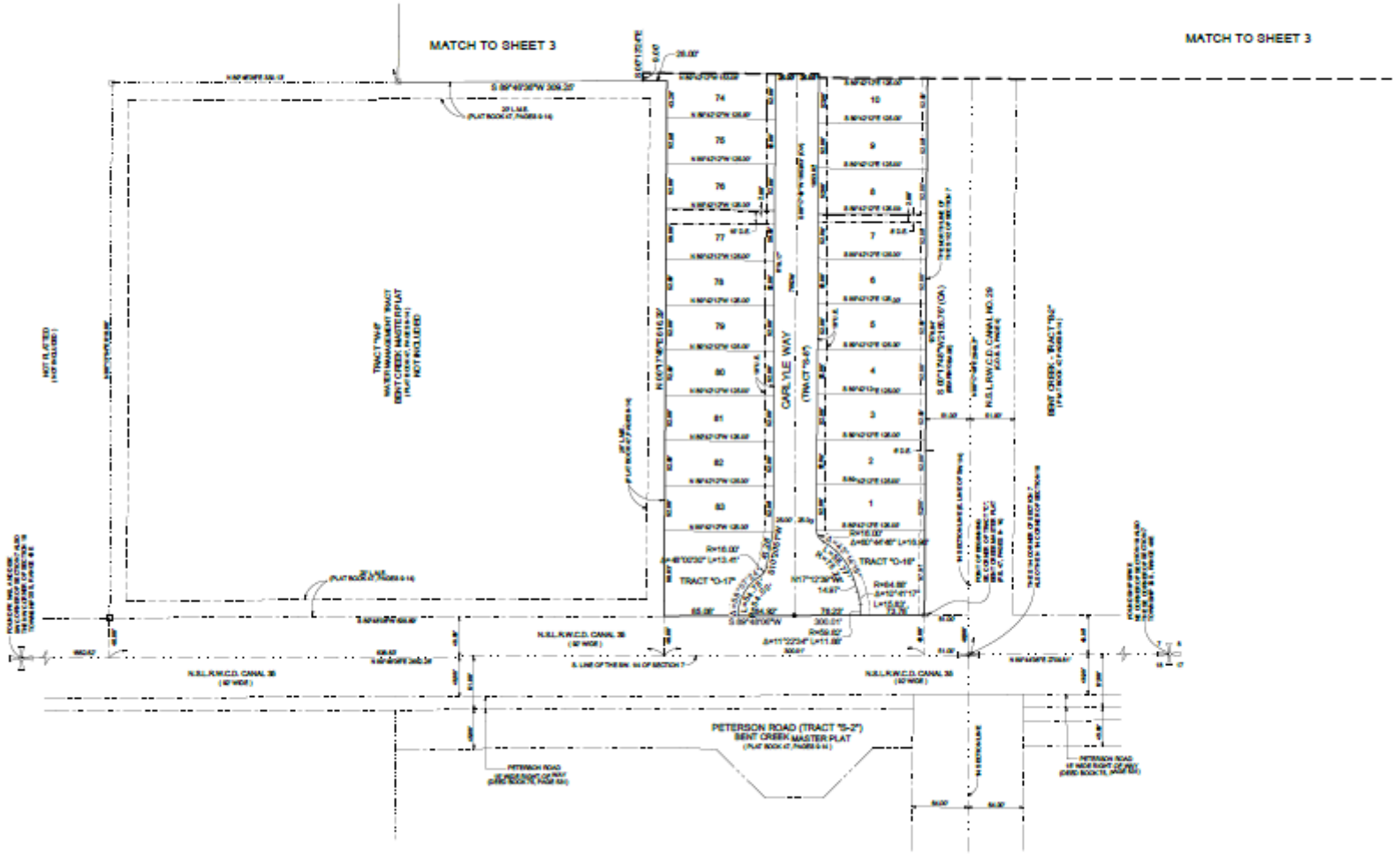
Bent Creek Parcel C Final Plat – 5000 Peterson Road

ZONING

Currently Zoned: PD, Planned Development

Bent Creek Parcel C Final Plat – 5000 Peterson Road

FINAL PLAT



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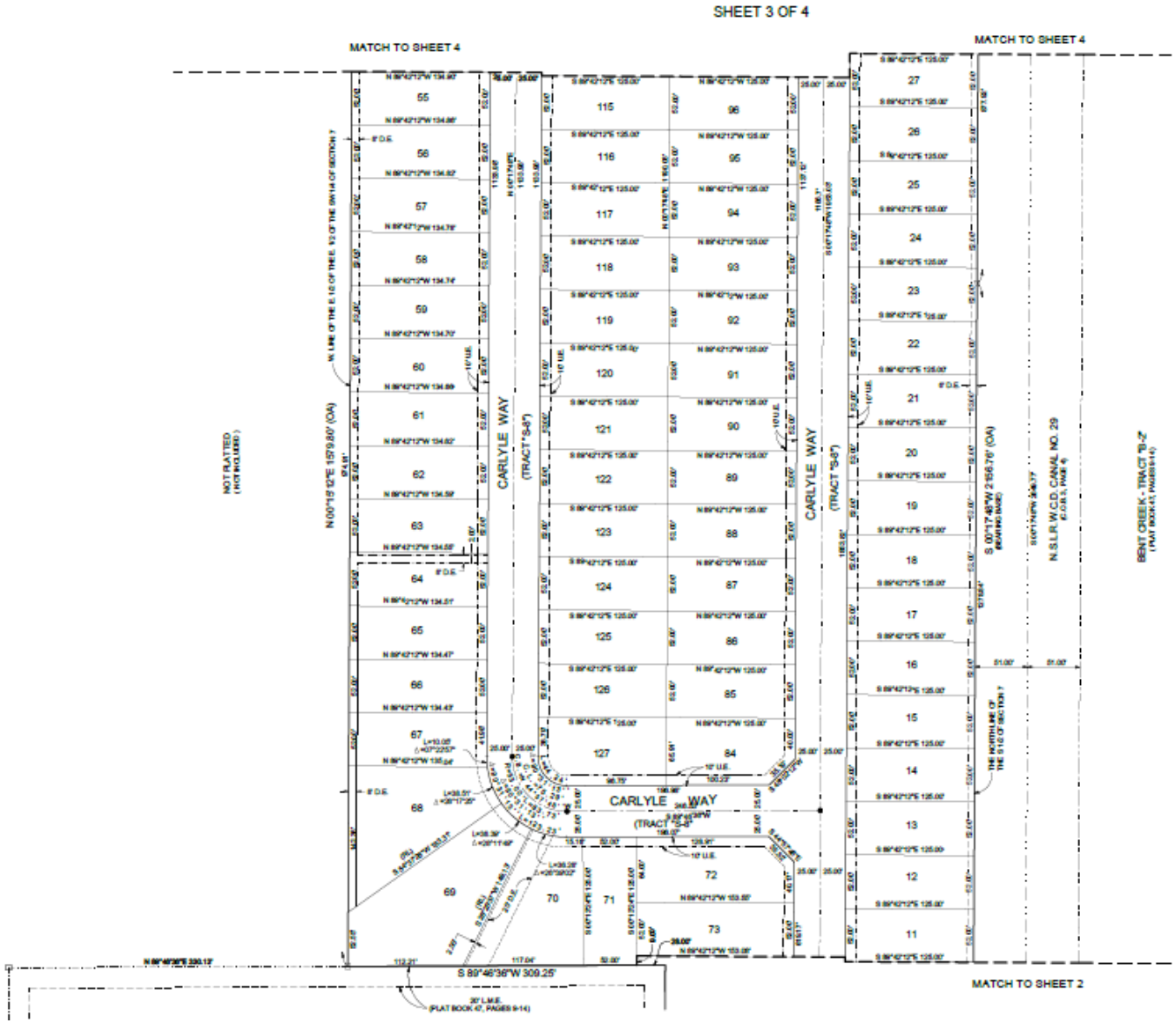
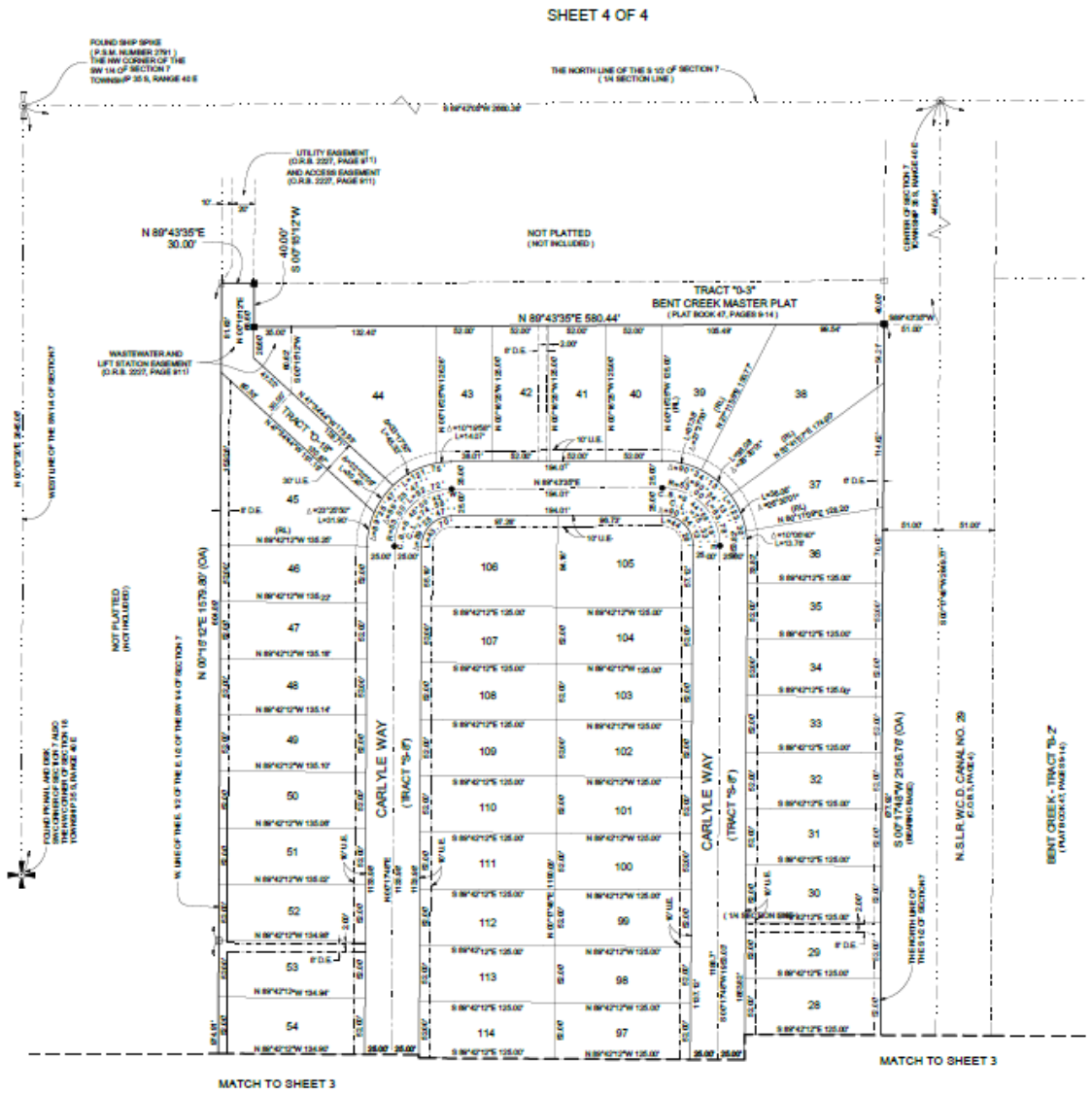


Bent Creek Parcel C Final Plat – 5000 Peterson Road

FINAL PLAT



Bent Creek Parcel C Final Plat – 5000 Peterson Road

FINAL PLAT

Final Plat for a Subdivision titled “Hernando Subdivision”

- Staff recommends Approval of the request.

  ❑ Final Plat meets the criteria as specified in Chapter 121 of the Code of Ordinances.

  ❑ Consistent with Land Development Code & Comprehensive Plan

CONDITIONS OF APPROVAL

Staff recommends one (1) Condition:

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

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Final Plat for approval to City Commission, with the one condition.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

Planning Board

December 11th, 2023

Bent Creek Parcel C Final Plat
5000 Peterson Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

District Planning Group
130 South Indian River Drive
Fort Pierce, FL 34950

Subject: Final Plat - Parcel ID: 2407-700-0027-000-9 – Technical Review Committee Comments for July 20, 2023 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. Update the engineer's "Opinion of Cost" to include the following:
   a. Add costs associated with the landscaping and irrigation of common areas and any streetscape plantings.
   b. Update the square yard cost of SP 9.5 (1") to $14.60 and the SP 12.5 (1-1/2") to$21.00.

2. Future comments may be provided once the review by the City's reviewing surveyor, Northstar Geomatics, has been finalized.

3. ADVISORY COMMENT:
   Prior to the City of Fort Pierce City Clerk's endorsement of the Final Plat, the appropriate recorded bonding mechanism must be in place, ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.). The total bond amount is to be determined and shall be based upon the sum reflected on the approved Engineer's Opinion of Cost.

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 7111 Edition.

3. Property addressed. exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed.

4. Flood Development Permit required.

5. Building Permit required.

6. Signed and sealed construction drawings required.

7. Please address violation case pending.

Fort Pierce Police Department

No comments at this time

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: No objection to the Plat.
The Water and Wastewater Engineering Department, has approved the utility plan for this project.

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural Gas is available via main extension via S. Jenkins Rd and should be considered on this project.

FPUAnet Fiber: FPUAnet approves,
At this time FPUAnet does not have Fiber in this area.

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
POLICE DEPARTMENT
"In Honor We Serve"
Florida

Technical Review Committee meeting

June 15, 2023

Case #: 23-09000012

Planner: City of Ft. Pierce Planning Department

Final Plat.

Bent Creek Parcel C5000 Petersen Road, Fort Pierce, FL

Comments:

No comments at this time.

Officer Damian Spotts

Crime Prevention Practitioner

Fort Pierce Police Department.

THE SUNRISE CITY
FORT PIERCE
BUILDING DEPARTMENT Florida

BUILDING DEPARTMENT
TECHNICAL REVIEW COMMITTEE (TRC)
COMMENT FORM

Meeting Date: 7/20/23
Property Address: Final Plat - Bent Creek Parcel C - 5000 Peterson Road/2407-700-0027-000-9

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:

* Please address violation case pending.

Building Official's or Representative's Signature _____ Date: 7/17/23

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Planning Department

FROM : Tracy Telle, Assistant City Engineer

RE : Bent Creek Tract C Final Plat

DATE : July 18, 2023

This is to advise you that we have completed the review of the following documents as received by this office on July 6, 2023:

- [x] Final Plat
- [ ] Engineer's Opinion of Cost
- [ ] 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
- [x] Do Not Recommend

- [x] Final Plat Approval
- [ ] 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 comments

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

ENGINEERING COMMENTS:

1. Update the engineer's "Opinion of Cost" to include the following:
    a. Add costs associated with the landscaping and irrigation of common areas and any streetscape plantings.
    b. Update the square yard cost of SP 9.5 (1") to $14.60 and the SP 12.5 (1-1/2") to $21.00.
2. Future comments may be provided once the review by the City's reviewing surveyor, NorthStar Geomatics, has been finalized.
3. ADVISORY COMMENT:
    a. Prior to the City of Fort Pierce City Clerk's endorsement of the Final Plat, the appropriate recorded bonding mechanism must be in place, ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.). The total bond amount is to be determined and shall be based upon the sum reflected on the approved Engineer's Opinion of Cost.

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THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Vennis Gilmore, Assistant Planning Director

FROM : Tracy Telle, Assistant City Engineer

RE : Bent Creek Tract C Final Plat

DATE : November 17, 2023

This is to advise you that we have completed the review of the following documents as received by this office on November 15, 2023:

- [x] Final Plat
- [ ] Engineer's Opinion of Cost
- [ ] 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

- [x] Recommend
- [ ] Do Not Recommend

- [x] Final Plat Approval
- [ ] 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. Prior to providing the mylars of the plat please remove the word "Interim" under the City Attorney Certificate on sheet 1 of 4 as Sara Hedges is now the City Attorney.
2. Prior to the City of Fort Pierce City Clerk's endorsement of the Final Plat, the appropriate recorded bonding mechanism must be in place, ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.). The total bond amount is to be determined and shall be based upon the sum reflected on the approved Engineer's Opinion of Cost.

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

NORTHSTAR GEOMATICS

SURVEYING/MAPPING • GIS • ASSET INVENTORY

November 17, 2023

Ms. Tracy Telle
Assistant City Engineer
City of Fort Pierce
Via email

RE: Bent Creek Parcel C Plat Review and PRM Inspection - Review # 2

Dear Ms. Telle:

As you requested, I have reviewed the above referenced plat for conformance with Florida Statutes Chapter 177, Part 1. My review of this plat does not include verifying accuracy of legal descriptions, plat geometry, mathematical calculations or acreages shown on this plat.

My review comments are as follows:

1. All review items have been addressed.
2. The PRM inspection was completed and successful.

Reviewed By:

Frank Veldhuis
For NorthStar Geomatics, Inc.

5820 NW Zenith Drive • Port St Lucie, Florida 34986 • Phone (772) 781-6400

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

RECEIVED
JUN 13 2023
CITY OF FORT PIERCE
PLANNING & ZONING

Subdivision

Property address or Location 5000 Peterson Road

Parcel ID #(s) 2407-700-0027-000-9

Project description Bent Creek Parcel C - Tract C, Bent Creek Master Plat, Plat Book 47, Pages 9-14, St. Lucie County - 127 Unit Residential Subdivision

Lennar Homes, LLC	District Planning Group
Property Owner(s)	**Applicant/Representative, Title, Company**
3931 RCA Boulevard, Suite 3105	130 South Indian River Drive
Street Address	Street Address
Palm Beach Gardens, Florida 33410	Fort Pierce, FL 34950
City State Zip	City State Zip
561-345-6707	772-882-5811
Phone Number	Phone Number
greg.pettibon@lennar.com	leslie@districtplanninggroup.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.*

Property Owner(s) Signature(s) Greg Pettibon, Authorized Agent

STATE OF FLORIDA -- COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 5 day of June, 2023, by Greg Pettibon who is personally known to me or has produced _____ as identification.

Haley Mall
Signature of Notary (seal)

HALEY MALL
Commission # HH 118673
Expires April 19, 2025
Bonded Thru Budget Notary Services

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

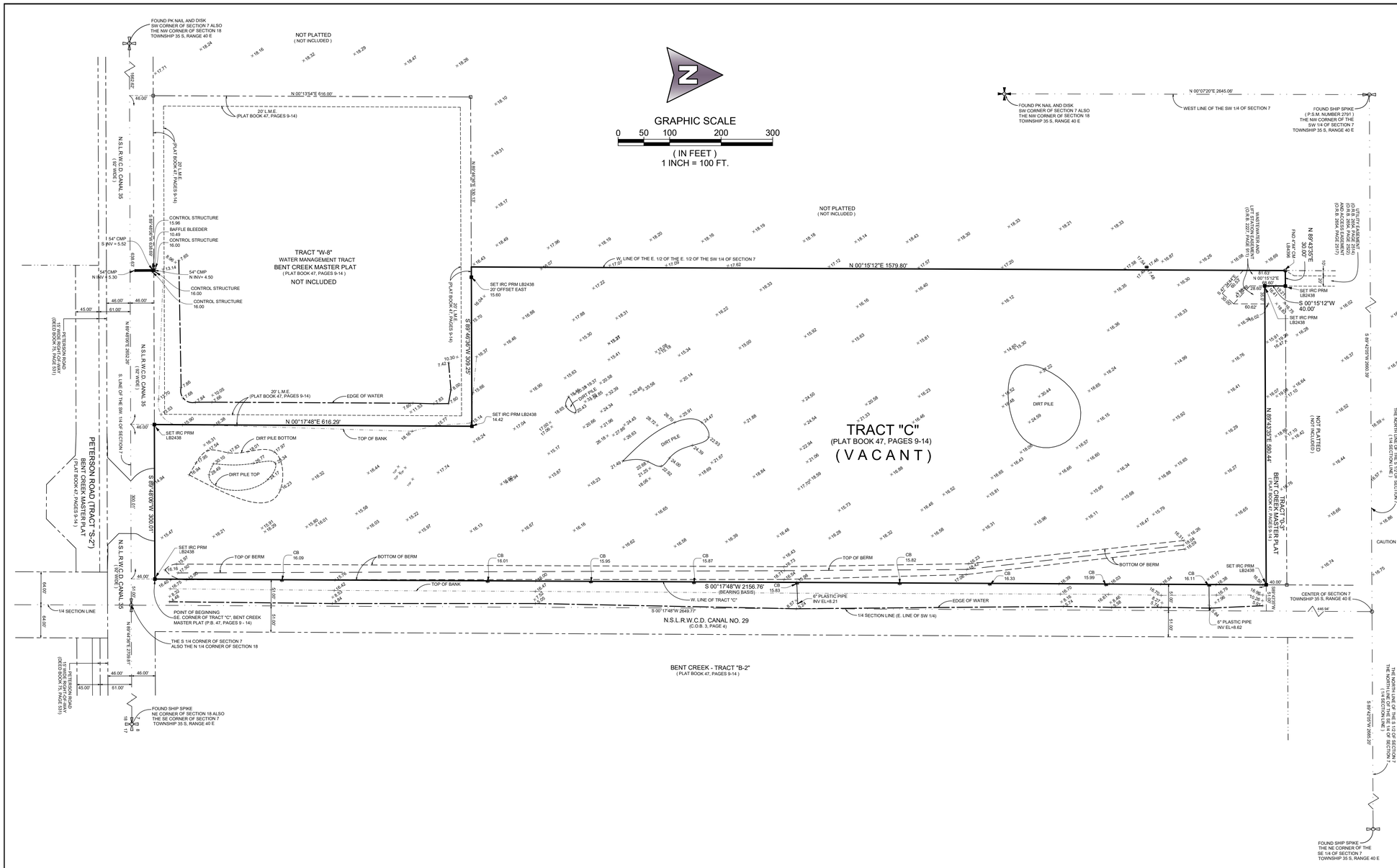
Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

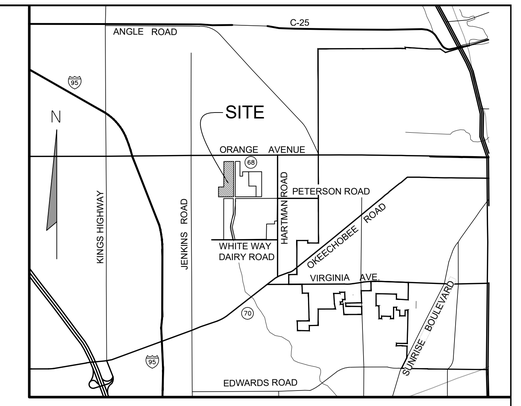
- ☒ A copy of the deed
- ☒ Signed and sealed survey
- ☒ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☒ Complete, notarized application

☐ 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





LOCATION MAP

NOT TO SCALE

SURVEYOR'S NOTES :

1. NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE.
2. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE EAST LINE OF TRACT "C", BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. ELEVATIONS SHOWN HEREON ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 29).
4. SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "AE" AND FLOODWAY ZONE "AE" (FIVEMILE CREEK) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12111C0178J AND MAP NUMBER 12111C0186J, MAP REVISED: FEBRUARY 16, 2012.
5. THE BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARD OF PRACTICE AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS BY RULE 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472-027 FLORIDA STATUTES.
6. ALL BOUNDARY DIMENSIONS ARE PER BENT CREEK MASTER PLAT (P.B. 47, PAGES 9) AND MEASURED UNLESS OTHERWISE SHOWN.

LEGEND

R	=	RADIUS
L	=	ARC LENGTH
Δ	=	CURVE CENTRAL ANGLE
R/W	=	RIGHT-OF-WAY
L.M.E.	=	LAKE MAINTENANCE EASEMENT
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
W.& L.S.E.	=	WATER AND LIFT STATION EASEMENT
C.O.B.	=	CHANCERY ORDER BOOK
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORD BOOK
C.	=	CALCULATED
M.	=	MEASURED
C.& M.	=	CALCULATED AND MEASURED
IRC	=	IRON ROD AND CAP
CB	=	CATCH BASIN
INV	=	INVERT
EL	=	ELEVATION
N.S.L.R.W.C.D.	=	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
PRM	=	PERMANENT REFERENCE MONUMENT
LB	=	LICENSED BUSINESS
FND	=	FOUND
ID.	=	IDENTIFICATION
C.M.	=	CONCRETE MONUMENT
RL	=	RADIAL LINE
	=	BENCHMARK
℄	=	CENTERLINE
NGVD 29	=	NATIONAL GEODETIC VERTICAL DATUM OF 1929
■	=	FND OR SET MONUMENTATION AS NOTED (SEE ABOVE)
	=	SECTION CORNER (NOT FOUND)
	=	1/4 SECTION CORNER (NOT FOUND)
17.65 x 17.65	=	EXISTING ELEVATIONS (NGVD 29)

LEGAL DESCRIPTION

(TRACT "C")

A PARCEL OF LAND BEING ALL OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14 , PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "C"; THENCE SOUTH 89°48'06" WEST ALONG THE SOUTH LINE OF SAID TRACT "C", A DISTANCE OF 300.01 FEET TO A POINT ON THE EAST LINE OF TRACT "W-8" AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE NORTH 00°17'48" EAST ALONG SAID EAST LINE OF TRACT "W-8", A DISTANCE OF 616.29 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "W-8"; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE OF TRACT "W-8", A DISTANCE OF 309.25 FEET TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE NORTH 00°15'12" EAST ALONG SAID WEST LINE OF TRACT "C", A DISTANCE OF 1579.80 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID NORTH LINE OF TRACT "C", A DISTANCE OF 30.00 FEET TO A POINT ON THE WEST LINE OF TRACT "O-3", AS SHOWN ON SAID BENT CREEK MASTER PLAT; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE OF TRACT "O-3", A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "O-3" ALSO BEING THE NORTH LINE OF SAID TRACT "C"; THENCE NORTH 89°43'35" EAST ALONG SAID SOUTH LINE OF TRACT "O-3" AND SAID NORTH LINE OF TRACT "C", A DISTANCE OF 580.44 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE SOUTH 00°17'48" WEST ALONG SAID EAST LINE OF TRACT "C", A DISTANCE OF 2156.76 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 25.83 ACRES, MORE OR LESS.

CERTIFY TO: LENNAR HOMES, LLC
NORTH AMERICAN TITLE INSURANCE COMPANY

DATE, LAST FIELD WORK: 3/09/23

SIGNATURE DATE : 3/14/2023

LESLIE C. BISPOTT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NUMBER 5698

UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND SEAL OF A LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 Forest Hill Boulevard, Suite 206
West Palm Beach, Florida 33406
Phone (561) 968-0080 Fax. (561) 642-9726

FIELD J.N./P.M.	FIELD BOOK ELECT	SCALE 1" = 100'	SHEET NO. 1
CHECKED CSP/LB	PAGE		
DRAWN L.B./R.B.	CADD FILE 1796 BDY BENT CREEK_C	DATE SEPTEMBER, 2021	OF 1

BY	DATE	REVISIONS

BOUNDARY SURVEY
OF TRACT "C"
BENT CREEK MASTER PLAT

LB # 2438

FILE NO. 1796

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4473600 OR BOOK 4172 PAGE 2704, Recorded 08/24/2018 10:13:39 AM Doc Tax: $59444.00

This instrument prepared by:
Mark Loterstein, Esq.
North American Title Company
760 NW 107 Avenue, Suite 400
Miami, Florida 33172

Our File No. 11657-18-01102

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (this "Deed") is made as of the 23rd day of August, 2018 between **MS RIALTO BENT CREEK FL, LLC, a Delaware limited liability company**, having its principal office at 700 NW 107th Avenue, 4th Floor, Miami, FL 33172 (the "Grantor"), and **LENNAR HOMES, LLC, a Florida limited liability company**, whose address is 8895 N. Military Trail , Palm Beach Gardens, FL 33410 (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars ($10.00), to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell to Grantee, and Grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand that Grantor have or may have in and to the following described real property (the "Property") located and situtate in the County of St Lucie and State of Florida, to wit:

See **Exhibit "A"** attached hereto and made a part hereof

SUBJECT TO:

1. Taxes for the year 2018 and subsequent years.
2. Existing zoning ordinances and other governmental regulations.
3. Covenants, conditions, easements, limitations and restrictions of record, but this shall not operate to reimpose same.

and Grantor does hereby warrant, and will defend, the title to the Property hereby conveyed, subject as aforesaid, against the lawful claims of all persons claiming by, through or under Grantor, but none other.

"Grantor" and "Grantee" are used herein in the singular or the plural, as the context may require.

IN WITNESS WHEREOF, Grantor has executed this Deed and has caused its seal(s) to be affixed the day and year first above written.

Signed, sealed and delivered
in our presence:

WITNESSES:

Michael Echmalian
Print name: Michael Echmalian

MS RIALTO BENT CREEK FL, LLC
a Delaware limited liability company

By: MS Rialto Residential Holdings, LLC, a Delaware liability company, its Member

By: MSR HOLDING COMPANY, LLC, a Delaware limited liability company, its member

By: U.S. Home Corporation, a Delaware corporation, its Manager

By: _____
Sandy Goldberg, its Vice President

(SEAL)

Print name: Jorge Cardenas

STATE OF _____)
)ss:
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, 2018 by Sandy Goldberg, as Vice President of U.S Home Corporation, a Delaware corporation, the Manager of MSR Holding Company, LLC, a Delaware limited liability company, the Member of MS Rialto Residential Holdings, LLC, a Delaware limited liability company, the Member of **MS RIALTO BENT CREEK FL, LLC**, a Delaware limited liability company, on behalf of the companies. He is personally known to me or has produced _____ as identification.

See attached Certificate

Notary Public, State of _____
Name: _____

My Commission Expires (SEAL)

11657-18-01102

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On August 9, 2018 before me, Andrew James Patterson, Notary Public,
Date *Here Insert Name and Title of the Officer*

personally appeared Sandy Goldberg
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(~~ies~~), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____
Signature of Notary Public

ANDREW JAMES PATTERSON
Commission # 2105865
Notary Public - California
Orange County
My Comm. Expires Apr 5, 2019

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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EXHIBIT "A"

PARCEL 1:

All of BENT CREEK MASTER PLAT, according to the map or plat thereof, as recorded in Plat Book 47, Page(s) 9 through 14, LESS AND EXCEPT Tracts "A-1" and "B-1" and Tract "R", of the Public Records of St. Lucie County, Florida.

PARCEL II:

All of BENT CREEK - TRACT "A-1", according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 12 through 17, LESS AND EXCEPT Lot 8; Lots 50 through 56; Lots 61 through 63; Lots 66 through 68; Lots 83 through 99; Lots 103 through 109; Lots 112 through 170; Lots 172 and 173; Lots 178 through 188; Lots 190, 191, 193, 195 and Lot 211, of the Public Records of St. Lucie County, Florida.

PARCEL III:

All of BENT CREEK - TRACT "B-1", according to the map or plat thereof, as recorded in Plat Book 49, Pages 38 through 40, LESS AND EXCEPT Lots 1 through 105, of the Public Records of St. Lucie County, Florida.

BENT CREEK - TRACT "C"

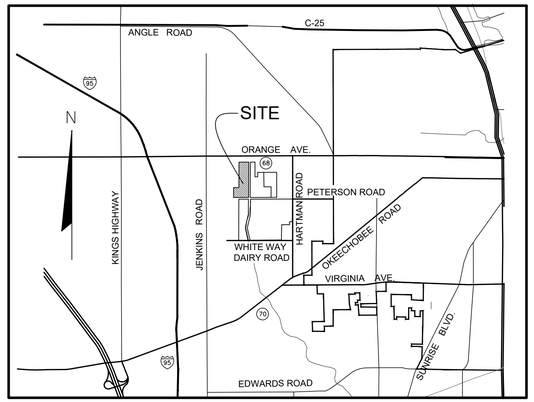
A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

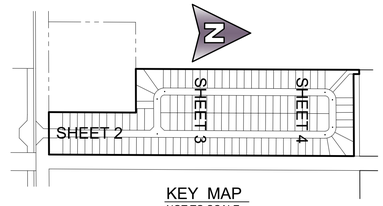
SHEET 1 OF 4

PLAT BOOK _____, PAGE _____

DOCKET NO. _____



LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BENT CREEK - TRACT "C", BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 25.833 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

2. STREETS

THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT "S-8", ARE HEREBY DEDICATED TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

3. TRACTS

TRACTS "O-16", "O-17" AND "O-18", AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

LENNAR HOMES, LLC

LENNAR HOMES LLC
NOTARY

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS VICE PRESIDENT AND AUTHORIZED AGENT, THIS _____ DAY OF _____ , 2023.

BY: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ADDRESS: 3931 RCA BOULEVARD, SUITE 3105
PALM BEACH GARDENS, FLORIDA 33410
(PHONE NO. 561-345-6710)

ATTEST: _____
GREGORY PETTIBON,
AUTHORIZED AGENT

BY: _____
MICHAEL MEYERS,
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL MEYERS, VICE PRESIDENT AND GREGORY PETTIBON, AUTHORIZED AGENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2023.

_____ _____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PRINTED NAME

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS _____ DAY OF _____, 2023.

_____ BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS

_____ BY: _____
PRINTED NAME T.R. BEER, PRESIDENT

_____
WITNESS

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , 2023.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

COMMISSION NO. _____ _____
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE CALATLANTIC NATIONAL TITLE SOLUTIONS, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ _____
JILL ANDERSON BLANCO,
SVP, SENIOR COMMERCIAL SERVICES COUNSEL

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.
NOTARY

SURVEYOR REVIEW CERTIFICATE

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

THIS _____ DAY OF _____, 2023.

_____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 6582

PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE P.U.D. ZONING DISTRICT, AS SET FORTH IN SECTION 18-9 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2023.

BY: _____
KEVIN FREEMAN
PLANNING DIRECTOR
PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2023.

BY: _____

TANYA EARLEY
CITY ATTORNEY
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 _____ , 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK ____, PAGES _____ , OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2023.

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

AREA TABULATION

TRACTS "O-16" -"O-18"	0.622 ACRES
TRACT "S-8"	4.439 ACRES
LOTS 1 - 127	20.771 ACRES
TOTAL AREA	25.833 ACRES

CITY OF FORT PIERCE
CLERK

PROFESSIONAL SURVEYOR
AND MAPPER

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

6.

P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
C.M.	=	CONCRETE MONUMENT
O.R.B.	=	OFFICIAL RECORD BOOK
℄	=	CENTERLINE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
R	=	RADIUS
L	=	ARC LENGTH
Δ	=	CURVE CENTRAL ANGLE
■	=	SET 1/2"x18" IRON ROD AND 2" DIAMETER ALUMINUM DISK, STAMPED "SCHORAH AND ASSOCIATES PRM LB # 2438"
□	=	FOUND 4"x 4" C.M. (NO IDENTIFICATION)
▣	=	SET MAG NAIL AND 1-1/4" BRASS WASHER STAMPED "PRM LB 2438"
●	=	SET 1/2"X18" IRON ROD WITH CAP STAMPED "PCP LB 2438"
L.M.E.	=	LAKE MAINTENANCE EASEMENT
L.M.A.E.	=	LAKE MAINTENANCE ACCESS EASEMENT
C.L.	=	CHORD LENGTH
C.B.	=	CHORD BEARING
L.S.E.	=	LIFT STATION EASEMENT
OA	=	OVERALL
RL	=	RADIAL LINE
A.E.	=	ACCESS EASEMENT
C.O.B.	=	CHANCERY ORDER BOOK
N.S.L.R.W.C.D.	=	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).

8. BEARINGS AS SHOWN HEREON ARE BASED UPON A PLATTED BEARING OF SOUTH 83°41'36" WEST ALONG THE EAST LINE OF TRACT "C", BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF CITY OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY 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.

DATE: _____

_____
LESLIE C. BISPOTT,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 5698
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD. SUITE 206
WEST PALM BEACH, FLORIDA 33406
LICENSED BUSINESS NUMBER 2438

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

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

SHEET 1 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

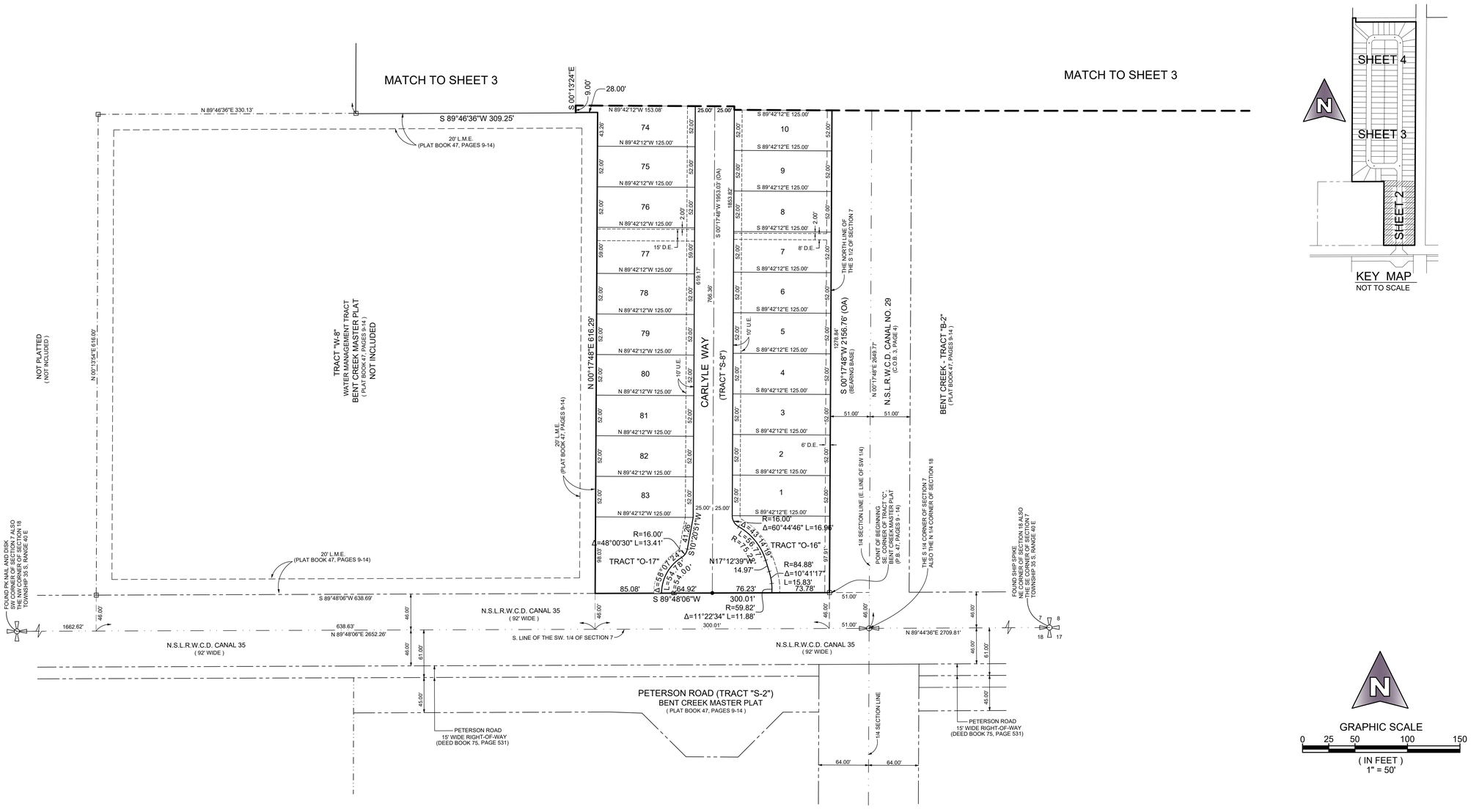
PLAT BOOK _____, PAGE _____

BENT CREEK - TRACT "C"

A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 4



SHEET 2 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

PLAT BOOK _____, PAGE _____

BENT CREEK - TRACT "C"

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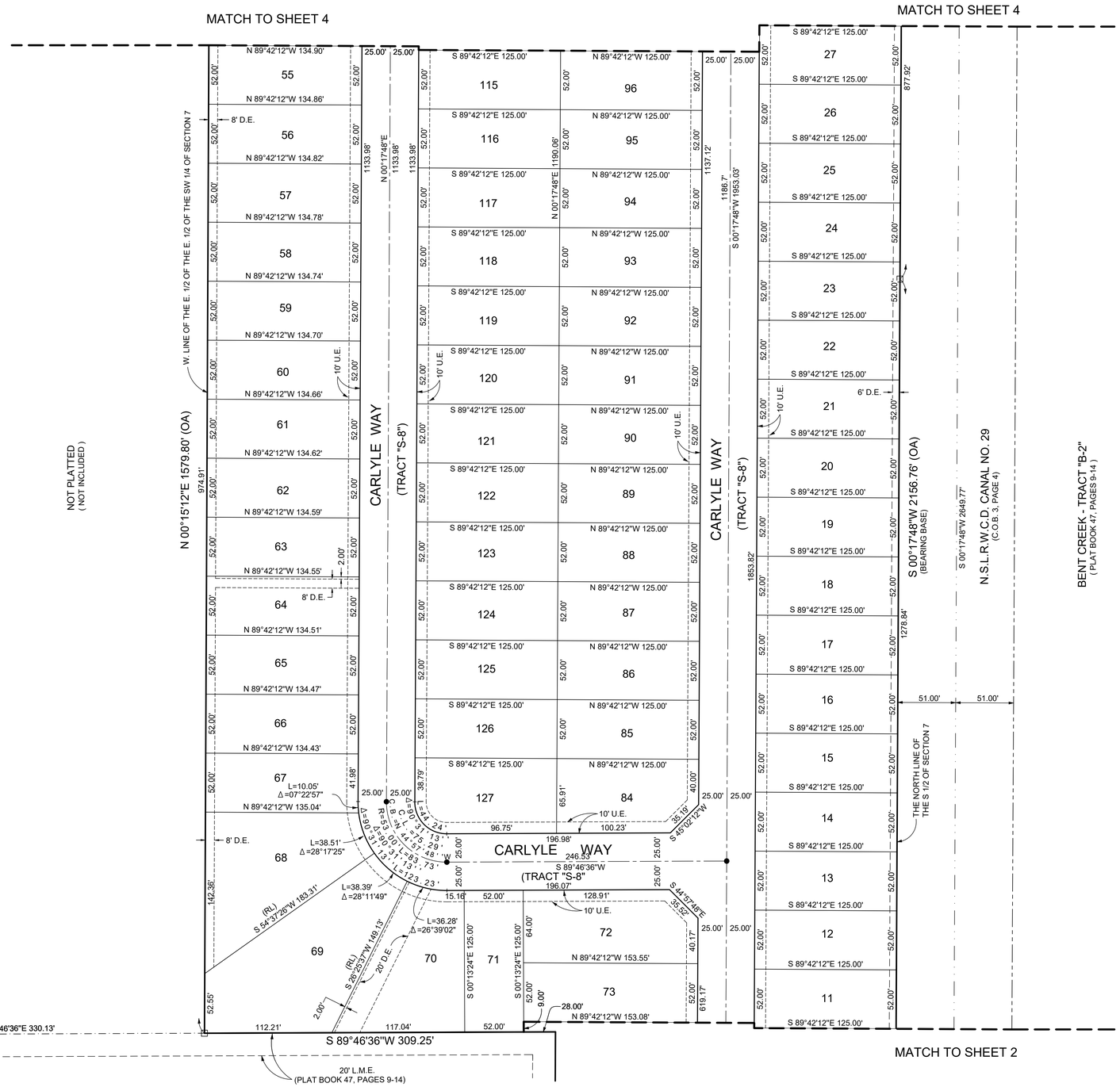
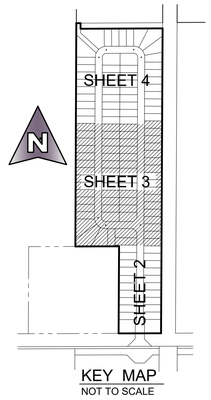
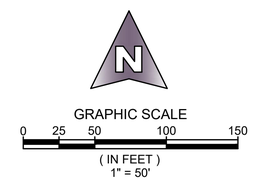
SHEET 3 OF 4







SHEET 3 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

BENT CREEK - TRACT "C"

PLAT BOOK _____, PAGE _____

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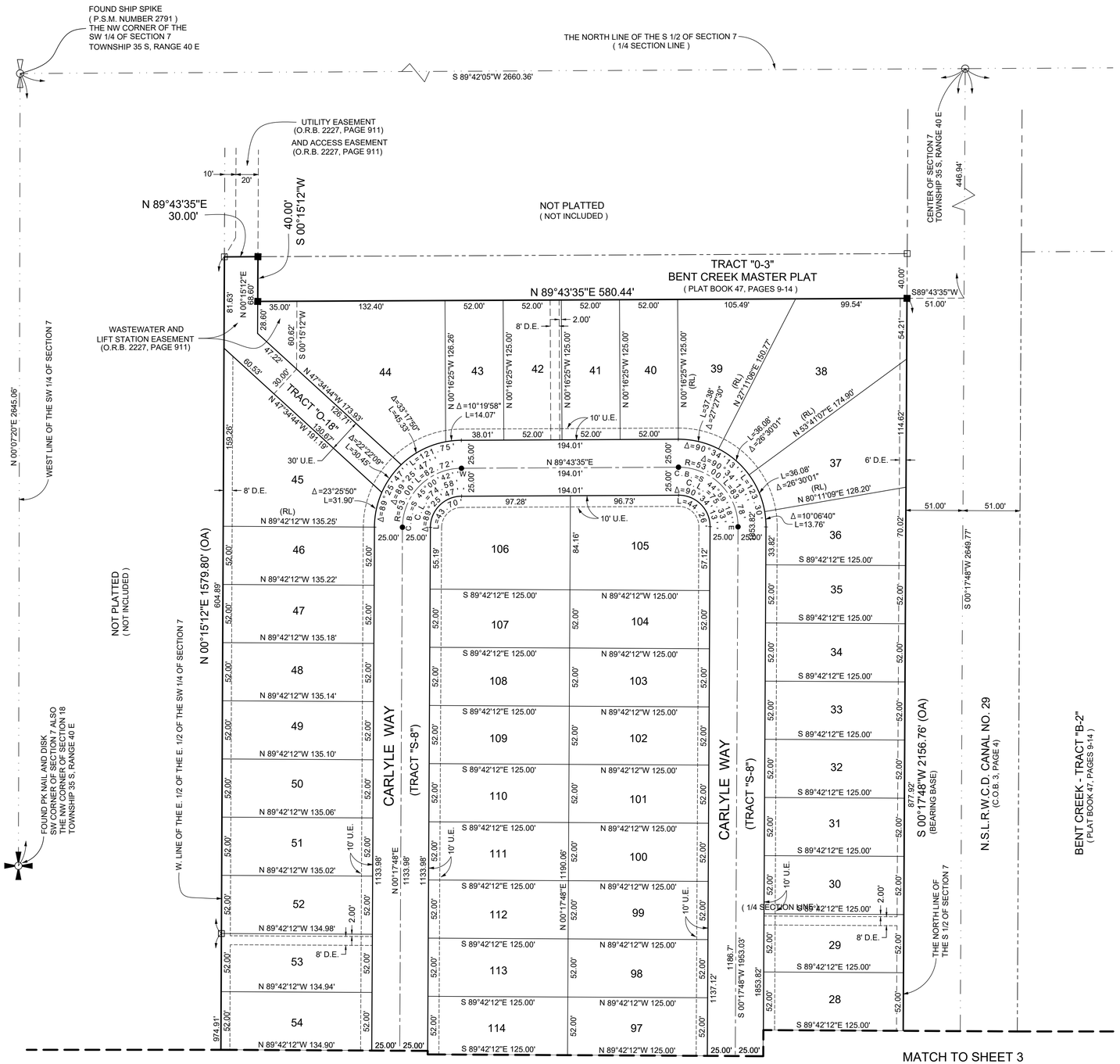
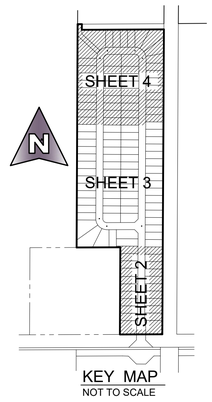
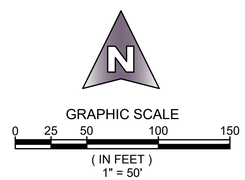
SHEET 4 OF 4







SHEET 4 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Bent Creek Parcel C – Final Plat – 23-09000012** **Parcel ID: 2407-700-0027-000-9**
BOARD DATE:	July 20, 2023

Resubmittal of a Final Plat for Bent Creek Parcel C at Parcel ID: 2407-700-0027-000-9

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Final Plat for Parcel ID: 2407-700-0027-000-9.

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

Thank you.

Michael B. Schorah and Associates, Inc.
SINCE 1979
ENGINEERS • SURVEYORS • DEVELOPMENT CONSULTANTS

1850 FOREST HILL BLVD.
SUITE 206
WEST PALM BEACH, FL 33406
PHONE 561-968-0080
EB 2438 LB 2438

November 6, 2023

Ft. Pierce Planning Department
100 North U.S. 1
Fort Pierce, Florida 34950

Attn: Vennis Gilmore, Assistant Planning Director

RE: BENT CREEK PUD PARCEL C
FINAL PLAT - PARCEL ID: 2407-700-0027-000-9

Dear Mr. Gilmore:

This letter is in response to TRC comments regarding the above-referenced plat application. These comments have been addressed in the following manner:

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. **Signed Plat mylars will be provided upon approval.**

Fort Pierce Engineering Department

1. Update the engineer's "Opinion of Cost" to include the following:
   a) Add costs associated with the landscaping and irrigation of common areas and any streetscape plantings. **Costs for landscaping and irrigation have been added to the cost estimate.**
   b) Update the square yard cost of SP 9.5 (1") to $14.60 and the SP 12.5 (1-1/2") to $21.00. **Asphalt unit prices have been revised as requested.**
2. Revise the City Attorney Certificate on sheet 1 of 4 to identify the Interim City Attorney as Sara Hedges. **The City Attorney has been revised as requested.**
3. Address the attached plat review comments dated August 29, 2023 as provided by Northstar Geomatics. **Northstar Geomatics comments have been addressed as indicated below.**
4. ADVISORY COMMENT:
   a) Prior to the City of Fort Pierce City Clerk's endorsement of the Final Plat, the appropriate recorded bonding mechanism must be in place, ensuring construction completion of all outstanding infrastructure (sidewalks, roadways, drainage, utilities, curb, striping, etc.). The total bond amount is to be determined and shall be based upon the sum reflected on the approved Engineer's Opinion of Cost. **Acknowledged.**

NorthStar Geomatics

1. Sheet index on page 4 shows sheet 2 and sheet 4 hatched . Update to only show sheet 4 hatched. 177.091(3) **The sheet index has been revised as requested.**
2. Page index on page 1 show lines for individual sheets. **The page index has been revised to show individual sheet limits as requested.**
3. Scale of map on page 2 is incorrect. Revise to match graphic scale. 177.091(4). **The map scale has been revised to match the graphic scale as requested.**
4. PRM monuments needed at SW corner of Tract 0-17 and westerly corner of Lot 74. 177 .091(7). **PRM monuments have been added as requested.**
5. Did all found concrete monuments shown on the plat have no identification? **Concrete monument identification information has been added to the Plat.**
6. On sheet 2, show heavy line along plat boundary on lots 68-71. Extend matchline along south line of lot 69, 70, 71. 177.091(3). **The plat boundary line weight has been revised and the match line extended as requested.**
7. Bearing basis shown in Surveyor's note #8 does not match bearing basis shown on sheets 2-4. 177.091(6). **The bearing basis has been revised to be consistent.**
8. Update boundary survey to reflect title commitment and include copy of title commitment in next submittal. 177.041(2). **The boundary survey has been updated to reflect title information and the Plat Property Information Report is enclosed as requested.**
9. Access and potential utility easement or permit needs to be shown where road is crossing at Canal 35 to provide access to dedicated ROW. **Enclosed, please find copies of the NSLRWCD Permits for the improvements within their right-of-way.**
10. Update legend to include quarter section corner and section corner symbols. 177.091(29). **The legend has been revised as requested.**
11. Add stamping of disc to SW section corner of section 7. **The disc information has been added as requested.**
12. South ¼ corner of section 7, add description of monument found. **The 1/4 corner location was calculated based on Bent Creek Master Plat corner information.**
13. Sheet 4, center of section describe if corner calculated or monument found and description of monument found. **The center of section was calculated based on Bent Creek Master Plat corner information.**
14. Sheet 2 ROW curve text on Tracts 0-16 and 0-17 overlapping, please revise. **The overlapping text has been corrected as requested.**
15. West of lot 36 in ROW there is random distance text overlapping ROW width text. **Distance text has been removed.**
16. Sheet 4 near SW corner of lot 30 there is quarter section line text overlapping with bearing text. **The overlapping text has been corrected as requested.**
17. Schedule PRM inspection directly with NorthStar Geomatics, Inc. at info@nsgeo.co m . Please provide 5 business days in advance with at least 3 different times available to meet at project site. **A PRM inspection will be scheduled as requested.**

18. A written response to each item above is required prior to next review. **See responses above.**

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. **Acknowledged.**
2. Any construction will need to meet the requirements of the Florida Building Code 7111 Edition. **Acknowledged.**
3. Property addressed exists in Special Flood Hazard Area. All Federal and State requirements shall be addressed. **Acknowledged.**
4. Flood Development Permit required. **Acknowledged.**
5. Building Permit required. **Acknowledged.**
6. Signed and sealed construction drawings required. **Signed and sealed construction drawings were provided under DPCR Application 23-20000732 and Building Permit 23-3629.**
7. Please address violation case pending. **Responses submitted under Clearing Permit application 23-2688 should resolve violation case.**

Fort Pierce Police Department

No comments at this time. **Acknowledged.**

St. Lucie County Planning Department

Comments may be forthcoming. **Acknowledged.**

St. Lucie County PW/Engineering

Comments may be forthcoming. **Acknowledged.**

City Clerk Office

Comments may be forthcoming. **Acknowledged.**

Code Enforcement

Comments may be forthcoming. **Acknowledged.**

Fort Pierce Utilities Authority

FPUA W/WW Engineering: No objection to the Plat.
The Water and Wastewater Engineering Department, has approved the utility plan for this project.

FPUA Electric Engineering: This submission is outside of the FPUA electric service area.

FPUA Gas: Approved. Natural Gas is available via main extension via S. Jenkins Rd and should be considered on this project.

FPUAnet Fiber: FPUAnet approves,
At this time FPUAnet does not have Fiber in this area.

St. Lucie County Fire District
No comments at this time. **Acknowledged.**

Florida Department of Transportation
Comments may be forthcoming. **Acknowledged.**

St. Lucie County School Board
Comments may be forthcoming. **Acknowledged.**

Enclosed, please find the following for review and approval:

Final Plat
Boundary Survey
NSLRWCD Permits
Opinion of Cost
Plat Property Information Report

Should you have any questions or require additional information, please feel free to call me.

Sincerely,

Martha H. Carter, P.E., CFM
Vice President
P:users\martha\word\1796ftpiercePlat.doc

C: Leslie Olson, AICP – District Planning Group
Greg Pettibon – Lennar Homes, LLC

BENT CREEK - TRACT "C"

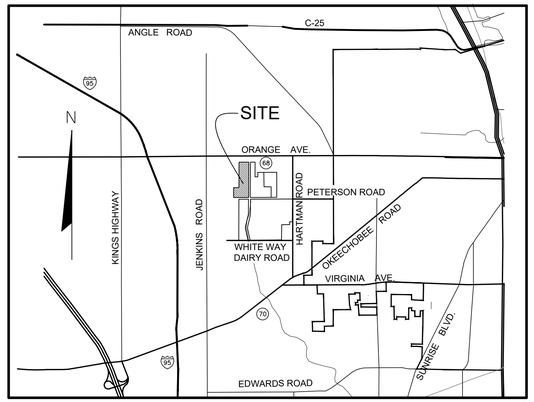
A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

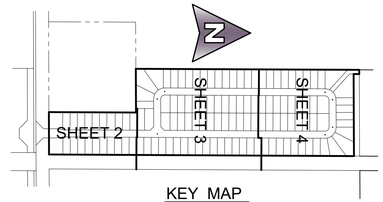
SHEET 1 OF 4

PLAT BOOK _____, PAGE _____

DOCKET NO. _____



LOCATION MAP
NOT TO SCALE



KEY MAP
NOT TO SCALE

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BENT CREEK - TRACT "C", BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND LYING IN A PORTION OF SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 25.833 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISIONS SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS.

2. STREETS

THE PRIVATE STREETS AS SHOWN HEREON, DENOTED AS TRACT "S-8", ARE HEREBY DEDICATED TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF FORT PIERCE, FLORIDA. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES. ALL PUBLIC AUTHORITIES SHALL HAVE THE RIGHT TO USE THE STREETS IN THE COURSE OF PERFORMING THEIR RESPECTIVE DUTIES.

3. TRACTS

TRACTS "O-16", "O-17" AND "O-18", AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES TO THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

LENNAR HOMES, LLC

LENNAR HOMES LLC
NOTARY

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THIS CERTIFICATION TO BE EXECUTED IN ITS NAME, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED BY ITS VICE PRESIDENT AND AUTHORIZED AGENT, THIS _____ DAY OF _____ , 2023.

BY: LENNAR HOMES, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
ADDRESS: 3931 RCA BOULEVARD, SUITE 3105
PALM BEACH GARDENS, FLORIDA 33410
(PHONE NO. 561-345-6710)

ATTEST: _____
GREGORY PETTIBON,
AUTHORIZED AGENT

BY: _____
MICHAEL MEYERS,
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED MICHAEL MEYERS, VICE PRESIDENT AND GREGORY PETTIBON, AUTHORIZED AGENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE OF DEDICATION AND THEY DULY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAME, AS SUCH OFFICERS FOR AND IN BEHALF OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2023.

_____ _____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE PRINTED NAME

MY COMMISSION EXPIRES: _____

COMMISSION NO. _____

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON. DATED THIS _____ DAY OF _____, 2023.

_____ BENT CREEK MASTER HOMEOWNERS
WITNESS ASSOCIATION, INC.,
A FLORIDA CORPORATION,
NOT FOR PROFIT

_____ BY: _____
PRINTED NAME T.R. BEER, PRESIDENT

_____
WITNESS

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC., A NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ , 2023.

MY COMMISSION EXPIRES: _____ _____
NOTARY PUBLIC

COMMISSION NO. _____ _____
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

WE CALATLANTIC NATIONAL TITLE SOLUTIONS, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: _____ _____
JILL ANDERSON BLANCO,
SVP, SENIOR COMMERCIAL SERVICES COUNSEL

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.

BENT CREEK MASTER HOMEOWNERS ASSOCIATION, INC.
NOTARY

SURVEYOR REVIEW CERTIFICATE

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

THIS _____ DAY OF _____, 2023.

_____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 6582

PLANNING AND ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENTS OF THE P.U.D. ZONING DISTRICT, AS SET FORTH IN SECTION 18-9 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2023.

BY: _____
KEVIN FREEMAN
PLANNING DIRECTOR
PLANNING AND DEVELOPMENT SERVICES
CITY OF FORT PIERCE, FLORIDA

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2023.

BY: _____

SARA HEDGES
INTERIM CITY ATTORNEY
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

CITY COMMISSION CERTIFICATE

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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 _____ , 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX
CITY CLERK

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT OF ST. LUCIE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF THE LAWS OF FLORIDA PERTAINING TO MAPS AND PLATS, AND THAT THIS PLAT HAS BEEN FILED OF RECORD IN PLAT BOOK ____, PAGES _____ , OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, THIS _____ DAY OF _____ , 2023.

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

AREA TABULATION

TRACTS "O-16" -"O-18"	0.622 ACRES
TRACT "S-8"	4.439 ACRES
LOTS 1 - 127	20.771 ACRES
TOTAL AREA	25.833 ACRES

CITY OF FORT PIERCE
CLERK

PROFESSIONAL SURVEYOR
AND MAPPER

SURVEYOR'S NOTES:

1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

2. THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.

3. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

6.

P.C.P.	=	PERMANENT CONTROL POINT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
C.M.	=	CONCRETE MONUMENT
O.R.B.	=	OFFICIAL RECORD BOOK
℄	=	CENTERLINE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
R	=	RADIUS
L	=	ARC LENGTH
Δ	=	CURVE CENTRAL ANGLE
■	=	SET 1/2"x18" IRON ROD AND 2" DIAMETER ALUMINUM DISK, STAMPED "PRM LB 2438"
□	=	FOUND 4"x 4" C.M. ("PRM LB 4396")
▣	=	SET MAG NAIL AND 1-1/4" BRASS WASHER STAMPED "PRM LB 2438"
●	=	SET 1/2"X18" IRON ROD WITH CAP STAMPED "PCP LB 2438"
L.M.E.	=	LAKE MAINTENANCE EASEMENT
L.M.A.E.	=	LAKE MAINTENANCE ACCESS EASEMENT
C.L.	=	CHORD LENGTH
C.B.	=	CHORD BEARING
L.S.E.	=	LIFT STATION EASEMENT
OA	=	OVERALL
RL	=	RADIAL LINE
A.E.	=	ACCESS EASEMENT
C.O.B.	=	CHANCERY ORDER BOOK
N.S.L.R.W.C.D.	=	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT
	=	SECTION CORNER
	=	1/4 SECTION CORNER

7. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).

8. BEARINGS AS SHOWN HEREON ARE ASSUMED AND ARE BASED UPON A PLATTED BEARING OF SOUTH 00°17'48" WEST ALONG THE EAST LINE OF TRACT "C", BENT CREEK MASTER PLAT AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, INCLUSIVE, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS AND MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY COUNCIL OF CITY OF FORT PIERCE FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY 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.

DATE: _____

_____
LESLIE C. BISPOTT,
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NUMBER 5698
MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD. SUITE 206
WEST PALM BEACH, FLORIDA 33406
LICENSED BUSINESS NUMBER 2438

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

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD., SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

SHEET 1 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

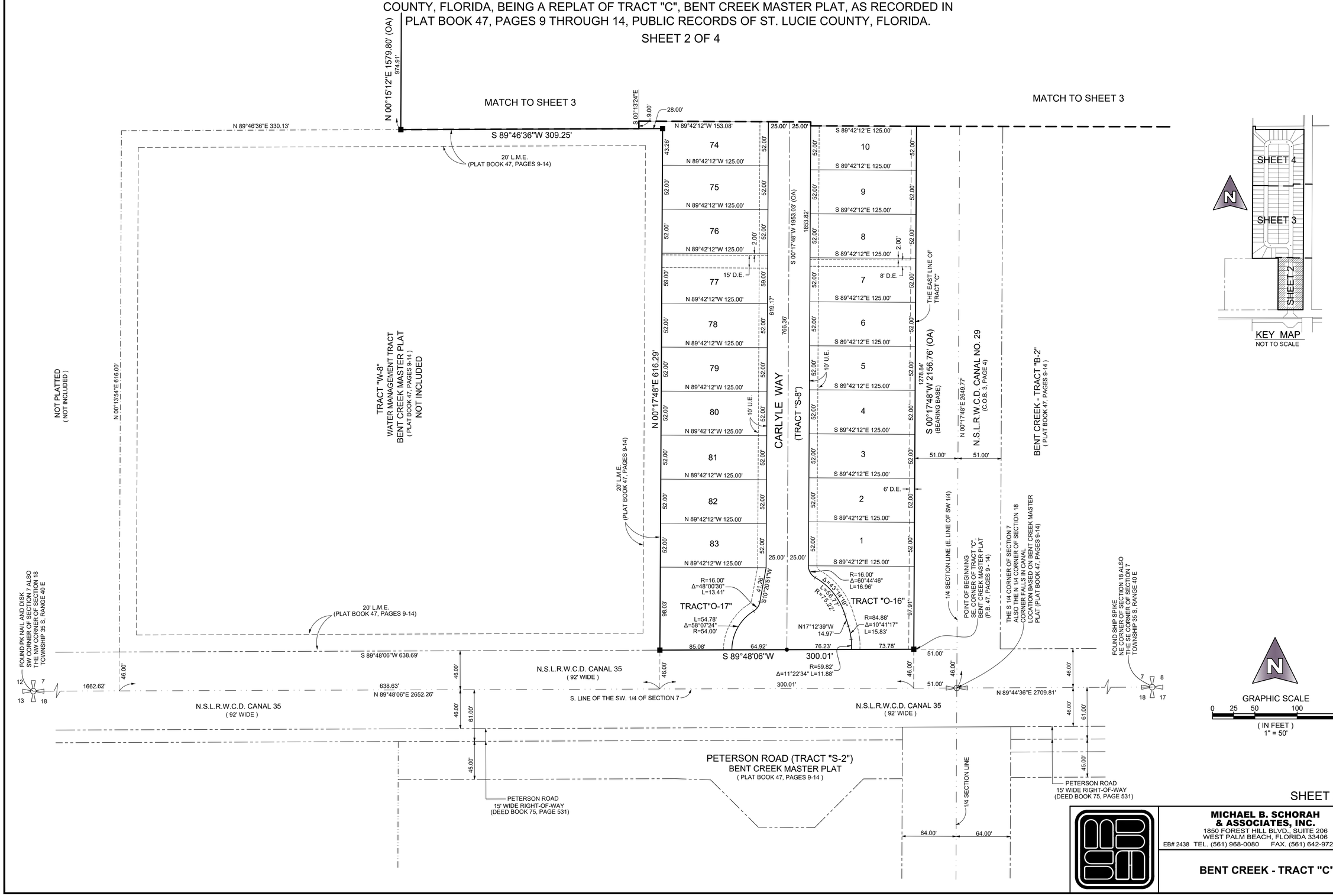
PLAT BOOK _____, PAGE _____

BENT CREEK - TRACT "C"

A PORTION OF A PLANNED UNIT DEVELOPMENT

LYING IN SECTION 7, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA, BEING A REPLAT OF TRACT "C", BENT CREEK MASTER PLAT, AS RECORDED IN PLAT BOOK 47, PAGES 9 THROUGH 14, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET 2 OF 4



SHEET 2 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

PLAT BOOK _____, PAGE _____

BENT CREEK - TRACT "C"

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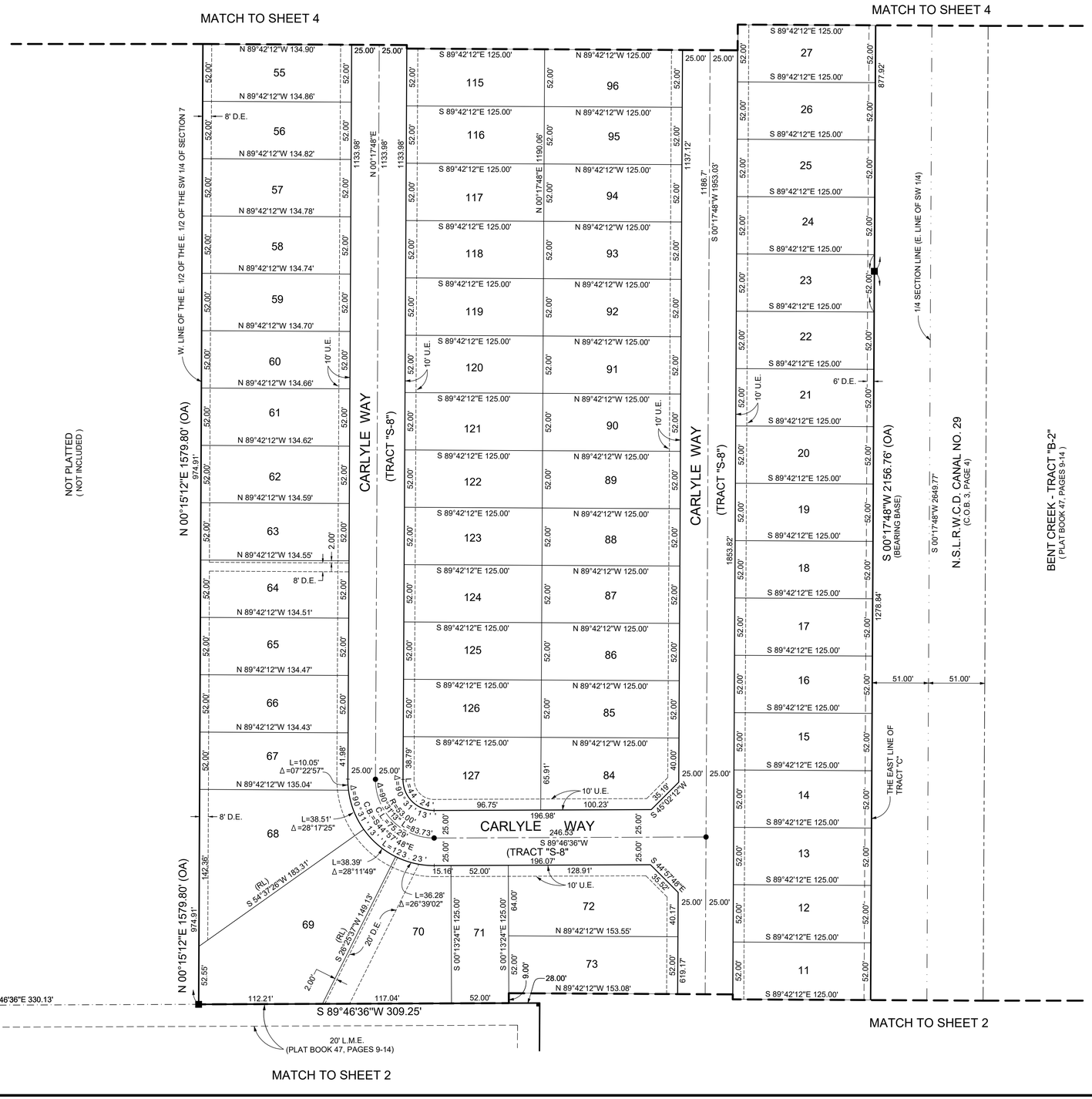
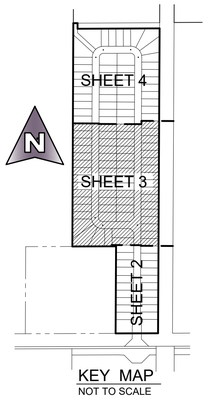
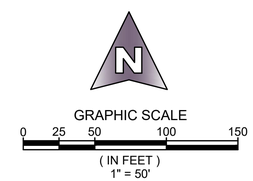
SHEET 3 OF 4







SHEET 3 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

PLAT BOOK _____, PAGE _____

BENT CREEK - TRACT "C"

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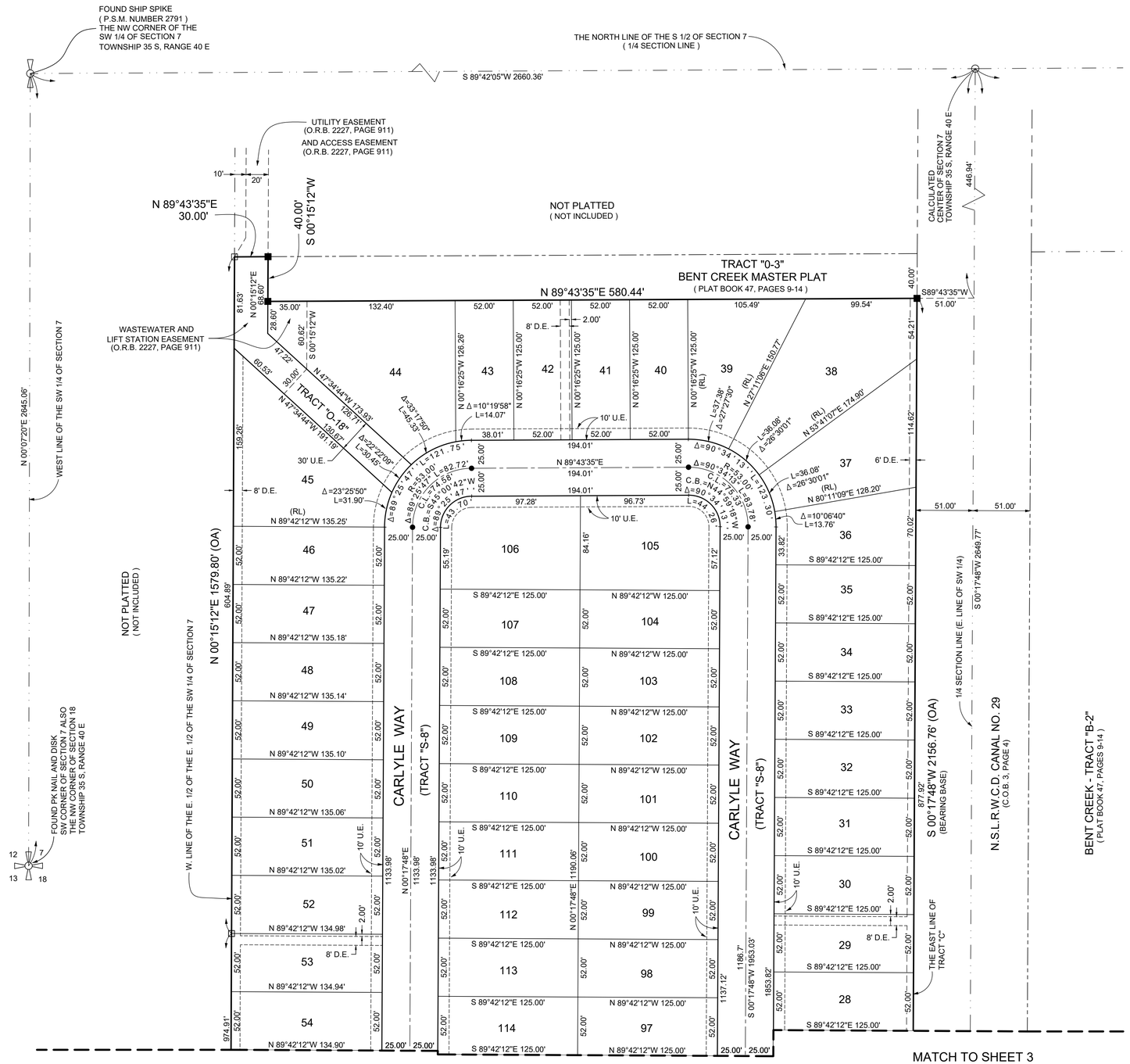
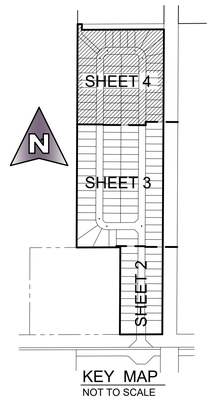
SHEET 4 OF 4





GRAPHIC SCALE

0 25 50 100 150

(IN FEET)
1" = 50'

SHEET 4 OF 4

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

BENT CREEK - TRACT "C"

November 1, 2023

Addressee:

PLAT PROPERTY INFORMATION REPORT

Proposed Plat of: BENT CREEK - TRACT "C"

In accordance with Section 177.041, Florida Statutes this will certify that Chicago Title Insurance Company has made a search of the Public Records of St. Lucie County, Florida, through October 12, 2023 at 8:00 AM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Lennar Homes, LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded August 24, 2018, in Official Records Book 4172, Page 2704, of the Public Records of St. Lucie County, Florida.

The search has revealed the following:

1. The following liens against the said real property recorded in the aforesaid Public Records have been found:

   Notice of Commencement filed September 26, 2023, in Official Records Book 5048, Page 1245. (Tract "C")

2. The following encumbrances such as Easements, Restrictions, etc., are as follows:

   Restrictions, Dedications, Covenants, Conditions, Easements and other matters as contained on the Plat of BENT CREEK MASTER PLAT, recorded in Plat Book 47, Pages 9 through 14, inclusive, as affected by Surveyor's Affidavit recorded in Official Records Book 2423, Page 2398, of the Public Records of St. Lucie County, Florida.

   Easement in favor of Florida Power & Light Company as recorded in Official Records Book 226, Page 1252.

   Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments; and D. an option to purchase, a right of first refusal or the prior approval of a future purchaser or occupant, as contained in that certain Declaration for Bent Creek recorded in Official Records Book 2645, Page 1248 as amended by First Amendment to Declaration For Bent Creek recorded in Official Records Book 2707, page 2704; Second Amendment recorded in Official Records Book 3087, Page 224; Third Amendment recorded in Official Records Book 3241, Page 77; Fourth Amendment recorded in Official Records Book 3969, Page 2479; Fifth Amendment recorded in Official Records Book 4522, Page 1700; Sixth Amendment

recorded in Official Records Book 4640, Page 2155 and Seventh Amendment as recorded in Official Records Book 5035, Page 939, as may be subsequently amended.

First Amendment to By-Laws of Bent Creek Master Homeowners Association, Inc., as recorded in Official Records Book 4954, Page 2800.

Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages; C. a private charge or assessments; and D. an option to purchase, a right of first refusal or the prior approval of a future purchaser or occupant, as contained in that certain Bent Creek Club Plan recorded in Official Records Book 2645, Page 1185, as amended by First Amendment to Bent Creek Club Plan recorded in Official Records Book 3241, Page 71 and Second Amendment recorded in Official Records Book 4666, Page 672, as may be subsequently amended.

Resolution Granting Preliminary Development Plan Approval For A Project Known as Bent Creek as recorded January 12, 2006, in Official Records Book 2461, Page 779.

Easements in favor of Fort Pierce Utilities Authority of the City of Fort Pierce, Florida, recorded September 27, 2006, in Official Records Book 2665, Page 2007; Official Records Book 2665, Page 2008 and Official Records Book 2665, Page 2009.

Resolution Granting Final Development Plan Approval for Project known as Bent Creek recorded in Official Records Book 2286, Page 474.

Terms, provisions and conditions as set forth in the Revocable License Agreement recorded in Official Records Book 2472, Page 2569.

Terms, conditions, and provisions of Resolution 15-121, Residential Waste and Recyclable Materials, recorded in Official Records Book 3773, Page 2819.

Terms of Notice from South Florida Water Management District Environmental Resource Permit Notices as recorded in Official Records Book 2185, Page 2421 and Official Records Book 2796, Page 1675.

Easement and Memorandum of Agreement granted to Comcast of Colorado/Florida, Inc, as recorded in Official Records Book 3116, Page 2751.

Notice of Water/Wastewater Supply Agreement by and between Fort Pierce Utilities Authority and Lennar Homes, Inc. as recorded in Official Records Book 3117, Page 2776; Official Records Book 4553, Page 1623 and Official Records Book 4581, Page 2970.

Terms of Notice of Environmental Resource Permit(s) recorded in Official Records Book 4386, Page 703 and Official Records Book 4571, Page 2951.

Developer's Improvement Agreement and Amendment to Existing Developer's Improvement Agreement recorded October 16, 2020, in Official Records Book 4492, Page 2514.

Terms and conditions of Final Judgment by and between Bent Creek Community Development District and Taxpayers of Community Development District recorded January 13, 2021, in Official Records Book 4537, Page 1288, as affected by Interlocal Agreement recorded February 23, 2021, in Official Records Book 4560, Page 186, Collateral Assignment and Assumption of Development Rights recorded July 29, 2021, in Official Records Book 4656, Page 2882 and Declaration of Consent to Jurisdiction of Special Assessments recorded July 29, 2021, in Official Records Book 4656, Page 2895.

Lien of Record of the Bent Creek Community Development District recorded July 29, 2021, in Official Records Book 4656, Page 2903.

Terms and Provisions of True-Up Agreement recorded July 29, 2021, in Official Records Book 4656, Page 2910.

Notice of Establishment of the Bent Creek Community Development District recorded August 25, 2020, in Official Records Book 4466, Page 498.

Notice of Environmental Resource Permit recorded July 22, 2022, in Official Records Book 4862, Page 1935.

Notice of Financing Plan and Maintenance of Improvements Bent Creek Community Development District recorded November 17, 2022, in Official Records Book 4916, Page 1269.

Notice of Water/Wastewater Supply Agreement by and between Fort Pierce Utilities Authority and Lennar Homes, LLC, as recorded in Official Records Book 5056, Page 2044. (Project Known as Bent Creek Parcel "C")

Taxes for the years 2022 and priors PAID under Tax Folio No. 2407-700-0027-000/9. The Gross amount for the year of 2022 was $13,750.81.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

Chicago Title Insurance Company

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 11426996

By: Leslie G. Tolve

Authorized Signature

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above Addressee only, and it may not be used or relied upon by any other party. This Report may not be used for the purpose of issuing a title insurance commitment or policy.

This Report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

File No.: 11426996

By: _____

Authorized Signature

Exhibit “A”

PROPOSED PLAT:

BENT CREEK - TRACT "C"

A portion of a Planned Unit Development, Lying in Section 7, Township 35 South, Range 40 East, City of Fort Pierce, St. Lucie County, Florida, Being a Replat of Tract "C", Bent Creek Master Plat, as recorded in Plat Book 47, Page(s) 9 through 14, inclusive, of the Public Records of St. Lucie County, Florida.

District Use Only: No. ____ - 020 - 011 - 29

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction*

A. General Information:

Applicant Information:

Name: Lennar Homes, LLC

Address: 8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Telephone: (561) 345-6707

Email: jeffrey.alexander@lennar.com

Owner Information (if different from Applicant):

Name: ____

Address: ____

Telephone: ( )

Email: ____

Engineer of Record Information (if applicable):

Name: Michael B. Schorah and Associates, Inc.

Address: 1850 Forest Hill Boulevard, Suite 206
West Palm Beach, FL 33406

Telephone: (561)968-0080

Email: mcarter@schorah.com

Billing Contact Information:

Name: Lennar Homes, LLC

Address: 8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Telephone: (561)345-6707

Email: jeffrey.alexander@lennar.com

B. Project Information: (Check appropriate box and attach drawings to show location and details):

- ☐ Culvert Connection to District canal for irrigation or gravity drainage.
- ☐ Pump Connection to District canal for irrigation or drainage.
- ☒ Installation of culvert or water control structure in District canal for crossing or water control.
- ☒ Utility Crossing:
  - ☐ Electric ☐ Telephone ☐ Gas
  - ☐ Cable Television ☒ Water Main ☐ Force Main
- ☒ Other (specify): Peterson Road bridge construction

Location: Section(s): 18 Township: 35 S Range: 40 E Canal No.: 29
Description of Indirect Connection: Discharge to Overall Bent Creek P.U.D. Master System
Drainage area served: 3.94 acres (Culvert or pump Connections.)

C. Construction Schedule:
Estimated commencement date: June 2021 Estimated completion date: June 2022

D. Application, Use Fee: $ 850.00 **Review Deposit:** $ 2000.00

(Submit fee with this application in accordance with the District's fee schedule.)

ACKNOWLEDGEMENT AND ACCEPTANCE:

As reflected by my signature below, I hereby certify that the information shown above is accurate to the best of my knowledge, and that I agree to satisfy or abide by all requirements of this Permit, including "Standard Provisions" itemized on the reverse, and "Special Conditions" imposed by the District. Further, I acknowledge that the District and its Engineers are doing work to benefit the property and non-payment may result in filing of a construction lien as permitted by the Florida Statutes.

Owner Signature: ____

Owner Name (Type or Print): Jeffrey Alexander, Authorized Agent

Date: 10/07/2020

District Use Only: No. _____ - 020 - 011 - 29

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction*

SPECIAL CONDITIONS: (for District Use Only):

Attached

****

Application Approved and Permit for Construction Issued:

By: _____ Date of Approval: 2-25-21

For the North St. Lucie River Water Control District

Permit Expiration Date: 2-25-23 Construction Expiration Date: _____

****

Project Certification Received and Accepted:

By: _____ Date of Approval: _____

For the North St. Lucie River Water Control District

Certification Expiration Date: _____

**This Application will become a Permit if and when approved and signed by an authorized representative of the District.*

****

July 29, 2021
Bent Creek PUD – Peterson Rd. Extension project
NSLRWCD Permit Application No. 020-010-005/35

Background and General Permit Application Information

The original master plan for the Bent Creek PUD was issued in 2005, which consisted of the residential subdivision divided into "Parcels A-D", with each having a separate surface water management system with drainage connections to NSLRWCD Canals 5/35 and 6/36. The Orange Ave Community Development (Orange Ave. RV Storage) located at the northeast quadrant of the Bent Creek PUD was incorporated into the original master plan due to the surface water management system having a drainage connection to Parcel B. Subsequent permit modifications were issued for the proposed improvements within the individual "Parcels"; however, these permits and the master plan permit expired prior to the completion of construction for all phases of development. To date, sub-parcels A-1 and B-1 have been fully constructed. Additionally, the site clearing, mass grading and the installation of the surface water management systems with drainage connections to NSLRWCD Canals 5/35 and 6/36 have been completed for all other parcels.

~~This~~ permit includes the proposed work associated with the Peterson Rd extension project along the south side of Canal 5/35. This extension will connect the Bent Creek PUD project to the existing sections of Peterson Rd. that adjoin the eastern and western boundaries of the residential community. The proposed project includes an 84 in. RCP culvert extension at the upstream end of the existing driveway crossing at Canal 5/35 and a 60 ft. wide bridge over Five Mile Creek. Additional improvements include the installation of canal bank stabilization measures along Five Mile Creek and Canal 5/35 adjacent to the proposed bridge. Stormwater runoff will be collected and treated by Parcels A-2, and D surface water management systems. No modifications are being proposed to the existing control structure. The permittee shall install the proposed improvements in accordance with the plans dated August 2019.

a) The existing agreement between the NSLRWCD and the Bent Creek HOA (Lennar Homes) dated February 24, 2005 for the maintenance responsibilities of Canals 5, 35 and 29 (Five Mile Creek) within the Bent Creek PUD limits shall continue to remain in effect.

b) The areas along Canals 5, 29 and 35 have not been maintained in accordance with the agreement. These canals shall be restored in accordance with the restoration plans dated June 2021. The restoration work will need to be completed prior to commencement of construction of the Peterson Rd. Extension project. Please contact the District prior to starting any restoration efforts to ensure they meet the District's criteria.

Permit Conditions

1. The permittee shall be responsible for all permit application review fees associated with this permit application.

2. At least two (2) week prior to commencement of construction, the permittee shall contact the District Office and District Engineer to schedule a pre-construction meeting.

3. The permittee shall contact the District Superintendent of Works, Bill Price at (772) 201-4781, to schedule any site inspections.

4. The contractor shall provide the NSLRWCD with a 24-hour contact number and personnel for emergency situations.

5. The permittee shall repair the sloughed/eroded areas along the bank of Canal 5 within the limits of Bent Creek PUD in a reasonably and timely manner consistent with the conditions of the agreement between the NSLRWCD and the Bent Creek HOA (Lennar Homes) dated February 24, 2005.

6. The applicant shall be responsible for notifying the District of deviations from the approved plans during construction that would impact or affect District right-of-way or facilities. Any revisions or modifications to the approved plans shall be submitted to the District for review and approval.

7. If dewatering is proposed, the permittee shall furnish a copy of the proposed dewatering plan to this District prior to the start of construction. The permittee may need to provide a stand by pump for bypassing the canal flow over the temporarily closed canal crossing. However, in the event of forecasted landfall of a named storm event, the permittee shall be prepared to provide additional pumping capabilities or reopen the canal crossing so that the historical canal flow can be maintained. The permittee shall coordinate with the District Superintendent of Works to assess if, or when, bypass pumping is necessary.

8. The applicant shall ensure that the project complies with current State Water Quality Standards. The permittee shall be responsible for installing and maintaining measures to prevent sedimentation and turbidity issues within District canals. At a minimum, the Board recommends installing turbidity curtains downstream of the construction site and installing silt fence as applicable. The contractor shall stake all turbidity barriers at the canal high water line at minimum. Please be advised that the contractor will need to coordinate with the District Supervisor or Works as necessary for the removal of any turbidity barriers in the event of forecasted landfall of a named storm event.

9. Within 30 days after completion of the permitted activity, the permittee shall submit notice of completion to the District for approval. This shall consist of a written notice of completion letter, and two (2) complete sets of the final "Record Drawings", signed and sealed by the project engineer of record or licensed surveyor. These statements must specify the actual date of construction completion and must certify that all improvements have been constructed in substantial conformance with the plans and specifications approved by the District and will function as intended and designed. If deviations from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. All surveyed dimensions and elevations shall be certified by a registered surveyor.

STANDARD PROVISIONS

for

Application / Permit No. 020-011-29

If this Application for a Permit is approved, I do acknowledge, understand, and agree that:

1. I hereby indemnify and hold the District harmless from claims for property damage or personal injury arising from the installation or use of the permitted facility, and that this indemnification extends to damage to the facility itself that may occur from District operation and maintenance work.
2. Approval of this application does not relieve the Permittee from securing any and all other permits that may be required by other entities or governmental agencies, including, but not limited to, the South Florida Water Management District, the Florida Department of Environmental Protection, and St. Lucie County.
3. The use of, or construction within, the District's right-of-way shall conform to the details of the **attached approved drawings** supporting this application. **Modifications must be approved by the District in writing prior to construction.**
4. If required in the interests of the District's operation and maintenance program, or by any modifications to the District's Standard Provisions, I agree to alter, replace, relocate, or remove the permitted facilities at no cost to the District, all as is more fully set forth by District Policy Resolution duly recorded in O.R. Book 669 at page 699 of the Public Records of St. Lucie County, Florida, but subject to the limitations thereof.
5. The lands to be benefited by this application are, or may be, subject to flooding during periods of high water resulting from heavy rains or other acts of God. This Permit will be accepted subject to this possibility, which is recognized not to be within the control of the District.
6. Any other requirements that may be imposed by the District are binding upon me, my successors and assigns.
7. Any Permit issued as an approval of this application other than one issued in irrevocable, recordable form pursuant to the Policy Resolution referenced in item 4. above, shall not be transferable from the Permittee to a subsequent owner or owners of all, or a portion of, the subject property without the express, written approval of the District.
8. Any Permit issued as approval of this application is strictly subject to all of the rules of the District, duly promulgated from time to time, which are on file and available for examination at the offices of the District by those having interest.
9. If a Permit is granted, I shall notify the District not less than 24 hours prior to the beginning and completion of the work, to enable the coordination and scheduling of inspections.
10. I accept total responsibility for any erosion of, or shoaling in, the District's right-of-way or canals that results from the permitted work, and I shall repair or remove same promptly, at no expense to the District.
11. During and after construction, I shall prevent material from the construction area from being discharged to, or settling in, District canals.
12. Unless authorized by Permit, I shall neither place, construct or plant, nor cause to be placed, constructed or planted, any object or improvement within the District right-of-way without the express written prior approval of the District.
13. Within thirty (30) days of completion of the work, I shall submit a written statement to the District certifying that the work was performed and completed in accordance with the Permit and the approved drawings. If the work deviates from the Permit or approved drawings, the certification shall state the nature and extent of those deviations.
14. If this Permit is for a drainage connection, then drainage discharge from the area served shall not exceed the volumetric equivalent of 2.0 inches of depth over the area for any 24-hour period (38 gallons per minute per acre) from the 10-year frequency, 72-hour duration rainfall.
15. If a Permit is issued for a hydraulic connection of property with a District canal, I shall not discharge hyacinths or other aquatic vegetation into the District canal.
16. The Permittee, his agents and contractors, shall conduct the work in a manner that will not impair the use, or potential use, of the District right-of-way and facilities. In no case shall drainage or irrigation canals or appurtenant works be obstructed or restricted.
17. All irrigation and drainage connections to District facilities shall be clearly marked with a post of contrasting colors to identify the location and extent of the permitted installation.
18. If access is permitted via an existing culvert crossing installed in District right-of-way, the Permittee is advised that the crossing may be permitted for use by other affected owners, as such crossings are limited in number by the District.
19. The District reserves the right to permit the use of culvert crossings installed in rights-of-ways by other affected owners of District lands, as culvert crossings are subject to distance limitations imposed by the District.
20. All utility installations shall be clearly marked with above-ground signs or markers, as required by the District's "Permit Information and Criteria Manual."

District Use Only: No. _____ - 021 - 12 - 35/5

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction*

A. General Information:

Applicant Information:

Name: Lennar Homes, LLC

Address: 8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Telephone: (561) 345-6707

Email: jeffrey.alexander@lennar.com

Owner Information (if different from Applicant):

Name: _____

Address: _____

Telephone: ( )

Email: _____

Engineer of Record Information (if applicable):

Name: Michael B. Schorah and Associates, Inc.

Address: 1850 Forest Hill Boulevard, Suite 206
West Palm Beach, FL 33406

Telephone: (561) 968-0080

Email: mcarter@schorah.com

Billing Contact Information:

Name: Lennar Homes, LLC

Address: 8895 N. Military Trail, Suite 101-B
Palm Beach Gardens, FL 33410

Telephone: (561) 345-6707

Email: jeffrey.alexander@lennar.com

B. Project Information: (Check appropriate box and attach drawings to show location and details):

- ☐ Culvert Connection to District canal for irrigation or gravity drainage.
- ☐ Pump Connection to District canal for irrigation or drainage.
- ☐ Installation of culvert or water control structure in District canal for crossing or water control.
- ☐ Utility Crossing:
  - ☐ Electric ☐ Telephone ☐ Gas
  - ☐ Cable Television ☐ Water Main ☐ Force Main
- ☒ Other (specify): Indirect drainage connection for Bent Creek P.U.D. Parcel C

Location: Section(s): 7 Township: 35 S Range: 40 E Canal No.: 35/5

Description of Indirect Connection: Discharge to Overall Bent Creek P.U.D. Master System

Drainage area served: 25.83 acres (Culvert or pump Connections.)

C. Construction Schedule:

Estimated commencement date: January 2022 Estimated completion date: August 2022

D. Application, Use Fee: $ 75.00 **Review Deposit:** $ 2500.00

(Submit fee with this application in accordance with the District's fee schedule.)

ACKNOWLEDGEMENT AND ACCEPTANCE:

As reflected by my signature below, I hereby certify that the information shown above is accurate to the best of my knowledge, and that I agree to satisfy or abide by all requirements of this Permit, including "Standard Provisions" itemized on the reverse, and "Special Conditions" imposed by the District. Further, I acknowledge that the District and its Engineers are doing work to benefit the property and non-payment may result in filing of a construction lien as permitted by the Florida Statutes.

Owner Signature: _____

Owner Name (Type or Print): Jeffrey Alexander, Authorized Agent

Date: 8/17/2021

District Use Only: No. _____ - 021 - 12 - 5/35

NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

("District")

14666 Orange Avenue • Fort Pierce, Florida 34945 • (772) 461-5050 • FAX (772) 461-9446

Application to Connect to, or Use, District Facilities, or for Utility Construction*

SPECIAL CONDITIONS: (for District Use Only):

attached

****

Application Approved and Permit for Construction Issued:

By: _____ Date of Approval: 7-27-23

For the North St. Lucie River Water Control District

Permit Expiration Date: 7-27-25 Construction Expiration Date: _____

****

Project Certification Received and Accepted:

By: _____ Date of Approval: _____

For the North St. Lucie River Water Control District

Certification Expiration Date: _____

**This Application will become a Permit if and when approved and signed by an authorized representative of the District.*

****

December 3, 2021
Bent Creek PUD (Parcel C) –Drainage Connection to Canal 5/35
NSLRWCD Permit Application No. 021-012-005/35

Background and General Permit Application Information

The permittee is proposing the next phase of improvements to the Bent Creek PUD residential development located on the south side of Orange Ave. between S. Jenkins Rd. and Harman Rd. The original master plan for the Bent Creek PUD was issued in 2005, which consisted of the residential subdivision divided into "Parcels A-D", with each having a separate surface water management system and drainage connection to either NSLRWCD Canals 5/35 or 6/36. The Orange Ave Community Development (Orange Ave. RV Storage) located at the northeast quadrant of the Bent Creek PUD was incorporated into the original master plan due to the surface water management system having a drainage connection to Parcel B. Subsequent permit modifications were issued for the proposed improvements within the individual "Parcels"; however, these permits and the master plan permit expired prior to the completion of construction for all phases of development. To date, sub-parcels A-1 and B-1 have been fully constructed, and the site clearing, mass grading and installation of the surface water management systems, including the drainage connections to NSLRWCD Canals 5/35 and 6/36 have been completed for all other parcels. The NSLRWCD issued permits for the proposed improvements to Sub-parcels A-2 and B-2 in 2020 (NSLRWCD permit # 019-011-005/35) and the Peterson Rd. Extension project in 2021 (NSLRWCD permit # 020-010-005/35).

The next phase of proposed improvements is located on Parcel C and includes the construction of 127 single-family residential homes with the associated roads, utilities, and drainage infrastructure. No modifications are being proposed to the existing control structure. The permittee shall install the proposed improvements in accordance with the plans dated November 15, 2021.

a) The existing agreement between the NSLRWCD and the Bent Creek HOA (Lennar Homes) dated February 24, 2005 for the maintenance responsibilities of Canals 5, 35 and 29 (Five Mile Creek) within the Bent Creek PUD limits shall continue to remain in effect.

b) The permittee shall repair the sloughed/eroded areas along the bank of Canal 5, 29, and 35 within the limits of Bent Creek PUD in accordance with the special permit conditions for the Peterson Rd. Extension project (see reference above) and the approved restoration plans dated June 2021.

c) The permittee shall provide canal bank stabilization and erosion protection (e.g., rock rip rap or approved equivalent) along the NSLRWCD canal bank and canal bottom at and around the existing outfall location.

d) The permittee shall submit a future permit application at an undetermined future date for the proposed improvements to Parcel D.

e) Prior to the issuance of the certification of acceptance letter for Parcel C, the permittee shall remove the previously installed temporary culvert crossing of Canal 6 located approximately 0.15 miles west of Hartman Rd.

Permit Conditions

1. The permittee shall be responsible for all permit application review fees associated with this permit application.

2. At least two (2) week prior to commencement of construction, the permittee shall contact the District Office and District Engineer to schedule a pre-construction meeting.

3. The permittee shall contact the District Superintendent of Works, Bill Price at (772) 201-4781, to schedule any site inspections.

4. The contractor shall provide the NSLRWCD with a 24-hour contact number and personnel for emergency situations.

5. The applicant shall be responsible for notifying the District of deviations from the approved plans during construction that would impact or affect District right-of-way or facilities. Any revisions or modifications to the approved plans shall be submitted to the District for review and approval.

6. If dewatering is proposed, the permittee shall furnish a copy of the proposed dewatering plan to this District prior to the start of construction. The permittee may need to provide a stand by pump for bypassing the canal flow over the temporarily closed canal crossing. However, in the event of forecasted landfall of a named storm event, the permittee shall be prepared to provide additional pumping capabilities or reopen the canal crossing so that the historical canal flow can be maintained. The permittee shall coordinate with the District Superintendent of Works to assess if, or when, bypass pumping is necessary.

7. The applicant shall ensure that the project complies with current State Water Quality Standards. The permittee shall be responsible for installing and maintaining measures to prevent sedimentation and turbidity issues within District canals. At a minimum, the Board recommends installing turbidity curtains downstream of the construction site and installing silt fence as applicable. The contractor shall stake all turbidity barriers at the canal high water line at minimum. Please be advised that the contractor will need to coordinate with the District Supervisor or Works as necessary for the removal of any turbidity barriers in the event of forecasted landfall of a named storm event.

8. Within 30 days after completion of the permitted activity, the permittee shall submit notice of completion to the District for approval. This shall consist of a written notice of completion letter, and two (2) complete sets of the final "Record Drawings", signed and sealed by the project engineer of record or licensed surveyor. These statements must specify the actual date of construction completion and must certify that all improvements have been constructed in substantial conformance with the plans and specifications approved by the District and will function as intended and designed. If deviations from the approved drawings are discovered during the certification process, the certification must be accompanied by a copy of the approved permit drawings with deviations noted. All surveyed dimensions and elevations shall be certified by a registered surveyor.

STANDARD PROVISIONS

for

Application / Permit No. 021-12-0051/3

If this Application for a Permit is approved, I do acknowledge, understand, and agree that:

1. I hereby indemnify and hold the District harmless from claims for property damage or personal injury arising from the installation or use of the permitted facility, and that this indemnification extends to damage to the facility itself that may occur from District operation and maintenance work.

2. Approval of this application does not relieve the Permittee from securing any and all other permits that may be required by other entities or governmental agencies, including, but not limited to, the South Florida Water Management District, the Florida Department of Environmental Protection, and St. Lucie County.

3. The use of, or construction within, the District's right-of-way shall conform to the details of the **attached approved drawings** supporting this application. **Modifications must be approved by the District in writing prior to construction.**

4. If required in the interests of the District's operation and maintenance program, or by any modifications to the District's Standard Provisions, I agree to alter, replace, relocate, or remove the permitted facilities at no cost to the District, all as is more fully set forth by District Policy Resolution duly recorded in O.R. Book 669 at page 699 of the Public Records of St. Lucie County, Florida, but subject to the limitations thereof.

5. The lands to be benefited by this application are, or may be, subject to flooding during periods of high water resulting from heavy rains or other acts of God. This Permit will be accepted subject to this possibility, which is recognized not to be within the control of the District.

6. Any other requirements that may be imposed by the District are binding upon me, my successors and assigns.

7. Any Permit issued as an approval of this application other than one issued in irrevocable, recordable form pursuant to the Policy Resolution referenced in item 4, above, shall not be transferable from the Permittee to a subsequent owner or owners of all, or a portion of, the subject property without the express, written approval of the District.

8. Any Permit issued as approval of this application is strictly subject to all of the rules of the District, duly promulgated from time to time, which are on file and available for examination at the offices of the District by those having interest.

9. If a Permit is granted, I shall notify the District not less than 24 hours prior to the beginning and completion of the work, to enable the coordination and scheduling of inspections.

10. I accept total responsibility for any erosion of, or shoaling in, the District's right-of-way or canals that results from the permitted work, and I shall repair or remove same promptly, at no expense to the District.

11. During and after construction, I shall prevent material from the construction area from being discharged to, or settling in, District canals.

12. Unless authorized by Permit, I shall neither place, construct or plant, nor cause to be placed, constructed or planted, any object or improvement within the District right-of-way without the express written prior approval of the District.

13. Within thirty (30) days of completion of the work, I shall submit a written statement to the District certifying that the work was performed and completed in accordance with the Permit and the approved drawings. If the work deviates from the Permit or approved drawings, the certification shall state the nature and extent of those deviations.

14. If this Permit is for a drainage connection, then drainage discharge from the area served shall not exceed the volumetric equivalent of 2.0 inches of depth over the area for any 24-hour period (38 gallons per minute per acre) from the 10-year frequency, 72-hour duration rainfall.

15. If a Permit is issued for a hydraulic connection of property with a District canal, I shall not discharge hyacinths or other aquatic vegetation into the District canal.

16. The Permittee, his agents and contractors, shall conduct the work in a manner that will not impair the use, or potential use, of the District right-of-way and facilities. In no case shall drainage or irrigation canals or appurtenant works be obstructed or restricted.

17. All irrigation and drainage connections to District facilities shall be clearly marked with a post of contrasting colors to identify the location and extent of the permitted installation.

18. If access is permitted via an existing culvert crossing installed in District right-of-way, the Permittee is advised that the crossing may be permitted for use by other affected owners, as such crossings are limited in number by the District.

19. The District reserves the right to permit the use of culvert crossings installed in rights-of-ways by other affected owners of District lands, as culvert crossings are subject to distance limitations imposed by the District.

20. All utility installations shall be clearly marked with above-ground signs or markers, as required by the District's "Permit Information and Criteria Manual."

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4768309 OR BOOK 4492 PAGE 2514, Recorded 10/16/2020 10:39:10 AM

DEVELOPER'S IMPROVEMENT AGREEMENT AND AMENDMENT TO EXISTING DEVELOPER'S IMPROVEMENT AGREEMENT

(Bent Creek Tract B-2)

THIS DEVELOPER'S IMPROVEMENT AGREEMENT AND AMENDMENT TO EXISTING DEVELOPER'S IMPROVEMENT AGREEMENT ("**Agreement**") is entered into this 8th day of September, 2020, by **LENNAR HOMES, LLC**, a Florida limited liability company ("**Developer**"), whose mailing address is 700 NW 107th Avenue, Suite 400, Miami, Florida , 33172 and the **CITY OF FORT PIERCE,** a political subdivision of the State of Florida ("**City**"), whose mailing address is City Hall, 100 North U.S. 1, Fort Pierce, Florida, 34950.

WITNESSTH:

WHEREAS, the Developer (or its predecessor in interest) acquired fee simple title to approximately 269 acres of real property located in Fort Pierce, St. Lucie County, Florida, which Property is zoned P.U.D. on the City's zoning map and RM on the City's Future Land Use Map and is more particularly described on **Exhibit "A"** attached ("**Property**");

WHEREAS, the Developer obtained P.U.D. approval and site plan ("**Site Plan**") approval from the St. Lucie County Board of County Commissioners on April 5, 2005 for a platted residential development of 692 units to be known as Bent Creek ("**Project**");

WHEREAS, in connection with the Project, Developer recorded the Bent Creek Master Plat in Plat Book 47, Page 9, of the Public Records of St. Lucie County, Florida ("**Master Plat**");

WHEREAS, the Master Plat designates Tracts A-1, A-2, B-1, B-2 and C for development;

WHEREAS, in connection with the Project, Developer's predecessor in interest and the City entered into (i) that certain Developer's Improvement Agreement (A-1) dated September 25, 2006 ("**A-1 Agreement**") and (ii) that certain Developer's Improvement Agreement (B-1) dated September 25, 2006 ("**B-1 Agreement**") and (iii) that certain Amendment to Developer's Improvement Agreement (as to Bent Creek Parcels A-1 and B-1) dated July 28, 2011 ("**Amendment**"). The Amendment amends the A-1 Agreement and the B-1 Agreement;

WHEREAS, the Developer is commencing development of Tract B-2 and, accordingly, has re-platted ("**Bent Creek Tract B-2/Re-Plat"**) the portion of the Property shown as Tract B-2 ("**Tract B-2**") on the Master Plat;

WHEREAS, pursuant to Paragraph 7 of the Amendment, Peterson Road (as defined in the Amendment), must be completed prior to the issuance of any permits or the commencement of any development in any area of the Bent Creek PUD, other than Tracts A-1 and B-1;

WHEREAS, the City has agreed to allow the Developer to record the Bent Creek Tract B-2/Replat and commence development of Tract B-2, despite the fact that Peterson Road has yet to be completed;

WHEREAS, the City and Developer have agreed to enter into this Agreement (i) for the

purpose of complying with Section 18-13 of the City's Land Use Development Code ("**LDC**") and (ii) to acknowledge and confirm the City's waiver and modification of certain requirements contained in the Amendment relating to Peterson Road.

NOW THEREFORE, in consideration of the premises contained here and other good and valuable consideration exchanged by and between the City and the Developer, the receipt and sufficiency of which is hereby acknowledged, the parties hereto stipulate and agree as follows:

1. **Recitals**. The above recitals are true and correct and are incorporated herein by reference.

2. **Security for Construction of Improvements**.

a. The Developer hereby assures the City that all improvements required in connection with the Bent Creek Tract B-2/Re-Plat more particularly described on **Exhibit "B"** attached ("**Required Improvements**"), shall be constructed according to the approved development permit issued by the Building Department, no later than December 1, 2022.

b. The total estimated cost for the Required Improvements is shown on Exhibit "B".

c. If the Developer fails to construct the Required Improvements by December 1, 2022, the City shall be entitled to construct and install the Required Improvements and draw down and utilize the proceeds of the Required Improvements Bond (as hereinafter described). In such event, Developer hereby grants to City and/or its designated agent, a license to enter Tract B-2 for the sole purpose of completing the Required Improvements.

d. The Developer shall deliver to the City a performance bond ("**Required Improvements Bond**"), securing the Developer's obligations to construct the Required Improvements under this Agreement, in a secured amount of $2,461,196.54 (representing 110% of the cost of the Required Improvements). A copy of the Required Improvements Bond is attached as **Exhibit "C".**

e. The amount of the security evidenced by the Required Improvements Bond shall be reduced during the term of this Agreement as portions of the Required Improvements are completed (based on the cost of completion of the portion so completed, as set forth on Exhibit B), provided that the same are certified and approved by the City Engineer as being in conformance with the construction plans approved by and on file with the City engineer.

f. A recommendation for final acceptance or approval of the Required Improvements shall be made by the City Engineer within 5 days of receipt of an engineer's certification of project completion from the Developer's engineer in the form required by Section 18-13 of the LDC, together with a copy of any test results and record drawings reasonably required by the City Engineer. Upon final acceptance and approval of the Required Improvements by the City Engineer, the performance bond shall be returned to the Developer.

3. **Peterson Road.**

a. The City agrees that notwithstanding the requirements of paragraph 7 of the Amendment, the City will allow application for (i) approval of the Bent Creek Tract B-2/Re-Plat, (ii) permit the development of Tract B-2 in accordance with the Site Plan and (iii) allow for application of all required permits in connection with Tract B-2. Otherwise, paragraph 7 of the Amendment remains in effect.

b. Developer shall complete construction of Peterson Road no later than December 1, 2022 and in accordance with the terms of the Amendment, except as modified herein.

c. The Developer shall deliver to the County a performance bond ("**Peterson Road Bond**"), securing the Developer's obligations to construct Peterson Road, in such form and in such amount as may be required by the County's Land Development Code.

d. Paragraph 3(d) of the Amendment is hereby modified to read as follows:

> "Before commencing construction of Peterson Road, Developer shall be required to provide to the County a performance bond naming the County as beneficiary. Developer shall also comply with all other bonding requirements of the County, if any."

4. **Recordation.** This Agreement may be recorded in the public records of St. Lucie County, Florida.

5. **Notices**. Any notice, demand, consent, approval or other document or instrument required or permitted to be given to any party to this Agreement shall be in writing and shall be delivered in person or sent by certified mail with return receipt requested, electronic mail, overnight delivery to the following address (or such other address as any party may designate from time to time in writing);

City:	City Manager 100 North U.S. 1 Fort Pierce, FL 34950 Email: _____
With a copy to:	City Attorney 100 North U.S. 1 Fort Pierce, FL 34950 Email: _____
Developer:	Lennar Homes, LLC 700 NW 107th Avenue, Suite 400 Miami, FL 33172 Email: JEFFREY.ALEXANDER@LENNAR.COM
With a copy to:	Henry B. Handler Weiss, Handler & Cornwell, P.A.

2255 Glades Road, Suite 218-A
Boca Raton, FL 33431
Email: hbh@whcfla.com

And

Lennar Homes, LLC Attention: Jeff Alexander
8895 North Military Trial Suite 101-B
Palm Beach Gardens, FL 33410

6. **Headings.** Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provision hereof.

7. **Counterparts**. This Agreement may be executed in any number of identical counterparts. If so executed, each of such counterparts is to be deemed an original for all purposes and all such counterparts shall, collectively, constitute one Agreement, but in making proof of this Agreement it shall not be necessary to produce or account for more of such counterparts then are required to show that each party hereto executed at least one such counterpart.

8. **Governing Law**. This Agreement shall be construed and interpreted according to the laws of the State of Florida and venue with respect to any litigation between the parties related to this Agreement shall be in St. Lucie County, Florida.

9. **Amendments**. This Agreement shall not be changed, modified or amended except by an instrument in writing and executed by the parties, or their successors in the interest.

10. **Covenants Running with the Land**. This Agreement shall be binding upon and shall inure to the benefit of the heirs, legal representatives, successors and assigns of the parties hereto, and shall run with title to the property and be binding upon the successor and the assigns of the developer and upon any person, firm, corporation or entity who or which may become the successor in interest to the Property.

11. **Further Documentation**. The parties hereto agree that at any time following a request therefore by another party, each shall execute and deliver to the other party such other documents and instruments, in form and substance reasonably necessary to confirm and/or effectuate the obligations of any party hereunder and the consummation of the transactions contemplated hereby.

12. **Remedies**. The City and the Developer shall have the right to enforce the terms and conditions of this Agreement by an action for specific performance. However, nothing in this Agreement shall be construed to limit the right of either the Developer or the City to pursue any and all remedies under the State or Federal constitution or other law relating to a party's non-performance under this Agreement.

13. **Waiver of Jury Trial**. By the execution hereof, the Developer and the City knowingly, voluntarily, and intentionally agree that neither party shall seek a jury trial in any

lawsuit, proceeding, counterclaim or any other litigation procedure rising from or based upon this Agreement.

14. **Entire Agreement**. This Agreement constitutes the complete and entire Agreement between the parties with respect to the subject matter hereof and supersedes any and all prior agreements, arrangements, or understandings, whether oral or written, between the parties with respect to Tract B-2. Except as amended herein, the A-1 Agreement, B-1 Agreement and Amendment are hereby ratified, confirmed, and remain in full force and effect. In the event of any conflict between the terms and provisions contained in this Agreement and the Amendment, the terms of this Agreement shall control. The City and Developer agree that the A-1 Agreement, B-1 Agreement, as amended by the Amendment are in full force and effect and that neither party is in default thereunder.

IN WITNESS WHEREOF, the Developer and the City have caused this Agreement to be duly executed by their respective authorized representatives on the day and year set forth below.

ATTEST:

Linda W. Cox
Linda Cox City Clerk

CITY OF FORT PIERCE

By: Linda Hudson
Linda Hudson Mayor

WITNESS:

Linda W Cox
Printed Name Linda W Cox

Miriam Garcia
Printed Name Miriam Garcia

APPROVED AS TO FORM AND CORRECTNESS:

By:
Peter D. Sweeney, City Attorney

DEVELOPER:

WITNESS:

Gregory J. Rotte
Printed Name Gregory J. Rotte

T. R. Beer
Printed Name T. R. Beer

LENNAR HOMES, LLC

By:
Printed Name JEFF ALEXANDER
Title AUTHORIZED AGENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 8th day of October, 2020, by Linda Hudson as Mayor of the City of Fort Pierce, on behalf of the City, and who is _____ personally known to me or who has _____ produced _____ as identification.

Linda W. Cox
Notary Public

Linda W. Cox
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG121327
Expires 9/9/2021

_____
Printed Name

My commission expires:

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 24th day of September, 2020, by JEFF ALEXANDER as AUTHORIZED AGENT of Lennar Homes, LLC, a Florida limited liability company, who is X personally known to me or who has _____ produced _____ as identification.

Adam Picow
Notary Public

Adam Picow
Printed Name

My commission expires:

ADAM S PICOW
MY COMMISSION # GG 941586
EXPIRES: April 19, 2024
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

BENT CREEK P.U.D.

LEGAL DESCRIPTION

4 PARCELS OF LAND LYING IN PORTIONS OF THE SOUTH HALF (S 1/2) OF SECTION 7 AND THE NORTH HALF (N 1/2) OF SECTION 18, BOTH LYING IN TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, EACH MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1A (LYING IN THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7)

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 7, A DISTANCE OF 1006.95 FEET TO THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 00°02'10" EAST ALONG SAID EAST LINE, A DISTANCE OF 49.07 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE (STATE ROAD NO. 68), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, STATE PROJECT NO. 94070-2505 (UNRECORDED), MAP AS PREPARED BY BETSY LINDSAY INC., DATED 07/03/02, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 49.07 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 00°02'10" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 1000.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'10" EAST ALONG THE SAID EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7, AND ALONG THE EAST LINE OF THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; A DISTANCE OF 1555.81 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 5, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°44'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1642.36 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 51.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2197.90 FEET; THENCE NORTH 89°42'43" EAST, A DISTANCE OF 285.12 FEET; THENCE SOUTH 00°13'49" WEST, A DISTANCE OF 919.04 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE

SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE NORTH 89°43'21" EAST, ALONG SAID SECTIONAL LINE, A DISTANCE OF 168.59 FEET; THENCE NORTH 00°11'49" EAST, A DISTANCE OF 275.94 FEET; THENCE NORTH 89°42'05" EAST, A DISTANCE OF 1179.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 61.623 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 2A (LYING IN THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7)

COMMENCE AT THE SAID NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 7; THENCE SOUTH 89°42'05" WEST ALONG THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF SAID SECTION 7, A DISTANCE OF 3346.98 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°15'12" WEST ALONG SAID WEST LINE, A DISTANCE OF 406.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°15'12" WEST ALONG THE SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7, A DISTANCE OF 1579.80 FEET TO THE NORTH LINE OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 89°46'36" WEST ALONG SAID NORTH LINE, A DISTANCE OF 330.13 FEET TO THE WEST LINE OF SAID EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE SOUTH 00°13'54" WEST ALONG SAID WEST LINE, A DISTANCE OF 616.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 35, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, PUBLIC RECORDS OF NORTH ST. LUCIE COUNTY, SAID NORTH LINE BEING A LINE PARALLEL WITH AND 46.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 89°48'06" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 938.70 FEET TO THE WEST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29, AS SHOWN ON THEIR "INFORMATION MAP" DATED MAY 1991 (UNRECORDED) AND AVAILABLE AT 2721 SOUTH JENKINS ROAD, FT. PIERCE, FLORDA 34961, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 51.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1278.84 FEET TO THE END OF SAID RIGHT-OF-WAY, AS SHOWN BY MAP AND TO THE SOUTHERLY END OF THE WEST RIGHT-OF-WAY LINE OF SAID CANAL NO. 29, AS DESCRIBED BY DEED RECORDED IN CHANCERY ORDER BOOK 3, PAGE 4, SAID LINE BEING 51.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE SAID EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 7; THENCE NORTH 00°17'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 917.92 FEET; THENCE SOUTH 89°43'35" WEST, A DISTANCE

OF 610.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 35.405 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 3A (LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 18)

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 89°44'36" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, A DISTANCE OF 2709.81 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°48'06" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, A DISTANCE OF 659.77 FEET TO THE WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18; THENCE SOUTH 00°08'55" WEST ALONG SAID WEST LINE, A DISTANCE OF 61.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A 15.00 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 61.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE SAID NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, AND SAID POINT OF INTERSECTION BEING THE POINT OF BEGINNING; THENCE SOUTH 00°08'55" WEST ALONG SAID WEST LINE OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18, A DISTANCE OF 2564.69 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 36, AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 44.50 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 18; THENCE NORTH 89°13'42" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 576.35 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29 (FIVE MILE CREEK) (A 128.00 FOOT RIGHT-OF-WAY) AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY; THENCE TRAVERSING THE WESTERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 29 BY THE FOLLOWING FIVE (5) COURSES:

1. NORTH 12°38'44" WEST, A DISTANCE OF 656.28 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 641.10 FEET;
2. NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°59'05", AN ARC DISTANCE OF 290.75 FEET TO A POINT OF TANGENCY WITH A LINE
3. NORTH 13°20'20" EAST ALONG SAID LINE, A DISTANCE OF 652.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 508.62 FEET;

4. NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°05'42", AN ARC DISTANCE OF 116.25 FEET TO A POINT OF TANGENCY WITH A LINE
5. NORTH 00°14'38" EAST ALONG SAID LINE, A DISTANCE OF 880.55 FEET TO THE SAID SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD.
THENCE DEPARTING SAID CANAL NO. 29 RIGHT-OF-WAY LINE, SOUTH 89°48'06" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 595.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.186 ACRES, MORE OR LESS.

TOGETHER WITH,

PARCEL 4A (LYING IN THE NORTH HALF (N 1/2) OF SECTION 18)

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 18; THENCE SOUTH 01°19'48" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) SAID SECTION 18, A DISTANCE OF 1650.41 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°25'25" WEST ALONG SAID NORTH LINE, A DISTANCE OF 25.01 FEET TO THE WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, AS DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 71, PAGE 126, PUBLIC RECORDS OF ST. LUCIE COUNTY; THENCE NORTH 01°19'48" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 180.00 FEET TO A POINT IN THE NORTH LINE OF THAT PARCEL OF LAND OWNED BY ELMER O. SMITH AND DESCRIBED BY DEED RECORDED IN OFFICIAL RECORD BOOK 55, PAGE 366, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE OF HARTMAN ROAD, NORTH 01°19'48" EAST, A DISTANCE OF 1409.53 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A 15.00 FOOT RIGHT-OF-WAY), AS DESCRIBED BY DEED RECORDED IN DEED BOOK 75, PAGE 531, PUBLIC RECORDS OF SAID ST. LUCIE COUNTY, SAID LINE BEING PARALLEL WITH AND 61.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE SOUTH 89°44'36" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2619.64 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO. 29 (FIVE MILE CREEK) (A 128.00 FOOT RIGHT-OF-WAY); THENCE TRAVERSING THE EASTERLY RIGHT-OF-WAY LINE OF SAID CANAL NO. 29, BY THE FOLLOWING FIVE (5) COURSES:

1. SOUTH 00°14'38" WEST, A DISTANCE OF 881.60 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 636.62 FEET;
2. SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°05'42", AN ARC DISTANCE OF 145.50 FEET TO A POINT OF TANGENCY WITH A LINE

3. SOUTH 13°20'20" WEST ALONG SAID LINE, A DISTANCE OF 652.24 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 513.10 FEET;
4. SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 25°59'05", AN ARC DISTANCE OF 232.70 FEET TO A POINT OF TANGENCY WITH A LINE
5. SOUTH 12°38'44" EAST ALONG SAID LINE, A DISTANCE OF 679.62 FEET TO THE NORTH RIGHT-OF-WAY LINE OF NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT CANAL NO.6, AS DESCRIBED BY DEED RECORDED IN DEED BOOK 41, PAGE 499, PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 48.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE DEPARTING SAID CANAL NO. 29 RIGHT-OF-WAY LINE, NORTH 89°13'42" EAST ALONG SAID CANAL NO. 6 NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1944.86 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18; THENCE NORTH 01°03'25" EAST ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 18, A DISTANCE OF 944.35 FEET TO THE NORTH LINE OF THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18; THENCE NORTH 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 494.66 FEET TO THE WEST LINE OF THE SAID ELMER O. SMITH PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 55, PAGE 366; THENCE NORTH 01°19'48" EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 180.00 FEET TO THE NORTH LINE OF SAID PARCEL; THENCE NORTH 89°25'25" EAST ALONG SAID NORTH LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 140.574 ACRES, MORE OR LESS.

EXHIBIT "B"

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FL 33406
(561) 968-0080
EB#2438

PROJECT: BENT CREEK PUD PARCEL B-2
JOB NO.: 1749
BY: AMG DATE: 11/26/2019
CHECKED BY: MHC
SHEET NO: 1 OF 6
REVISED: 9/1/2020

SUBJECT: OPINION OF COST - SUMMARY

ITEM	TOTAL
GENERAL CONDITIONS	$253,500.00
WATER	$179,130.00
SANITARY	$327,496.00
PAVING	$786,123.75
DRAINAGE	$576,830.00
LANDSCAPE	$74,371.65
IRRIGATION	$40,000.00
TOTAL	$2,237,451.40
10% BOND CONTINGENCY	$223,745.14
BOND AMOUNT	$2,461,196.54

MARTHA H. CARTER LICENSE No. 47589 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY MARTHA H. CARTER, P.E. ON THE DATE ADJACENT TO THE SEAL.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Martha H Carter

Digitally signed by Martha H Carter
Date: 2020.09.01 08:43:06 -04'00'

Martha H. Carter, P.E.
Florida Registration No. 47589

Date:

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FL 33406
(561) 968-0080
EB#2438

PROJECT: BENT CREEK PUD PARCEL B-2
JOB NO.: 1749
BY: AMG DATE: 11/26/2019
CHECKED BY MHC
SHEET NO: 2 OF 6
REVISED: 9/1/2020

SUBJECT: OPINION OF COST - GENERAL CONDITIONS

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
Mobilization	1	L.S.	$120,000.00	**$120,000.00**
Clearing and Grubbing	1	L.S.	$10,000.00	**$10,000.00**
Erosion and Sediment Control	1	L.S.	$3,500.00	**$3,500.00**
Survey Layout and As-Builts	1	L.S.	$55,000.00	**$55,000.00**
CEI Services	1	L.S.	$40,000.00	**$40,000.00**
Materials Testing	1	L.S.	$25,000.00	**$25,000.00**

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FL 33406
(561) 968-0080
EB#2438

PROJECT: BENT CREEK PUD PARCEL B-2
JOB NO.: 1749
BY: AMG DATE: 11/26/2019
CHECKED BY MHC
SHEET NO: 3 OF 6
REVISED: 9/1/2020

SUBJECT: OPINION OF COST - WATER

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" PVC C-900 DR 18 Water Main	4,160	L.F.	$24.00	**$99,840.00**
8" Gate Valve	7	EACH	$1,600.00	**$11,200.00**
Fire Hydrant Assembly including 6" Gate Valve	4	EACH	$3,500.00	**$14,000.00**
Sample Point	7	EACH	$450.00	**$3,150.00**
Remove Plug and Connect to Existing Water Main	3	EACH	$1,000.00	**$3,000.00**
Single Service	7	EACH	$670.00	**$4,690.00**
Double Service	57	EACH	$750.00	**$42,750.00**
Plug with 2" Blowoff	1	EACH	$500.00	**$500.00**
Bends, fittings and OSHA trench safety are included in the Unit Prices for the pipe.				

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FL 33406
(561) 968-0080
EB#2438

PROJECT: BENT CREEK PUD PARCEL B-2
JOB NO.: 1749
BY: AMG DATE: 11/26/2019
CHECKED BY: MHC
SHEET NO: 4 OF 6
REVISED: 9/1/2020

SUBJECT: OPINION OF COST - SANITARY

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
8" P.V.C. SDR 26 0' - 6' cut	1,952	L.F.	$30.00	**$58,560.00**
8" P.V.C. SDR 26 6' - 8' cut	949	L.F.	$32.00	**$30,368.00**
8" P.V.C. SDR 26 8' - 10' cut	536	L.F.	$36.00	**$19,296.00**
8" P.V.C. SDR 26 10' - 12' cut	218	L.F.	$40.00	**$8,720.00**
8" P.V.C. C-900 DR18 10' - 12' cut	292	L.F.	$43.00	**$12,556.00**
8" P.V.C. C-900 DR 18 12' - 14' cut	106	L.F.	$66.00	**$6,996.00**
4' Diameter Manhole 0' - 6' cut	11	EACH	$3,800.00	**$41,800.00**
4' Diameter Manhole 6' - 8' cut	2	EACH	$5,200.00	**$10,400.00**
4' Diameter Manhole 8' - 10' cut	1	EACH	$7,000.00	**$7,000.00**
4' Diameter Manhole 10' - 12' cut	1	EACH	$8,700.00	**$8,700.00**
Double Service w/cleanout	50	EACH	$2,000.00	**$100,000.00**
Single Service w/cleanout	21	EACH	$1,100.00	**$23,100.00**
OSHA trench safety is included in the Unit Prices for the pipe.				

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FL 33406
(561) 968-0080
EB#2438

PROJECT: BENT CREEK PUD PARCEL B-2
JOB NO.: 1749
BY: AMG DATE: 11/26/2019
CHECKED BY: MHC
SHEET NO: 5 OF 6
REVISED: 9/1/2020

SUBJECT: OPINION OF COST - PAVING

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
3/4" Type S-III Asphaltic Concrete (First Lift)	10,130	S.Y.	$5.00	**$50,650.00**
3/4" Type S-III Asphaltic Concrete (Final Lift)	10,130	S.Y.	$5.00	**$50,650.00**
12" Thick Baserock	10,130	S.Y.	$20.00	**$202,600.00**
12" Thick Stabilized Subgrade (LBR 40) w/Tensar BX-11	12,910	S.Y.	$6.00	**$77,460.00**
Valley Gutter with 30" x 4" Thick Baserock Curb Pad	8,325	L.F.	$22.00	**$183,150.00**
Header Curb	20	L.F.	$28.00	**$560.00**
Stop/Street Sign and 24" White Stop Bar	7	EACH	$400.00	**$2,800.00**
Remove / Relocate Existing Case 2 Signs	9	EACH	$200.00	**$1,800.00**
4" Thick Concrete Walk	3,707	S.Y.	$50.00	**$185,350.00**
Handicap Ramp with Detectable Warning	6	EACH	$2,750.00	**$16,500.00**
2' Strip of Sod Along Back of Curb	8,345	L.F.	$1.75	**$14,603.75**

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FL 33406
(561) 968-0080
EB#2438

PROJECT: BENT CREEK PUD PARCEL B-2
JOB NO.: 1749
BY: AMG DATE: 11/26/2019
CHECKED BY MHC
SHEET NO: 6 OF 6
REVISED: 9/1/2020

SUBJECT: OPINION OF COST - DRAINAGE

ITEM	QUANTITY	UNIT	UNIT PRICE	TOTAL
15" RCP	1,169	L.F.	$45.00	**$52,605.00**
18" RCP	396	L.F.	$64.00	**$25,344.00**
24" RCP	901	L.F.	$76.00	**$68,476.00**
30" RCP	430	L.F.	$86.00	**$36,980.00**
36" RCP	770	L.F.	$106.00	**$81,620.00**
42" RCP	182	L.F.	$126.00	**$22,932.00**
Type PC Inlet - 4' Diameter	1	EACH	$3,800.00	**$3,800.00**
Type PC Inlet - 5' Diameter	5	EACH	$4,600.00	**$23,000.00**
Type PC Inlet - 6' Diameter	1	EACH	$5,000.00	**$5,000.00**
Type PV Inlet - 4' Diameter	18	EACH	$3,800.00	**$68,400.00**
Type PV Inlet - 5' Diameter	6	EACH	$4,600.00	**$27,600.00**
Type C Inlet	3	EACH	$2,930.00	**$8,790.00**
Concrete Collar	3	EACH	$3,500.00	**$10,500.00**
Regrade and Sod Lake Bank at Outfall Location	3	EACH	$5,000.00	**$15,000.00**
12" PVC	2,882	L.F.	$24.00	**$69,168.00**
Yard Drain	28	EACH	$1,500.00	**$42,000.00**
24" CALP	30	L.F.	$118.00	**$3,540.00**
30" CALP	35	L.F.	$145.00	**$5,075.00**
42" CALP	40	L.F.	$175.00	**$7,000.00**
OSHA trench safety is included in the Unit Prices for the pipe.				

EXHIBIT "C"

BOND NO. 72BSBIJ1006

SUBDIVISION PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS, That we, Lennar Homes, LLC, as Principal, and Hartford Fire Insurance Company, a corporation organized and existing under the laws of the State of Connecticut and authorized to transact surety business in the State of Florida, as Surety, are held and firmly bound unto the City of Fort Pierce, as Obligee, in the sum of Two million four hundred sixty one thousand one hundred ninety six and 54/100 Dollars ($2,461,196.54) lawful money of the United States, for the payment whereof, well and truly to be made, said Principal and Surety bind themselves, their heirs, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION IS SUCH, That, Whereas, said Principal has applied for a plat with the Obligee, dated _____, in which said Principal agrees to perform or to construct certain designated public improvements, known as follows:

REQUIRED IMPROVEMENTS IN BENT CREEK TRACT B-2 / REPLAT

NOW, THEREFORE, if the said Principal shall well and truly perform the work in the manner specified therein and comply with the terms or conditions of the agreement, then this obligation shall be null and void; otherwise to remain in full force and effect.

No party other than the Obligee shall have any rights hereunder as against the Surety. The aggregate liability of the Surety on this bond obligation shall not exceed the penal sum set forth above for any reason whatsoever.

Signed, sealed and dated on September 16, 2020.

Lennar Homes, LLC, a Florida limited liability company

By: _____
JEFF ALEXANDER, AUTHORIZED AGENT

Hartford Fire Insurance Company

By: _____
My Hua, Attorney-in-Fact

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-12
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 *or fax:* 860-757-5835

POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: MARSH RISK & INSURANCE SERVICES
Agency Code: 72-180287

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast**, a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, *up to the amount of* Unlimited :

Brenda Wong of Los Angeles CA, My Hua, Mechelle Larkin, Kathy R. Mair of IRVINE, California

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 6, 2015 the Companies have caused these presents to be signed by its Senior Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

John Gray, Assistant Secretary

M. Ross Fisher, Senior Vice President

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford

On this 5th day of January, 2018, before me personally came M. Ross Fisher, to me known, who being by me duly sworn, did depose and say: that he resides in the County of Hartford, State of Connecticut; that he is the Senior Vice President of the Companies, the corporations described in and which executed the above instrument; that he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that he signed his name thereto by like authority.

Kathleen T Maynard
Notary Public
My Commission Expires July 31, 2021

CERTIFICATE

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of SEP 16 2020

Signed and sealed at the City of Hartford.

Kevin Heckman, Assistant Vice President

Planning Board **6. 0.**

Meeting Date: 12/11/2023

Re: Site Plan (Development and Design Review) - Viva West - 3037 S. Jenkins Road

---

Information

SUBJECT:

Site Plan (Development and Design Review) - Viva West - 3037 S. Jenkins Road

SUMMARY:

The applicant is requesting the review and approval of an application for a Site Plan (Development and Design Review) for a two-hundred and twenty-two (222) unit rental community at 3037 S. Jenkins Road. The community will consist of one-bedroom, two-bedroom and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will share access to amenities such as a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas and more.

The proposed development is located on a parcel with an approximate acreage of 27.89 acres. The future land use of the parcel is Medium Density Residential, RM, and the zoning is Medium Density Residential, R-4.

RECOMMENDATION:

Staff's recommendation is for the Planning Board to move the proposed Site Plan (Development and Design Reviews), with four conditions, for approval to City Commission.

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. A gopher tortoise survey will be required per State Statute before construction can begin.
3. Addresses will need to be submitted to the Planning Department for all units prior to building permit applications.
4. Prior to the issuance of any Site Clearing Permits, the applicant shall provide a Tree Mitigation Survey and coordinate with the City of Fort 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.

ALTERNATIVES:

- Recommendation of approval with alternative conditions
- Recommendation of disapproval

RESPONSIBLE STAFF:

Ryan Altizer, Senior Planner

COORDINATED WITH:

Technical Review Committee

Fiscal Impact

OTHER INFORMATION:

N/A

Attachments

Staff Presentation

Staff Report & Supporting Documents

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 12/04/2023 03:40 PM

Final Approval Date: 12/04/2023

CITY OF FORT PIERCE

Planning Board

December 11th, 2023

Viva West Site Plan
3037 S. Jenkins Road

APPLICANT

Francarlos Rivera, TEG Developers

PROPERTY OWNER(S)

Viva Communities at Treasure Coast West

PARCEL ID #(S):

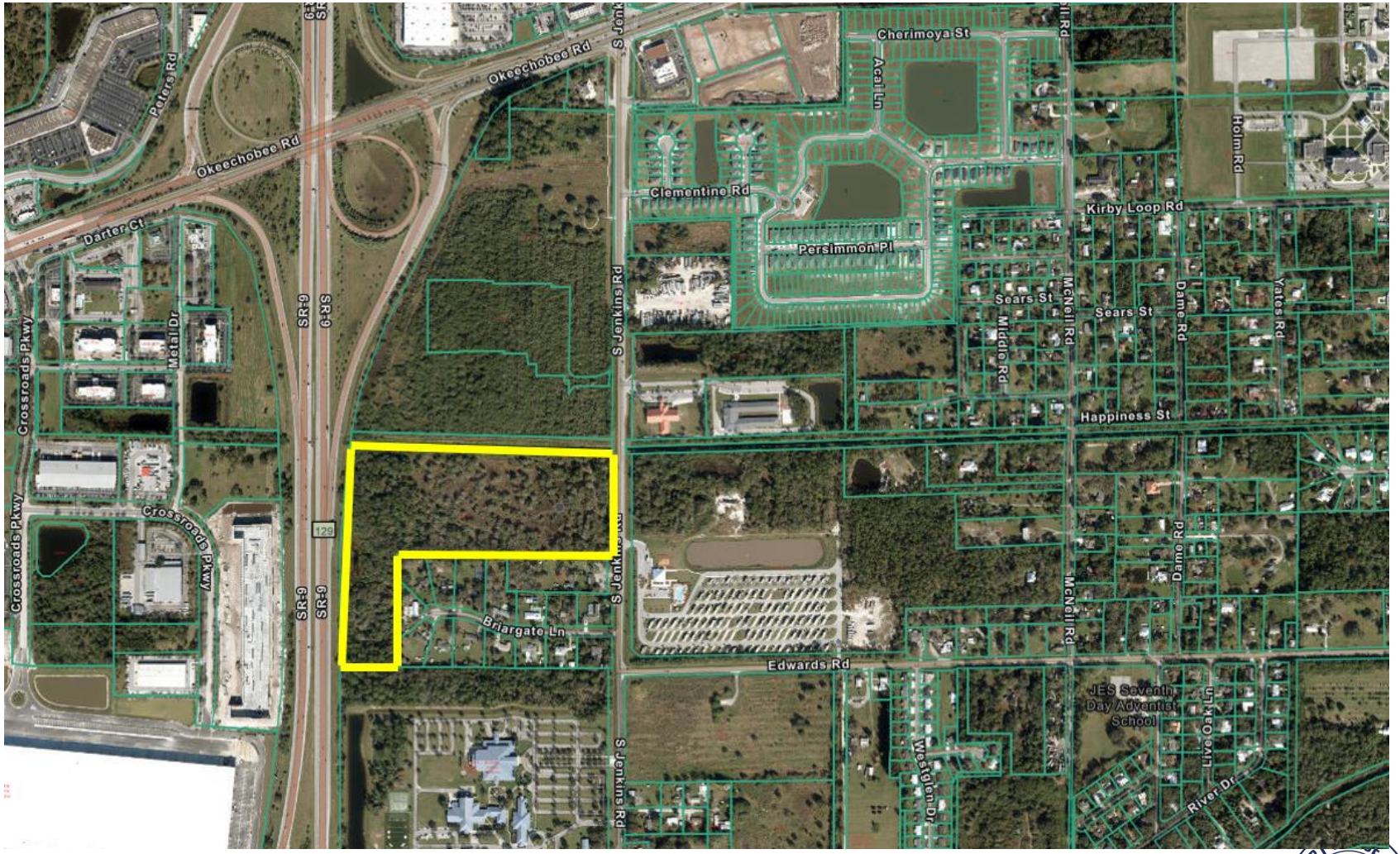
2325-111-0001-000-2

SUMMARY

Request for review of an application for a Site Plan (Development and Design Review) of a two-hundred and twenty-two (222) unit rental community. The community will consist of one-bedroom, two-bedroom and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will share access to amenities such as a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas and more. The architecture for this project is based off the Florida Cracker style. Viva West is being proposed at 3037 S. Jenkins Road across from the KOA Campgrounds.

The proposed development is located on a parcel with a Future Land Use of Medium Density Residential(RM) and a Zoning of Medium Density Residential(R-4).

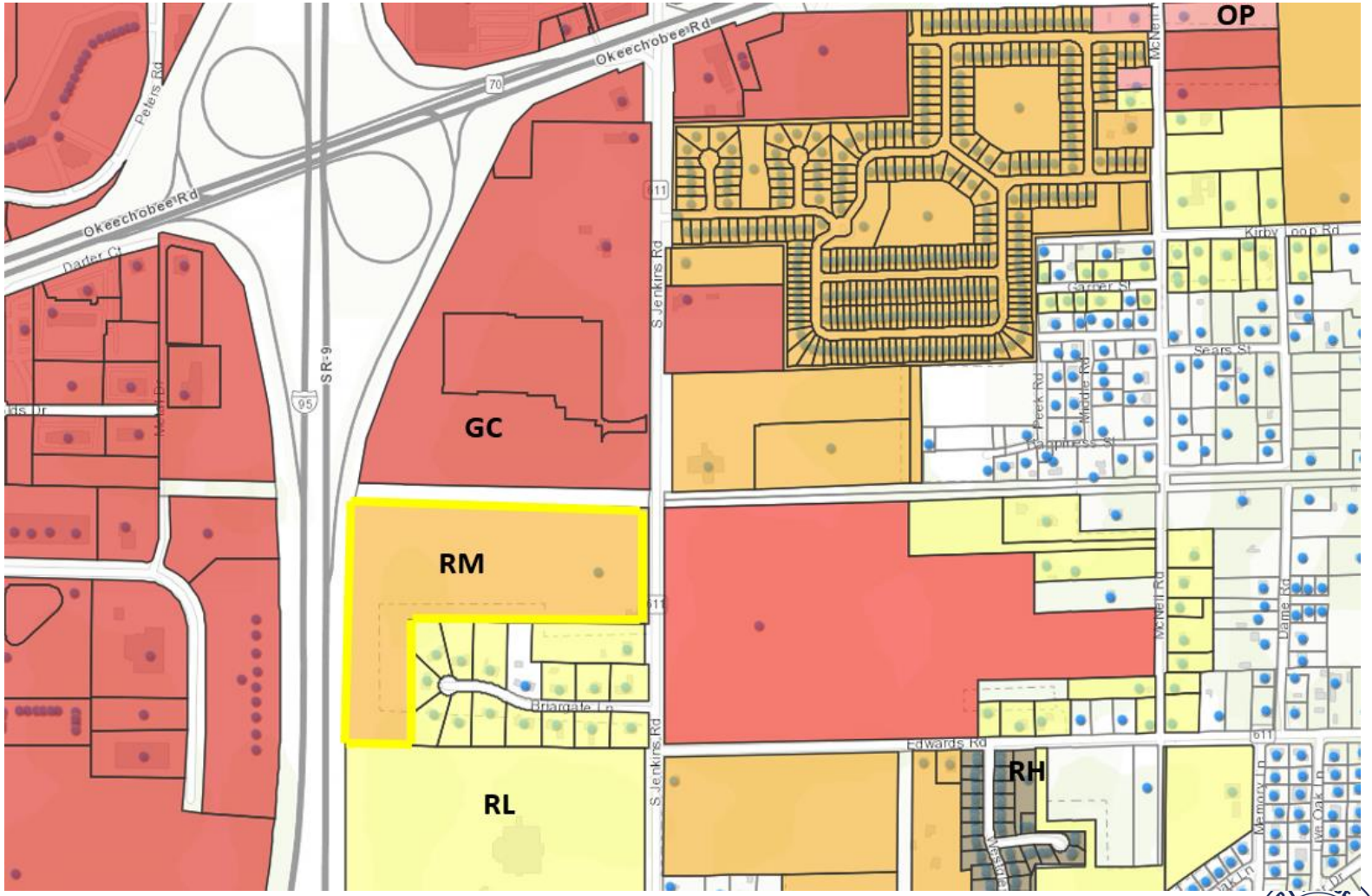
SITE LOCATION



SITE AREA= 27.89 +/- Acres

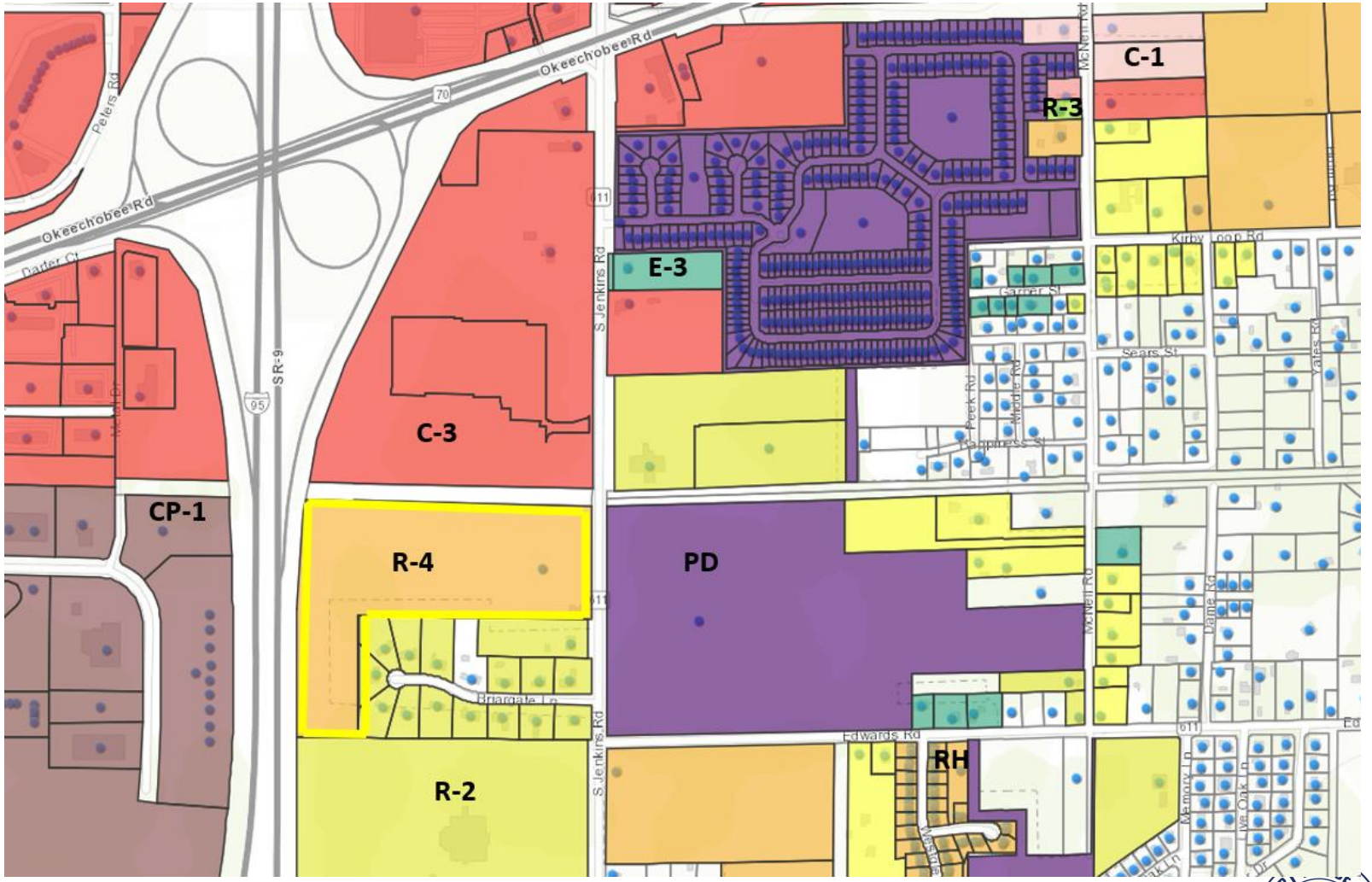
FUTURE LAND USE

Current FLU: RM (Medium Density Residential)

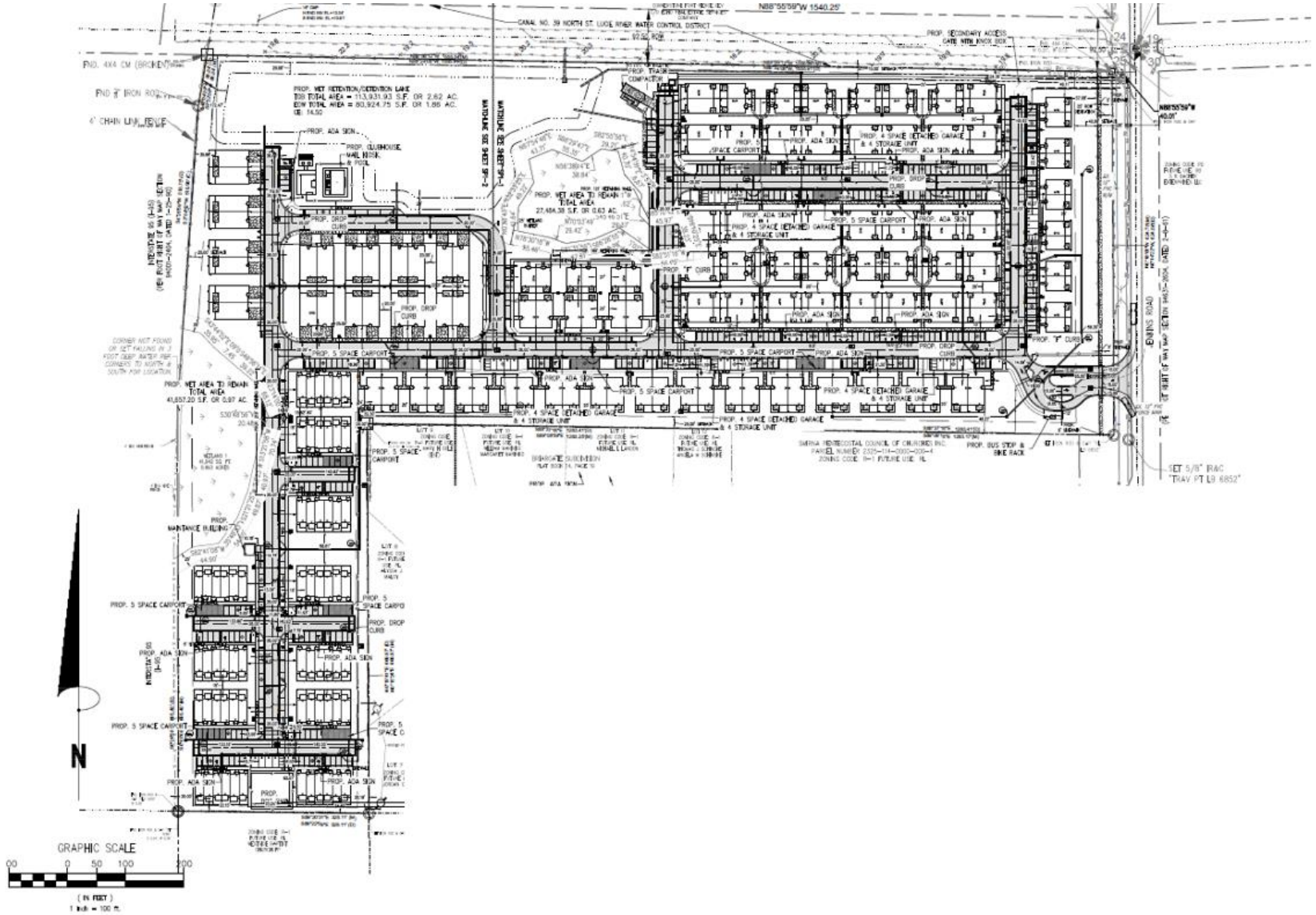


ZONING

Zoning: R-4 (Medium Density Residential)



SITE PLAN



Viva West – Site Plan – 3037 S. Jenkins Road

SITE PLAN

Viva West – Site Plan – 3037 S. Jenkins Road

SITE PLAN

SITE DATA	
OWNER:	VIVA COMMUNITIES AT TREASURE COAST WEST LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS	3037 S JENKINS RD
PARCEL ID:	2325-111-0001-000-2
LEGAL DESCRIPTION:	25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB:TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	25/35S/39E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	MEDIUM DEN
LOT SIZE:	27.89 AC.

BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:		2
1 BEDROOM UNIT		42
2 BEDROOM UNIT		122
3 BEDROOM UNIT		58
TOTAL UNIT:		222

BUILDING SETBACKS REQUIRED		
	REQUIRED	PROVIDED
FRONT:	25'	42.08'
N SIDE:	10'	24.36'
S SIDE:	20'	24.29'
REAR:	25'	25.52'

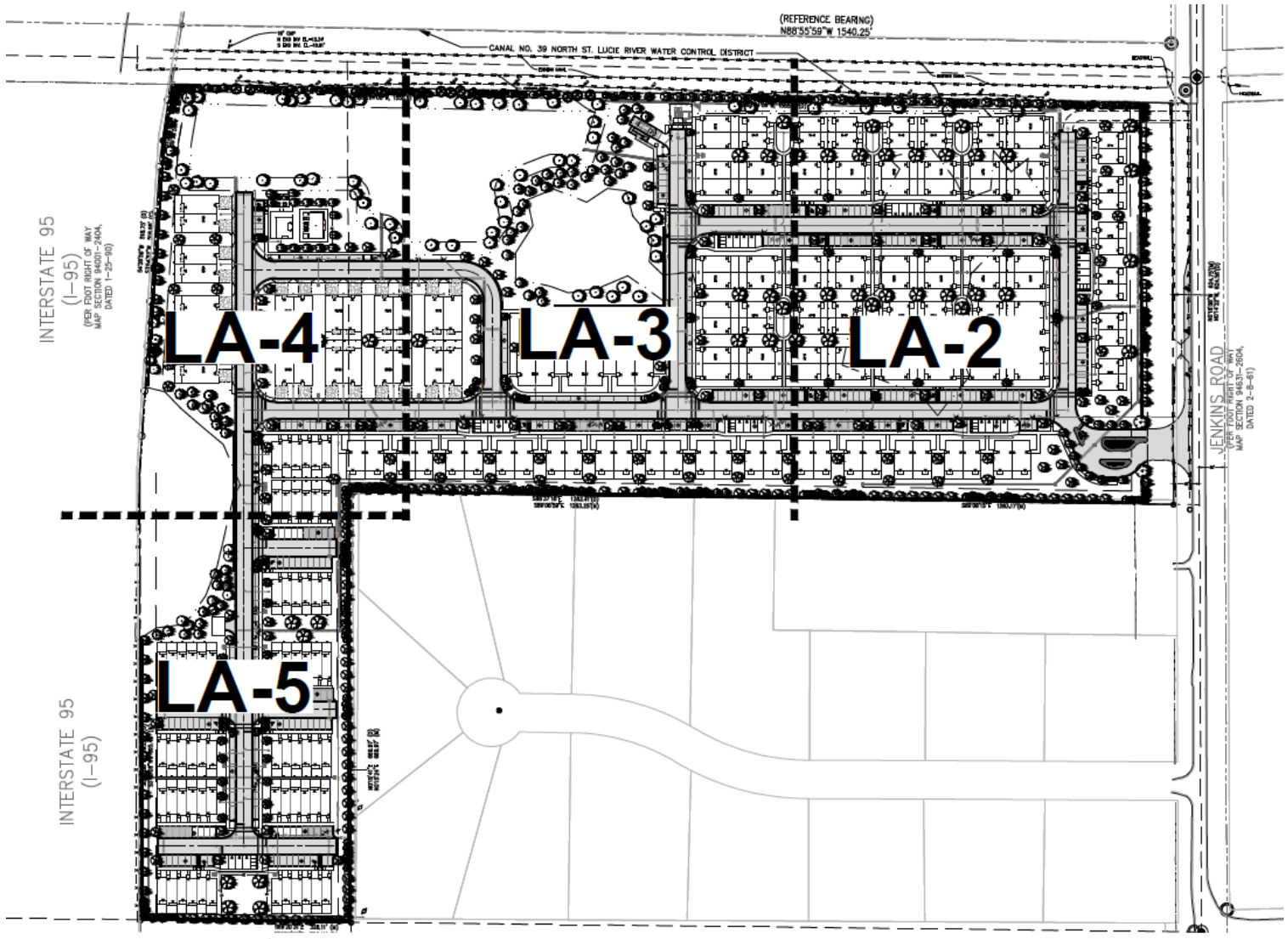
PARKING SPACE REQUIRED	
UNITS:	222
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	444
ADA REQUIRED OF REG. SPACES	9

PARKING SPACES PROVIDED	
9' – 6" X 19' 90 DEG PARKING SPACES	306
DRIVEWAY PARKING SPACES	48
12' X 19' 90 DEG. ADA PARKING SPACES	15
9' – 6" X 22' PARALLEL PARKING	71
DETACHED GARAGE PARLING	28
TOTAL SPACES PROVIDED:	468

LAND USE DATA			
USE	AREA (SF)	ACRES	PERCENTAGE
LOT AREA PER ROW DEDICATION	1,215,181.40	27.90	100%
ROW DEDICATION	15,619.92	0.36	1.29%
TOTAL LOT AREA LESS ROW DEDICATION	1,199,561.48	27.54	100%
IMPERVIOUS			
BUILDING	226,567.48	5.20	18.88%
ASPHALT	272,795.44	6.26	22.74%
CONCRETE	128,990.76	2.96	10.75%
WET LAND	69,126.63	1.59	5.76%
LAKE EOW	80,752.26	1.85	6.73%
TOTAL IMPERVIOUS:	778,232.57	17.87	64.88%
PERVIOUS			
OPEN SPACE	421,328.91	9.67	35.12%
TOTAL PERVIOUS:	421,328.91	9.67	35.12%

Viva West – Site Plan – 3037 S. Jenkins Road

LANDSCAPE PLAN

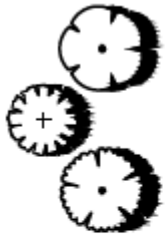


Viva West – Site Plan – 3037 S. Jenkins Road

LANDSCAPE PLAN

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	48	Conocarpus erectus	Green Buttonwood	45G	12` HT	6`W	6`CT, SP	Native	2.5" DBH
	42	Pinus elliotti densa	South Florida Slash Pine	FG	12` HT	5`W	SP	Native	2.5" DBH
	209	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
	11	Taxodium distichum	Bald Cypress	45G	12` HT	6`W	4` CT, SP	Native	2.5" DBH
*** EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Pinus elliottii	Slash Pine	Existing to Remain				Native	VARIES 6"-55"
	TBD	Quercus spp	Oak Species	Existing to Remain				Native	VARIES 6"-55"
*** MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Conocarpus erectus	Green Buttonwood	FG	14` HT	8`W	6`CT, STD, SP	Native	6.5" Caliper, 6" DBH
	TBD	Pinus elliotti densa	South Florida Slash Pine	FG	14`-16` HT	6`W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Quercus virginiana	Southern Live Oak	FG	14` HT	6`W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Taxodium distichum	Bald Cypress	FG	14`-16` HT	8`W	SP	Native	6.5" Caliper, 6" DBH

LANDSCAPE PLAN

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm	FG	8` GW, 12` CT		SP	Non-native
	218	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native
	28	Wodyetia bifurcata	Single Foxtail Palm	FG	6`GW, 10`CT		SGL, FH, SP	Non-native

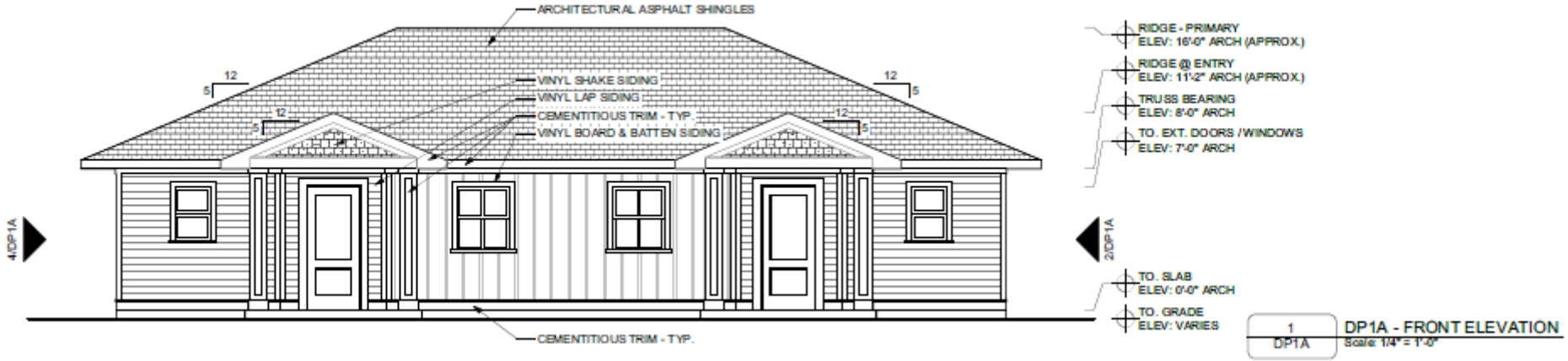
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	* 89	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea	3G	18" HT	18"W	F	Non-native
	182	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native
	1,059	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native
	22	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native
	* 57	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native
	* 35	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	366	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G	18"HT	18" W	F	Non-native

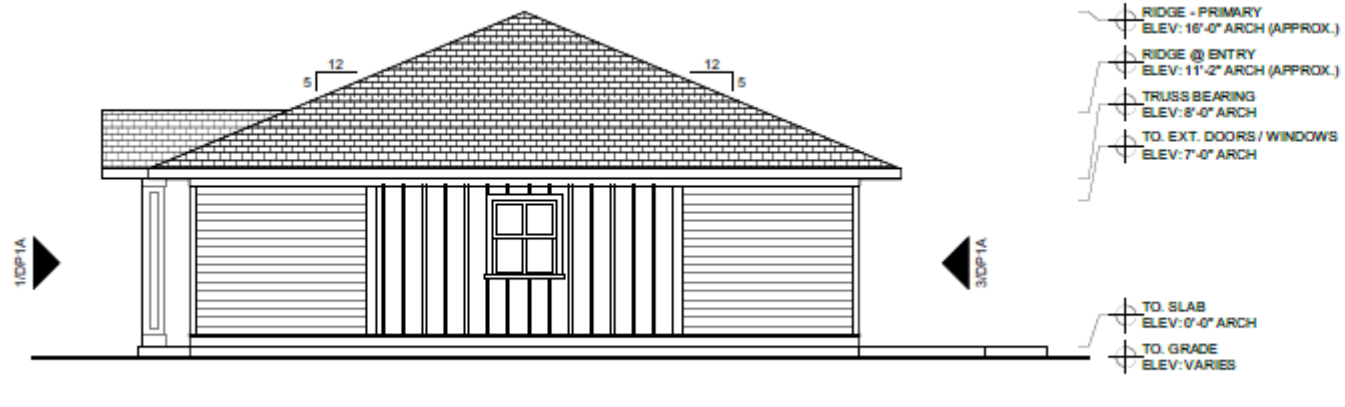
** SOD	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests	

ELEVATIONS

ELEVATIONS (ONE BEDROOM DUPLEX)

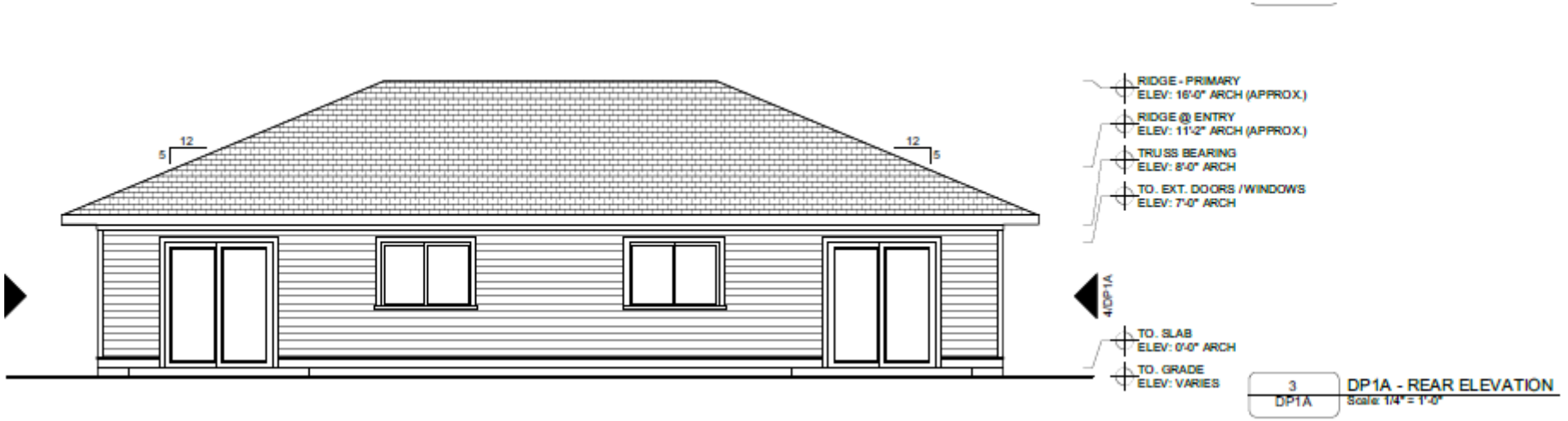


1 DP1A — DP1A - FRONT ELEVATION
Scale: 1/4" = 1'-0"

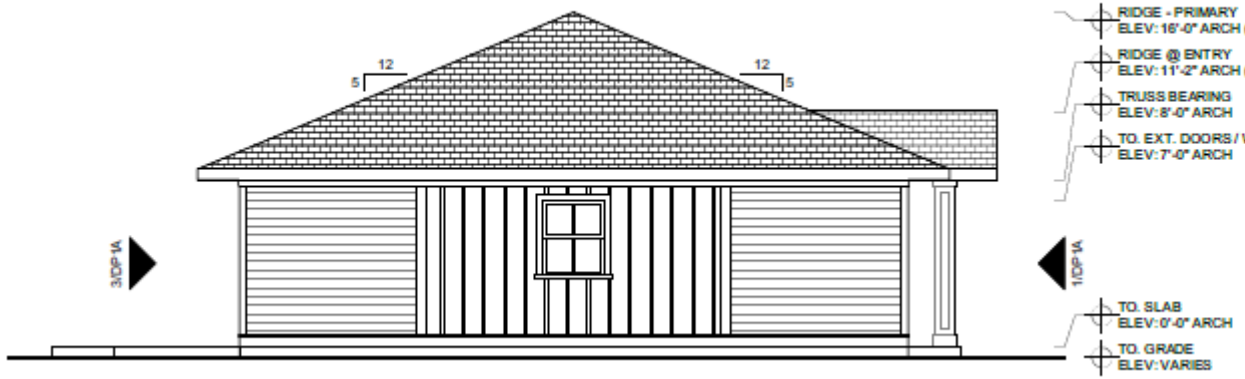


2 DP1A — DP1A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

ELEVATIONS (ONE BEDROOM DUPLEX)



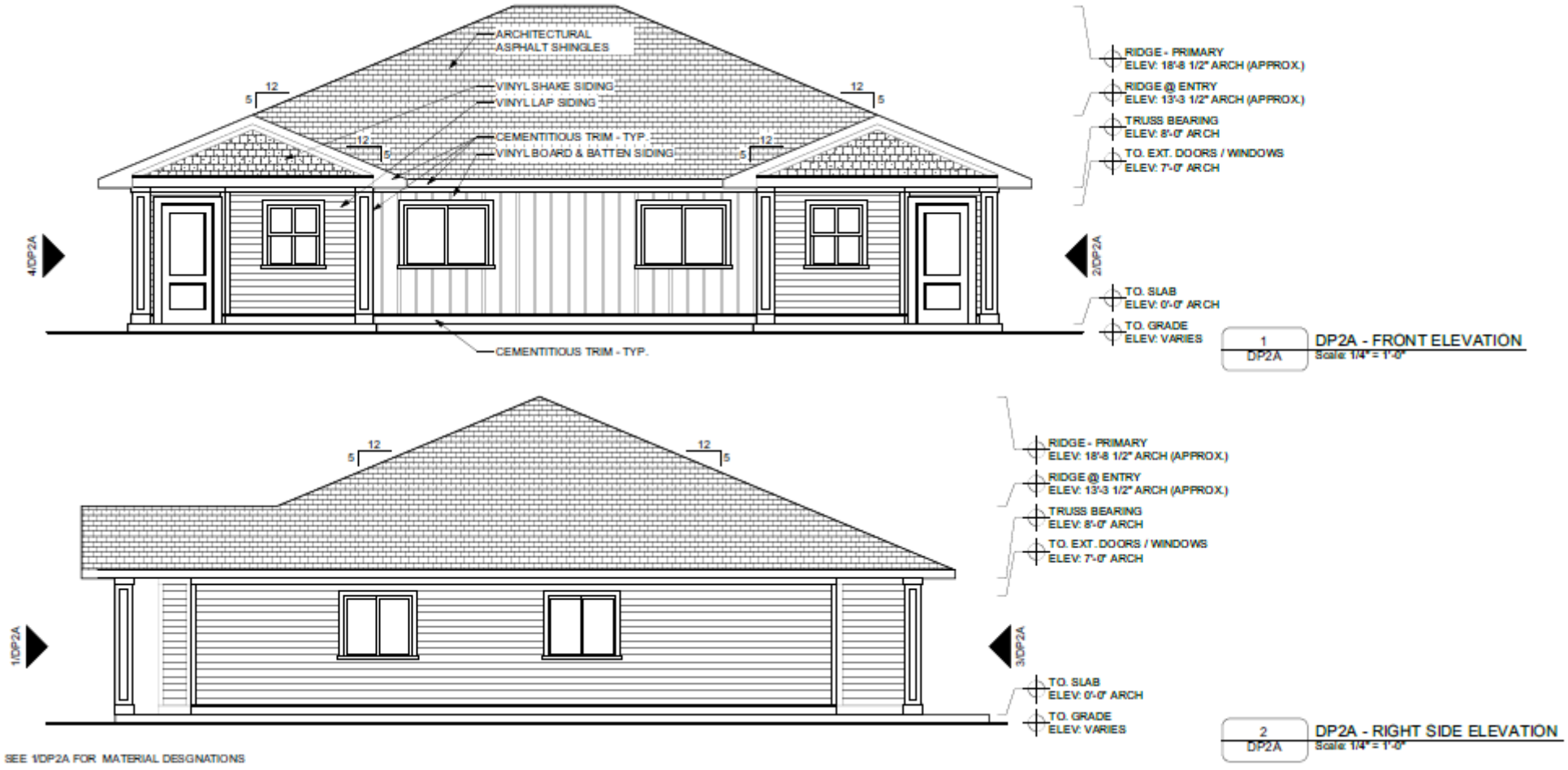
3 DP1A - REAR ELEVATION
DP1A Scale: 1/4" = 1'-0"



4 DP1A - LEFT SIDE ELEVATION
DP1A Scale: 1/4" = 1'-0"

ELEVATIONS (ONE BEDRROM DUPLEX)

ELEVATIONS (TWO BEDROOM DUPLEX)

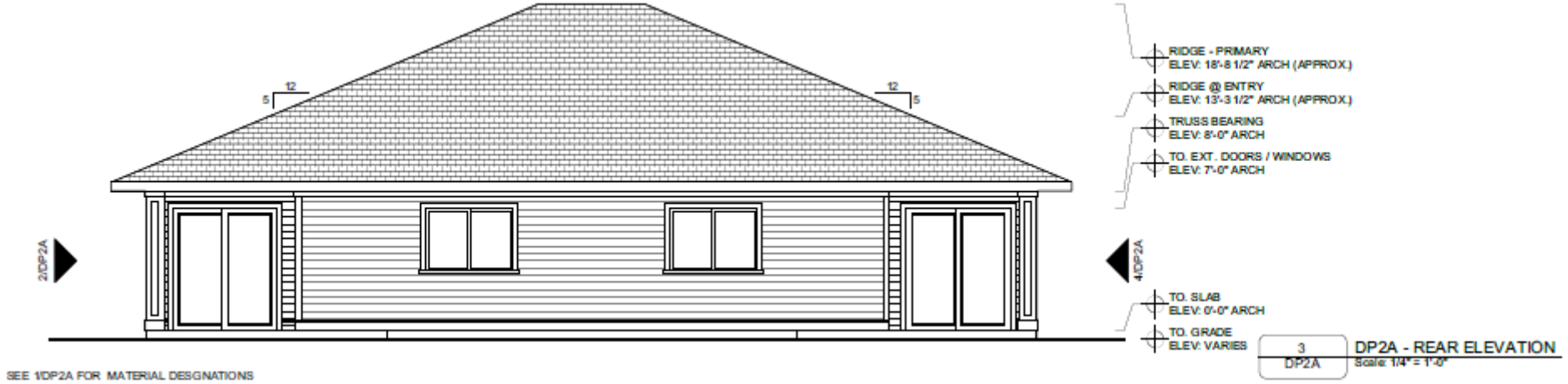


1 DP2A - FRONT ELEVATION
Scale: 1/4" = 1'-0"

2 DP2A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

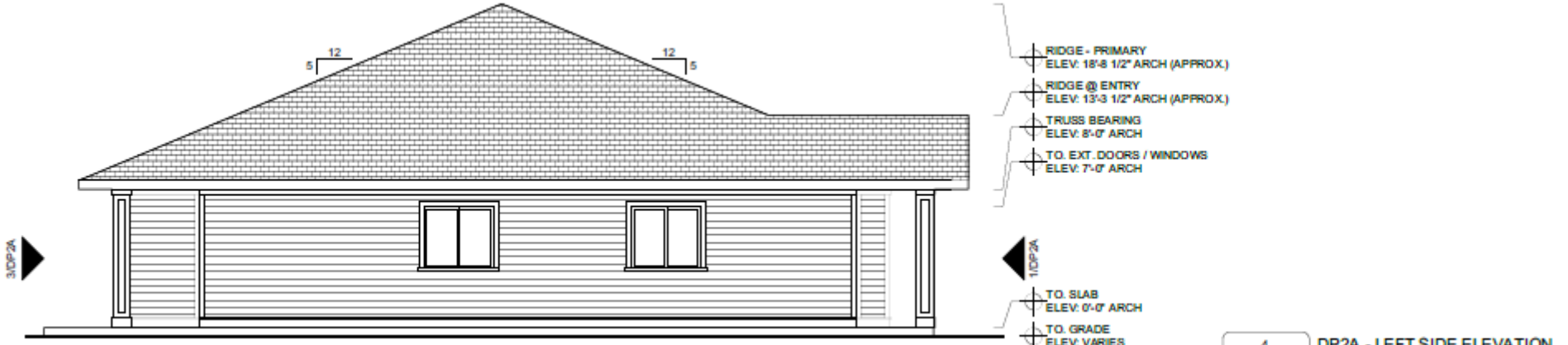
SEE 1/DP2A FOR MATERIAL DESIGNATIONS

ELEVATIONS (TWO BEDROOM DUPLEX)



3 DP2A - REAR ELEVATION
DP2A Scale: 1/4" = 1'-0"

SEE 1/DP2A FOR MATERIAL DESIGNATIONS

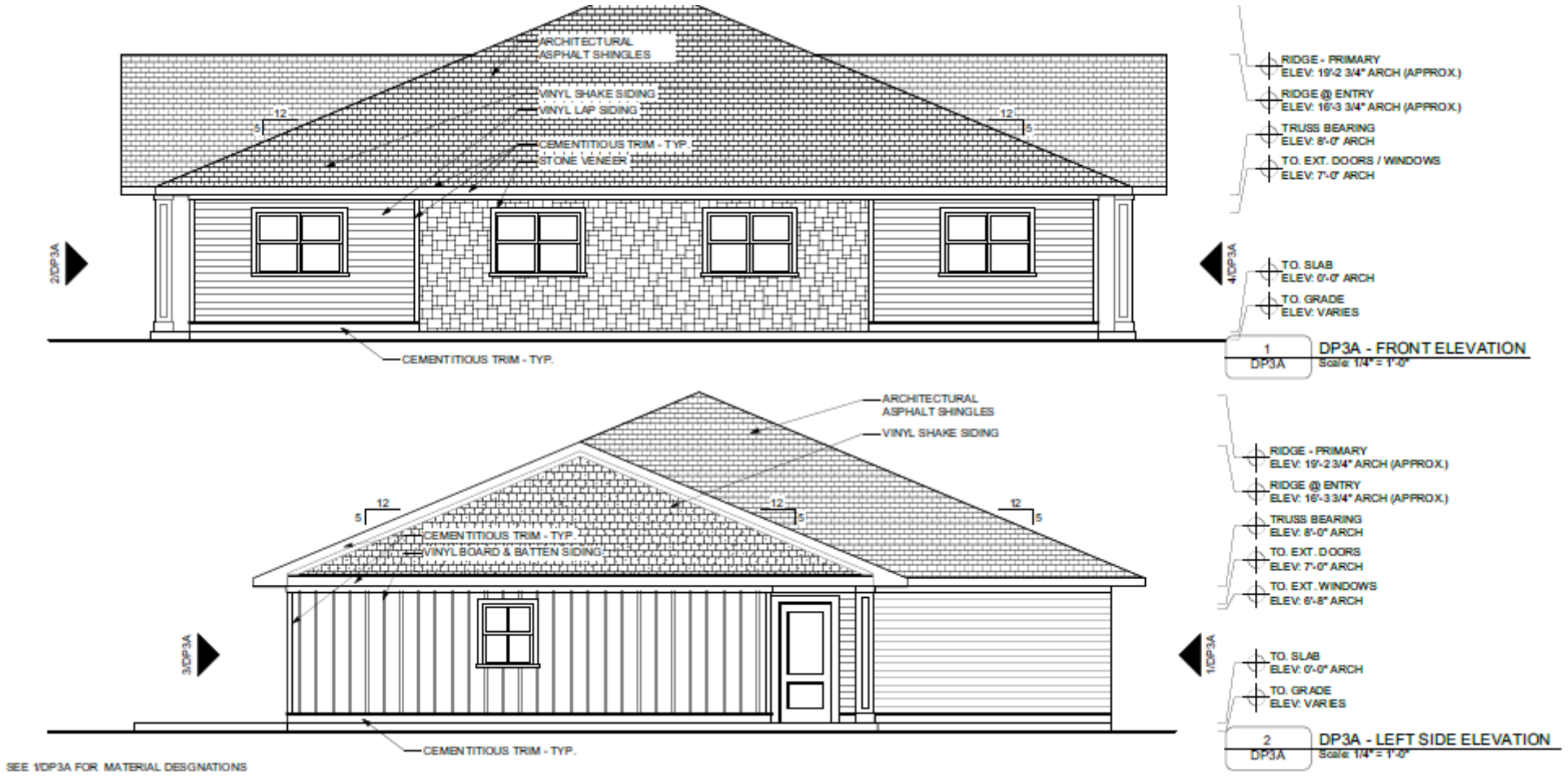


4 DP2A - LEFT SIDE ELEVATION
DP2A Scale: 1/4" = 1'-0"

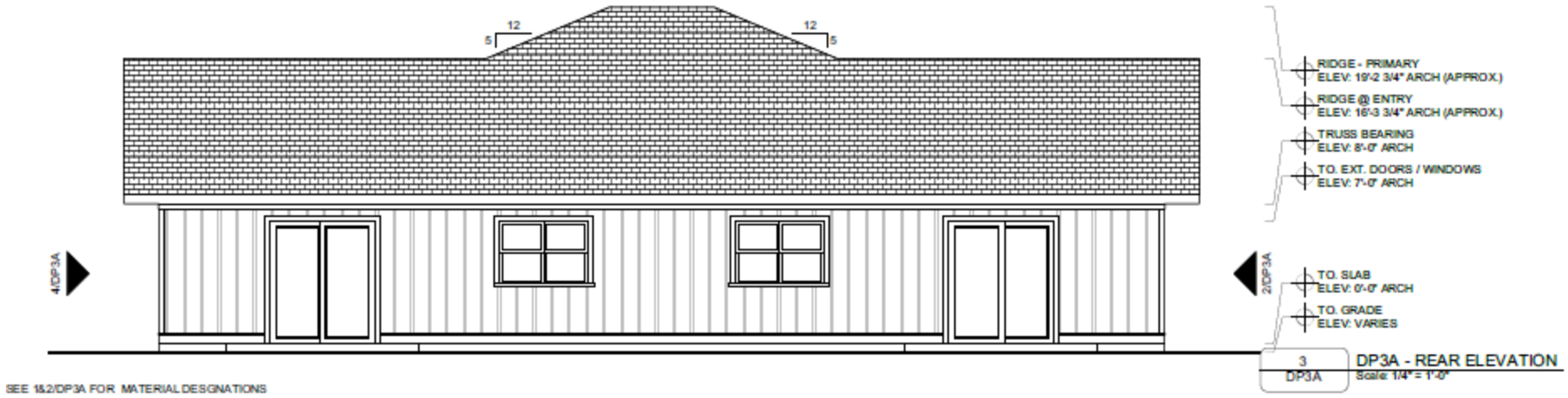
SEE 1/DP2A FOR MATERIAL DESIGNATIONS

ELEVATIONS (TWO BEDRROM DUPLEX)

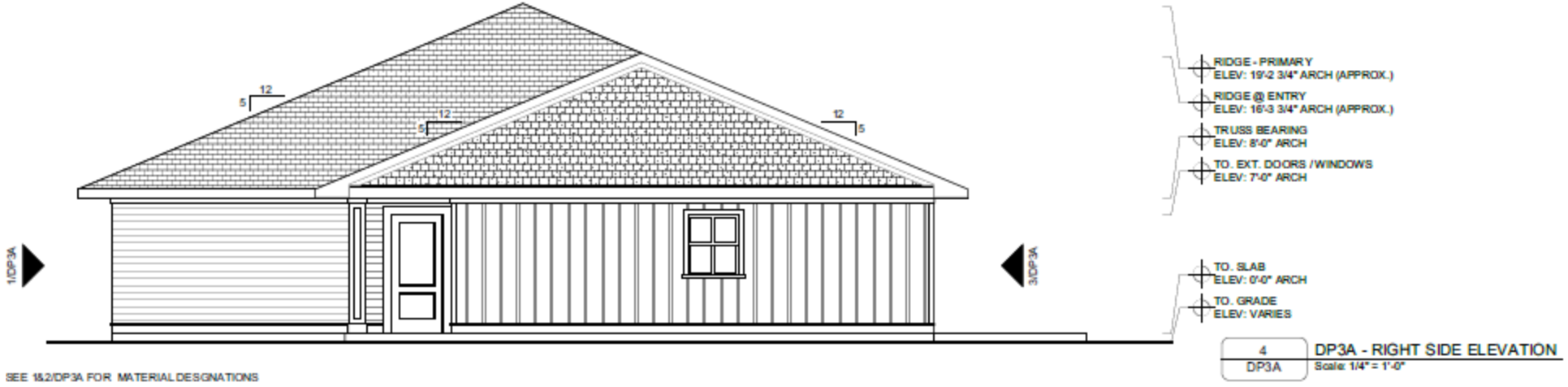
ELEVATIONS (THREE BEDROOM DUPLEX)



ELEVATIONS (THREE BEDROOM DUPLEX)



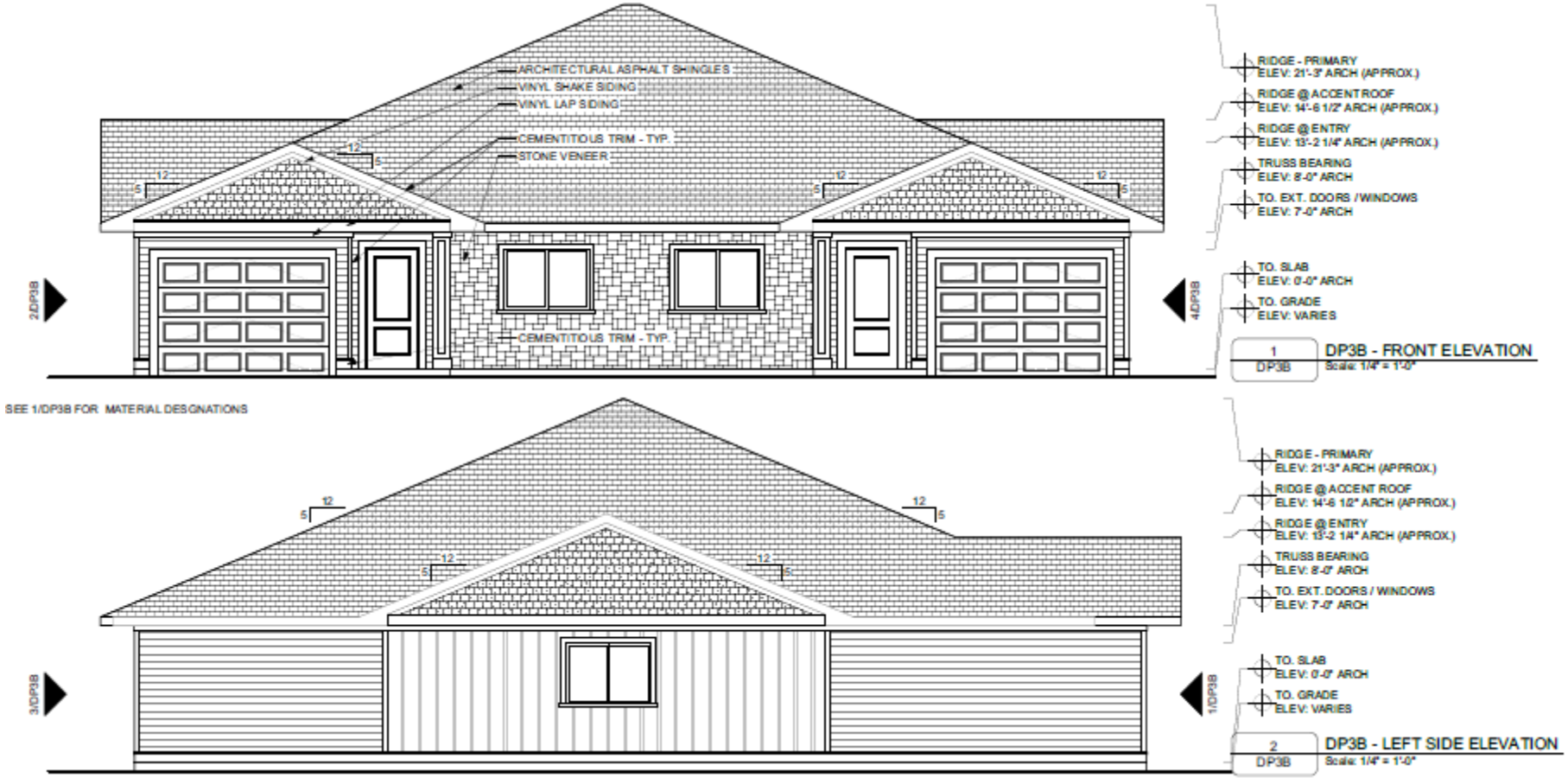
3 DP3A - REAR ELEVATION
Scale: 1/4" = 1'-0"



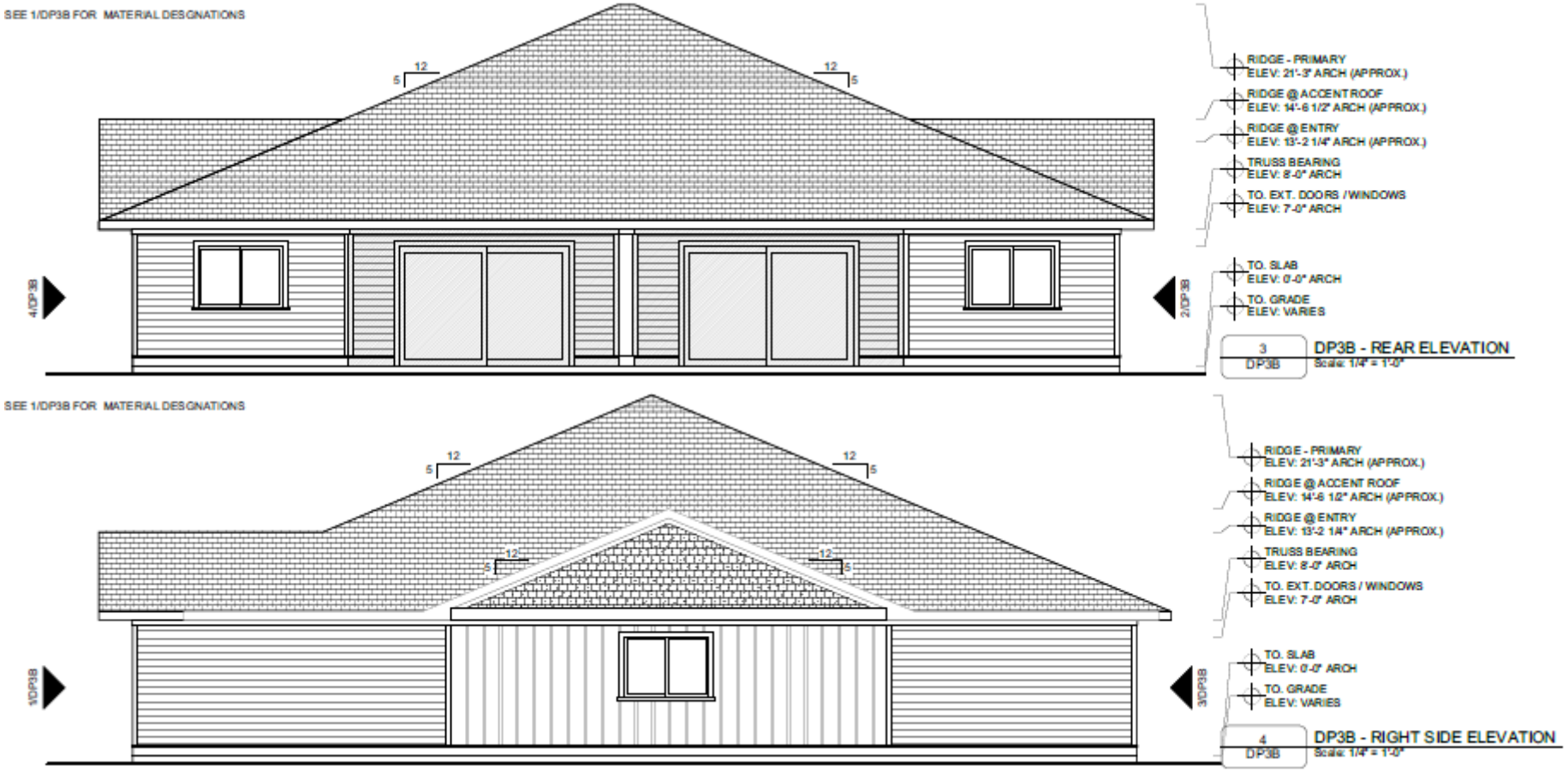
4 DP3A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

ELEVATIONS (THREE BEDRROM DUPLEX)

ELEVATIONS (THREE BEDROOM DUPLEX WITH GARAGE)

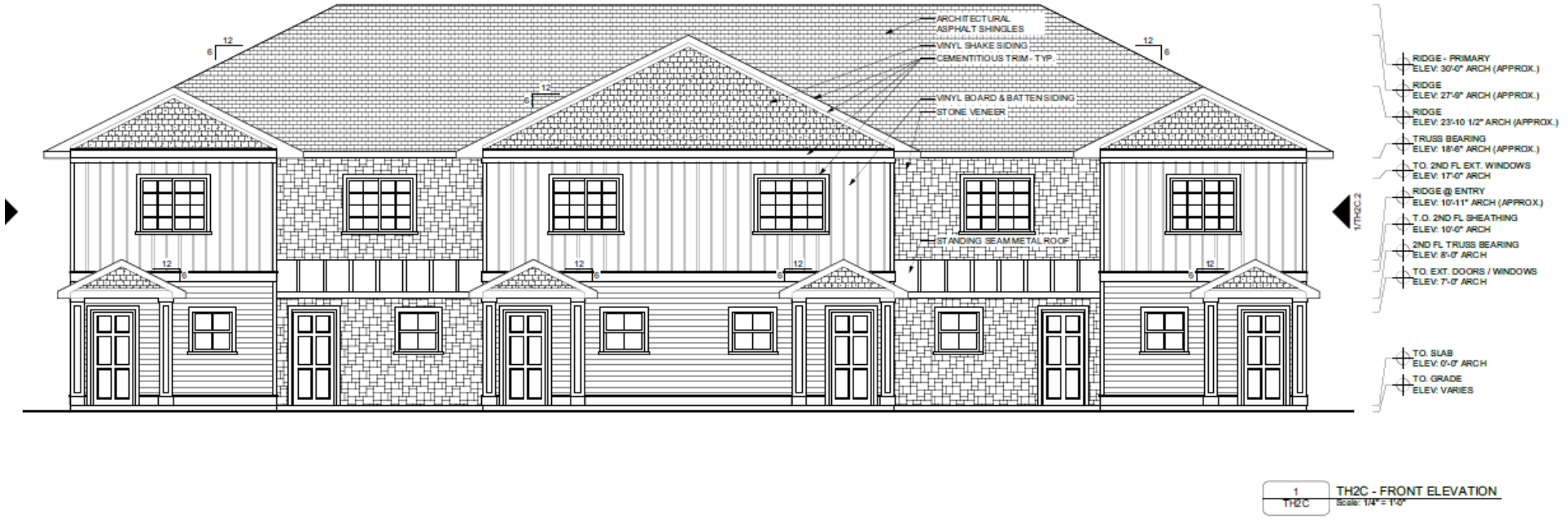


ELEVATIONS (THREE BEDROOM DUPLEX WITH GARAGE)



ELEVATIONS (THREE BEDROOM DUPLEX WITH GARAGE)

ELEVATIONS (TWO BEDROOM ROW HOUSE)



1 TH2C - FRONT ELEVATION
Scale: 1/4" = 1'-0"

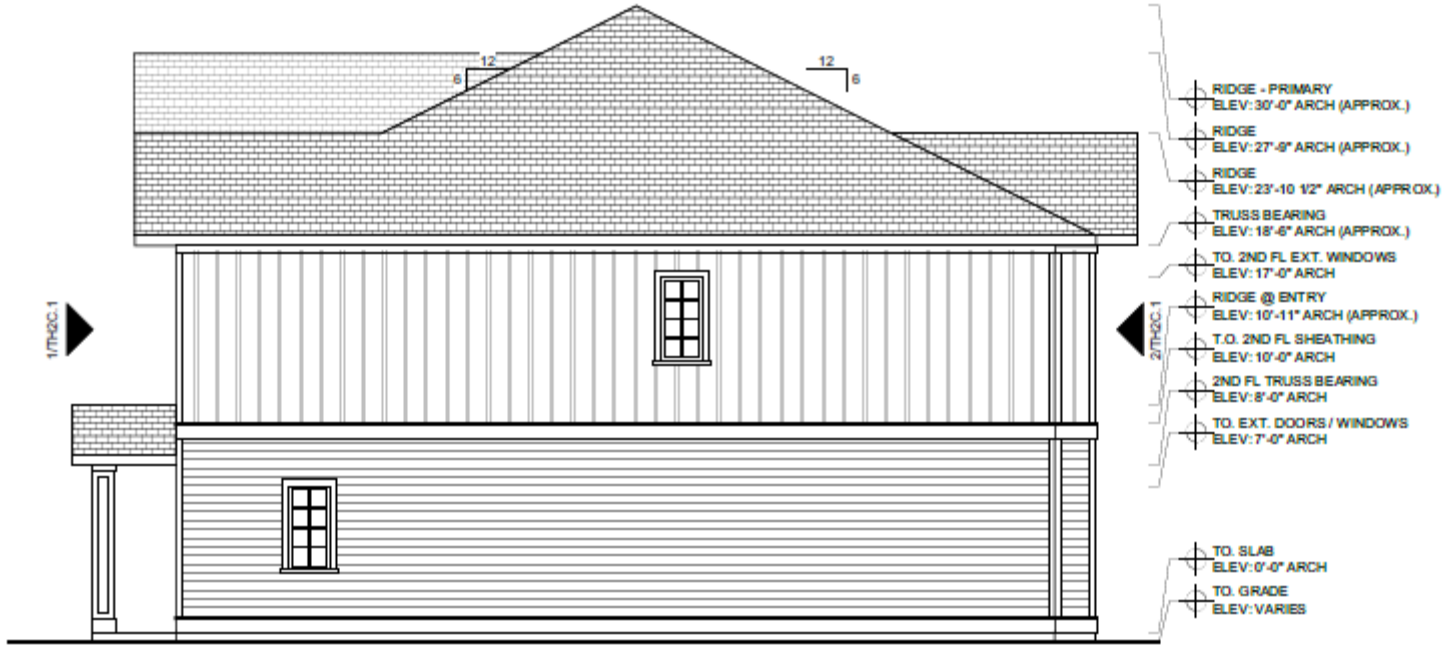
Viva West – Site Plan – 3037 S. Jenkins Road

ELEVATIONS (TWO BEDROOM ROW HOUSE)

2 / TH2C - REAR ELEVATION
Scale: 1/4" = 1'-0"

Viva West – Site Plan – 3037 S. Jenkins Road

ELEVATIONS (TWO BEDROOM ROW HOUSE)



1
TH2C-2

TH2C - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

ELEVATIONS (TWO BEDROOM ROW HOUSE)

2 / TH2C-2 — TH2C - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

ELEVATIONS (TWO BEDROOM ROW HOUSE)

RECOMMENDATION

Staff recommends four (4) Conditions:

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. A gopher tortoise survey will be required per State Statute before construction can begin.

3. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.

4. 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.

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development and Design Reviews), with the four (4) conditions, for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

Planning Board

December 11th, 2023

Viva West Site Plan
3037 S. Jenkins Road

CITY OF FORT PIERCE
PLANNING DEPARTMENT

-PROJECT: **VIVA WEST SITE PLAN - 23-07000021**

REVIEWER: **RYAN ALTIZER, SENIOR PLANNER**

DATE: **12/4/2023**

STAFF REPORT

Owner: Viva Communities at Treasure Coast West

Applicant: Francarlos Rivera, TEG Developers

Requested Action: Request for review of an application for a Site Plan (Development and Design Review) of a two-hundred and twenty-two (222) unit rental community.

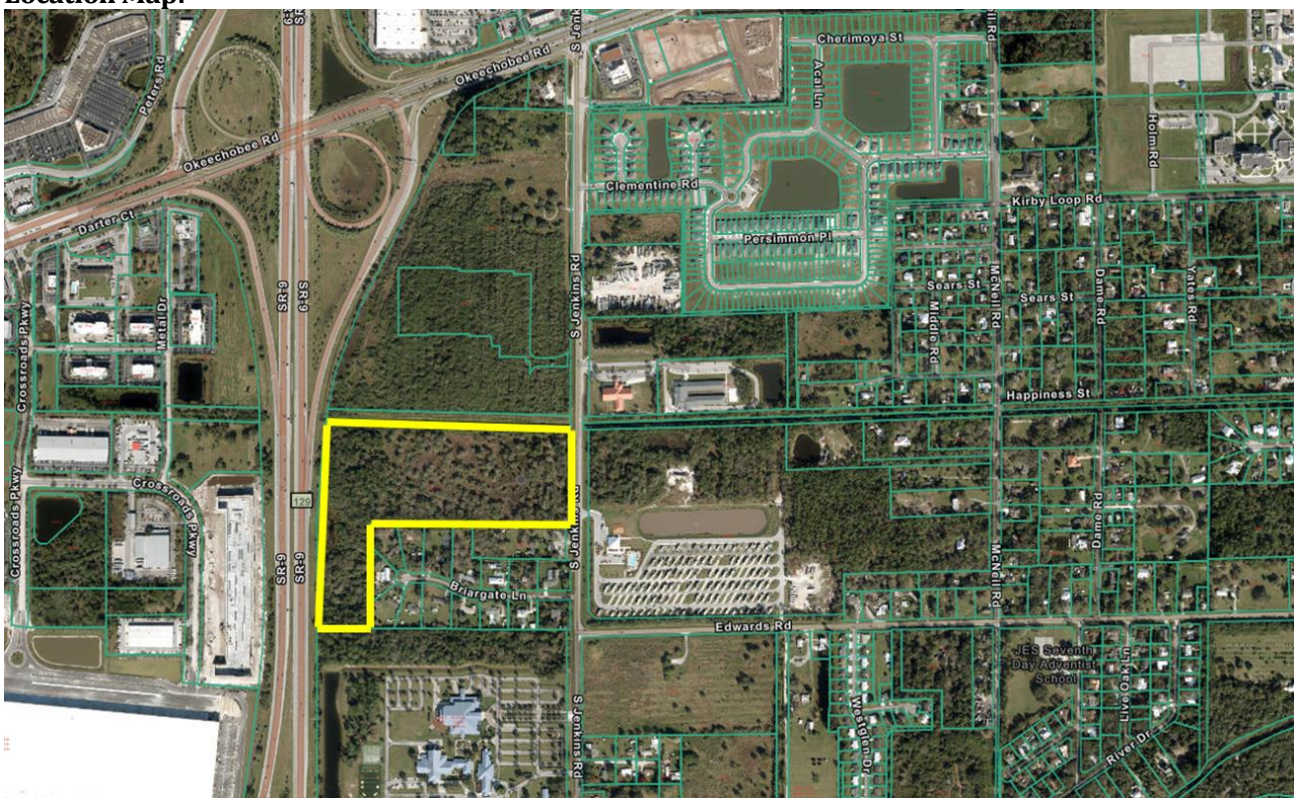
Location: 3037 S. Jenkins Road, Fort Pierce, FL 34981

Parcel IDs: 2325-111-0001-000-2

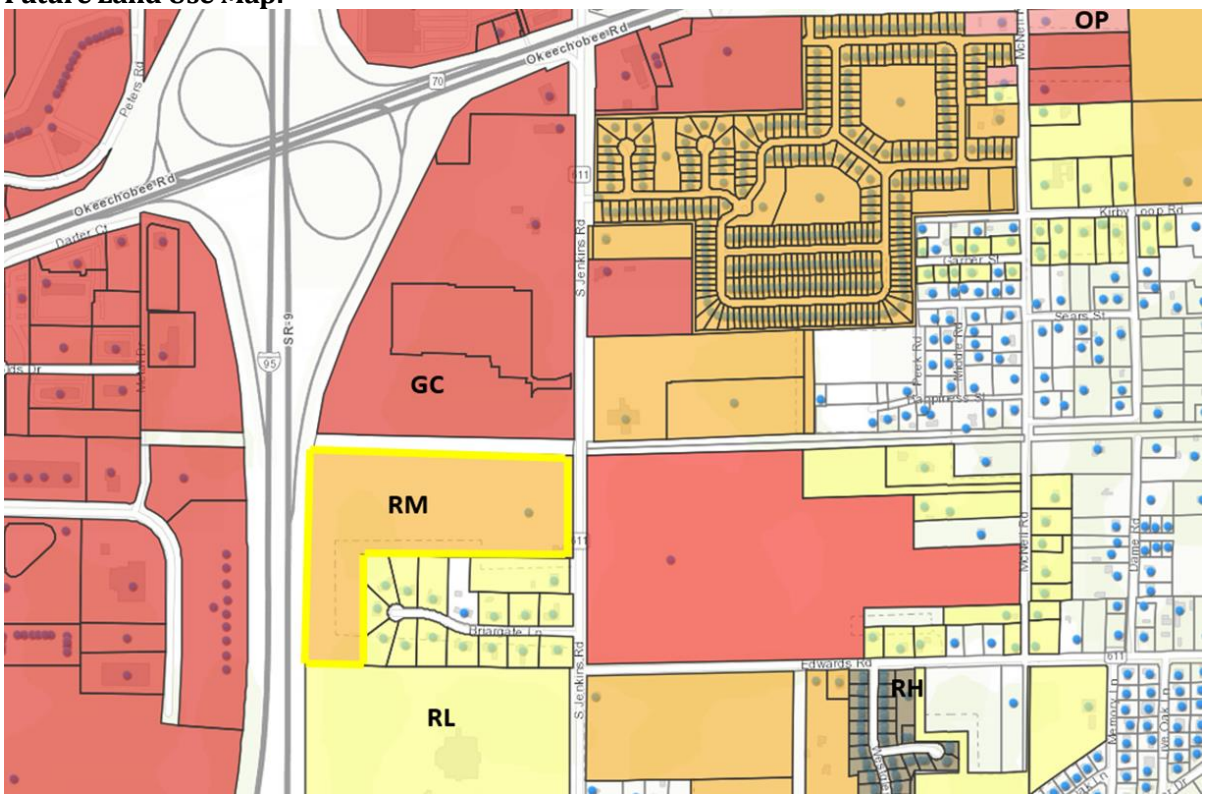
Current Zoning: Medium Density Residential, R-4

Future Land Use: Medium Density Residential, RM

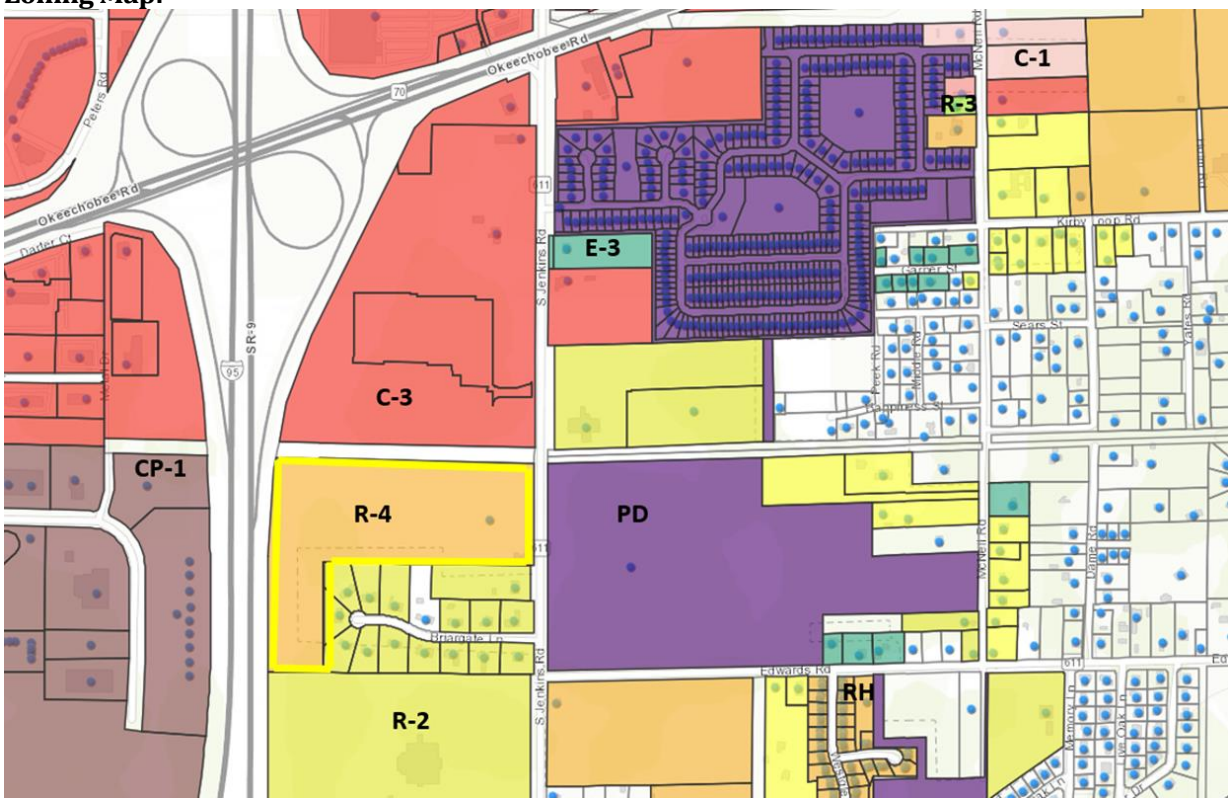
Location Map:



Future Land Use Map:



Zoning Map:



Surrounding Zoning:

North	East	South	West
C-3	PD	R-2	CP-1

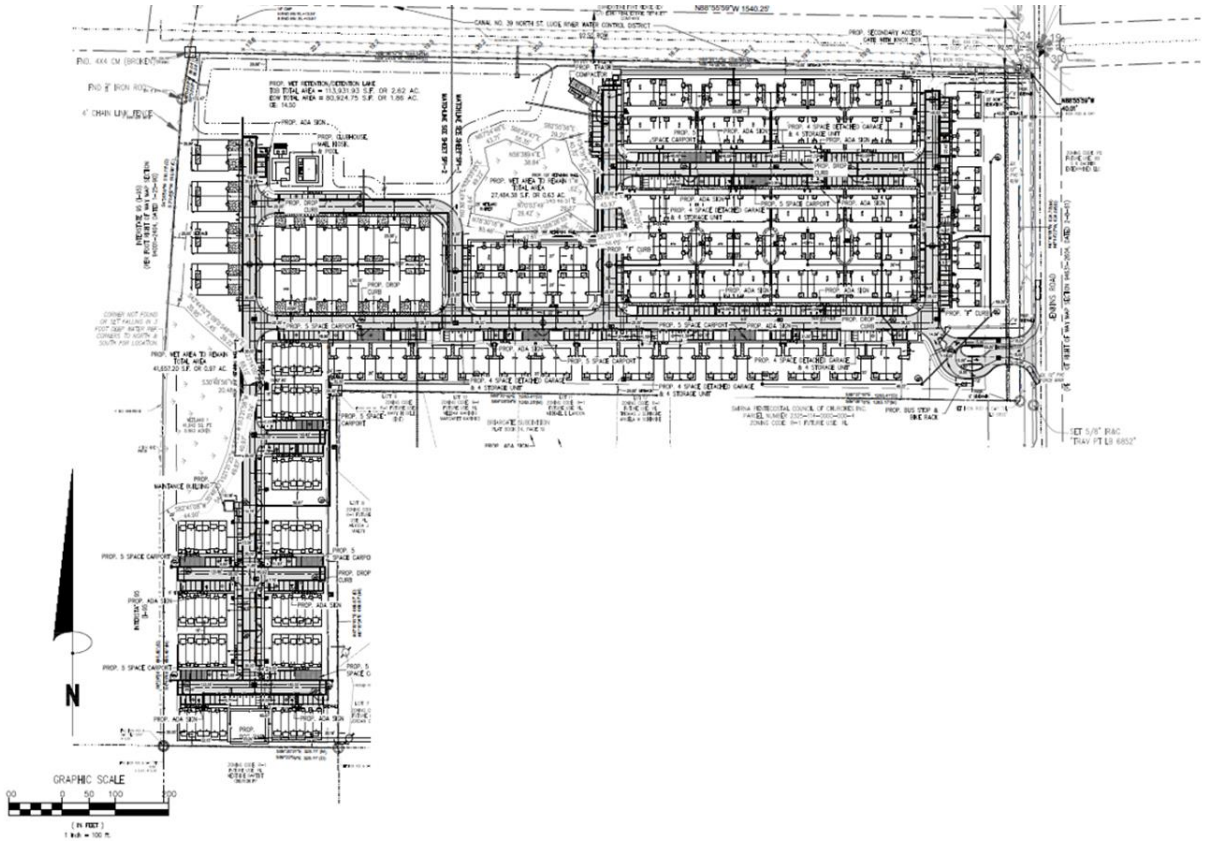
Site Area: +/- 27.89 acres

Utilities: Located within the FPUA Service Area

Staff Analysis

Request for review of an application for a Site Plan (Development and Design Review) of a two-hundred and twenty-two (222) unit rental community. The community will consist of one-bedroom, two-bedroom and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will share access to amenities such as a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas and more. The architecture for this project is based off the Florida Cracker style. Viva West is being proposed at 3037 S. Jenkins Road across from the KOA Campgrounds.

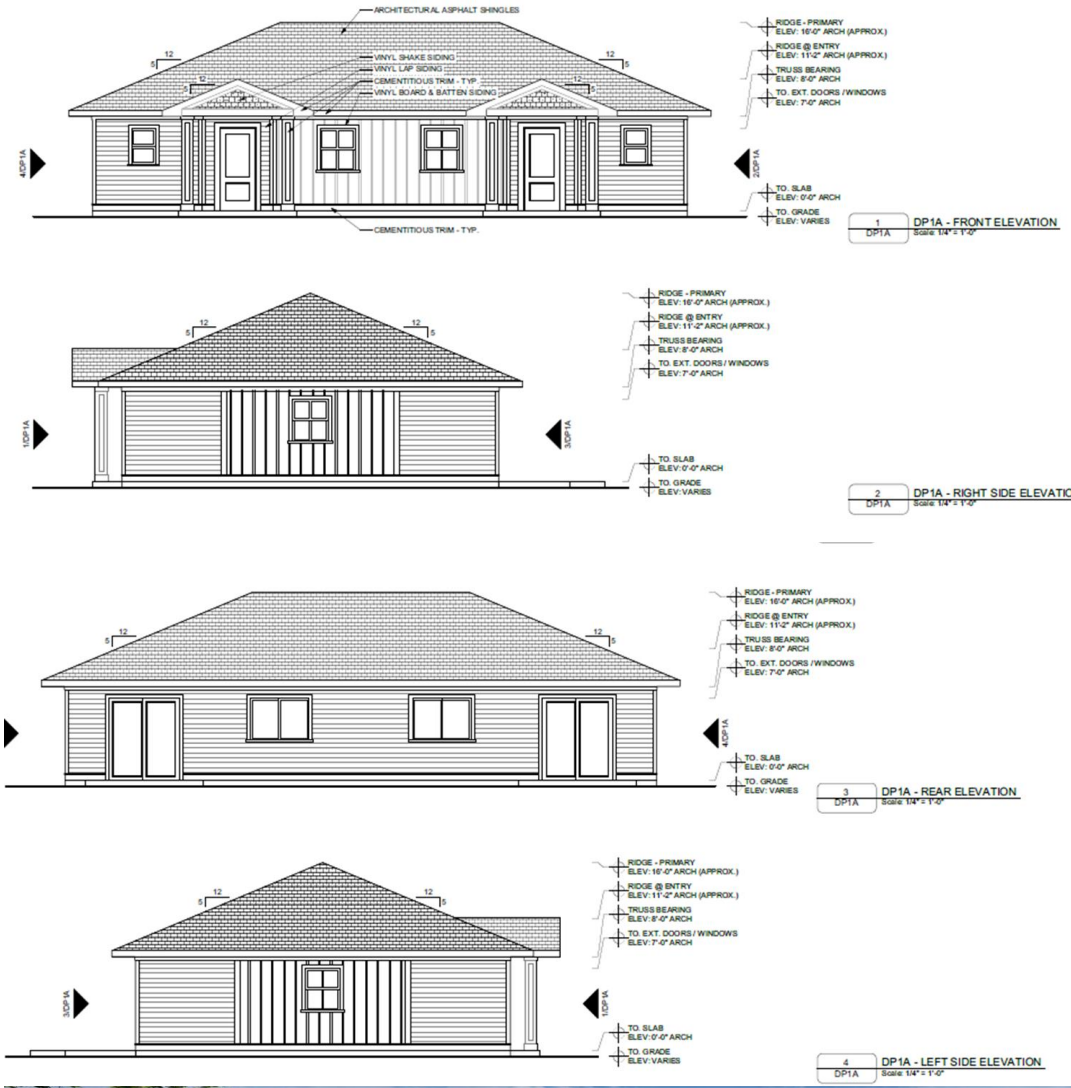
The proposed development is located on a parcel with a Future Land Use of Medium Density Residential(RM) and a Zoning of Medium Density Residential(R-4).



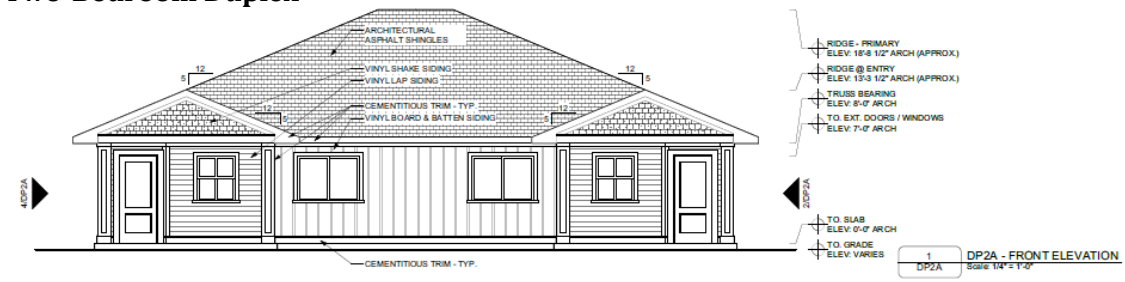
Existing Conditions Design
Currently the land is vacant.

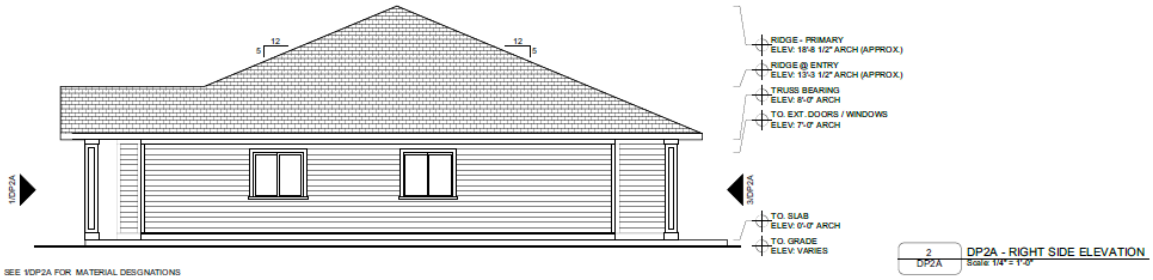
Design
The design style for the one-bedroom, two-bedroom and three-bedroom duplexes, as well as the two-bedroom row houses, are all Florida Cracker style. The buildings consist of classic horizontal siding walls. The roofs are all 5:12 sloped with gable accents and 24" overhangs. The buildings also consist of horizontal and vertical sidings with stone veneer accents, combined with architectural details like porches and gable accents.

One-Bedroom Duplex

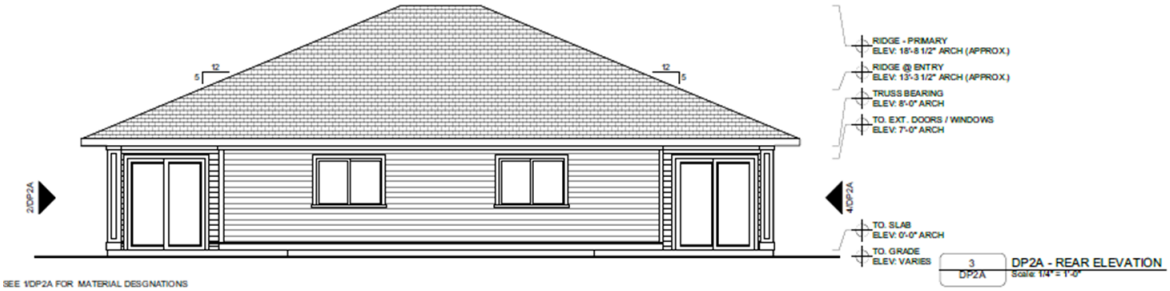


Two-Bedroom Duplex

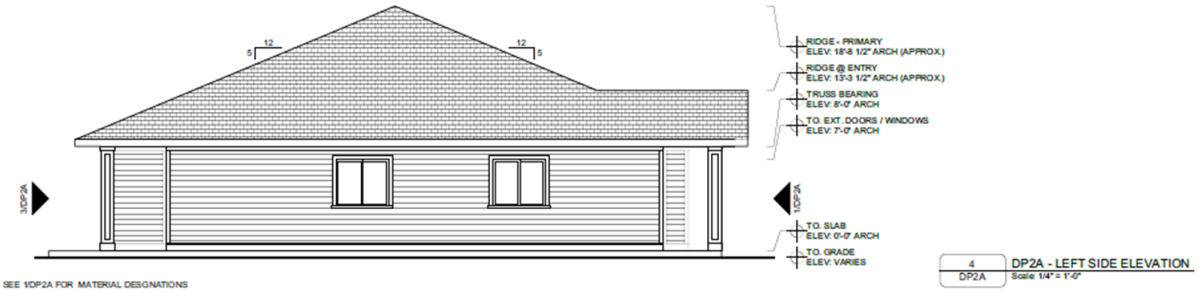




SEE 1/DP2A FOR MATERIAL DESIGNATIONS

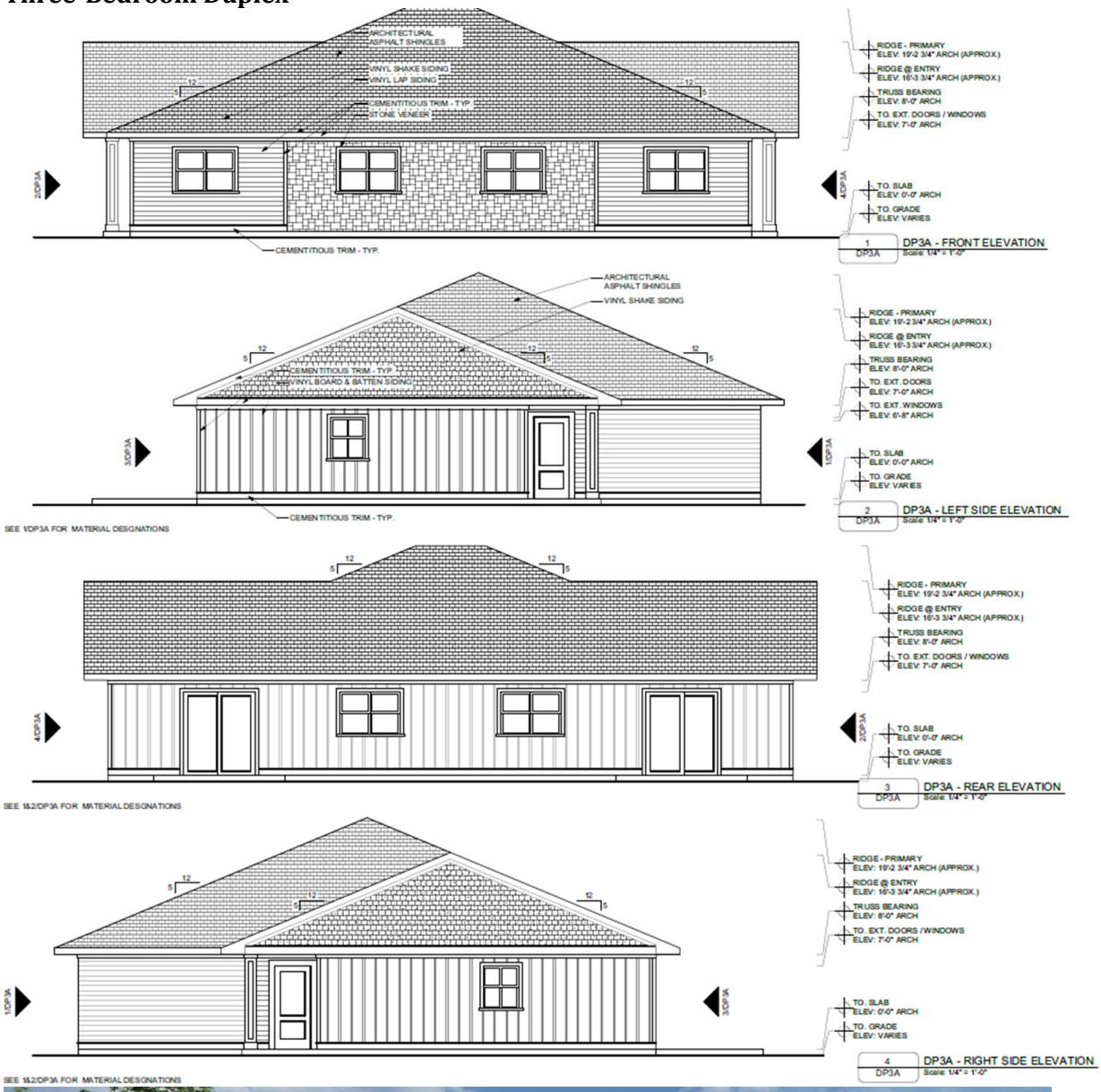


SEE 1/DP2A FOR MATERIAL DESIGNATIONS

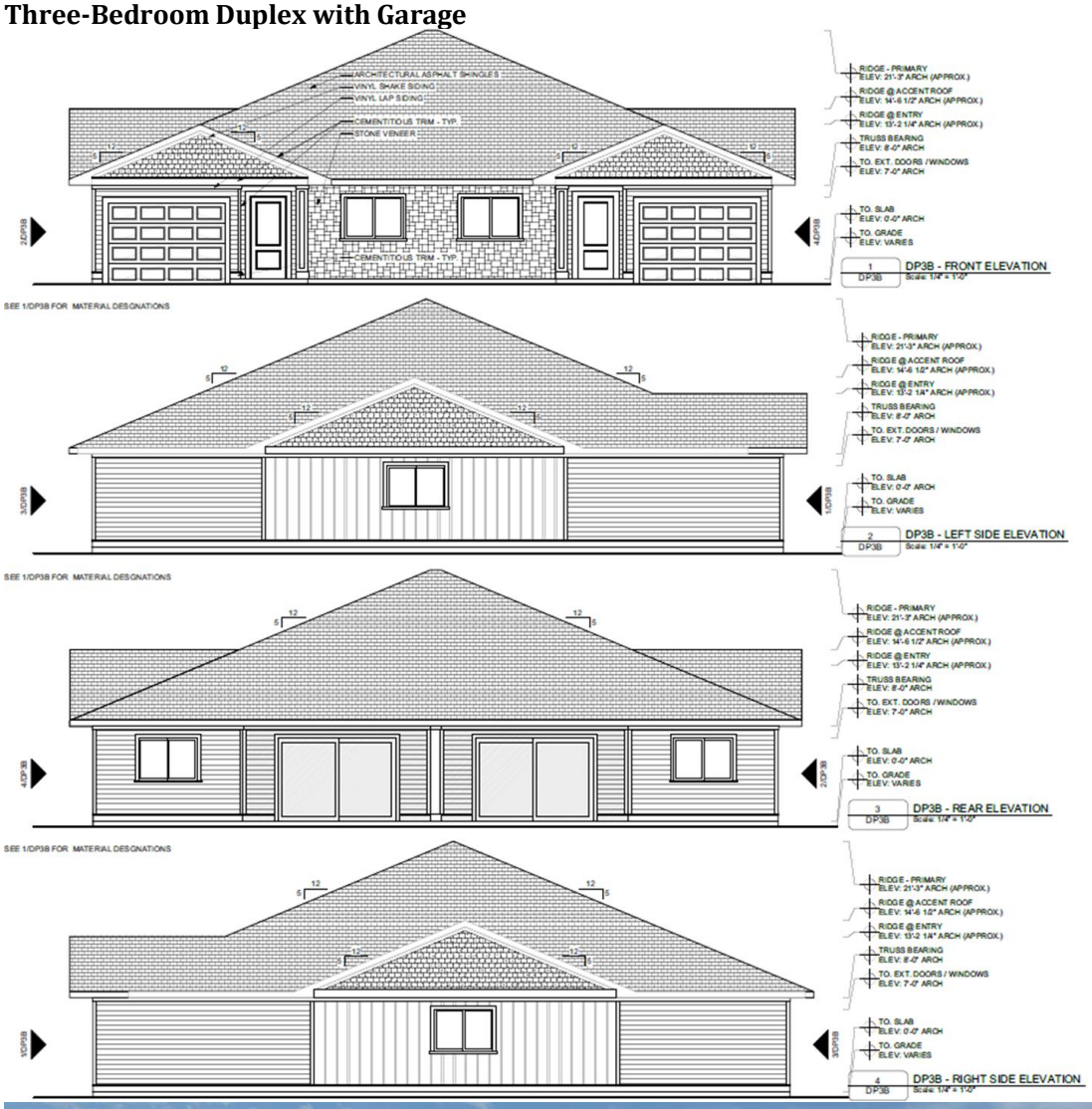


SEE 1/DP2A FOR MATERIAL DESIGNATIONS

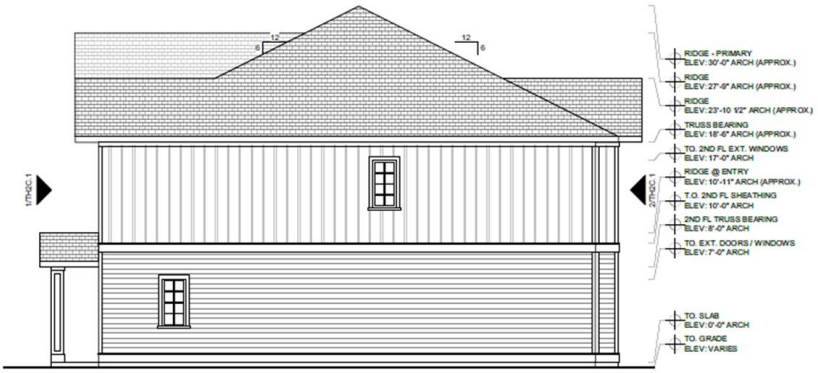
Three-Bedroom Duplex

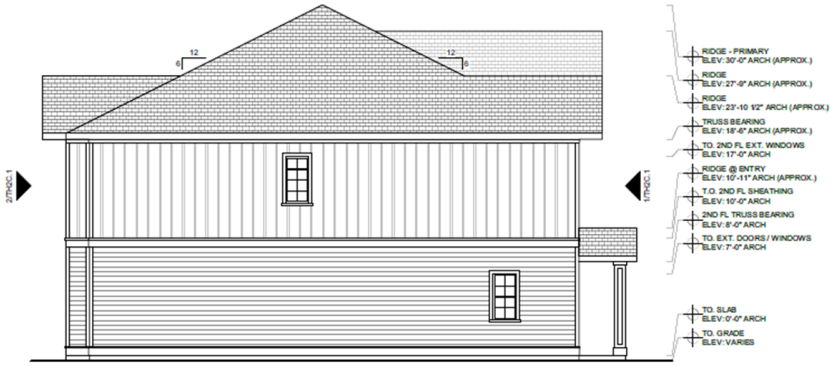


Three-Bedroom Duplex with Garage



Two-Bedroom Row House



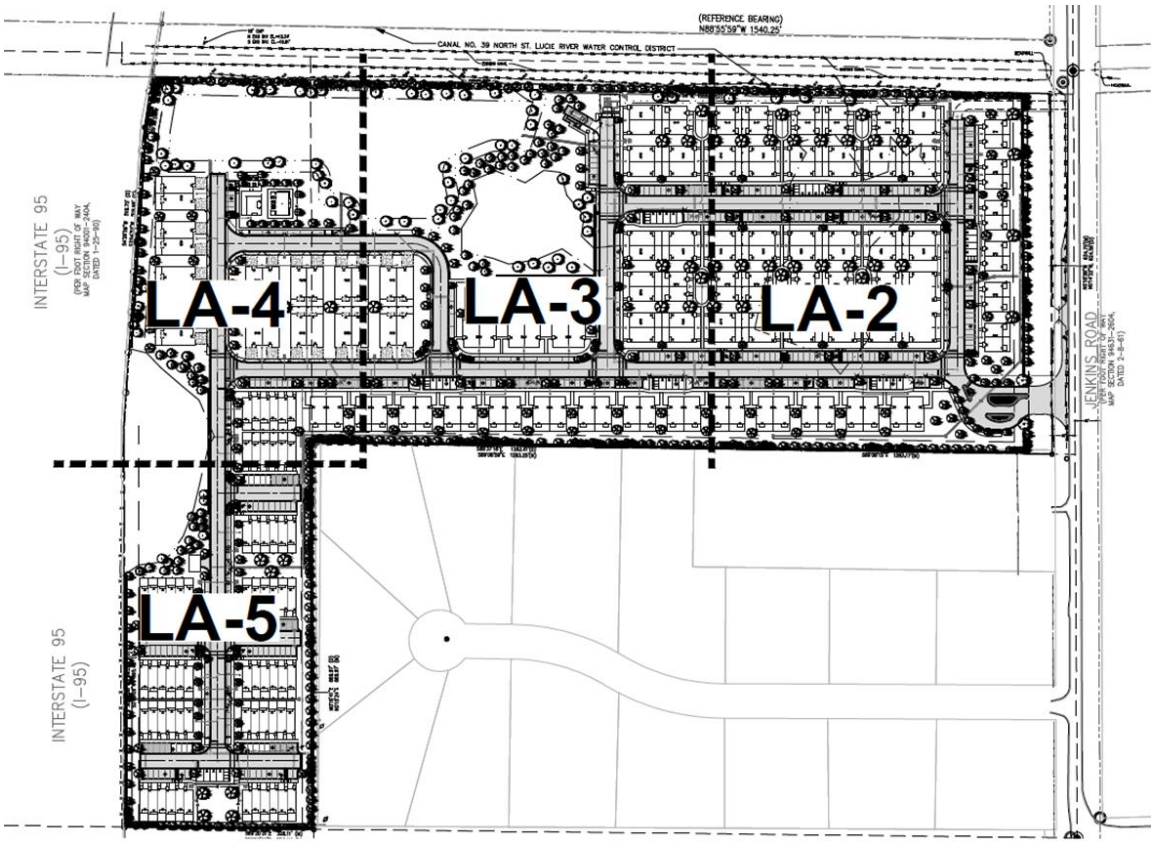


2 TH2C-2 TH2C - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

Stormwater Retention & Landscaping

The storm water and conceptual drainage plans were approved by the Engineering Department after multiple reviews.

The landscaping meets Chapter 123 of the code of Ordinances, with the exception that a tree mitigation survey needs to be presented before any site clearing permits are granted. 310 hardwood trees, 249 palms and 1,444 shrubs are being proposed with the development of Viva West.



TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	48	Conocarpus erectus	Green Buttonwood	45G	12' HT	6'W	6'CT, SP	Native	2.5" DBH
	42	Pinus elliotti densa	South Florida Slash Pine	FG	12' HT	5'W	SP	Native	2.5" DBH
	209	Quercus virginiana	Southern Live Oak	45G	12' HT	5'W	6'CT, SP	Native	2.5" DBH
	11	Taxodium distichum	Bald Cypress	45G	12' HT	6'W	4' CT, SP	Native	2.5" DBH
*** EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Pinus elliottii	Slash Pine	Existing to Remain				Native	VARIES 6"-55"
	TBD	Quercus spp	Oak Species	Existing to Remain				Native	VARIES 6"-55"
*** MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Conocarpus erectus	Green Buttonwood	FG	14' HT	8'W	6'CT, STD, SP	Native	6.5" Caliper, 6" DBH
	TBD	Pinus elliotti densa	South Florida Slash Pine	FG	14'-16' HT	6'W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Quercus virginiana	Southern Live Oak	FG	14' HT	6'W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Taxodium distichum	Bald Cypress	FG	14'-16' HT	8'W	SP	Native	6.5" Caliper, 6" DBH

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm	FG	8' GW, 12' CT		SP	Non-native
	218	Sabal palmetto	Sabal Palm	FG	10'-18' CT		SLK, HC, SP	Native
	28	Wodyetia bifurcata	Single Foxtail Palm	FG	6'GW, 10'CT		SGL, FH, SP	Non-native

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	* 89	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea	3G	18" HT	18"W	F	Non-native
	182	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native
	1,059	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native
	22	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native
	* 57	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native
	* 35	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	366	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G	18"HT	18" W	F	Non-native

** SOD	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests	

Comprehensive Plan

The subject property is designated with a Medium Density Residential, RM, future land use. The designation is intended for parcels that are best suited for multifamily residential uses ranging in density from six and one-half to 12 dwelling units per acre. This category allows small-lot single family units and multifamily dwellings including duplexes, condominiums and townhomes. Limited commercial uses intended to serve the residential uses shall be allowed. Compatible public, quasi-public, and special uses including parks, churches, non-profit clubs, schools and daycare facilities shall also be allowed.

Summary of Technical Review Committee

All affected departments have reviewed the proposed Development Plan with regards to consistency with established ordinances and requirements of the City Code. The Technical Review Committee reviewed this project, and all departments supported the Site Plan (Development and Design Review). The applicant resubmitted this Site Plan multiple times to meet the Engineering Department's requirements. Full findings and comments from review by the corresponding departments, and the responses and plan amendments by the applicant are provided for consideration by the Planning Board.

Staff Recommendation
Staff's recommendation is for the Planning Board to move the proposed Final Plat for approval to City Commission, with the four (4) conditions:

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. A gopher tortoise survey will be required per State Statute before construction can begin.

3. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.

4. 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.

CITY OF FORT PIERCE

Planning Board

December 11th, 2023

Viva West Site Plan
3037 S. Jenkins Road

APPLICANT

Francarlos Rivera, TEG Developers

PROPERTY OWNER(S)

Viva Communities at Treasure Coast West

PARCEL ID #(S):

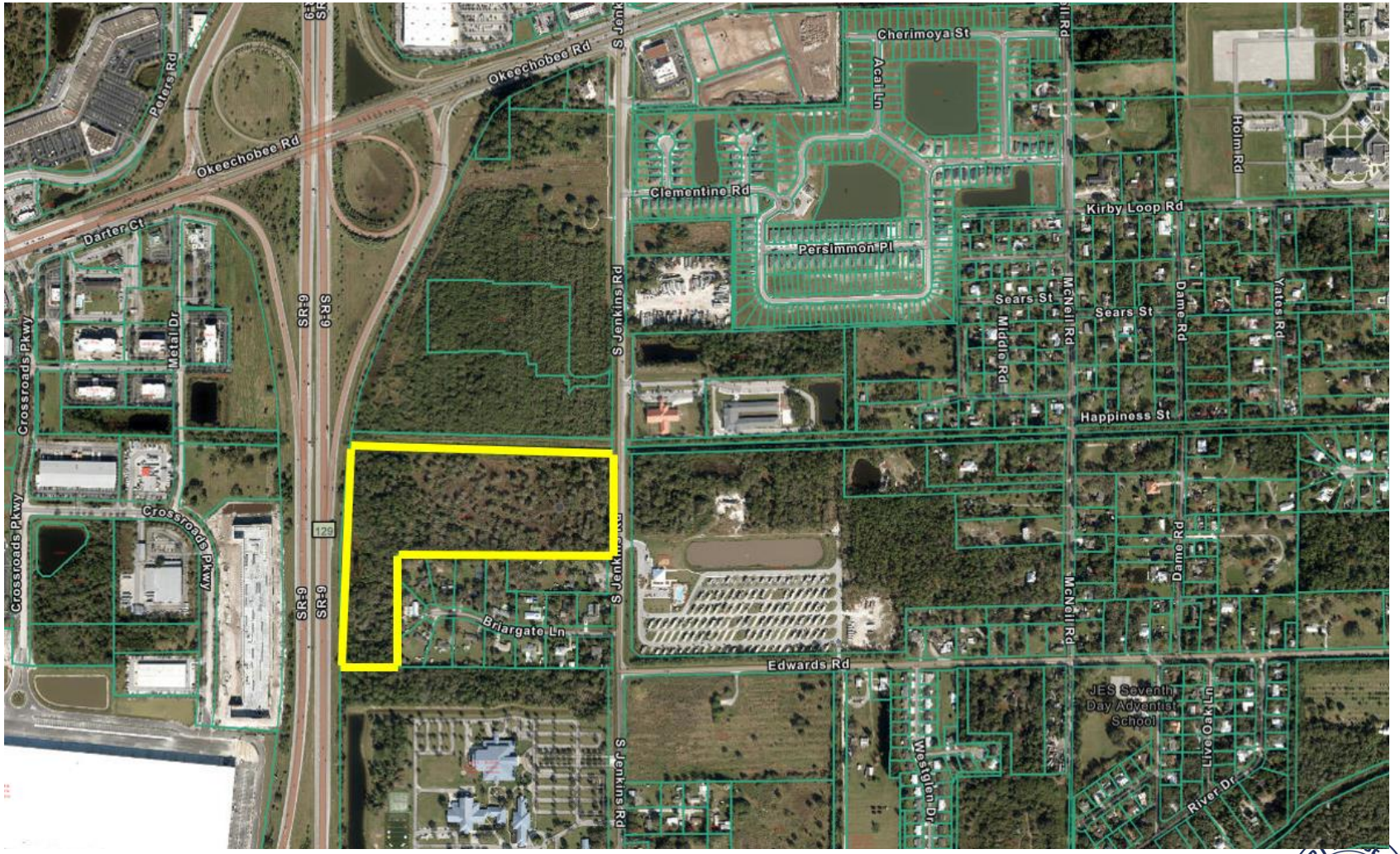
2325-111-0001-000-2

SUMMARY

Request for review of an application for a Site Plan (Development and Design Review) of a two-hundred and twenty-two (222) unit rental community. The community will consist of one-bedroom, two-bedroom and three-bedroom duplexes as well as two-bedroom row houses. Viva East is the sister project to Viva West. Both communities will share access to amenities such as a fitness center, business lodge, community room, catering kitchen, pet spa, outdoor grilling areas and more. The architecture for this project is based off the Florida Cracker style. Viva West is being proposed at 3037 S. Jenkins Road across from the KOA Campgrounds.

The proposed development is located on a parcel with a Future Land Use of Medium Density Residential(RM) and a Zoning of Medium Density Residential(R-4).

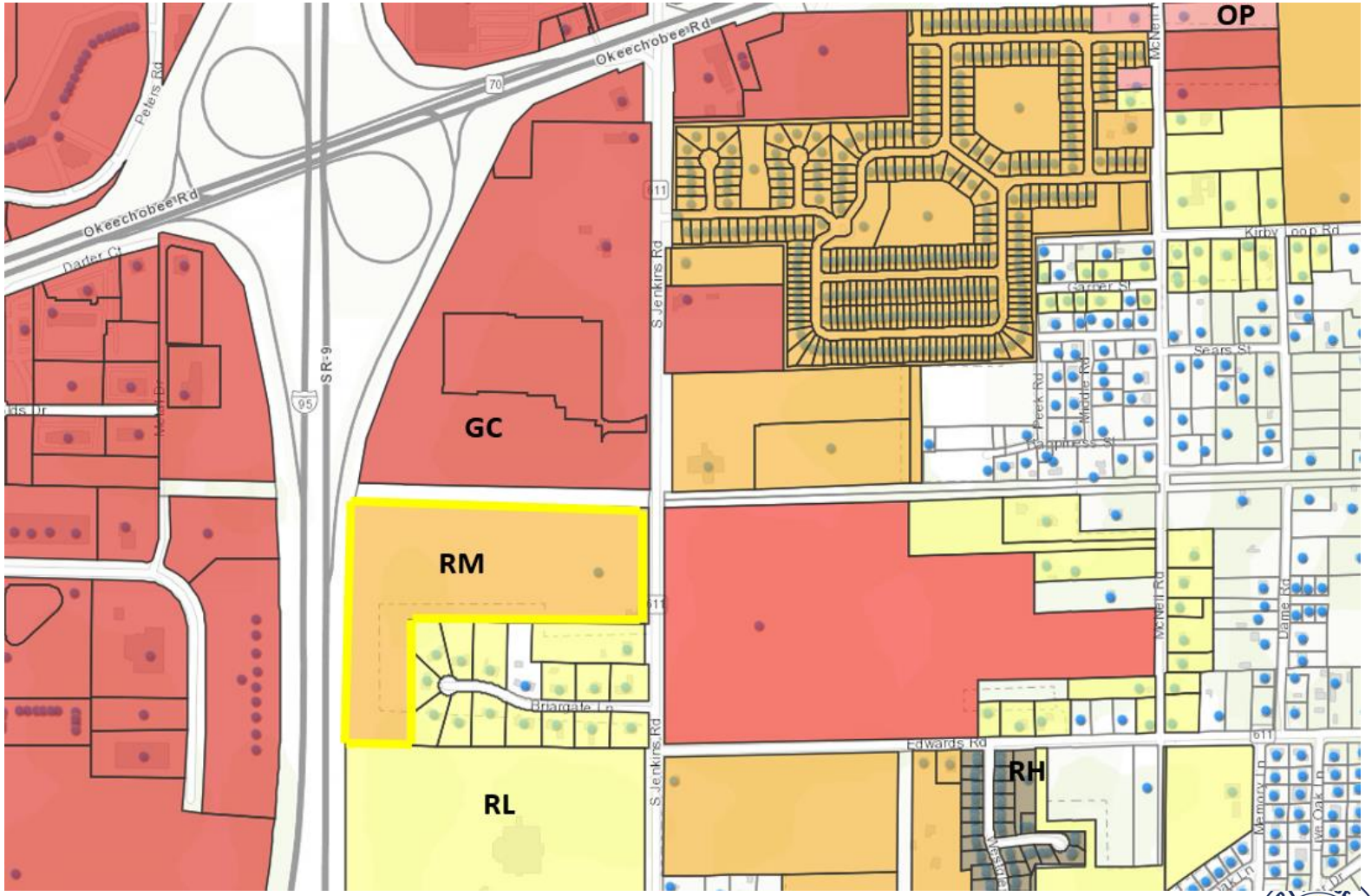
SITE LOCATION



SITE AREA= 27.89 +/- Acres

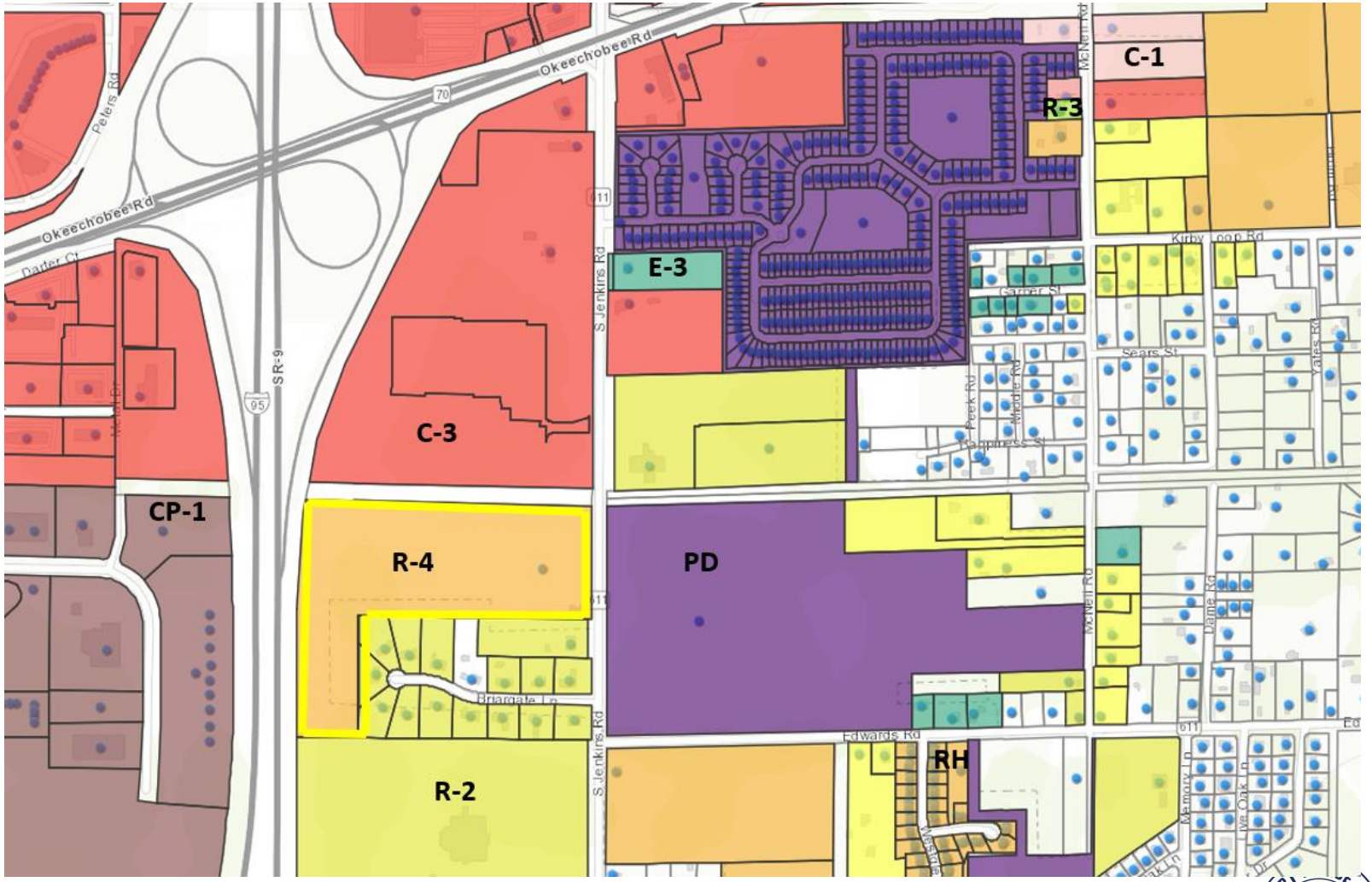
FUTURE LAND USE

Current FLU: RM (Medium Density Residential)

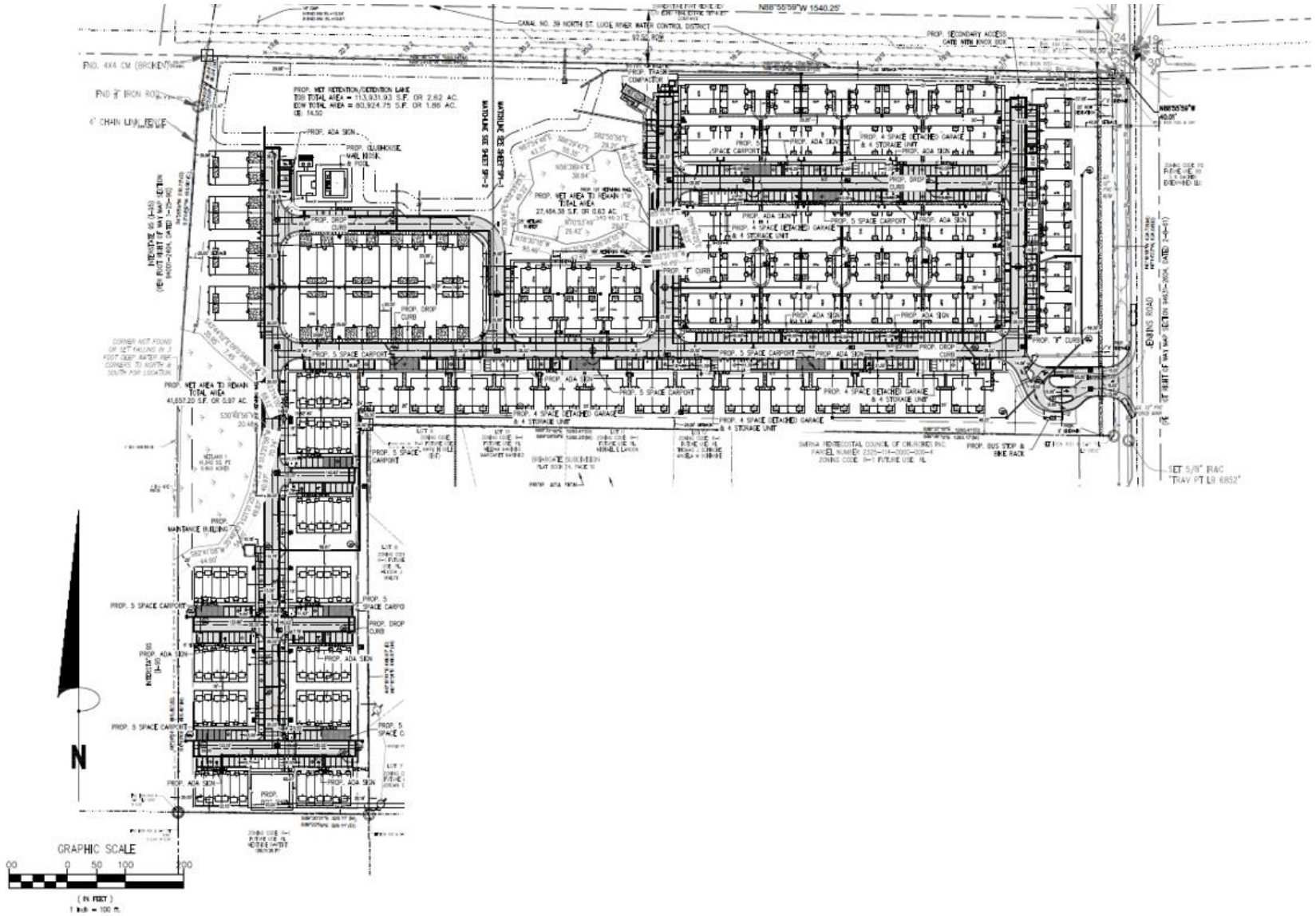


ZONING

Zoning: R-4 (Medium Density Residential)



SITE PLAN



Viva West – Site Plan – 3037 S. Jenkins Road

SITE PLAN

Viva West – Site Plan – 3037 S. Jenkins Road

SITE PLAN

SITE DATA	
OWNER:	VIVA COMMUNITIES AT TREASURE COAST WEST LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS	3037 S JENKINS RD
PARCEL ID:	2325-111-0001-000-2
LEGAL DESCRIPTION:	25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB:TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	25/35S/39E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	MEDIUM DEN
LOT SIZE:	27.89 AC.

BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:		2
1 BEDROOM UNIT		42
2 BEDROOM UNIT		122
3 BEDROOM UNIT		58
TOTAL UNIT:		222

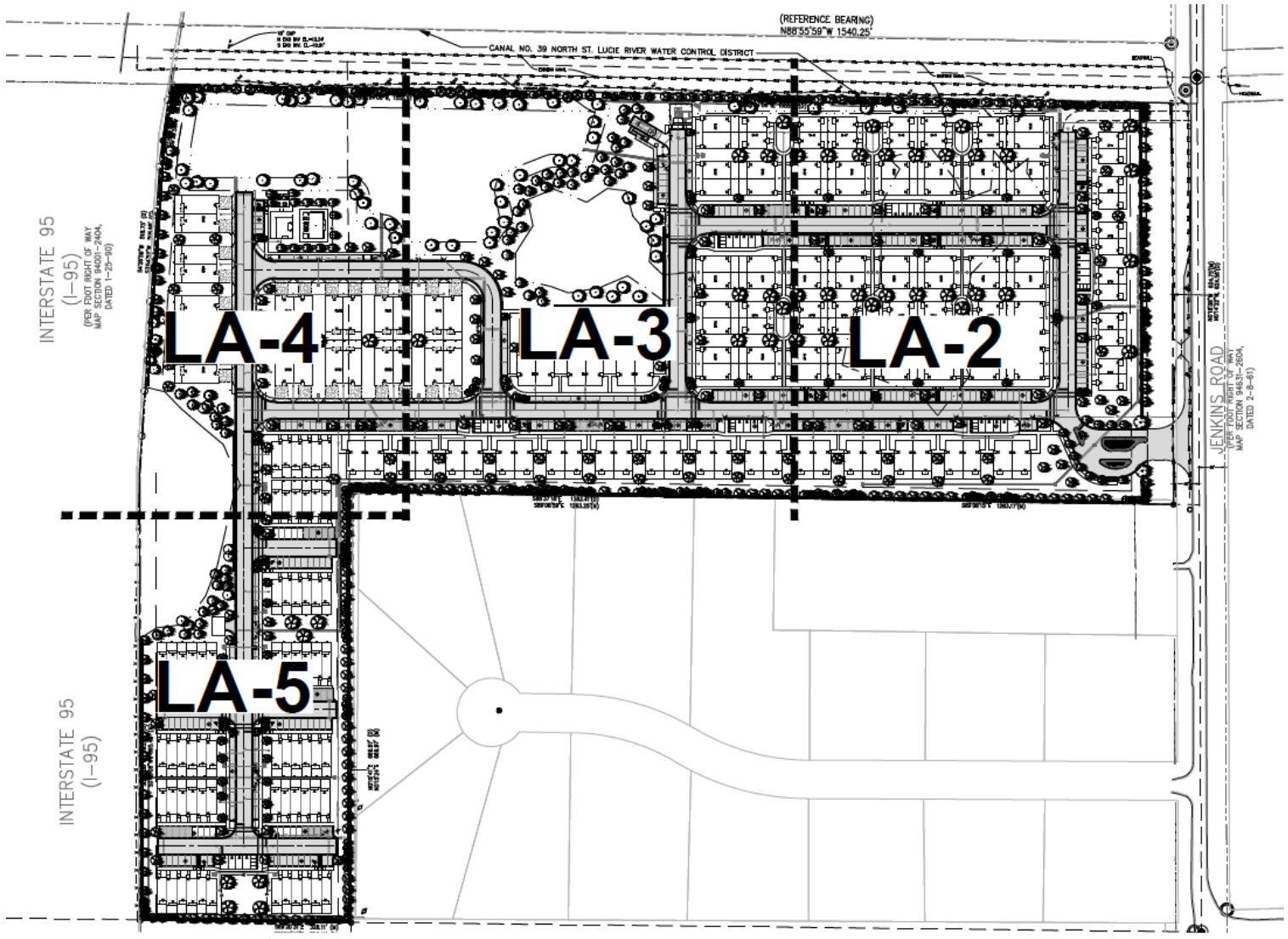
BUILDING SETBACKS REQUIRED		
	REQUIRED	PROVIDED
FRONT:	25'	42.08'
N SIDE:	10'	24.36'
S SIDE:	20'	24.29'
REAR:	25'	25.52'

PARKING SPACE REQUIRED	
UNITS:	222
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	444
ADA REQUIRED OF REG. SPACES	9

PARKING SPACES PROVIDED	
9' – 6" X 19' 90 DEG PARKING SPACES	306
DRIVEWAY PARKING SPACES	48
12' X 19' 90 DEG. ADA PARKING SPACES	15
9' – 6" X 22' PARALLEL PARKING	71
DETACHED GARAGE PARLING	28
TOTAL SPACES PROVIDED:	468

LAND USE DATA			
USE	AREA (SF)	ACRES	PERCENTAGE
LOT AREA PER ROW DEDICATION	1,215,181.40	27.90	100%
ROW DEDICATION	15,619.92	0.36	1.29%
TOTAL LOT AREA LESS ROW DEDICATION	1,199,561.48	27.54	100%
IMPERVIOUS			
BUILDING	226,567.48	5.20	18.88%
ASPHALT	272,795.44	6.26	22.74%
CONCRETE	128,990.76	2.96	10.75%
WET LAND	69,126.63	1.59	5.76%
LAKE EOW	80,752.26	1.85	6.73%
TOTAL IMPERVIOUS:	778,232.57	17.87	64.88%
PERVIOUS			
OPEN SPACE	421,328.91	9.67	35.12%
TOTAL PERVIOUS:	421,328.91	9.67	35.12%

LANDSCAPE PLAN

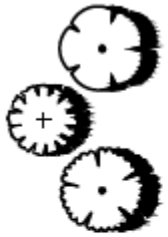


Viva West – Site Plan – 3037 S. Jenkins Road

LANDSCAPE PLAN

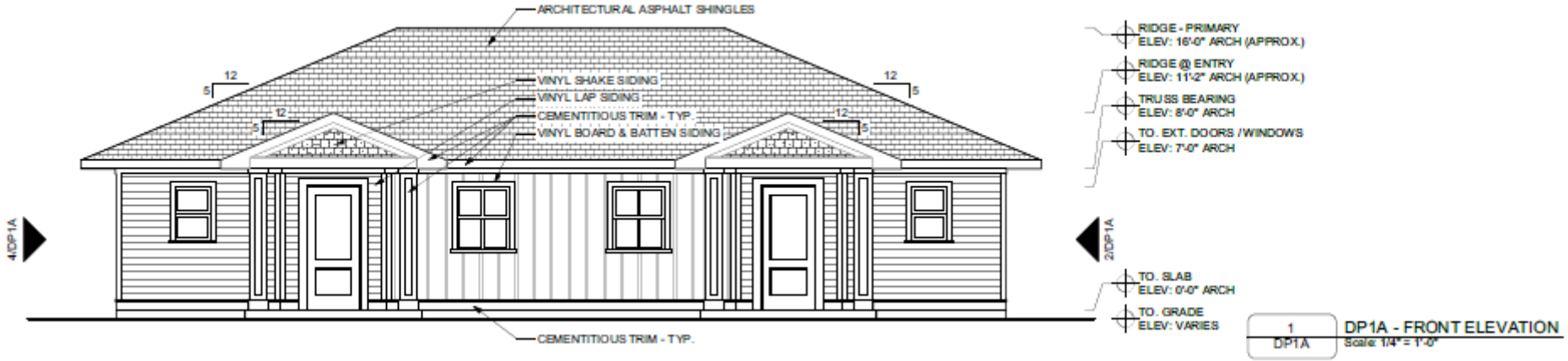
TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	48	Conocarpus erectus	Green Buttonwood	45G	12` HT	6`W	6`CT, SP	Native	2.5" DBH
	42	Pinus elliotti densa	South Florida Slash Pine	FG	12` HT	5`W	SP	Native	2.5" DBH
	209	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
	11	Taxodium distichum	Bald Cypress	45G	12` HT	6`W	4` CT, SP	Native	2.5" DBH
*** EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Pinus elliottii	Slash Pine	Existing to Remain				Native	VARIES 6"-55"
	TBD	Quercus spp	Oak Species	Existing to Remain				Native	VARIES 6"-55"
*** MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Conocarpus erectus	Green Buttonwood	FG	14` HT	8`W	6`CT, STD, SP	Native	6.5" Caliper, 6" DBH
	TBD	Pinus elliotti densa	South Florida Slash Pine	FG	14`-16` HT	6`W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Quercus virginiana	Southern Live Oak	FG	14` HT	6`W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Taxodium distichum	Bald Cypress	FG	14`-16` HT	8`W	SP	Native	6.5" Caliper, 6" DBH

LANDSCAPE PLAN

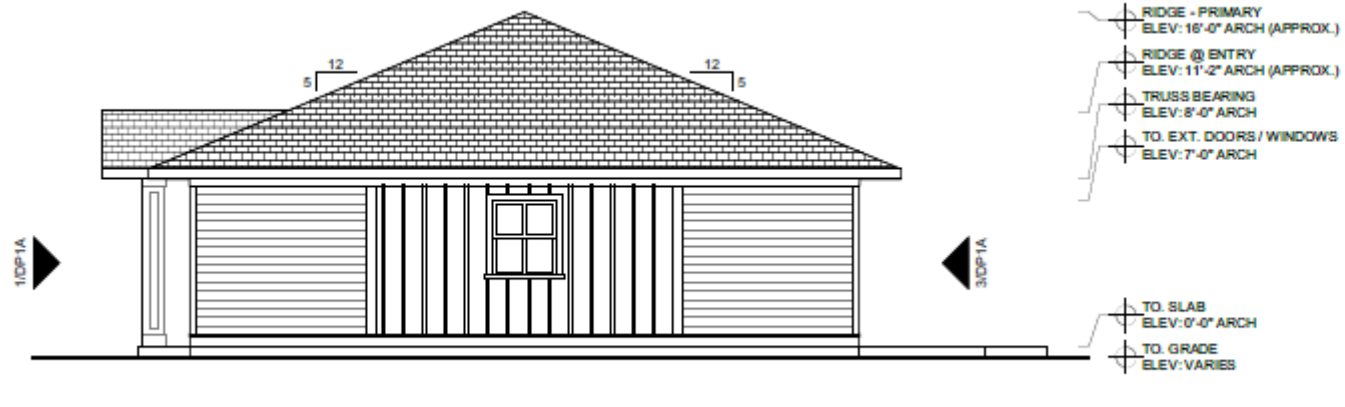
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm	FG	8` GW, 12` CT		SP	Non-native
	218	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native
	28	Wodyetia bifurcata	Single Foxtail Palm	FG	6`GW, 10`CT		SGL, FH, SP	Non-native
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**
	* 89	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea	3G	18" HT	18"W	F	Non-native
	182	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native
	1,059	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native
	22	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native
	* 57	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native
	* 35	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**
	366	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G	18"HT	18" W	F	Non-native
** **SOD**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests	

ELEVATIONS

ELEVATIONS (ONE BEDROOM DUPLEX)

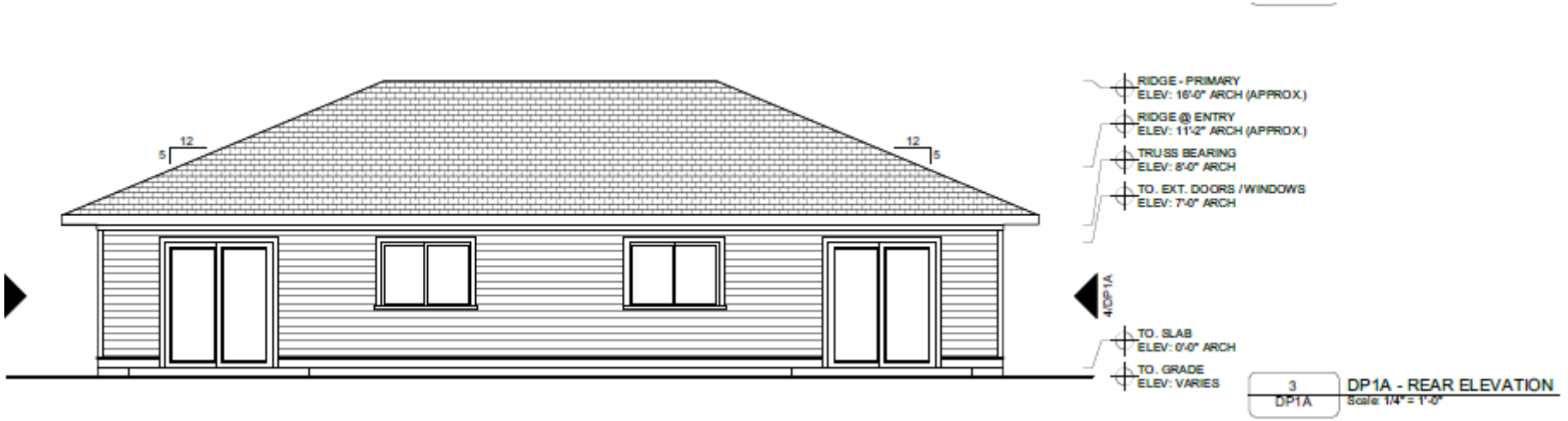


1 DP1A — DP1A - FRONT ELEVATION
Scale: 1/4" = 1'-0"

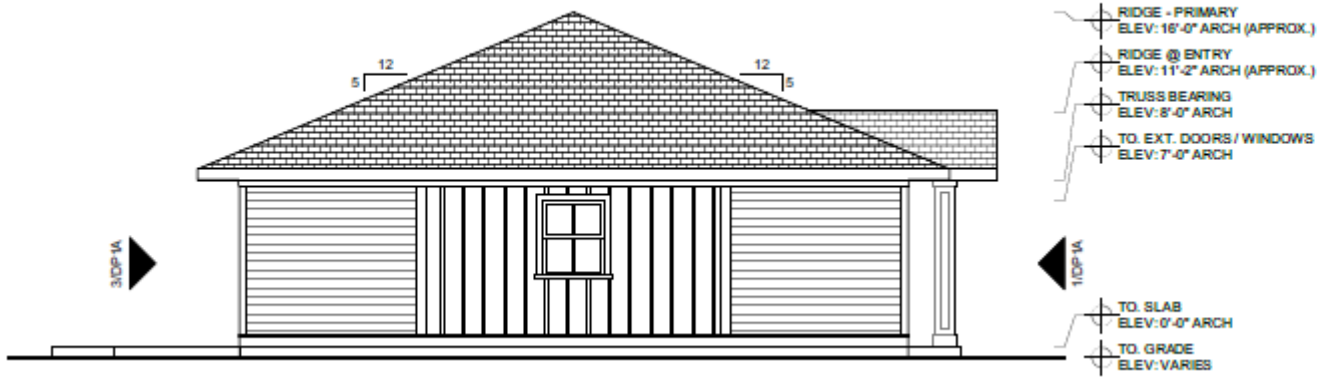


2 DP1A — DP1A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

ELEVATIONS (ONE BEDROOM DUPLEX)



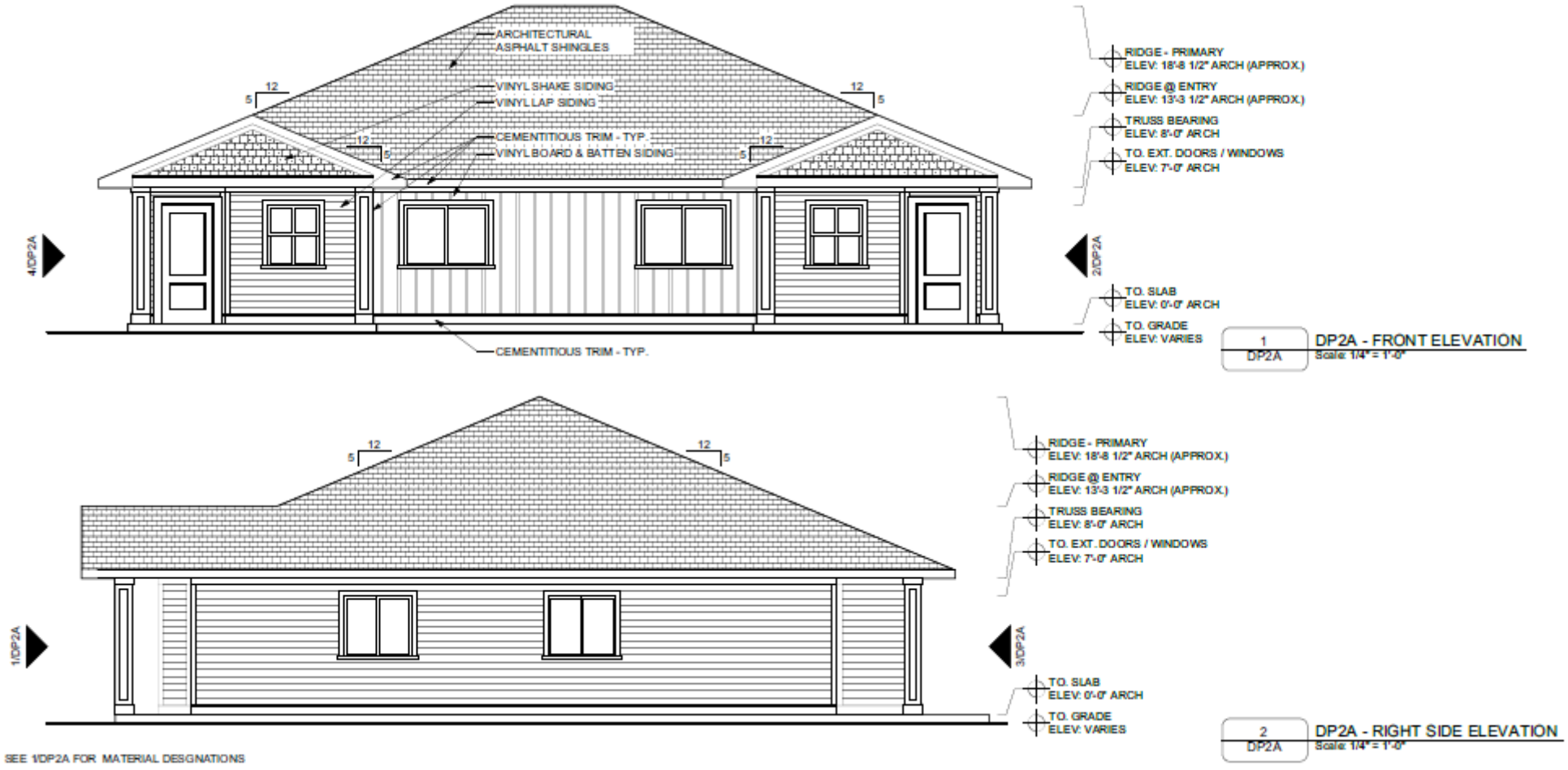
3 DP1A - REAR ELEVATION
DP1A Scale: 1/4" = 1'-0"



4 DP1A - LEFT SIDE ELEVATION
DP1A Scale: 1/4" = 1'-0"

ELEVATIONS (ONE BEDRROM DUPLEX)

ELEVATIONS (TWO BEDROOM DUPLEX)

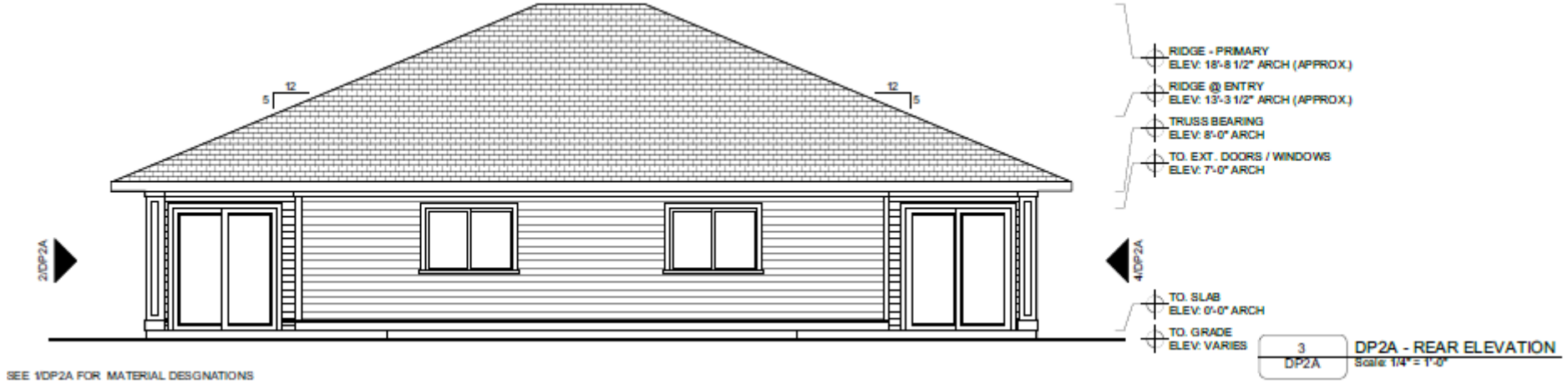


1 DP2A - FRONT ELEVATION
Scale: 1/4" = 1'-0"

2 DP2A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

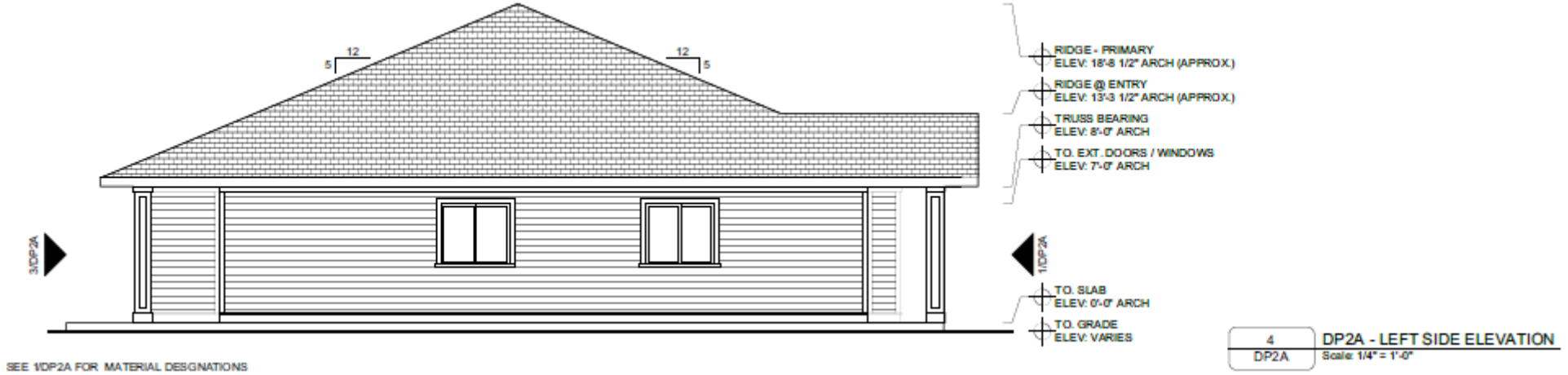
SEE 1/DP2A FOR MATERIAL DESIGNATIONS

ELEVATIONS (TWO BEDROOM DUPLEX)



SEE 1/DP2A FOR MATERIAL DESIGNATIONS

3 / DP2A — DP2A - REAR ELEVATION
Scale: 1/4" = 1'-0"

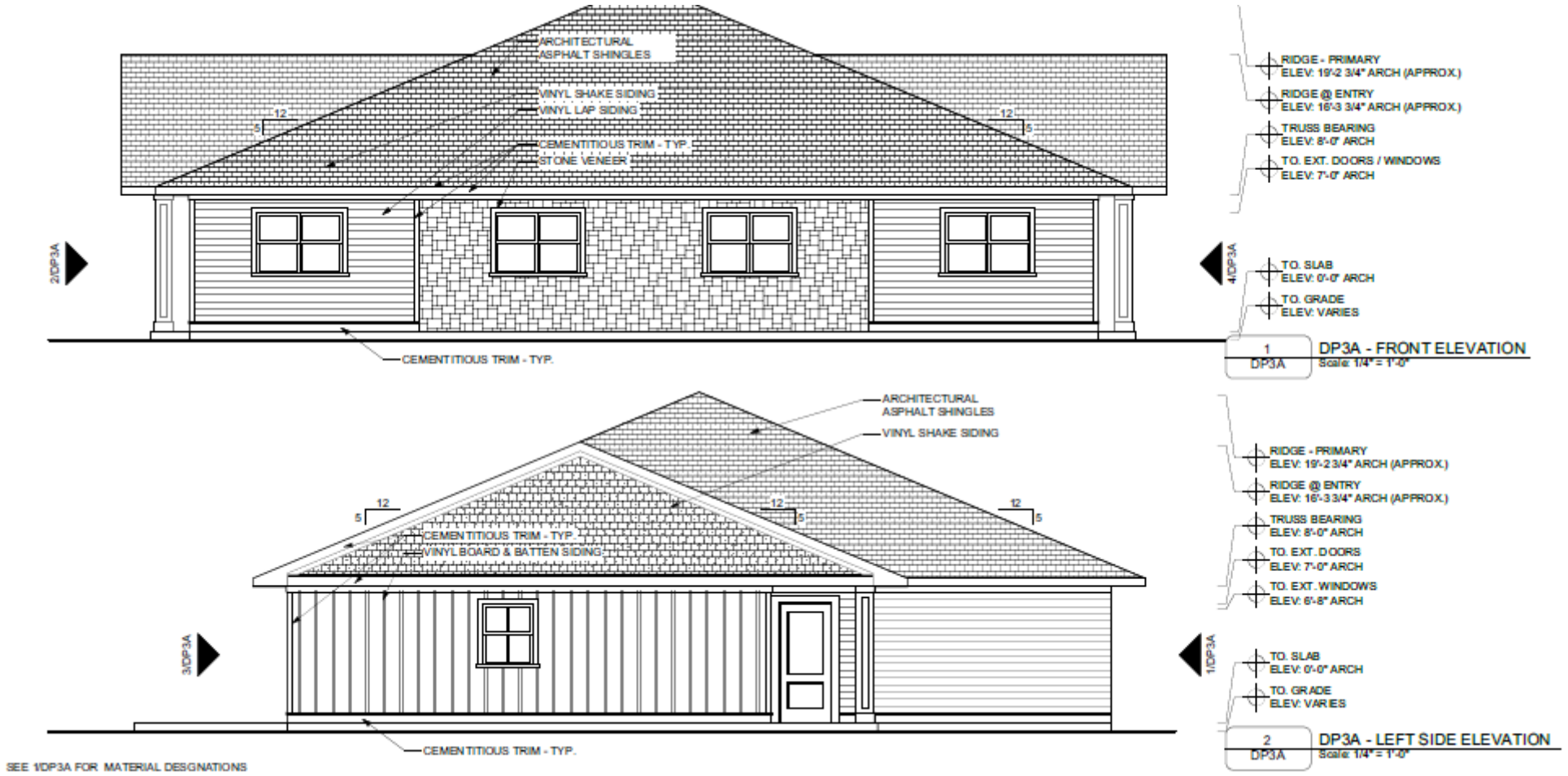


SEE 1/DP2A FOR MATERIAL DESIGNATIONS

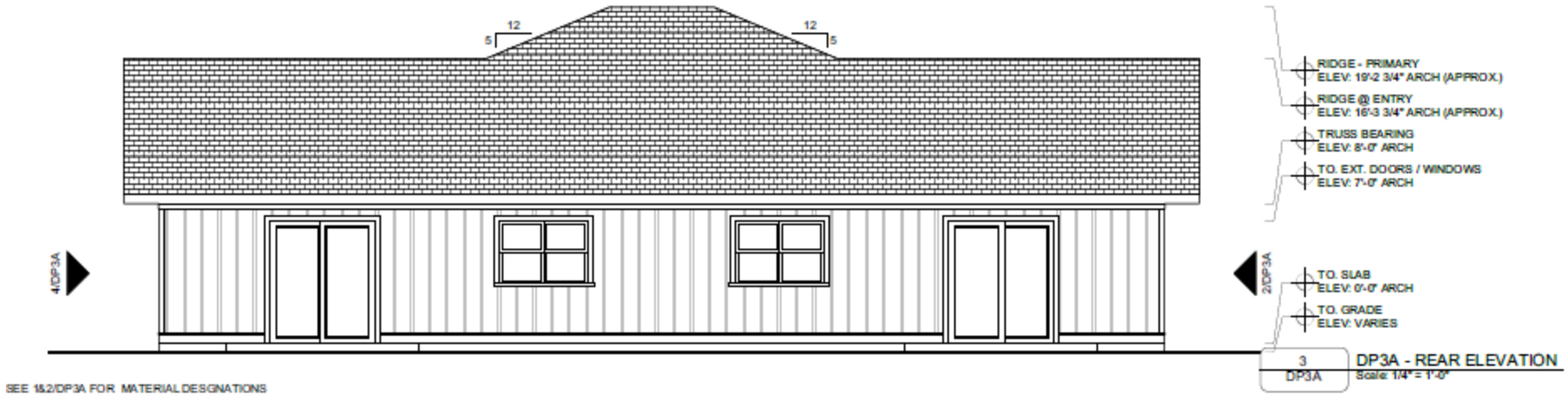
4 / DP2A — DP2A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

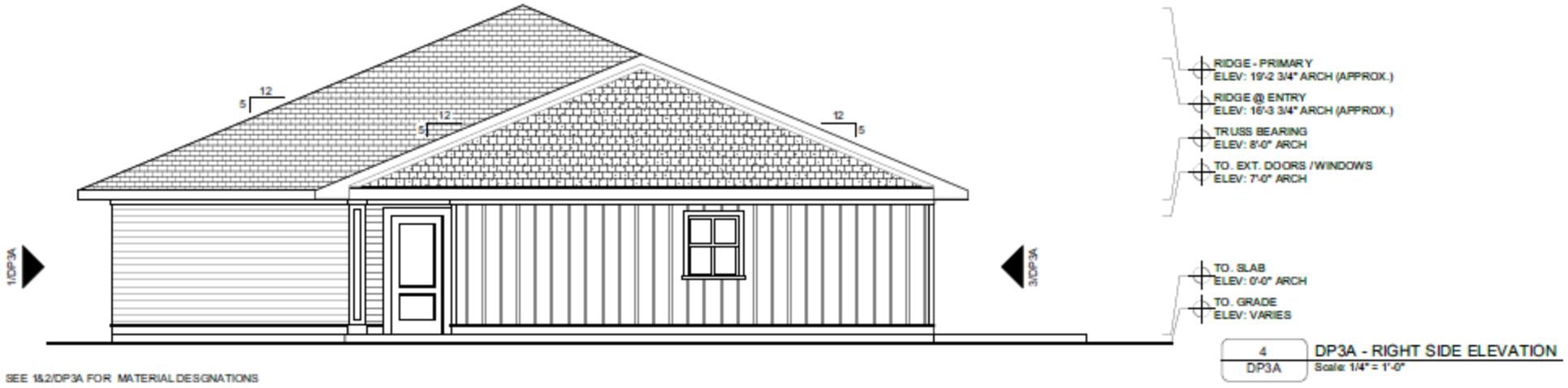
ELEVATIONS (TWO BEDRROM DUPLEX)

ELEVATIONS (THREE BEDROOM DUPLEX)



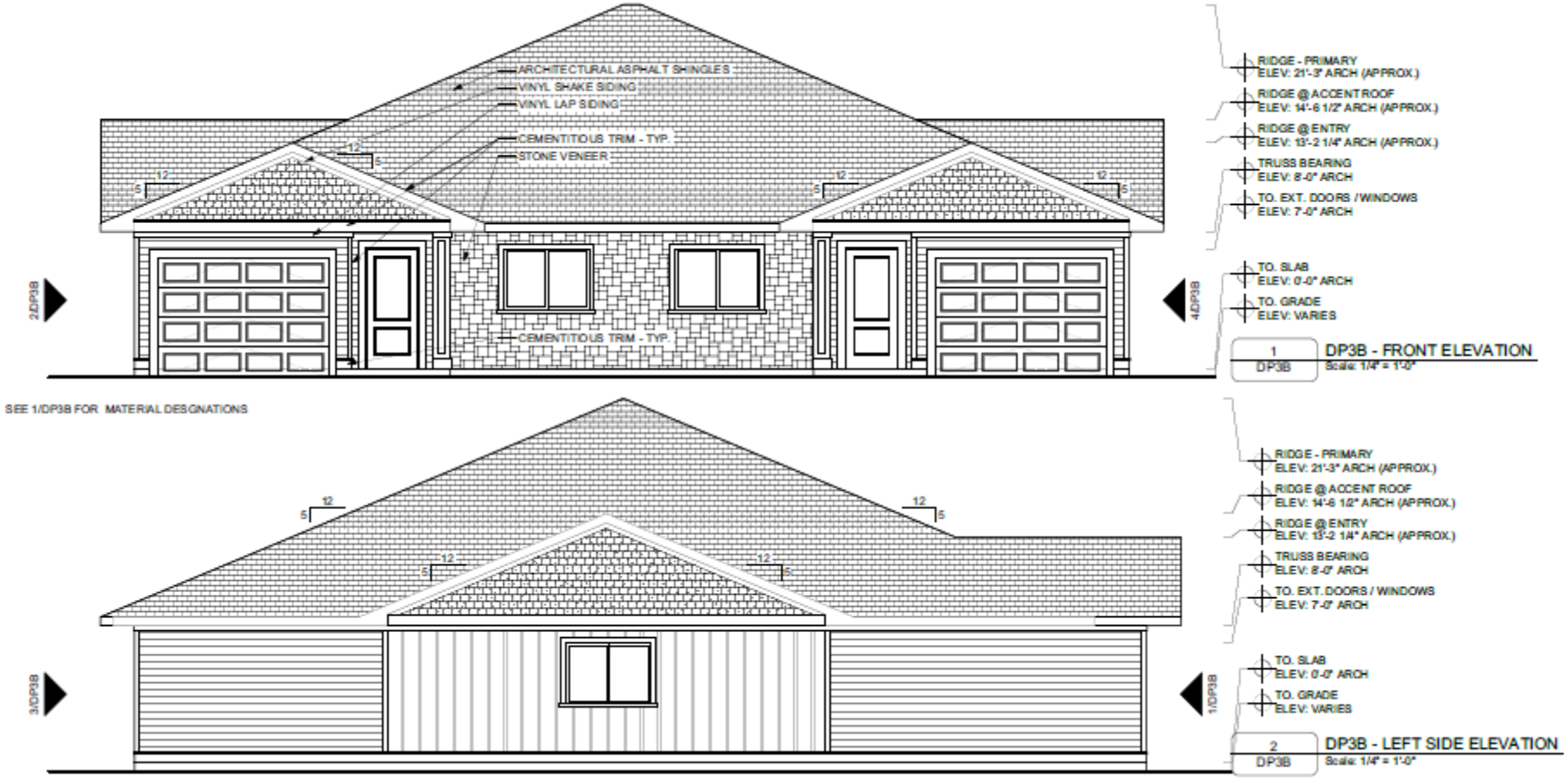
ELEVATIONS (THREE BEDROOM DUPLEX)



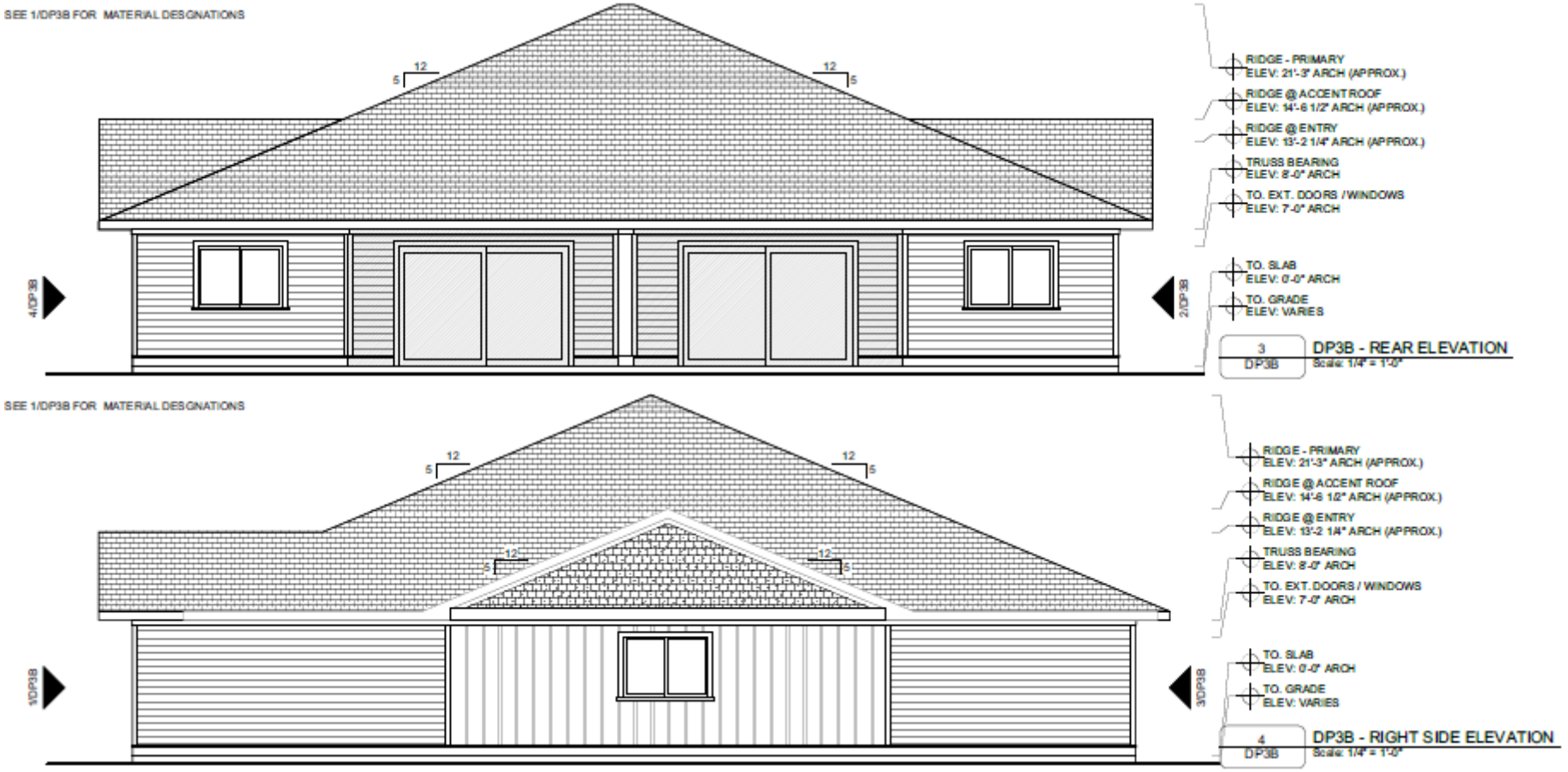


ELEVATIONS (THREE BEDRROM DUPLEX)

ELEVATIONS (THREE BEDROOM DUPLEX WITH GARAGE)

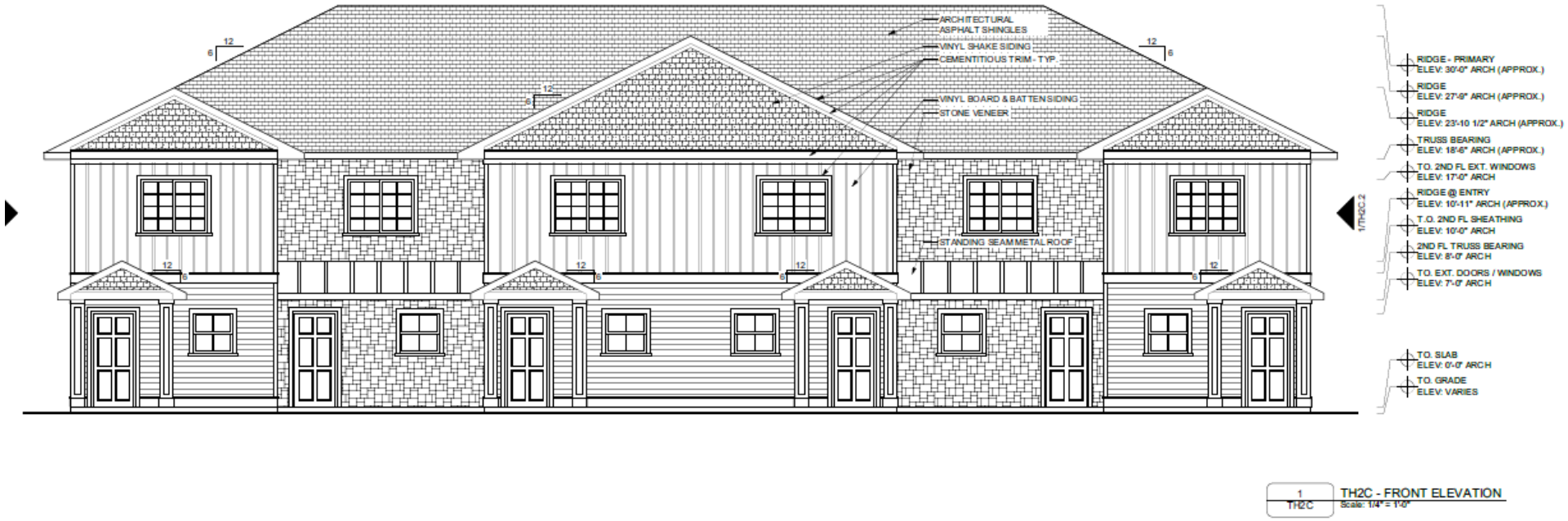


ELEVATIONS (THREE BEDROOM DUPLEX WITH GARAGE)



ELEVATIONS (THREE BEDROOM DUPLEX WITH GARAGE)

ELEVATIONS (TWO BEDROOM ROW HOUSE)



1 TH2C - FRONT ELEVATION
Scale: 1/4" = 1'-0"

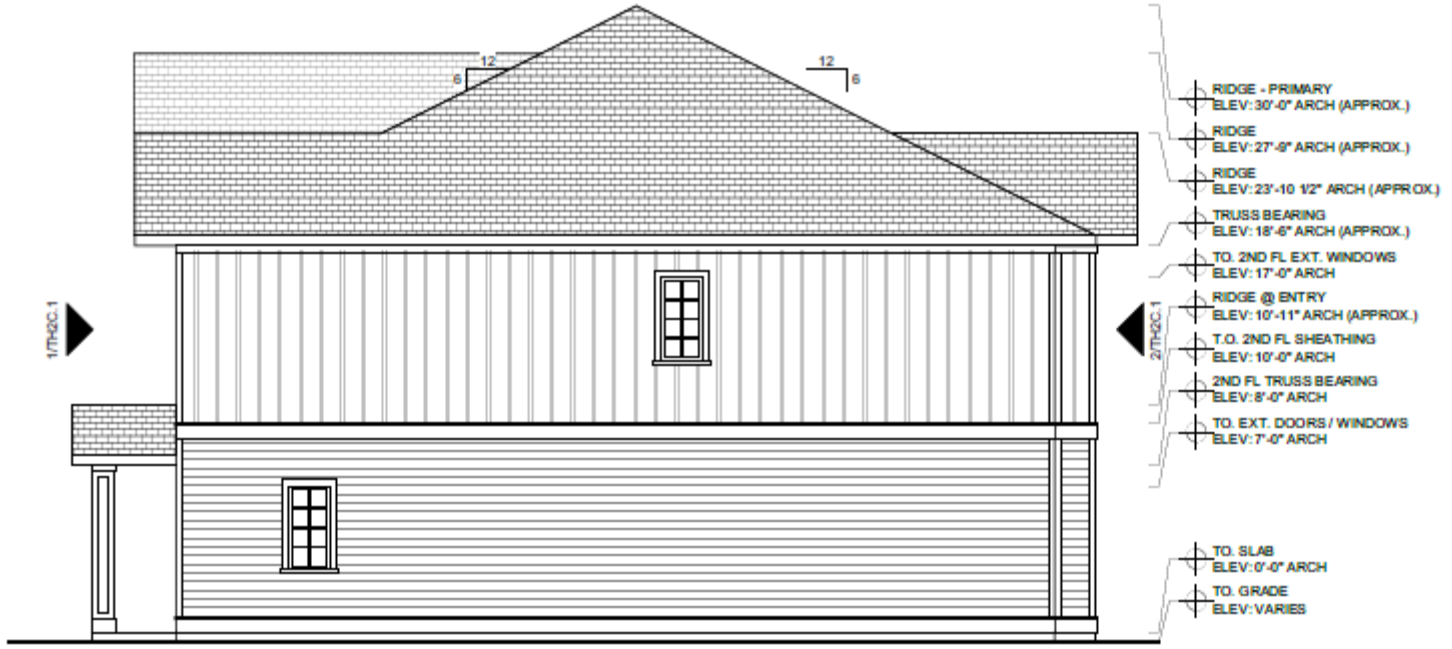
Viva West – Site Plan – 3037 S. Jenkins Road

ELEVATIONS (TWO BEDROOM ROW HOUSE)

2 / TH2C - REAR ELEVATION
Scale: 1/4" = 1'-0"

Viva West – Site Plan – 3037 S. Jenkins Road

ELEVATIONS (TWO BEDROOM ROW HOUSE)



1
TH2C-2

TH2C - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

ELEVATIONS (TWO BEDROOM ROW HOUSE)

2 / TH2C-2 — TH2C - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

ELEVATIONS (TWO BEDROOM ROW HOUSE)

RECOMMENDATION

Staff recommends four (4) Conditions:

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. A gopher tortoise survey will be required per State Statute before construction can begin.

3. Addresses will need to be submitted through the Planning Department for all units prior to building permit applications.

4. 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.

RECOMMENDATION

Staff recommendation is for the Planning Board to move the proposed Site Plan (Development and Design Reviews), with the four (4) conditions, for approval to City Commission.

ALTERNATIVE RECOMMENDATION

1. Recommend Approval with conditions.

2. Recommend Disapproval.

CITY OF FORT PIERCE

Planning Board

December 11th, 2023

Viva West Site Plan
3037 S. Jenkins Road

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Francarlos Rivera, TEG Developers
365 Route 59, Suite 110
Airmont, NY 10952

Subject: Viva West Site Plan- 3037 S. Jenkins Rd. – Technical Review Committee Comments for September 21, 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. Is there only one trash compactor being proposed for the entire project?

3. The Future Land Use designation of General Commercial on the Site Plan is incorrect. The Future Land Use designation is Medium Density Residential.

4. City Code 125-317 (b) requires sidewalks or sidewalk linkages to be provided by the property owner or permit applicant whenever a permit is issued for the construction of a new duplex, multifamily, commercial, or office structure.

5. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.

6. Please provide information on how mail will be received throughout the complex.

7. A gopher tortoise survey will need to be conducted by State Law before construction can begin.

8. Please review Landscaping code:

   Per City Code Section 123-37, General Landscaping requirements (7) Interior vehicular use areas. - The following are standards relating to landscaping of interior vehicular use areas:

   Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use

area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

Per City Code 125-36(2)

A minimum of four trees must exist or be planted on each developed lot where a single-family residence or two-family residence is the principal structure. Existing trees must be a species that are acceptable to the department, located away from utility conflicts and in good health. Trees to be planted must be of a variety compatible with the existing soil and drainage conditions and must be provided with adequate water and fertilizer to encourage long term growth. Trees should be planted in locations so as not to present a potentially dangerous condition or interfere with existing structures or utilities at maturity.

Fort Pierce Engineering Department

TRAFFIC STUDY:

1. Kings Highway is a four-lane divided roadway from Okeechobee Road to Orange Avenue.

2. Coordinate with St. Lucie County.

SURVEY:

1. Dimension Jenkins Road Right-of-Way width and NSLRWCD Canal No. 39 Right-of-Way width.

SITE PLAN:

1. Jenkins Road is noted as FDOT Right-of-way as opposed to SLC R/W; please show the existing Right-of-Way width.

2. Jenkins Road is a St. Lucie County owned and maintained roadway; please coordinate with the County for Right-of-Way dedications, sidewalk requirements, and driveway connections.

3. Please label the NSLRWCD Right-of-Way width.

4. Review Code Section 125-313(a)(3)c for Site Plan requirements.

5. Site and Drainage plans shall be at a scale not less than one inch equal to 50 feet (Section 125-313).

6. Clearly show and dimension wetland buffer limits. No construction activity should take place within the wetland/preserve buffer area.

7. Please show sidewalk along Jenkins Road. Coordination with St. Lucie County is required.

8. Show Perimeter Berm. Provide information sufficient to ensure drainage from adjacent parcels is not trapped due to berm.

9. All parking spaces shall include wheel stops in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7) unless the abutting sidewalk is at least 6-inches high.

10. Provide dimensions of roadways throughout the site; several dimensions indicate different widths.

11. Coordinate with St. Lucie County Schools on bus access requirements and bus stop location/configuration.

12. Clearly show stop signs, stop bars, and directional arrows.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) and North St. Lucie River Water Control District (NSLRWCD) permits shall be required prior to DPCR approval.

2. The site has regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.

3. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.

4. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.

5. The stormwater management was reviewed conceptually and will be reviewed in depth at the time of DPCR application.

6. St. Lucie County permits will be required for any work within the limits of the Jenkins Road R/W.

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 required.

4. Signed and sealed construction drawings required.

5. Must meet the following Accessibility requirements: Accessible Route, Handicapped parking spaces and means of egress.

6. Shall meet the Fire Prevention code: Sprinkle system is required and smoke alarm system is required.

7. FBC Code Cycle Change 12/31/23

Fort Pierce Police Department

Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. Thank you for your attention and consideration.

St. Lucie County Planning Department

Comments may be forthcoming

St. Lucie County PW/Engineering

Corrections:

1. Jenkins Road is identified on the County's Right-Of-Way Protection Plan. A ROW Dedication is provided. Please contact Saint Lucie County property acquisitions for further information.

2. A 6 FT sidewalk is required along adjacent road Right-of-Ways. The Board of County Commissioners may authorize the applicant to pay a Fee-in-Lieu of construction of the sidewalk.

3. The traffic report will be reviewed by the County's 3rd party consultant at the cost of the applicant.

4. The traffic report discusses a north bound left turn lane being provided, but it is not shown on the plans.

Conditions:

1. A Site Development Permit is required prior to performing site improvement activities.

2. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way.

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 services are available to serve the subject properties. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. Approved with comments. The developer will be responsible for providing and installing all onsite conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Kelvin Sandlin for customer requirements and project coordination.

Kelvin Sandlin
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority
sandlin@fpua.com
772.466.1600 ext. 6308

Gas service may result in cost savings to the developer through a reduced financial contribution for electric service. Please contact Billy Dupre for gas availability if service is desired.

Billy Dupre
Business Development Representative

Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
E: bdupre@fpua.com
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

FPUA Gas: Approved. NOTE: Natural gas service is available via main extension. Gas service may result in cost savings to the developer through a reduced financial contribution for electric service.

FPUAnet Fiber: FPUAnet Approves; if client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

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 provide an electronic revised copy of the site plan (pdf format).

4. Please provide written acknowledgement of the conditions/revisions provided.

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

6. 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).

7. 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.

8. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23. 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.

9. The Fire District reserves the right for future comments at the site plan & building construction phase.

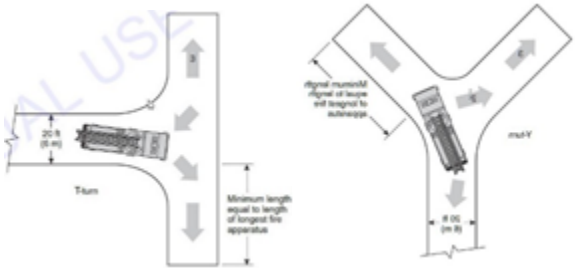
10. FD access roads (shall be) are provided such that any portion of an unsprinklered facility or exterior wall is located not more than 150' from FD access roads as measured by an approved route around the exterior of the building or facility. (450' for NFPA 13, 13D, 13R sprinklered protected buildings).

11. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.

12. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

13. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft.
Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

14. Dead end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted.



15. 18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

16. 18.2.3.4 Traffic Signal Pre-emption. Where fire department apparatus are equipped with traffic signal pre-emption devices, newly installed traffic signals shall be equipped with traffic signal pre-emption.

17. 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.

18. 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.

19. 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".

20. 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).

21. 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.

22. 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.

23. 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.

24. 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.

25. 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.

26. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

27. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and 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

Comments may be forthcoming

September 19, 2023

PROJECT: **Viva West - 3037 S. Jenkins Road**

REF: 23-07000021

TO: Ryan Altizer

FROM: Diana Alzate

Corrections:

1. Jenkins Road is identified on the County's Right-Of-Way Protection Plan. A ROW Dedication is provided. Please contact Saint Lucie County property acquisitions for further information.
2. A 6 FT sidewalk is required along adjacent road Right-of-Ways. The Board of County Commissioners may authorize the applicant to pay a Fee-in-Lieu of construction of the sidewalk.
3. The traffic report will be reviewed by the County's 3rd party consultant at the cost of the applicant.
4. The traffic report discusses a north bound left turn lane being provided, but it is not shown on the plans.

Conditions:

5. A Site Development Permit is required prior to performing site improvement activities.
6. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way.

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 #: 23-07000021

Site Plan - Viva West - 3037 S. Jenkins Road

Comments

FPUA W/WW Engineering: Concept approved.

Water and wastewater services are available to serve the subject properties. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com.

Note:
There is interest in obtaining a utility easement along the S Jenkins Road corridor for future wastewater conveyance which may be favorable to applicant.

FPUA Electric Engineering: FPUA Electric & Gas Engineering has reviewed the application. **Approved with comments**. The developer will be responsible for providing and installing all on-site conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development.

Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability.

Please contact Kelvin Sandlin for customer requirements and project coordination.

Kelvin Sandlin
Engineering Technician II
Electric & Gas Engineering
Fort Pierce Utilities Authority

(Con't Pg 2)

sandlin@fpua.com
772.466.1600 ext. 6308

Gas service may result in cost savings to the developer through a reduced financial contribution for electric service. Please contact Billy Dupre for gas availability if service is desired.

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
E: bdupre@fpua.com
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

FPUA Gas: Approved. **NOTE: Natural gas service is available via main extension. Gas service may result in cost savings to the developer through a reduced financial contribution for electric service.**

FPUAnet Fiber: FPUAnet **Approves; i**f client would like **Fiber Internet Service** from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for **Fiber Internet** requirements if service is desired.

Developer Letter.pdf

Fort Pierce Utilities Authority
FPUAnet Communications
500 Boston Avenue (PO Box 3191)
Fort Pierce, FL 34950 (34948)

Dear Developer,

I am writing to you today on behalf of FPUAnet, the City of Fort Pierce's municipal fiber internet service provider. I am reaching out to you to discuss the benefits of choosing FPUAnet for your next development project.

FPUAnet offers a number of advantages over traditional internet providers, including:

- **Scalable to meet growing demands:** FPUAnet's fiber optic network is designed to scale to meet the growing demands of Fort Pierce. This means that you can be confident that your internet connection will be able to handle even the most demanding applications and devices.
- **Gigabit internet throughout the entire service area:** FPUAnet offers gigabit internet speeds throughout its entire service area. This means that you can get the fastest possible internet speeds, no matter where you live in Fort Pierce.
- **High-quality internet to rural and low-income areas:** FPUAnet is committed to providing high-quality internet access to all residents of Fort Pierce, including those in rural and low-income areas. This is important for ensuring that everyone has the opportunity to participate in the digital economy.
- **Faster and more affordable than privately owned ISPs:** FPUAnet's prices are competitive with other internet providers, and in many cases, they are even more affordable. This is because FPUAnet does not have to make a profit, so it can pass on the savings to its customers.

In addition to these advantages, FPUAnet is also committed to providing excellent customer service. Our team of experts is available 24/7 to help you with any questions or problems you may have.

I would be happy to discuss your specific needs in more detail. Please do not hesitate to contact me at peters@fpua.com or 772-466-1600 ext.3311.

Thank you for your time and consideration. I look forward to hearing from you soon.
Sincerely,

Eric Peters
On behalf of FPUAnet

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Ryan Altizer, Planning Department

FROM: Selena Griffett, P.E. – Project Engineer

THRU: Tracy Telle - Assistant City Engineer

RE : Viva West Site Plan - 3037 S. Jenkins Road
TRC No. 23-07000021

DATE : September 15, 2023

This is to advise you that we have completed the review of the following documents as received by this office on September 7, 2023:

- ☐ Development Permit Compliance Review
- ☒ Site Plan
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Executed Construction Contract
- ☐ Record Drawings
- ☐ Permits

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend

- ☐ Variance Approval
- ☒ Site Plan Approval
- ☐ DPCR 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 Engineering Comments

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

Traffic Study:

1. Kings Highway is a four-lane divided roadway from Okeechobee Road to Orange Avenue.
2. Coordinate with St. Lucie County.

Survey:

1. Dimension Jenkins Road Right-of-Way width and NSLRWCD Canal No. 39 Right-of-Way width.

Site Plan:

1. Jenkins Road is noted as FDOT Right-of-way as opposed to SLC R/W; please show the existing Right-of-Way width.
2. Jenkins Road is a St. Lucie County owned and maintained roadway; please coordinate with the County for Right-of-Way dedications, sidewalk requirements, and driveway connections.
3. Please label the NSLRWCD Right-of-Way width.
4. Review Code Section 125-313(a)(3)c for Site Plan requirements.
5. Site and Drainage plans shall be at a scale not less than one inch equal to 50 feet (Section 125-313).
6. Clearly show and dimension wetland buffer limits. No construction activity should take place within the wetland/preserve buffer area.
7. Please show sidewalk along Jenkins Road. Coordination with St. Lucie County is required.
8. Show Perimeter Berm. Provide information sufficient to ensure drainage from adjacent parcels is not trapped due to berm.
9. All parking spaces shall include wheel stops in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7) unless the abutting sidewalk is at least 6-inches high.
10. Provide dimensions of roadways throughout the site; several dimensions indicate different widths.
11. Coordinate with St. Lucie County Schools on bus access requirements and bus stop location/configuration.
12. Clearly show stop signs, stop bars, and directional arrows.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) and North St. Lucie River Water Control District (NSLRWCD) permits shall be required prior to DPCR approval.
2. The site has regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.
3. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.
4. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.
5. The stormwater management was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
6. St. Lucie County permits will be required for any work within the limits of the Jenkins Road R/W.

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: Viva West TRC

REVIEW DATE: 9/19/2023

PLANNER: RYAN ALTIZER

REVIEWED BY: Captain Andres Elizondo

Site Plan Approved with conditions: _____

Site Plan Requires Re-submittal: ___X____

Site Plan Rejected: _____

The Following Conditions/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.**
2. **Fire District review fees are due at the time of submittal. An abbreviated fee schedule is included on the application form.**
3. **Please provide an electronic revised copy of the site plan (pdf format).**
4. **Please provide written acknowledgement of the conditions/revisions provided.**
5. **A separate review and permit is required for Underground Fire Mains connected to standpipes or sprinkler systems.**
6. **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).

7. **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.**

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12. **Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.**

13. **Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.**

14. **Dead end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted.**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
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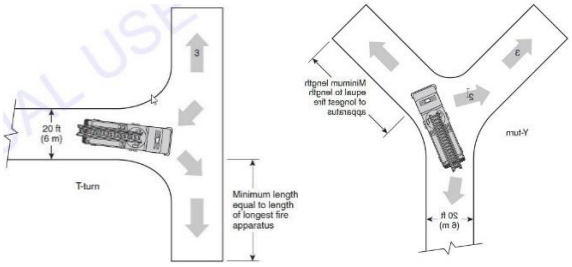

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18. **Fire Hydrants (shall be) are provided for detached one- and two-family dwellings IAW both of the following: 1) The maximum distance to a fire hydrant from the closet point on the building shall not exceed 600 feet. 2) The maximum distance between fire hydrants shall not exceed 800 feet. NFPA 1:18.5.2.**

19. **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".**

20. **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).**

ST. LUCIE COUNTY FIRE DISTRICT
Community Risk Reduction Division
Office of the Fire Marshal

Telephone: **(772) 621-3322**
Fax: **(772) 621-3604**

21. **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.**

22. **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.**

23. **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.

24. **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.**

25. **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.**

26. **Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½**

inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

27. **Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.**

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

TO : Ryan Altizer, Planning Department

FROM: Selena Griffett, P.E. – Project Engineer

THRU : Tracy Telle - Assistant City Engineer

RE : Viva West Site Plan - 3037 S. Jenkins Road
RESUBMITTAL
TRC No. 23-07000021

DATE : November 7, 2023

This is to advise you that we have completed the review of the following documents as received by this office on November 1, 2023:

- ☐ Development Permit Compliance Review
- ☒ Site Plan
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Executed Construction Contract
- ☐ Record Drawings
- ☐ Permits

Based on our reviews and appropriate site final inspection, we

- ☐ Recommend
- ☒ Do Not Recommend

- ☐ Variance Approval
- ☒ Site Plan Approval
- ☐ DPCR 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 Engineering Comments

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

ENGINEERING COMMENTS:

1. The previous comment requesting the plans to indicate a sidewalk along Jenkins Road was not addressed. Please indicate this sidewalk on the site plan and if it is determined to qualify for a payment in lieu of construction that may be addressed during the site work permit application.

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) and North St. Lucie River Water Control District (NSLRWCD) permits shall be required prior to DPCR approval.
2. The site has regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.
3. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.
4. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.
5. The stormwater management was reviewed conceptually and will be reviewed in depth at the time of DPCR application.
6. St. Lucie County permits will be required for any work within the limits of the Jenkins Road R/W.
7. Show Perimeter Berm. Provide information sufficient to ensure drainage from adjacent parcels is not trapped due to berm.

THE SUNRISE CITY
FORT PIERCE
Florida
ENGINEERING
DEPARTMENT

To : Ryan Altizer, Planning Department

From: Selena Griffett, P.E. – Project Engineer

Thru: Tracy Telle - Assistant City Engineer

Re : Viva West Site Plan - 3037 S. Jenkins Road
RESUBMITTAL
TRC No. 23-07000021

Date : November 28, 2023

This is to advise you that we have completed the review of the following documents as received by this office on November 28, 2023:

- ☐ Development Permit Compliance Review
- ☒ Site Plan
- ☐ Construction Drawings
- ☐ Test Reports & Related Documents
- ☐ Executed Construction Contract
- ☐ Record Drawings
- ☐ Permits

Based on our reviews and appropriate site final inspection, we

- ☒ Recommend
- ☐ Do Not Recommend

- ☐ Variance Approval
- ☒ Site Plan Approval
- ☐ DPCR 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 Engineering Advisory Comments

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

ADVISORY COMMENTS:

1. A South Florida Water Management District (SFWMD) and North St. Lucie River Water Control District (NSLRWCD) permits shall be required prior to DPCR approval.
2. The site has regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.
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6. St. Lucie County permits will be required for any work within the limits of the Jenkins Road R/W.
7. Show Perimeter Berm. Provide information sufficient to ensure drainage from adjacent parcels is not trapped due to berm.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location_____

Parcel ID #(s)_____

Project description_____

Application Type

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

☐Minor Amendment ☐Major Amendment

Site Information

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

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

Property Owner(s)	**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.*

_____

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.

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

This Document Prepared By and Return to:

William J. Segal. Pres.
SEAGULL TITLE COMPANY
20801 Biscayne Boulevard, Suite 304
Aventura, FL 33180
305-682-1110

Parcel ID Number: 2325-111-0001-000-2

Warranty Deed

This Indenture, made this **8th** day of **April, 2022** A.D., between **KIVA DEVELOPMENT, LLC, a Florida limited liability company, whose address is 2239 Abrams Road, Eustis, Florida 32726, grantor**, and **VIVA COMMUNITIES AT TREASURE COAST WEST LLC, a Florida limited liability company** whose address is: **365 Route 59, Suite 110, Airmont, NY 10952** of the County of **Rockland**, State of **New York, grantee**.

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

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF AFORESAID SECTION 25, RUN SOUTH 00 DEGREES 14'22" WEST, 40.5 FEET; THENCE RUN NORTH 88 DEGREES 24'08" WEST, 40 FEET TO THE WEST RIGHT-OF-WAY LINE FOR JENKINS ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88 DEGREES 24'08" WEST, 1,555.91 FEET TO THE EAST RIGHT-OF-WAY LINE FOR INTERSTATE HIGHWAY 95; THENCE RUN SOUTH 10 DEGREES 04'59" WEST, ALONG SAID RIGHT-OF-WAY LINE, 88.84 FEET; THENCE RUN SOUTH 04 DEGREES 26'59" WEST, ALONG SAID RIGHT-OF-WAY LINE, 518.75 FEET; THENCE SOUTH 00 DEGREES 26'58" WEST, ALONG SAID RIGHT-OF-WAY LINE, 695.45 FEET; THENCE RUN SOUTH 89 DEGREES 22'09" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 328.11 FEET; THENCE RUN NORTH 00 DEGREES 19'41" EAST, 669.97 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE RUN SOUTH 88 DEGREES 37'18" EAST, 1,283.41 FEET TO THE WEST RIGHT-OF-WAY LINE OF JENKINS ROAD; THENCE RUN NORTH 00 DEGREES 14'22" EAST, ALONG SAID RIGHT-OF-WAY LINE, 624.56 FEET TO THE POINT OF BEGINNING.

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31. 2022 and subsequent years, not yet due and payable.

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

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

Signed, sealed and delivered in our presence:

Print name: Jesse Witten

Print name: Samantha Von Kaenel

KIVA DEVELOPMENT, LLC. a Florida limited liability company

By: _____
Antonio A. Huerta, Manager

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 6th day of April, 2022, by Antonio A. Huerta, Manager of Kiva Development, LLC, a Florida limited liability company on behalf of the limited liability company who are personally known to me or who has produced his Florida's driver license as identification.

JESSE DAVID WILTON
Notary Public - State of Florida
Commission # HH 132637
My Comm. Expires May 22, 2025
Bonded through National Notary Assn.

Printed Name: Jesse Witten
Notary Public
My Commission Expires: 5/22/25

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

Property Identification

Site Address: JENKINS RD
Sec/Town/Range: 25/35S/39E
Parcel ID: 2325-111-0001-000-2
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 14297
Map ID: 23/25N
Zoning: General Co

Ownership

Kiva Development LLC

2239 Abrams RD
Eustis, FL 32726

Legal Description

25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB:TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)

Current Values

Just/Market Value:	$651,000
Assessed Value:	$651,000
Exemptions:	$0
Taxable Value:	$651,000

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):	27.89
Land Size (SF):	1,214,888

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jul 16, 2019	4299 / 1642	0002	SP	Land Holding LLC	$925,000
Feb 3, 2017	3960 / 0630	0118	CT	Jenkins Property Holdings LLC	$275,100
May 3, 2005	2233 / 1811	XX01	WD	West Side Baptist Church of FP	$3,000,000
Oct 18, 2001	1450 / 1971	XX03	WD	Pugliese Paulette	$1,350,000
Aug 4, 1995	0970 / 2605	XX02	DE	Henderson Paulette	$100
May 8, 1989	0638 / 0364	XX00	WD	Herman Glazer	$589,200
Sep 1, 1986	0513 / 2045	XX01	CV		$537,000
Apr 1, 1981	0354 / 0527	XX00	CV		$500,000

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:	$651,000
Just/Market:	$651,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$651,000
Exemption(s):	$0
Taxable:	$651,000

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2005	0041	79.6	Fort Pierce Stormwater Charge	$5,492.40

Start Year	AssessCode	Units	Description	Amount
2013	0054	27.88999	North St. Lucie Water Management District	$571.74

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$651,000	$651,000	$0	$651,000
2020	$651,000	$651,000	$0	$651,000
2019	$1,001,500	$1,001,500	$0	$1,001,500
2018	$1,822,300	$1,822,300	$0	$1,822,300

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

August 01, 2023

Re: Viva Communities at Treasure Coast West

Project Narrative

TEG Developers is proud to present Viva Communities at Treasure Coast West, a proposed 222 unit rental community in the City of Fort Pierce. The subject property, located at 3037 S. Jenkins Road directly across from the KOA Campground, is approximately 28 acres. Situated along the St. Lucie Canal, this property enjoys easy access to urban conveniences as well as serene landscapes.

Inspired by the pocket neighborhood concept, Viva Communities at Treasure Coast West aspires to create an enhanced apartment home community. The master plan incorporates interstitial courtyards to allow for common outdoor gathering areas. The lake side pool deck serves as a hub for community events, social gatherings, and recreational activities while the common open areas offer ample space for outdoor activities and leisure. Residents also enjoy shared access to amenities at the Treasure Coast East Community including fitness center, business lounge, community room, catering kitchen, pet spa, outdoor grilling areas, pickleball courts, and more.

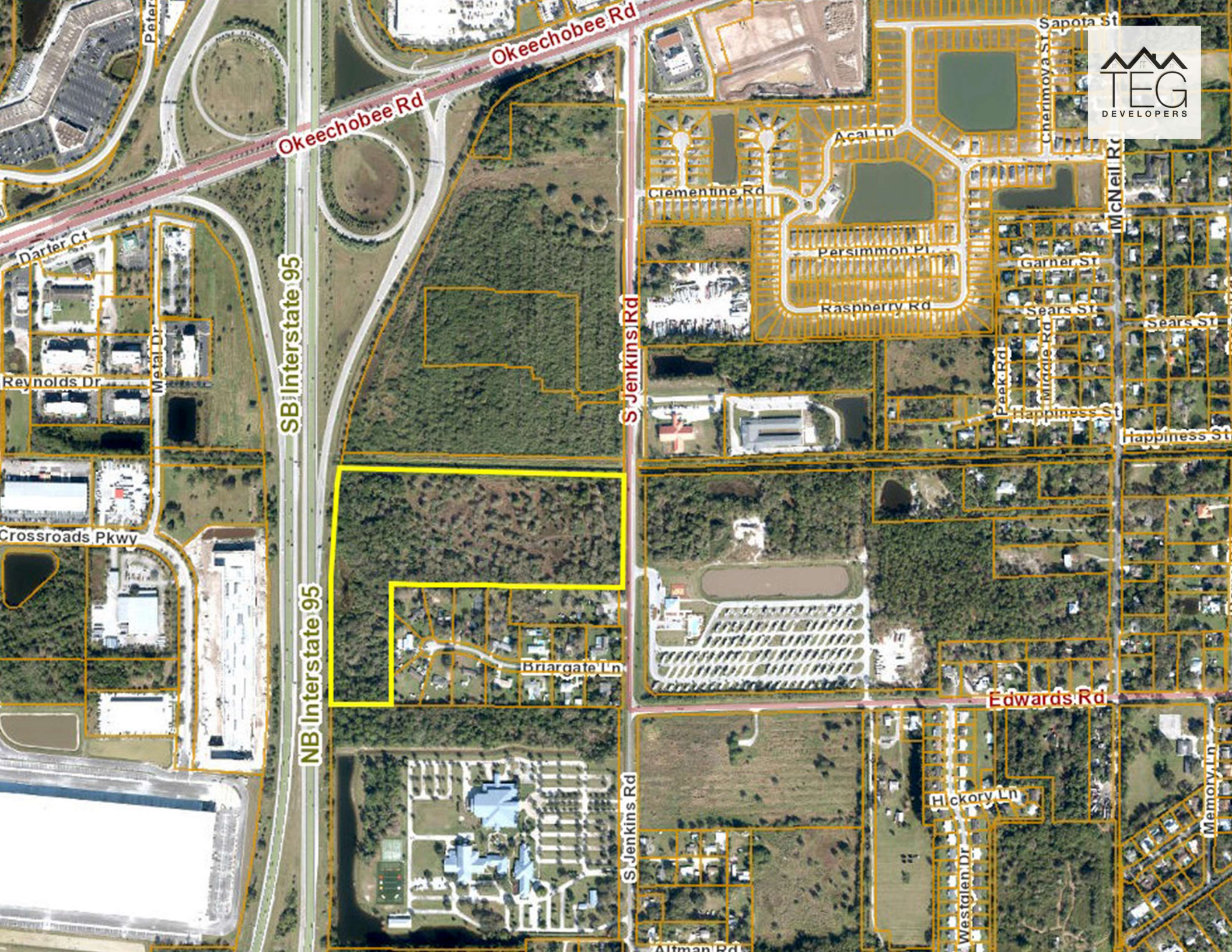
Every residence is thoughtfully designed to maximize comfort and livability. Shared walls are kept to a minimum, and residents are never stacked on top of one another. Additionally, each resident is provided with their own fenced in back yard. The architectural design draws inspiration from the timeless charm of the Florida Cracker vernacular. The buildings feature classic horizontal siding walls and 5:12 sloped roofs with gable accents and 24” overhangs. A carefully arranged mix of horizontal and vertical siding with stone veneer accents, combined with Architectural details such as deep porches and gable accents, add character and authenticity to each home.

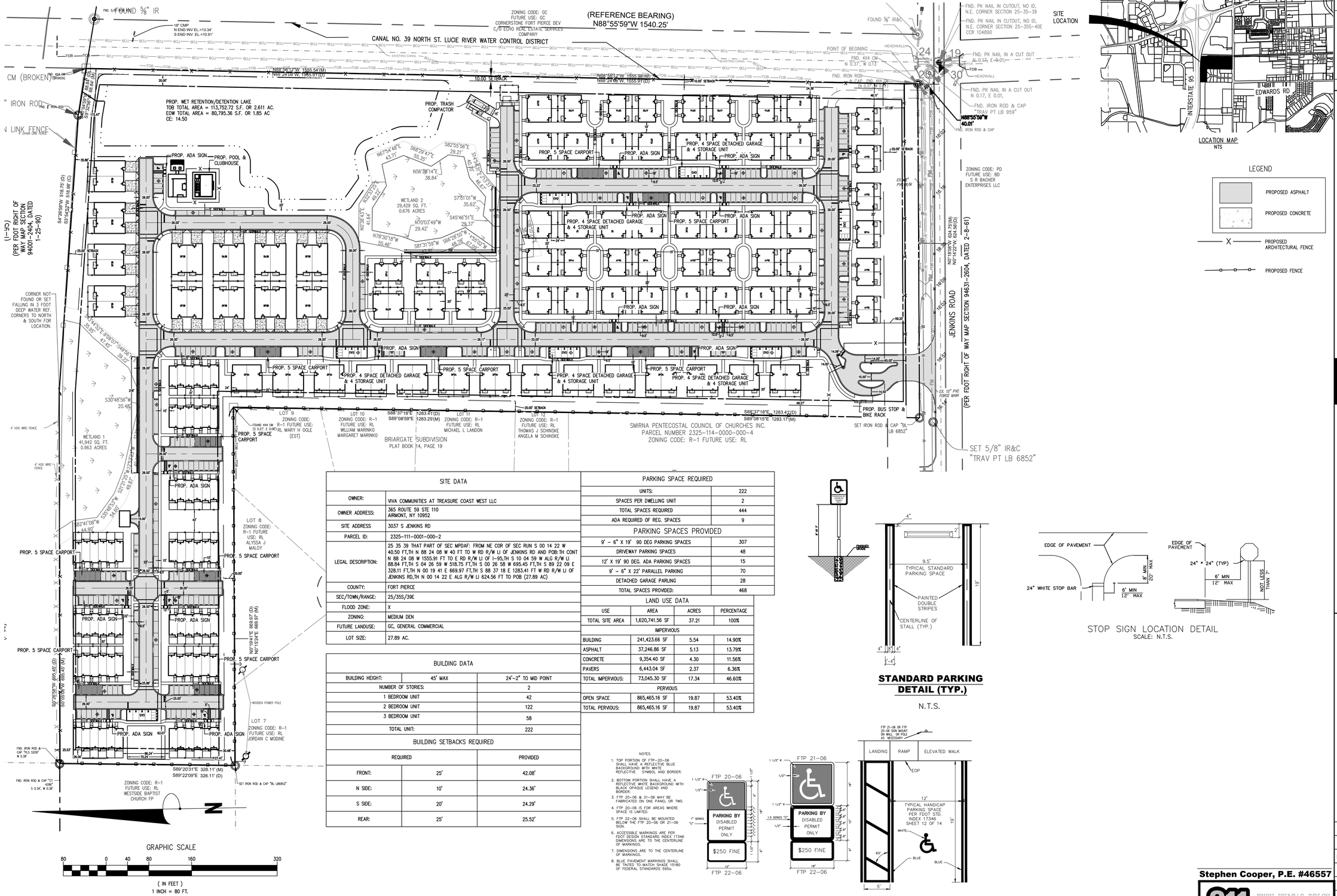
At Viva Communities, we take pride in offering a diverse selection of apartment homes tailored to suit a broad range of lifestyles. Our carefully designed one and two bedroom units cater to the increasing number of young residents in the area. These smaller units are also an excellent option for empty nesters and retirees who seek a more manageable living arrangement without compromising on quality. For young couples and families seeking more space and functionality, our three-bedroom units offer ample room for families to grow. Additionally, all units are fair housing compliant, ensuring that all residents have equal access to our exceptional living spaces.

In closing, Viva Communities at Treasure Coast West represents a unique opportunity for the City of Fort Pierce to help address current housing demands. Our communities are purpose built for long term rental and are designed with a focus on quality, consistency, and modern amenities. Our primary objective is to offer residents comfortable, well maintained living spaces that provide an elevated living experience and help raise the overall standard of rental properties in the area.

Francarlos Rivera, AIA, CGC
Senior Project Manager
TEG Developers, LLC

Phone: 813.853.3077
Email: frivera@tegdevelopers.com


Okeechobee Rd
Okeechobee Rd
SB Interstate 95
NB Interstate 95
S Jenkins Rd
S Jenkins Rd
Darter Ct
Metal Dr
Reynolds Dr
Crossroads Pkwy
Briargate Ln
Clementine Rd
Acai Ln
Persimmon Pl
Raspberry Rd
Sapota St
Cherimoya St
McNeil Rd
Garner St
Sears St
Sears St
Peek Rd
Middle Rd
Happiness St
Happiness St
Edwards Rd
Hickory Ln
Westglen Dr
Memory Ln
Altman Rd



SITE DATA	
OWNER:	VIVA COMMUNITIES AT TREASURE COAST WEST LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS	3037 S JENKINS RD
PARCEL ID:	2325-111-0001-000-2
LEGAL DESCRIPTION:	25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB:TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	25/35S/39E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	GC, GENERAL COMMERCIAL
LOT SIZE:	27.89 AC.

BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:		2
1 BEDROOM UNIT		42
2 BEDROOM UNIT		122
3 BEDROOM UNIT		58
TOTAL UNIT:		222

BUILDING SETBACKS REQUIRED		
	REQUIRED	PROVIDED
FRONT:	25'	42.08'
N SIDE:	10'	24.36'
S SIDE:	20'	24.29'
REAR:	25'	25.52'

PARKING SPACE REQUIRED	
UNITS:	222
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	444
ADA REQUIRED OF REG. SPACES	9
PARKING SPACES PROVIDED	
9' – 6" X 19' 90 DEG PARKING SPACES	307
DRIVEWAY PARKING SPACES	48
12' X 19' 90 DEG. ADA PARKING SPACES	15
9' – 6" X 22' PARALLEL PARKING	70
DETACHED GARAGE PARLING	28
TOTAL SPACES PROVIDED:	468

LAND USE DATA			
USE	AREA	ACRES	PERCENTAGE
TOTAL SITE AREA	1,620,741.56 SF	37.21	100%
IMPERVIOUS			
BUILDING	241,423.66 SF	5.54	14.90%
ASPHALT	37,246.86 SF	5.13	13.79%
CONCRETE	9,354.40 SF	4.30	11.56%
PAVERS	6,443.04 SF	2.37	6.36%
TOTAL IMPERVIOUS:	73,045.30 SF	17.34	46.60%
PERVIOUS			
OPEN SPACE	865,465.16 SF	19.87	53.40%
TOTAL PERVIOUS:	865,465.16 SF	19.87	53.40%

STANDARD PARKING DETAIL (TYP.)

N.T.S.

STOP SIGN LOCATION DETAIL
SCALE: N.T.S.

HANDICAP SIGN AND PARKING DETAIL (TYP.)

N.T.S.

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2803
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856
SCPE

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

FINAL SITE PLAN

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=80'
VERT. SCALE:	NA

DRAWING NO. **C1.0**

JOB NO. 2021-119

Stephen Cooper, P.E. #46557

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www.callsunshine.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS

DRAWING INDEX:

LA-1: OVERALL PLAN, LANDSCAPE DATA, & PLANT SCHEDULE

LA-2 - LA-5: DETAIL LANDSCAPE PLANS

LA-6: LANDSCAPE DETAILS & SPECIFICATIONS

TREE REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,556 LF x 10' WIDE
15,560 SF DIV. BY 200 = 78 TREES REQUIRED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
22,820 S.F. DIV. BY 200 = 115 TREES REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
5,640 SF DIV. BY 300 = 19 TREES REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
9,300 SF DIV. BY 300 = 31 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 224,863 S.F
224,863/15 = 14,991 S.F. REQUIRED PLANTING AREA
150 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 393 TREES

PROVIDED TREES

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,556 LF x 10' WIDE
78 TREES PROVIDED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
115 TREES PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
19 TREES PROVIDED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
31 TREES PROVIDED

INTERIOR VEHICULAR USE AREAS = 224,863 S.F
15,000 S.F. REQUIRED PLANTING AREA PROVIDED
150 INTERIOR VUA TREES PROVIDED

TOTAL TREES PROVIDED: 393 TREES

SHRUB REQUIREMENTS

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 761 SHRUBS REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 188 SHRUBS REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 310 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 1,259 SHRUBS

PROVIDED SHRUBS

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
761 SHRUBS PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
192 SHRUBS PROVIDED

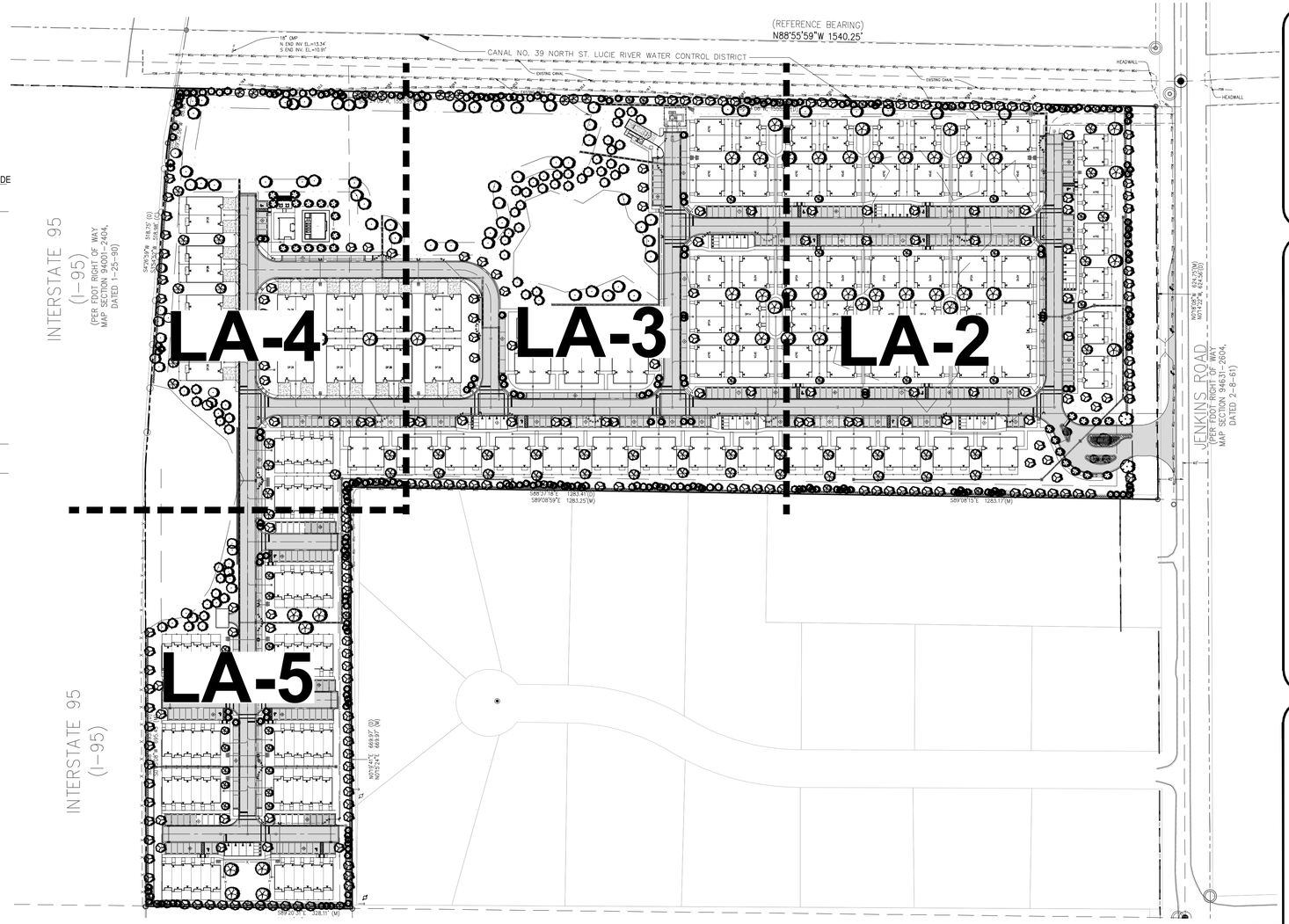
WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
310 SHRUBS PROVIDED

TOTAL SHRUBS PROVIDED: 1,263 SHRUBS

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

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



Total Site Plant Schedule:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	48	Conocarpus erectus	Green Buttonwood	45G	12` HT	6`W	6`CT, SP	Native	2.5" DBH
	42	Pinus elliotti densa	South Florida Slash Pine	FG	12` HT	5`W	SP	Native	2.5" DBH
	209	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
	11	Taxodium distichum	Bald Cypress	45G	12` HT	6`W	4` CT, SP	Native	2.5" DBH
*** EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Pinus elliottii	Slash Pine	Existing to Remain				Native	VARIES 6"-55"
	TBD	Quercus spp	Oak Species	Existing to Remain				Native	VARIES 6"-55"
*** MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Conocarpus erectus	Green Buttonwood	FG	14` HT	8`W	6`CT, STD, SP	Native	6.5" Caliper, 6" DBH
	TBD	Pinus elliotti densa	South Florida Slash Pine	FG	14`-16` HT	6`W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Quercus virginiana	Southern Live Oak	FG	14` HT	6`W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Taxodium distichum	Bald Cypress	FG	14`-16` HT	8`W	SP	Native	6.5" Caliper, 6" DBH

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm	FG	8` GW, 12` CT		SP	Non-native	
	218	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
	28	Wodyetia bifurcata	Single Foxtail Palm	FG	6`GW, 10`CT		SGL, FH, SP	Non-native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	* 89	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea	3G	18" HT	18"W	F	Non-native	
	182	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	1,059	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native	
	22	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native	
	* 57	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	* 35	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	366	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G	18"HT	18" W	F	Non-native	
** SOD	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

*NOT INCLUDED IN PROVIDED PLANT CALCULATIONS; QUANTITIES MAY VARY AT OWNER'S DISCRETION
**MAY BE SUBSTITUTED WITH BAHIA SPECIES
***QUANTITY TO BE DETERMINED PENDING FINALIZED TREE SURVEY & REPORT

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

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Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST WEST

City of Fort Pierce, Florida

Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 100'

0 25' 50' 200'

LA-1

LA-2 Plant Legend:

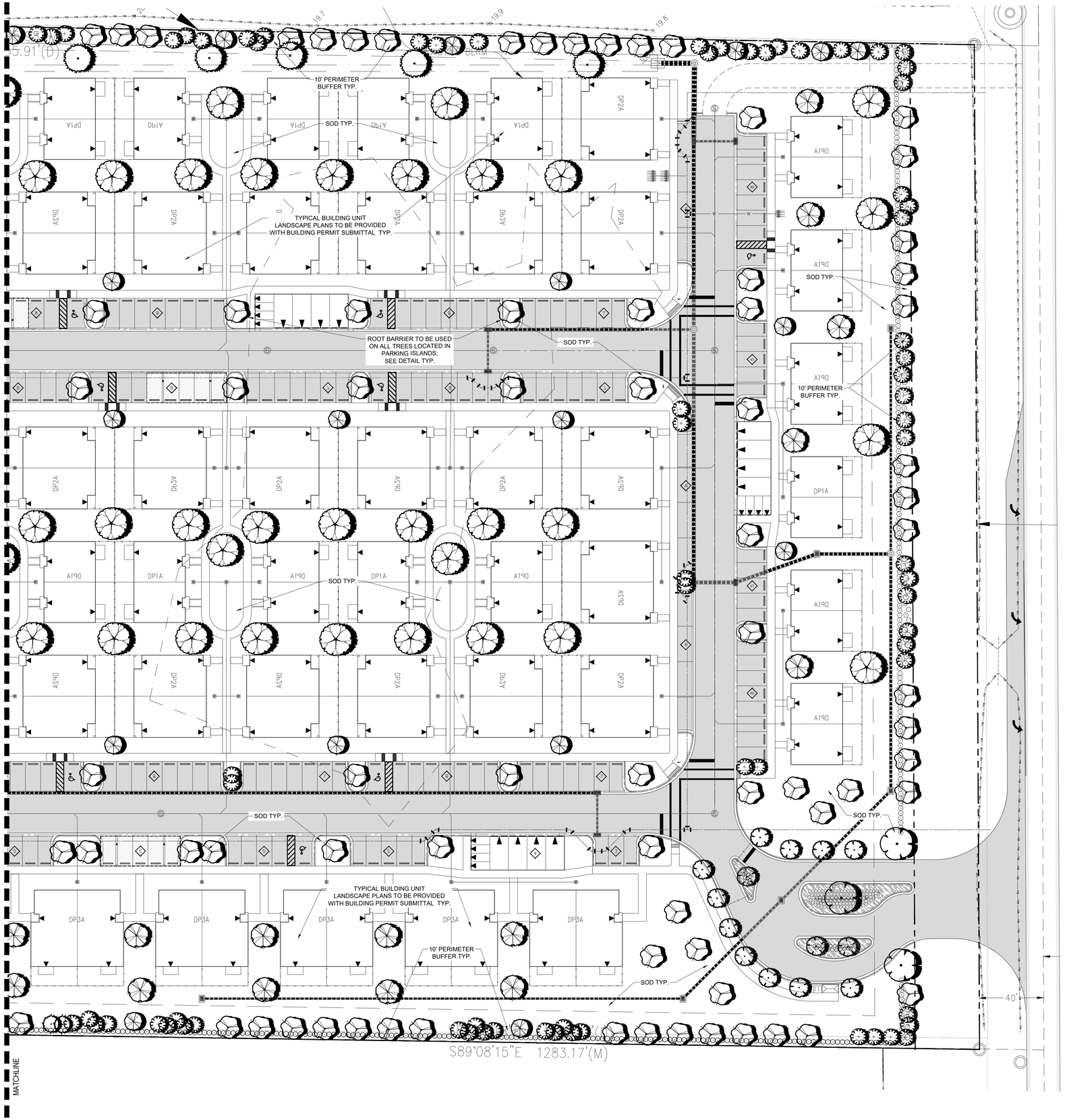
TREES	QTY	BOTANICAL NAME	COMMON NAME
	17	Conocarpus erectus	Green Buttonwood
	2	Pinus elliotti densa	South Florida Slash Pine
	75	Quercus virginiana	Southern Live Oak

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Conocarpus erectus	Green Buttonwood
	TBD	Quercus virginiana	Southern Live Oak
	TBD	Taxodium distichum	Bald Cypress

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm
	72	Sabal palmetto	Sabal Palm
	14	Wodyetia bifurcata	Single Foxtail Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	89	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea
	182	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum
	183	Clusia guttifera	Small Leaf Clusia
	22	Hamelia patens 'Compacta'	Dwarf Firebush
	57	Muhlenbergia capillaris	Pink Muhly Grass
	35	Tripsacum dactyloides	Fakahatchee Grass

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	366	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa



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City of Fort Pierce, Florida

Detail Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

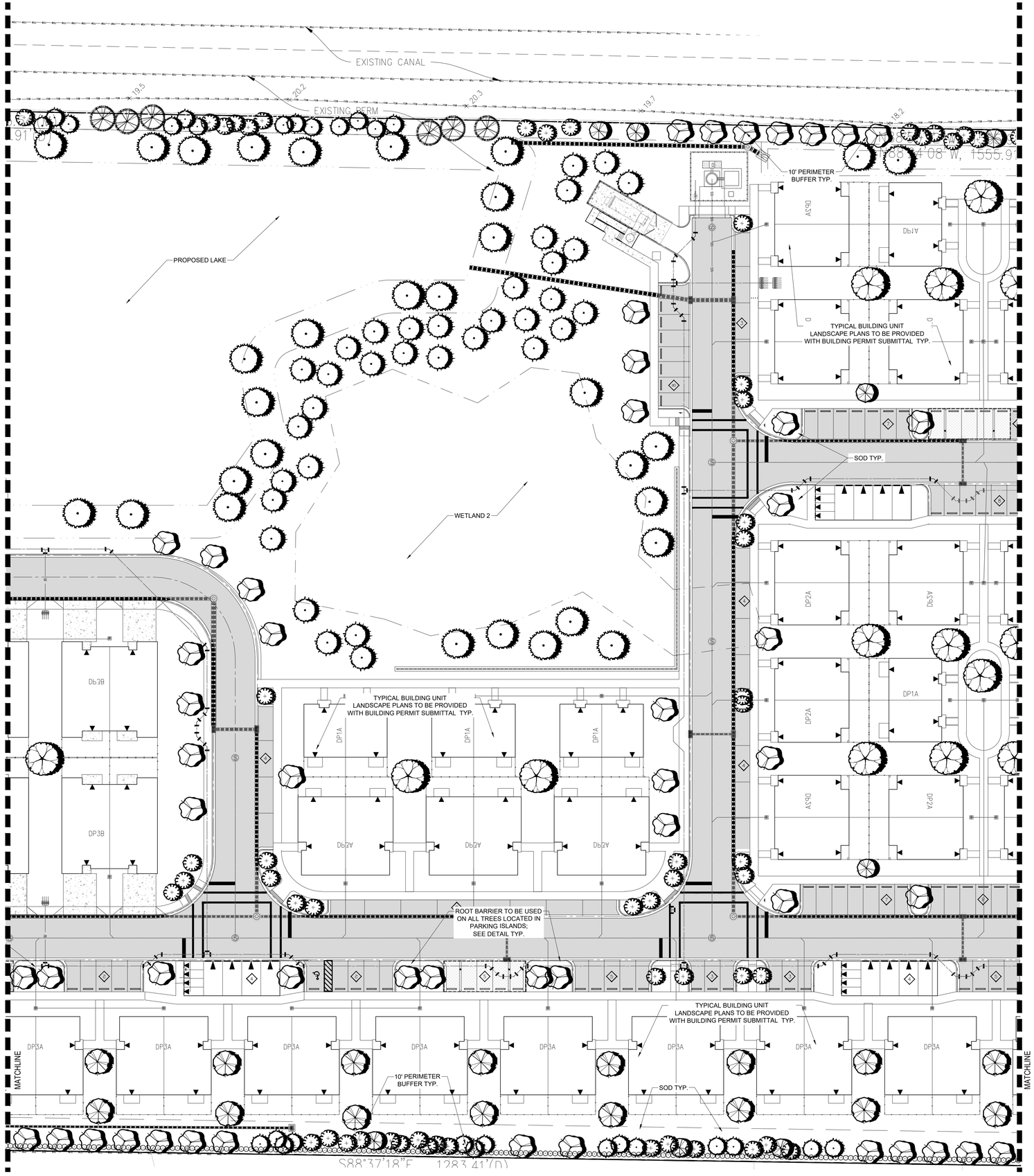
SCALE: 1" = 30'

0 15' 30' 60'

LA-2

LA-3 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	8	Conocarpus erectus	Green Buttonwood	45G
	27	Pinus elliotti densa	South Florida Slash Pine	FG
	51	Quercus virginiana	Southern Live Oak	45G
	6	Taxodium distichum	Bald Cypress	45G
MITIGATION TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**
	TBD	Conocarpus erectus	Green Buttonwood	FG
	TBD	Pinus elliotti densa	South Florida Slash Pine	FG
	TBD	Quercus virginiana	Southern Live Oak	FG
	TBD	Taxodium distichum	Bald Cypress	FG
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**
	58	Sabal palmetto	Sabal Palm	FG
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**
	206	Clusia guttifera	Small Leaf Clusia	3G



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Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

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Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-3

LA-4 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME
	2	Conocarpus erectus	Green Buttonwood
	13	Pinus elliotti densa	South Florida Slash Pine
	22	Quercus virginiana	Southern Live Oak
	5	Taxodium distichum	Bald Cypress

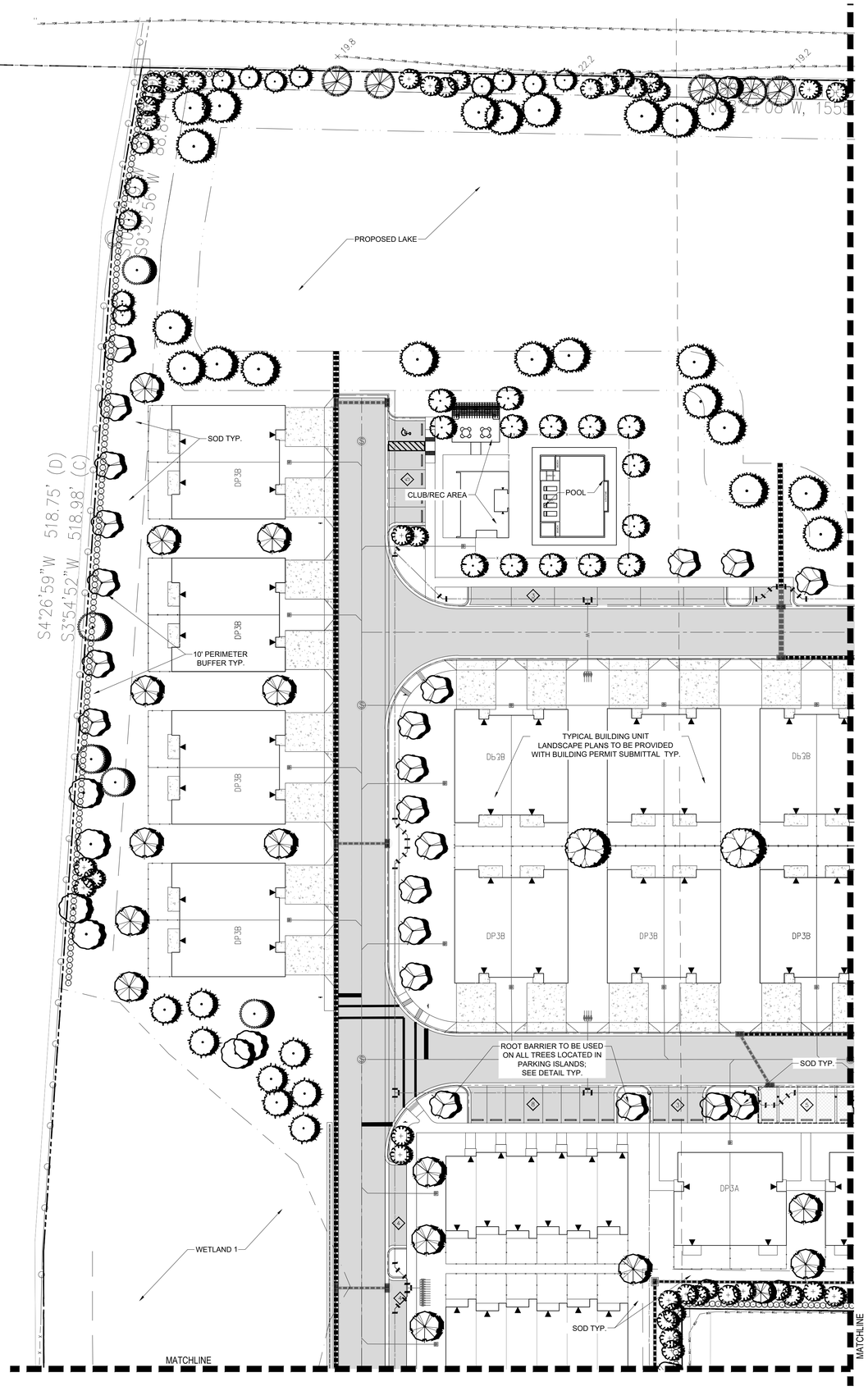
EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Pinus elliottii	Slash Pine
	TBD	Quercus spp	Oak Species

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Conocarpus erectus	Green Buttonwood
	TBD	Pinus elliotti densa	South Florida Slash Pine
	TBD	Quercus virginiana	Southern Live Oak
	TBD	Taxodium distichum	Bald Cypress

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	39	Sabal palmetto	Sabal Palm
	14	Wodyetia bifurcata	Single Foxtail Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	209	Clusia guttifera	Small Leaf Clusia

INTERSTATE 95
(I-95)
(PER FDOT RIGHT OF WAY
MAP SECTION 94001-2404,
DATED 1-25-90)



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LA 6666807
STATE OF FLORIDA

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Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

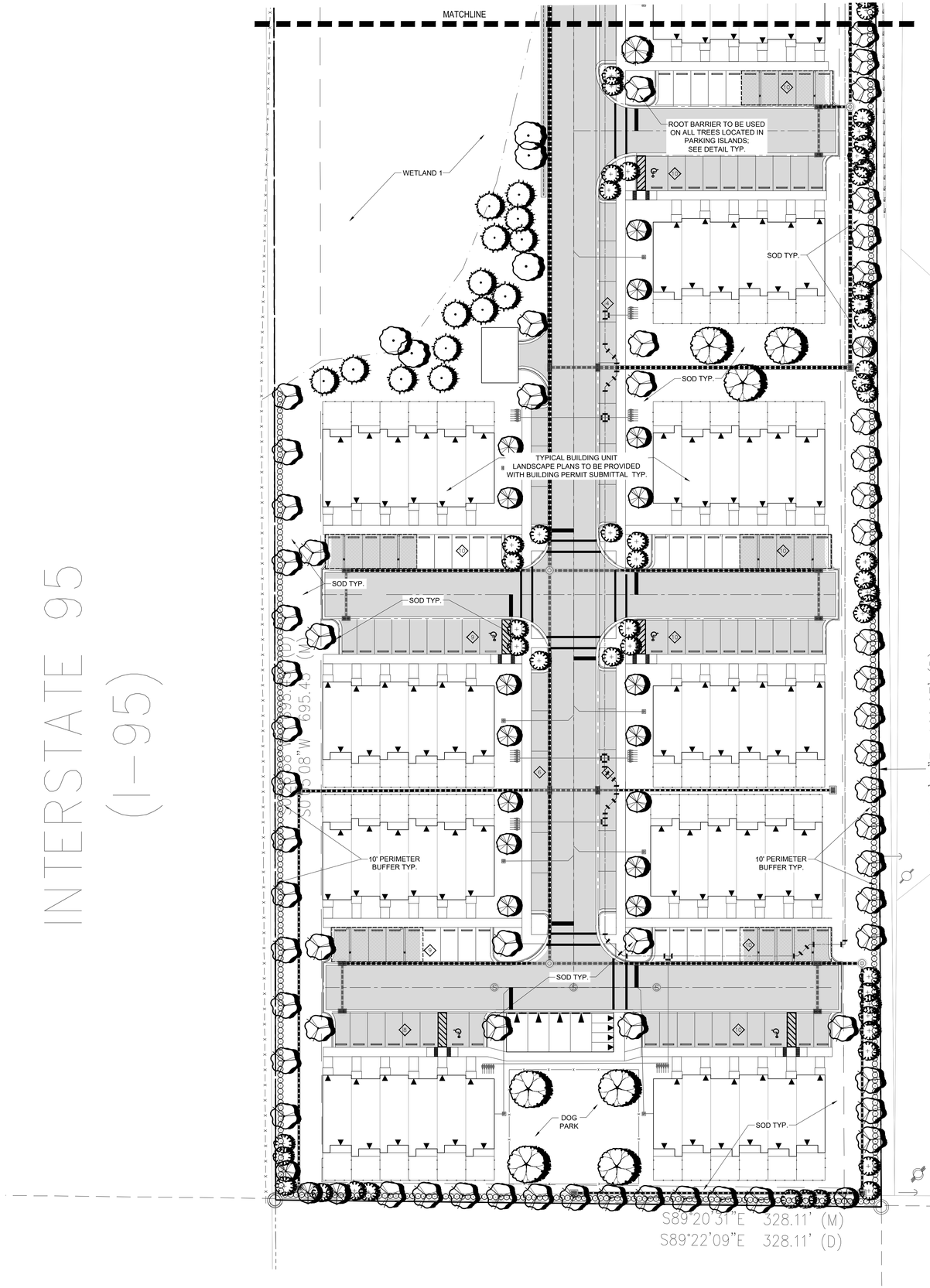
SCALE: 1" = 30'

0 15' 30' 60'

LA-4

LA-5 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME
	21	Conocarpus erectus	Green Buttonwood
	61	Quercus virginiana	Southern Live Oak
EXISTING TREES TO REMAIN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	TBD	Quercus spp	Oak Species
MITIGATION TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	TBD	Conocarpus erectus	Green Buttonwood
	TBD	Pinus elliotti densa	South Florida Slash Pine
	TBD	Quercus virginiana	Southern Live Oak
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	51	Sabal palmetto	Sabal Palm
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	464	Clusia guttifera	Small Leaf Clusia



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Municipal Project:	
Scale:	

NORTH

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0 15' 30' 60'

LA-5

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil];
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

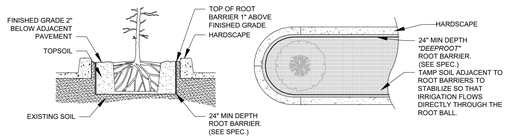
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the resposnibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

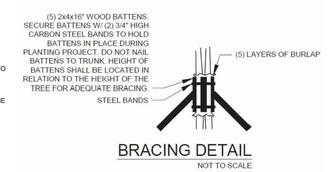
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

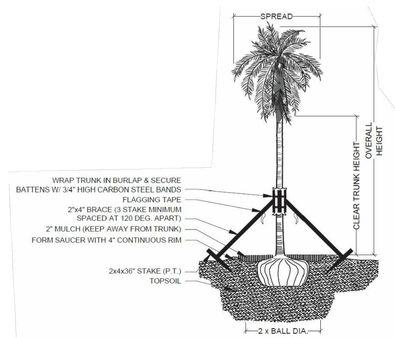
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

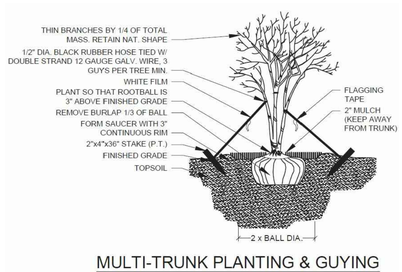
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



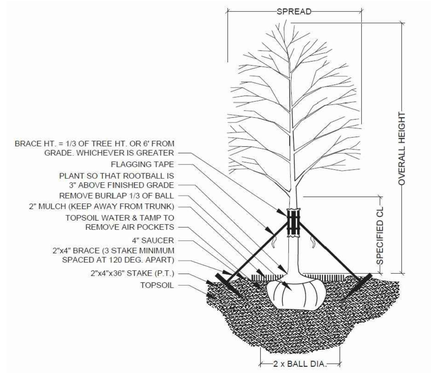
BRACING DETAIL
NOT TO SCALE



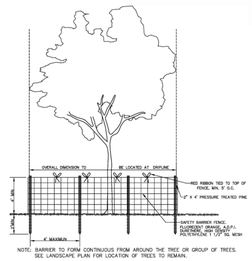
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE

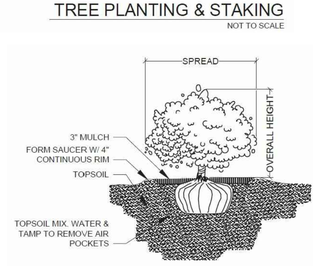


TREE PLANTING & STAKING
NOT TO SCALE



NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
1382 SW 12 CT. STE. 101
POMPANO BEACH, FLORIDA 33069
TEL (954) 782-3212 FAX (954) 782-3213

VIVA AT TREASURE COAST WEST
City of Fort Pierce, Florida

Details & Specifications

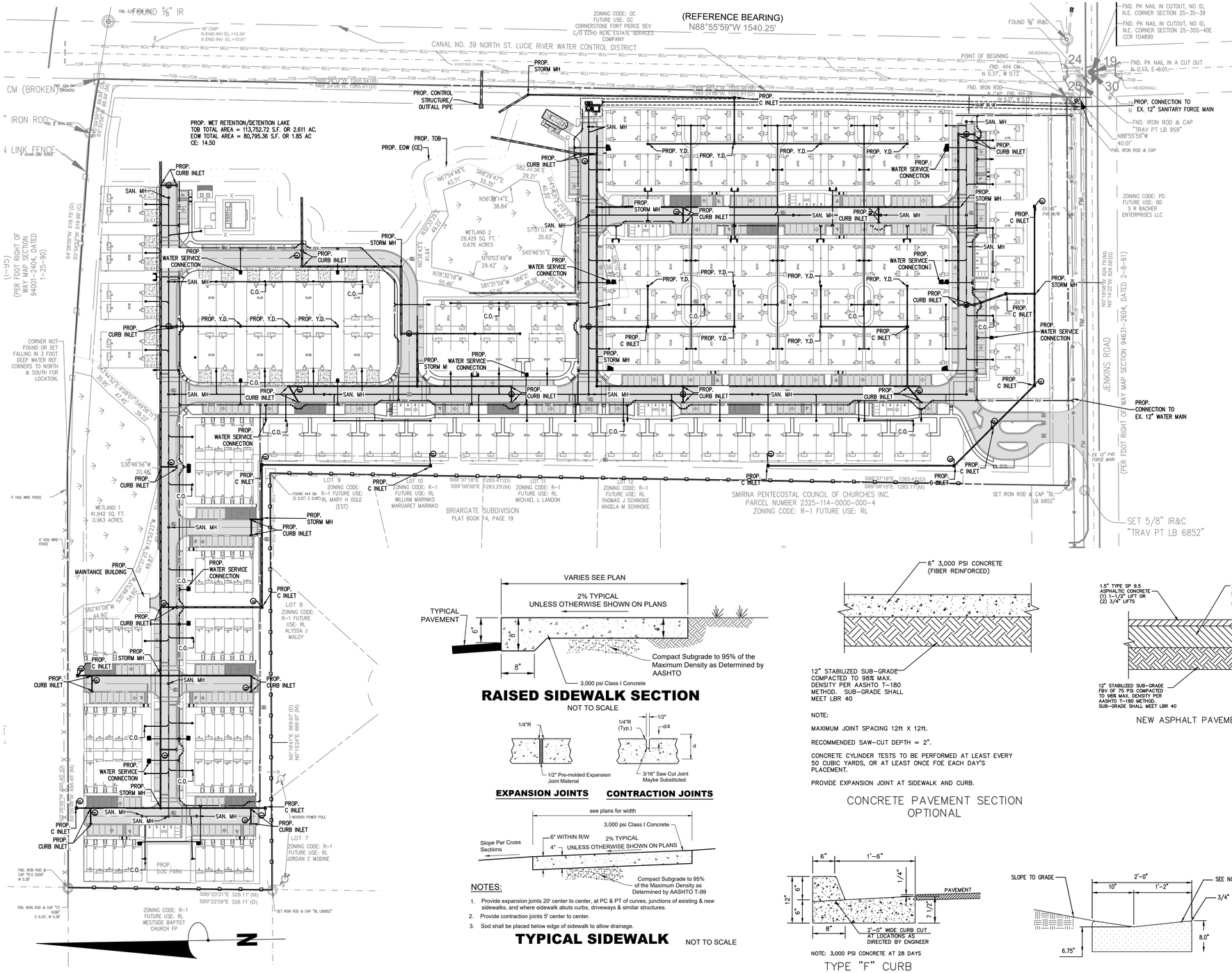
Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

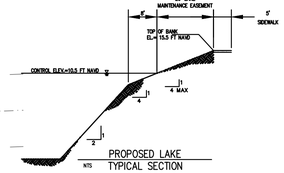
REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

LA-6





LEGEND

- PROP. CONCRETE
- PROP. ASPHALT
- PROP. WATER METER SERVICE
- PROP. YARD DRAIN
- PROP. C-INLET
- PROP. CURB INLET
- PROP. DRAINAGE PIPE
- PROP. STORM MANHOLE
- PROP. SANITARY CLEANOUT
- PROP. SANITARY MANHOLE

WATER STATEMENT

POTABLE WATER TO BE PROVIDED BY FORT PIERCE UTILITY AUTHORITY (FPUA) VIA A LOOPED PROPOSED PUBLIC WATER MAIN EXTENSION INTO THE SITE. THE PROPOSED RESIDENTIAL UNITS WILL BE METERED SEPARATELY.

FIRE HYDRANTS ARE PROPOSED TO BE SPACED PER ST. LUCIE COUNTY FIRE DISTRICT CRITERIA.

WASTEWATER STATEMENT

AN 8" GRAVITY SEWER COLLECTION SYSTEM IS PROPOSED TO CONVEY WASTEWATER FROM THE PLANNED BUILDINGS TO A PROPOSED ONSITE FPUA SPECIFIED PUMP STATION. WASTEWATER TO BE TRANSMITTED TO THE EXISTING FPUA FORCE MAIN ON JENKINS VIA A PROPOSED 4" FORCE MAIN.

DRAINAGE STATEMENT

THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT CONSISTS OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A PROPOSED WET DETENTION/RETENTION AREA. THE PROPOSED RETENTION AREA WILL PROVIDE WATER QUALITY TREATMENT (FIRST HALF INCH AND/OR PRE/POST NUTRIENT MITIGATION), PRIOR TO OVERFLOWING TO THE ADJACENT NSLRWCD CANAL.

FLOOD PROTECTION PER LOCAL AND STATE REQUIREMENTS TO BE ADDRESSED AS FOLLOWS;

10 YEAR, 1 DAY STORM (ROAD PROTECTION – SFWMD/CITY OF FT PIERCE)

10 YEAR, 3 DAY (NSLRWCD DISCHARGE LIMITED TO 2'/24 HRS.)

25 YEAR, 3 DAY (CITY OF FT. PIERCE – PRE VERSES POST DISCHARGE)

100 YEAR, 3 DAY (ZERO DISCHARGE MINIMUM FINISHED FLOOR)

DISCHARGE TO NSLRWCD CANAL

MAX DISCHARGE 2" IN ANY 24-HOUR PERIOD

RAISED SIDEWALK SECTION

NOT TO SCALE

EXPANSION JOINTS **CONTRACTION JOINTS**

NOTES:

1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
2. Provide contraction joints 5' center to center.
3. Sod shall be placed below edge of sidewalk to allow drainage.

TYPICAL SIDEWALK

NOT TO SCALE

NOTE:

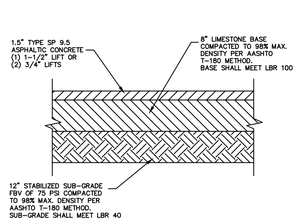
MAXIMUM JOINT SPACING 12ft X 12ft.

RECOMMENDED SAW-CUT DEPTH = 2".

CONCRETE CYLINDER TESTS TO BE PERFORMED AT LEAST EVERY 50 CUBIC YARDS, OR AT LEAST ONCE FOE EACH DAY'S PLACEMENT.

PROVIDE EXPANSION JOINT AT SIDEWALK AND CURB.

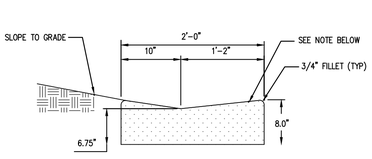
CONCRETE PAVEMENT SECTION OPTIONAL



NEW ASPHALT PAVEMENT SECTION

NOTE: 3,000 PSI CONCRETE AT 28 DAYS

TYPE "F" CURB



VALLEY GUTTER CURB DETAIL

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2503
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CONCEPT UTILITY PLAN

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=80'
VERT. SCALE:	NA

DRAWING NO. **C1.0**

JOB NO. 2021-119

Stephen Cooper, P.E. #46557

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TREASURE COAST WEST
CITY OF FORT PIERCE ENVIRONMENTAL IMPACT REPORT

August 2023

Prepared For:

TEG Developers
365 Route 59, Suite 110
Airmont, New York 10952

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

Project No. 23TEG4046

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Exhibit 2. Aerial with FLUCFCS and Wetlands Map E2-1

Exhibit 3. Listed Species Survey Report E3-1

Exhibit 4. Aerial with Site Plan E4-1

1.0 INTRODUCTION

The following Environmental Impact Report is provided in support of the City of Fort Pierce Site Development Plan application for Treasure Coast West (Project).

The Project site totals 27.90± acres and is located in Section 25, Township 35 South, Range 39 East, St. Lucie County (Exhibit 1). More specifically, the Project is located west of South Jenkins Road, east of Interstate 95, and approximately 0.47 mile south of Okeechobee Road.

The Project site is comprised of forested upland and wetland areas and disturbed land that contain moderate to high levels of cover by exotic vegetation, including Brazilian pepper (*Schinus terebinthifolia*), shoebutton ardisia (*Ardisia elliptica*), strawberry guava (*Psidium cattleianum*), primrosewillow (*Ludwigia peruviana*), and torpedograss (*Panicum repens*).

The following Environmental Impact Report includes details regarding the various habitats on-site, results of the listed species survey, and the impacts and preserves associated with the proposed site plan.

2.0 VEGETATION AND LAND COVER

Vegetation associations and land cover for the Project were delineated using Florida Department of Transportation (FDOT) December 2022 rectified color aerials, and groundtruthing was conducted on July 6, 2023. The vegetation and land cover types were classified based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (FDOT 1999). Level IV FLUCFCS codes were utilized to denote disturbance, and "E" codes were used to identify levels of exotic species invasion (e.g., Brazilian pepper and earleaf acacia (*Acacia auriculiformis*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapped polygon, produce summaries, and generate the FLUCFCS map (Exhibit 2).

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
3209 E2	Shrub and Brushland, Disturbed (25-49% Exotics)	6.86	24.6
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	8.52	30.5
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	4.82	17.3
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	3.63	13.0
4349 E4	Hardwood/Conifer Mixed, Disturbed (76-100% Exotics)	0.67	2.4
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	0.93	3.3
6439 E1	Wet Prairie, Disturbed (0-24% Exotics)	2.47	8.9
Totals		**27.90**	**100.0**

Shrub and Brushland, Disturbed (25-49% Exotics) (FLUCFCS Code 3209 E2)
The canopy of this habitat type consists of Darlington oak (*Quercus hemisphaerica*), slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*). The sub-canopy includes slash pine, Darlington oak, cabbage palm, Brazilian pepper, shoebutton ardisia, and scattered saw palmetto (*Serenoa repens*). The ground cover consists of bahiagrass (*Paspalum notatum*), guineagrass (*Urochloa maxima*), scattered St. Augustine grass (*Stenotaphrum secundatum*), scattered saw palmetto, caesarweed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), swamp flatsedge (*Cyperus ligularis*), and digitgrass (*Digitaria* sp.).

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)
The canopy of this habitat type included cabbage palm, Darlington oak, and slash pine. The sub-canopy consists of cabbage palm, Darlington oak, slash pine, scratchthroat (*Ardisia crenata*), Brazilian pepper, Jack-in-the-bush (*Chromolaena odorata*), saw palmetto, dahoon holly (*Ilex cassine*), gallberry (*Ilex glabra*), and American beautybush (*Callicarpa americana*). The ground cover includes caesarweed, guineagrass, St. Augustine grass, bahiagrass, scratchthroat, Bay Biscayne wedelia (*Sphagneticola trilobata*), swamp flatsedge, dog fennel, saw palmetto, muhly (*Muhlenbergia capillaris*), blueberry (*Vaccinium* sp.), muscadine grapevine (*Vitis rotundifolia*), and earleaf greenbriar (*Smilax auriculata*).

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)
The vegetative associations are similar to FLUCFCS Code 4349 E1, except with 25 to 49 percent coverage by exotic species.

Hardwood/Conifer Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 4349 E3)
The vegetative associations are similar to FLUCFCS Code 4349 E2, except with 50 to 75 percent coverage by exotic species.

Hardwood/Conifer Mixed, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4)
The vegetative associations are similar to FLUCFCS Code 4349 E3, except with 76 to 100 percent coverage by exotic species.

Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4)
The canopy of this habitat type is open. The sub-canopy consists of wax myrtle (*Morella cerifera*), cabbage palm, loblolly bay (*Gordonia lasianthus*), twinberry (*Myrcianthes fragrans*), primrosewillow, cattail (*Typha latifolia*), strawberry guava, and Brazilian pepper. The ground cover consists of torpedograss, Haspan flatsedge (*Cyperus haspan*), spikerush (*Eleocharis* sp.), swamp fern (*Telmatoblechnum serrulatum*), and Japanese climbing fern (*Lygodium japonicum*).

Wet Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 6439 E1)
The canopy of this habitat type consists of scattered Darlington oak. The sub-canopy includes wax myrtle, gallberry, and scattered Brazilian pepper. The ground cover consists of swamp fern, Virginia chain fern (*Woodwardia virginica*), bushy bluestem (*Andropogon glomeratus*), bloodroot (*Sanguinaria canadensis*), strawberry guava, roadgrass (*Eleocharis baldwinii*), muscadine grapevine, earleaf greenbriar, caesarweed, dog fennel, paragrass (*Urochloa mutica*), little blue maidencane (*Amphicarpum muehlenbergianum*), and four-petal St. John's wort (*Hypericum tetrapetalum*).

3.0 WETLANDS

The Project site contains 3.40± acres of South Florida Water Management District (SFWMD) wetlands (Exhibit 2). The on-site wetlands are identified by the following FLUCFCS codes: Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4) and Wet Prairies, Disturbed (0-24% Exotics) (FLUCFCS Code 6439 E1).

4.0 LISTED SPECIES

A listed species survey was conducted by Passarella & Associates, Inc. on the Project in July 2023 to determine if the site was being utilized by wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) or the U.S. Fish and Wildlife Service as threatened or endangered.

A total of three gopher tortoise (*Gopherus polyphemus*) burrows and one foraging little blue heron (*Egretta caerulea*) were documented on the Project site during the survey. The gopher tortoise and little blue heron are listed as threatened by the FWCC. No listed plant species were documented on the Project site during the field survey.

A copy of the listed species survey report is provided as Exhibit 3.

5.0 SITE PLAN

The Project includes a proposed multi-family residential development with associated parking and roadways (Exhibit 4). The development was designed to avoid impacts to wetlands where practicable. Due to the location of the on-site wetlands and the configuration of the parcel, some wetland impacts were unavoidable. The wetlands proposed for impact provide minimal support for fish and wildlife as they have been degraded by exotic vegetation infestation and adjacent surrounding development that has disrupted the natural sheet flow across the landscape.

A total of 1.80± acres of wetland impacts are proposed, and the remaining 1.60± acres of wetlands will be preserved on-site. The preserved wetlands will be buffered by uplands with a minimum width of 15 feet and an average width of at least 25 feet. In locations where wetland impacts abut wetland preserves, a structural buffer will be used to prevent secondary impacts to the remaining wetlands. Mitigation for wetland impacts will be assessed and provided through the SFWMD Environmental Resource Permit process by the purchase of mitigation bank credits from an approved wetland mitigation bank.

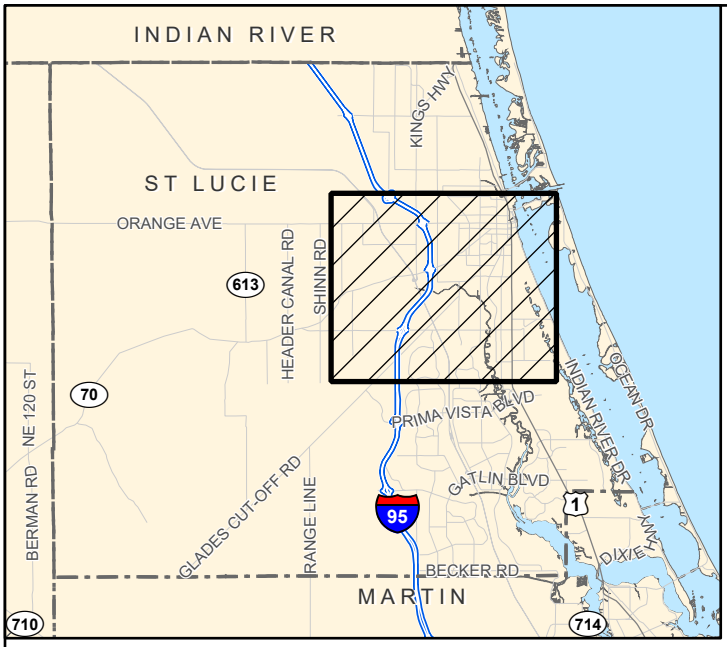
The Project will adhere to state regulations regarding gopher tortoise burrows. An FWCC permit will be obtained for activities within 25 feet of an identified gopher tortoise burrow.

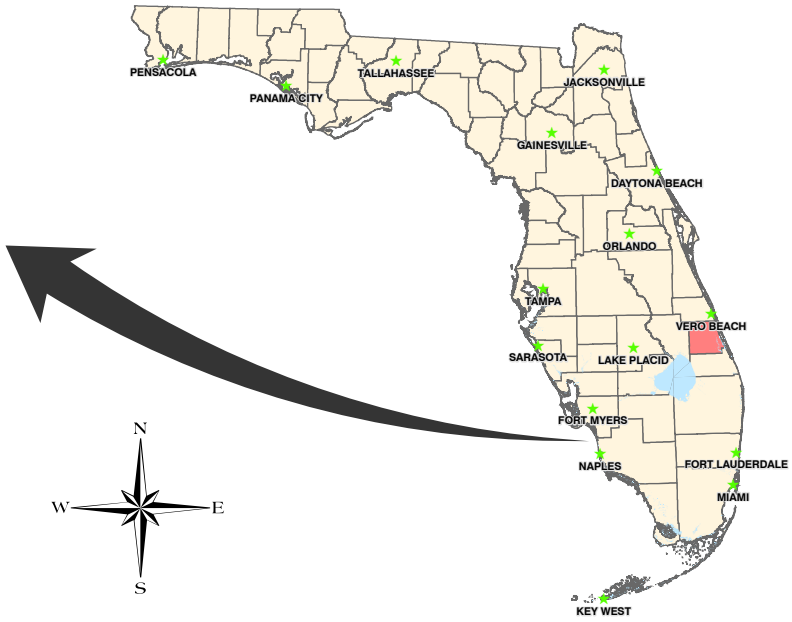
6.0 REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Second Edition.

EXHIBIT 1

PROJECT LOCATION MAP





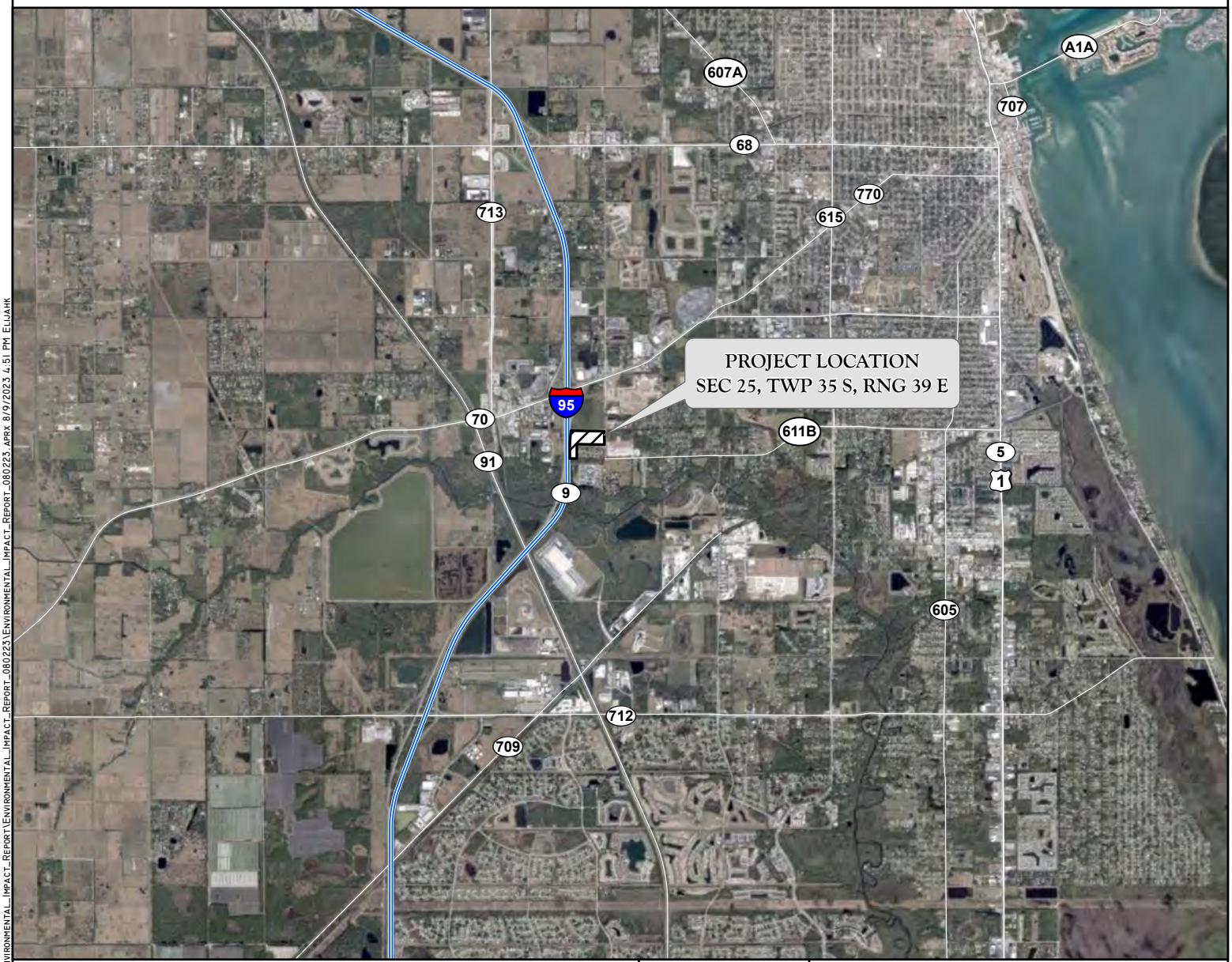


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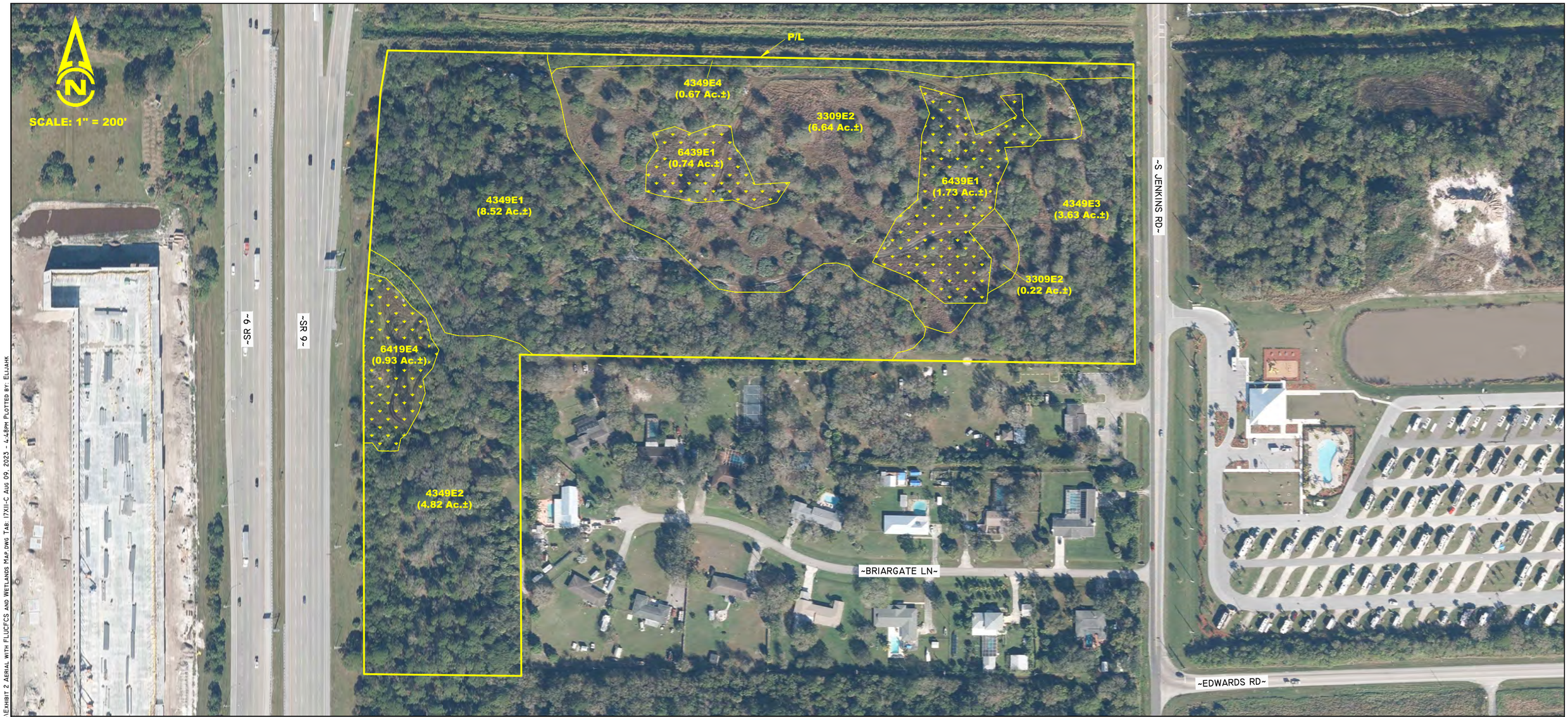
EXHIBIT 1. PROJECT LOCATION MAP
TREASURE COAST WEST

DRAWN BY	DATE
P.F.	7/20/23
REVIEWED BY	DATE
H.S.	7/20/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

EXHIBIT 2

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:

WETLANDS
(3.40 Ac.±)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
3209 E2	SHRUB AND BRUSHLAND, DISTURBED (25-49% EXOTICS)	6.86 Ac.±	24.6%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	8.52 Ac.±	30.5%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	4.82 Ac.±	17.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	3.63 Ac.±	13.0%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	0.67 Ac.±	2.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.93 Ac.±	3.3%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	2.47 Ac.±	8.9%
	TOTAL	**27.90 Ac.±**	**100.0%**

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG DEVELOPERS, LLC DRAWING No. 2021-119 PBASE.DWG DATED JULY 7, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE

DRAWN BY	P.F.	DATE	7/20/23
DESIGNED BY	K.C.	DATE	7/20/23
REVIEWED BY	H.S.	DATE	7/20/23

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PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

TREASURE COAST WEST

AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 23TEG4046

SHEET No. EXHIBIT 2

J:\2023\23TEG4046\Environmental_Impact_Report\Environmental_Impact_Report_080223\Exhibit 2 Aerial with FLUCFCS and Wetlands Map.dwg Tab: 17x11-C Aug 09, 2023 - 4:48pm Plotted by: Elijahk

EXHIBIT 3

LISTED SPECIES SURVEY REPORT

TREASURE COAST WEST
LISTED SPECIES SURVEY REPORT

August 2023

Prepared For:

TEG Developers
365 Route 59, Suite 110
Airmont, New York 10952

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(*239*) *274-0067*

Project No. 23TEG4046

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1.0 INTRODUCTION

This report documents the results of the listed species survey conducted by Passarella & Associates, Inc. (PAI) for Treasure Coast West (Project). The survey was conducted for wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered, threatened, or species of special concern; and for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and the USFWS as endangered, threatened, or commercially exploited.

The Project site totals 27.90± acres and is located in Sections 25, Township 35 South, Range 39 East, St. Lucie County (Appendix A). More specifically, the Project is located west of South Jenkins Road, south of Okeechobee Road, and east of Interstate 95.

2.0 VEGETATION MAPPING

Vegetation mapping was conducted for the Project using Florida Department of Transportation (FDOT) 2022 rectified color aerials (Scale 1 inch = 200 feet). Groundtruthing to map the vegetative communities was conducted on July 6, 2023 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (FDOT 1999). Level IV FLUCFCS was utilized to denote hydrological conditions and disturbance. Exotic or "E" codes were used to show levels of exotic species invasion (e.g., Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapped area, produce summaries, and generate the FLUCFCS map for the property (Appendix B). A total of seven vegetative associations and/or land uses (i.e., FLUCFCS codes) were identified on the Project. Table 1 provides the breakdown of the FLUCFCS codes by acreage for the Project, while a description of each classification follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
3209 E2	Shrub and Brushland, Disturbed (25-49% Exotics)	6.86	24.6
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	8.52	30.5
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	4.82	17.3
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	3.63	13.0
4349 E4	Hardwood/Conifer Mixed, Disturbed (76-100% Exotics)	0.67	2.4
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	0.93	3.3
6439 E1	Wet Prairie, Disturbed (0-24% Exotics)	2.47	8.9
Totals		**27.90**	**100.0**

Shrub and Brushland, Disturbed (25-49% Exotics) (FLUCFCS Code 3209 E2)

The canopy of this habitat type consists of Darlington oak (*Quercus hemisphaerica*), slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*). The sub-canopy includes slash pine, Darlington oak, cabbage palm, Brazilian pepper, shoebutton ardisia (*Ardisia elliptica*), and scattered saw palmetto (*Serenoa repens*). The ground cover consists of bahiagrass (*Paspalum*

notatum), guineagrass (*Urochloa maxima*), scattered St. Augustine grass (*Stenotaphrum secundatum*), scattered saw palmetto, caesarweed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), swamp flatsedge (*Cyperus ligularis*), and digitgrass (*Digitaria* sp.).

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)
The canopy of this habitat type includes cabbage palm, Darlington oak, and slash pine. The sub-canopy consists of cabbage palm, Darlington oak, slash pine, scratchthroat (*Ardisia crenata*), Brazilian pepper, Jack-in-the-bush (*Chromolaena odorata*), saw palmetto, dahoon holly (*Ilex cassine*), gallberry (*Ilex glabra*), and American beautybush (*Callicarpa americana*). The ground cover includes caesarweed, guineagrass, St. Augustine grass, bahiagrass, scratchthroat, Bay Biscayne wedelia (*Sphagneticola trilobata*), swamp flatsedge, dog fennel, saw palmetto, muhly (*Muhlenbergia capillaris*), blueberry (*Vaccinium* sp.), muscadine grapevine (*Vitis rotundifolia*), and earleaf greenbriar (*Smilax auriculata*).

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)
The vegetative associations are similar to FLUCFCS Code 4349 E1, except with 25 to 49 percent coverage by exotic species.

Hardwood/Conifer Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 4349 E3)
The vegetative associations are similar to FLUCFCS Code 4349 E2, except with 50 to 75 percent coverage by exotic species.

Hardwood/Conifer Mixed, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4)
The vegetative associations are similar to FLUCFCS Code 4349 E3, except with 76 to 100 percent coverage by exotic species.

Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4)
The canopy of this habitat type is open. The sub-canopy consists of wax myrtle (*Morella cerifera*), cabbage palm, loblolly bay (*Gordonia lasianthus*), twinberry (*Myrcianthes fragrans*), primrosewillow (*Ludwigia peruviana*), cattail (*Typha latifolia*), strawberry guava (*Psidium cattleianum*), and Brazilian pepper. The ground cover consists of torpedograss (*Panicum repens*), Haspan flatsedge (*Cyperus haspan*), spikerush (*Eleocharis* sp.), swamp fern (*Telmatoblechnum serrulatum*), and Japanese climbing fern (*Lygodium japonicum*).

Wet Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 6439 E1)
The canopy of this habitat type consists of scattered Darlington oak. The sub-canopy includes wax myrtle, gallberry, and scattered Brazilian pepper. The ground cover consists of swamp fern, Virginia chain fern (*Woodwardia virginica*), bushy bluestem (*Andropogon glomeratus*), bloodroot (*Sanguinaria canadensis*), strawberry guava, roadgrass (*Eleocharis baldwinii*), muscadine grapevine, earleaf greenbriar, caesarweed, dog fennel, paragrass (*Urochloa mutica*), little blue maidencane (*Amphicarpum muehlenbergianum*), and four-petal St. John's wort (*Hypericum tetrapetalum*).

3.0 SURVEY METHODOLOGY

3.1 Literature and Database Review

Existing literature and agency databases were reviewed to determine the potential for listed species to occur on the Project site. The literature search involved an examination of available information on protected species in the Project's geographical region. The literature sources reviewed included: the FWCC's Florida's Endangered and Threatened Species (2022); Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al*. 1991); USFWS Habitat Management Guidelines for the Bald Eagle in the Southeast Region (1987); the Landscape Conservation Strategy Map (Kautz *et al*. 2006); and FWCC and/or USFWS databases for telemetry locations of bald eagle (*Haliaeetus leucocephalus*), Florida scrub jay (*Aphelocoma coerulescens*), crested caracara (*Caracara cheriway*), and wading bird rookeries in St. Lucie County.

The wildlife agencies' database information is updated periodically and is current through different dates, depending on the species. The FWCC information reviewed for this report is current through the noted dates for the following species: Florida scrub jay – August 2022 (acquired), crested caracara – 2022, and wading bird locations – 1999. Bald eagle nest locations were acquired from the Audubon EagleWatch and are current to the end of the 2022 nesting season. Appendix C displays the documented species locations in relation to the Project.

3.2 Field Survey

A field survey for listed wildlife and plant species was conducted by PAI for the Project on July 18 and 19, 2023.

The survey was conducted for wildlife species listed by the FWCC and the USFWS as endangered, threatened, or species of special concern; and for plant species listed by the FDACS and the USFWS as endangered, threatened, or commercially exploited. The FWCC publication, "Florida's Endangered Species, Threatened Species and Species of Special Concern," updated December 2022, was used as a reference to identify the status of listed species. The USFWS Threatened and Endangered Species Database System was referenced online for the updated federal status of listed species. In addition, the Project property was surveyed for the bald eagle and/or their nests since they are protected under Florida Administrative Code 68A-16.002 and the Bald and Golden Eagle Protection Act (BGEPA).

The field survey was conducted by qualified ecologists walking parallel belt transects and meandering pedestrian transects through suitable habitats to ensure that sufficient visual coverage of ground and flora was obtained. Transect spacing varied from 100 to 150 feet, depending on vegetative cover and visibility. Approximate survey transects are shown on Appendix D. At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted during daylight hours with the aid of 8x or 10x power binoculars. Table 2 provides the weather conditions during the survey.

Table 2. Weather Conditions During Surveys

Survey Date	Weather Conditions
July 18, 2023	Temperatures in the high 70s to low 90s, clear skies, and 0 to 5 mph southwest winds.
July 19, 2023	Temperatures in the high 70s to low 90s, partly cloudy skies, and 0 to 5 mph east winds.

4.0 SURVEY RESULTS

4.1 Literature and Database Review

The results of the literature and database review found no documented occurrences of listed wildlife or plant species occurring on the Project (Appendix C).

According to the Audubon EagleWatch database, the closest bald eagle nest (SL-006) is located approximately 0.69 mile south of the Project (Appendix C). This distance is beyond the USFWS-recommended 660-foot buffer protection zone for active and alternate bald eagle nests. The bald eagle was delisted under the federal Endangered Species Act in 2007, but is still protected under the BGEPA.

The USFWS database for crested caracara locations shows the closest documented crested caracara occurrence is approximately 2.1 miles west of the Project (Appendix C). The crested caracara is listed as threatened by the USFWS and the FWCC.

The USFWS database for Florida scrub jay locations shows the closest documented Florida scrub jay occurrence is located approximately 4.2 miles east of the Project (Appendix C). The Florida scrub jay is a state- and federally threatened species.

The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al*. 1991) and the FWCC database were referenced for the locations of breeding colonies for both listed and non-listed wading birds including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Platalea ajaja*), little blue heron (*Egretta caerulea*), and tri-colored heron (*Egretta tricolor*). According to these sources, the nearest wading bird colony is located approximately 5.5 miles northeast of the Project (Appendix C).

4.2 Field Survey

A total of three gopher tortoise (*Gopherus polyphemus*) burrows and one little blue heron were documented on the Project site during the field survey (Appendix E). The gopher tortoise burrows are located in areas identified as FLUCFCS Codes 3209 E2 and 4349 E1. The gopher tortoise is listed as threatened by the FWCC. The little blue heron was documented foraging in an area identified as FLUCFCS Code 6419 E4. No listed plant species were documented on the Project site during the field survey.

5.0 SUMMARY

The literature review for the Project found no documented listed species occurred on the Project. The field survey documented a total of three gopher tortoise burrows on-site and one little blue heron. The gopher tortoise is listed as threatened by the FWCC. No listed plant species were documented on the Project site during the survey.

6.0 REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

Florida Fish and Wildlife Conservation Commission. 2022. Florida's Endangered and Threatened Species (Updated December 2022). Tallahassee, Florida.

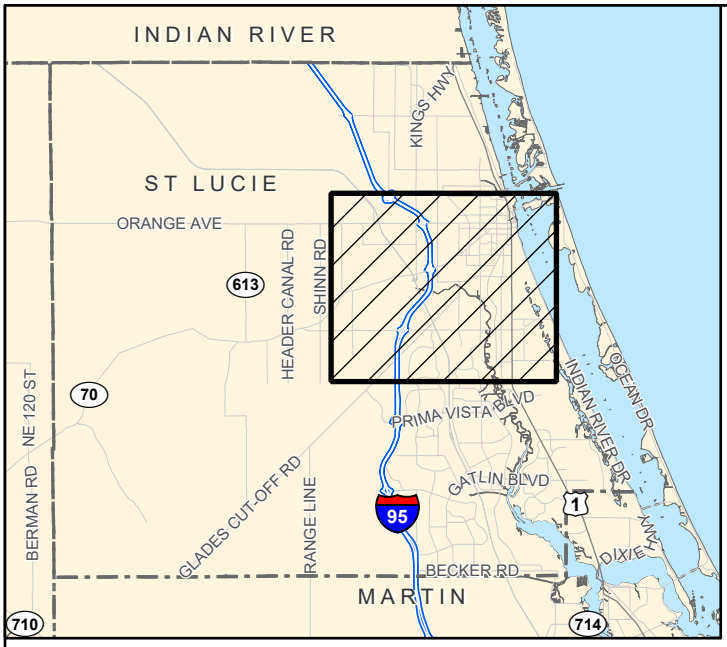
Kautz, R., R. Kawula, T. Hoctor, J. Comiskey, D. Jansen, D. Jennings, J. Kasbohm, F. Mazzotti, R. McBride, L. Richardson, K. Root. 2006. How much is enough? Landscape-Scale Conservation for the Florida Panther. Biological Conservation, Volume 130, Issue 1, Pages 118-133.

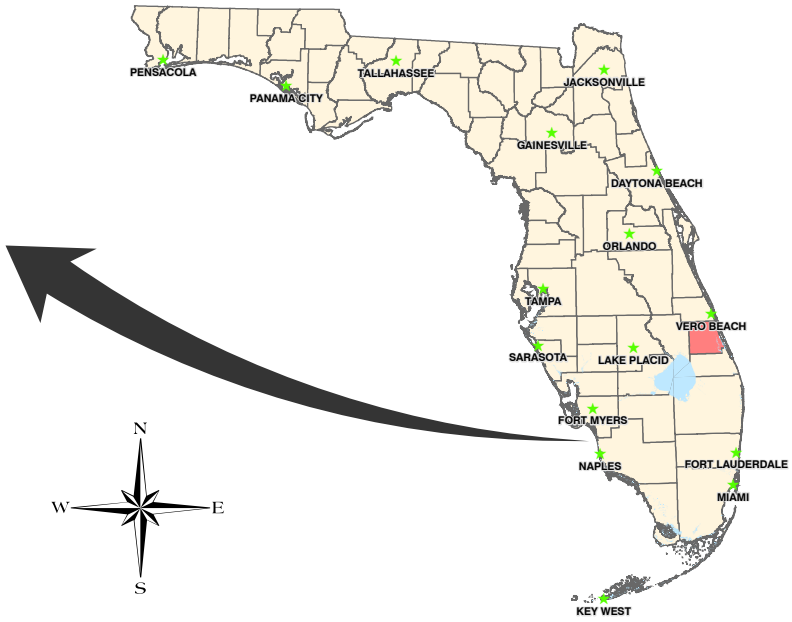
Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson, and P.D. Southall. 1991. Florida Atlas of Breeding Sites for Herons and Their Allies, Update 1986 - 1989. Nongame Wildlife Program Technical Report No. 10. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

U.S. Fish and Wildlife Service. 1987. Habitat Management Guidelines for the Bald Eagle in the Southeast Region.

APPENDIX A

PROJECT LOCATION MAP





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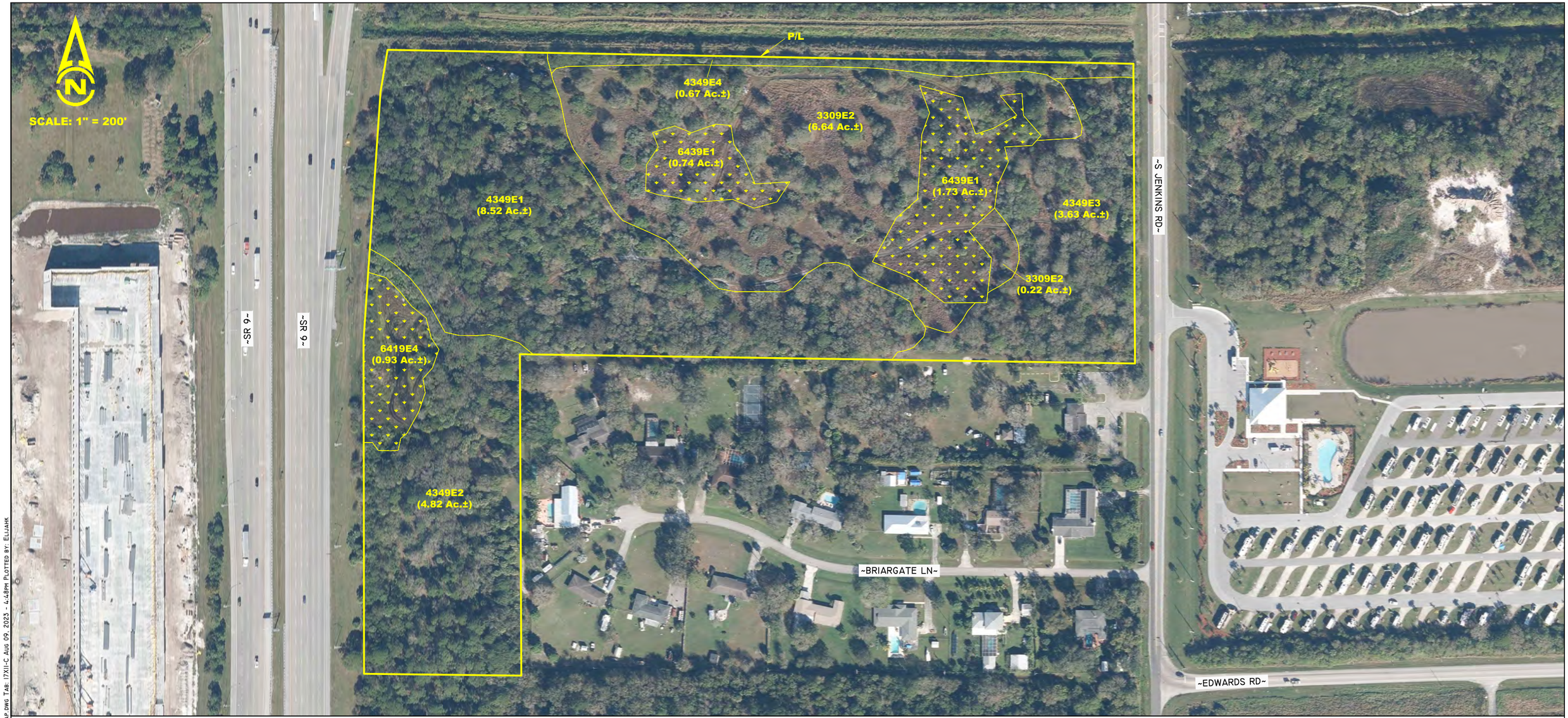
APPENDIX A. PROJECT LOCATION MAP
TREASURE COAST WEST

DRAWN BY	DATE
P.F.	7/20/23
REVIEWED BY	DATE
H.S.	7/20/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

APPENDIX B

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:

WETLANDS
(3.40 Ac.±)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
3209 E2	SHRUB AND BRUSHLAND, DISTURBED (25-49% EXOTICS)	6.86 Ac.±	24.6%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	8.52 Ac.±	30.5%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	4.82 Ac.±	17.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	3.63 Ac.±	13.0%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	0.67 Ac.±	2.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.93 Ac.±	3.3%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	2.47 Ac.±	8.9%
	TOTAL	**27.90 Ac.±**	**100.0%**

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG DEVELOPERS, LLC DRAWING No. 2021-119 PBASE.DWG DATED JULY 7, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE

DRAWN BY	P.F.	DATE	7/20/23
DESIGNED BY	K.C.	DATE	7/20/23
REVIEWED BY	H.S.	DATE	7/20/23

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PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

TREASURE COAST WEST

AERIAL WITH FLUCFCS AND WETLANDS MAP

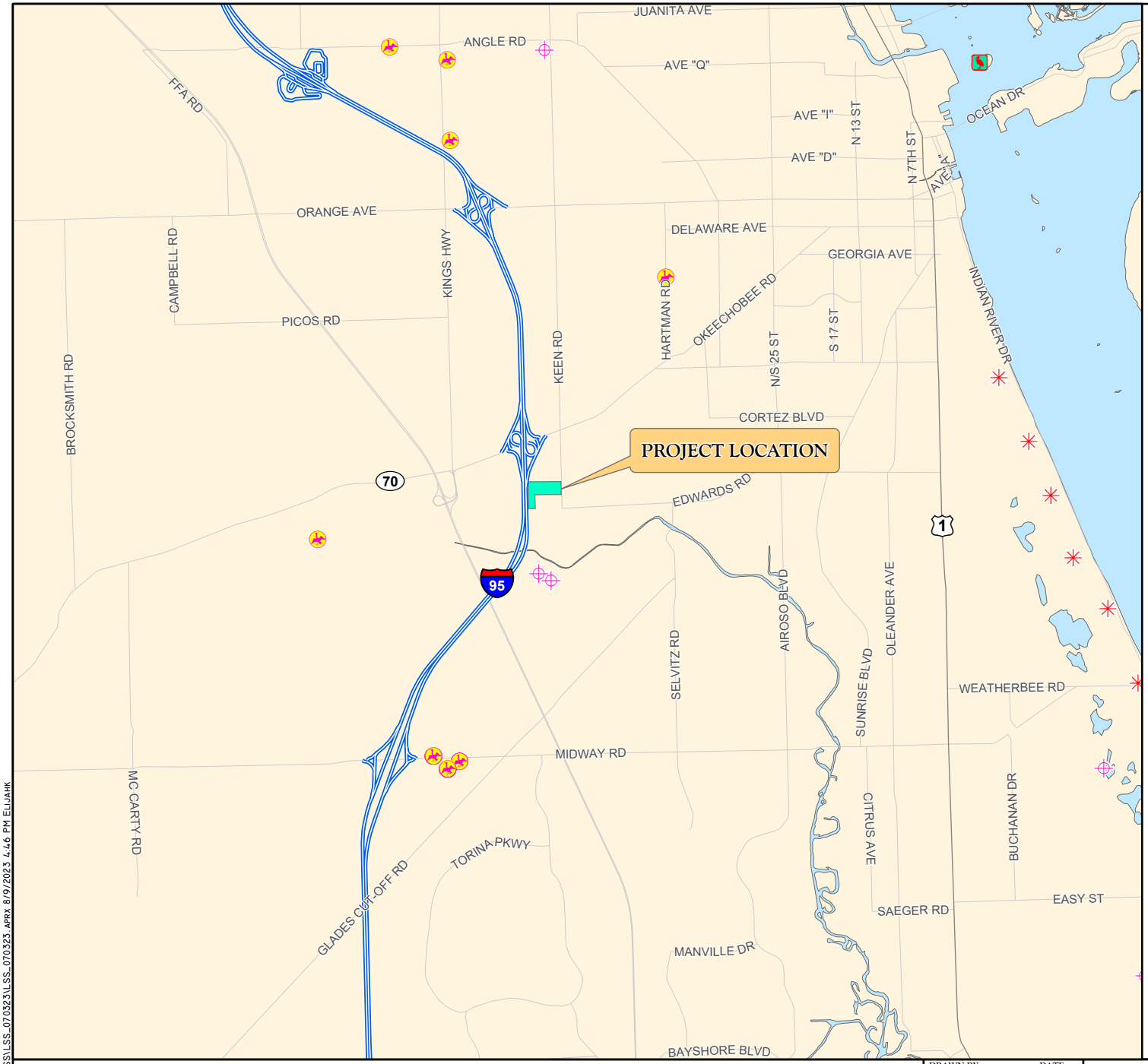
DRAWING No. 23TEG4046

SHEET No. APPENDIX B

J:\2023\23TEG4046\LSS\LSS_070323\APPENDIX B AERIAL WITH FLUCFCS AND WETLANDS MAP.DWG TAB: 17X11-C AUG 09, 2023 - 4:48PM PLOTTED BY: ELIJAHK

APPENDIX C

DOCUMENTED OCCURRENCES OF LISTED SPECIES



LEGEND

- TREASURE COAST WEST
- BALD EAGLE NEST LOCATION
- CRESTED CARACARA LOCATION
- SCRUB JAY LOCATION
- WADING BIRD LOCATION

N
W E
S

0 1 2
Miles

NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE AUDUBON EAGLEWATCH ON FEBRUARY 2023.

CRESTED CARACARA LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2022 AND ARE CURRENT TO 2022.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2022.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC ON AUGUST 2022 AND ARE CURRENT TO 1999.

APPENDIX C. DOCUMENTED OCCURRENCES OF LISTED SPECIES
TREASURE COAST WEST

DRAWN BY	DATE
P.F.	7/20/23
REVIEWED BY	DATE
H.S.	7/20/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
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J:\2023\23TE64046\LSS\LSS_070323\LSS_070323.APRX 8/9/2023 4:46 PM ELIJAHK

APPENDIX D

AERIAL WITH SURVEY TRANSECTS

SCALE: 1" = 200'

P/L

~SR 9~

~S JENKINS RD~

~BRIARGATE LN~

~EDWARDS RD~

LEGEND:

APPROXIMATE LOCATION OF SURVEY TRANSECTS

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG DEVELOPERS, LLC DRAWING No. 2021-119 PBASE.DWG DATED JULY 7, 2023.

J:\2023\23TEG4046\LSS\LSS_070323\APPENDIX D AERIAL WITH SURVEY TRANSECTS.DWG TAB: 17X11-C AUG 09, 2023 - 4:49PM PLOTTED BY: ELIJAHK

REVISIONS	DATE

DRAWN BY	DATE
P.F.	7/20/23
DESIGNED BY	DATE
K.C.	7/20/23
REVIEWED BY	DATE
H.S.	7/20/23

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TREASURE COAST WEST

AERIAL WITH SURVEY TRANSECTS

DRAWING No. 23TEG4046

SHEET No. APPENDIX D

APPENDIX E

AERIAL WITH LISTED SPECIES LOCATIONS MAP

LEGEND:

- **GT-1** APPROXIMATE LOCATION OF GOPHER TORTOISE BURROW (TYP.)
- **LBHE** LITTLE BLUE HERON

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG DEVELOPERS, LLC DRAWING No. 2021-119 PBASE.DWG DATED JULY 7, 2023.

REVISIONS	DATE

DRAWN BY	DATE
P.F.	7/20/23
DESIGNED BY	DATE
K.C.	7/20/23
REVIEWED BY	DATE
H.S.	7/20/23

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TREASURE COAST WEST

AERIAL WITH LISTED SPECIES LOCATIONS MAP

DRAWING No. 23TEG4046

SHEET No. APPENDIX E

J:\2023\23TEG4046\LSS\LSS_070323\APPENDIX E AERIAL WITH LISTED SPECIES LOCATIONS.DWG TAB: 17X11-C AUG 09, 2023 - 4:49PM PLOTTED BY: ELIJAHK

EXHIBIT 4

AERIAL WITH SITE PLAN

LEGEND:

WETLAND PRESERVE
(1.60 Ac.±)

WETLAND IMPACT
(1.80 Ac.±)

FLUCFCS CODES	WETLAND PRESERVE	WETLAND IMPACT	TOTAL
6419 E4	0.92 Ac.±	0.01 Ac.±	0.93 Ac.±
6439 E1	0.68 Ac.±	1.79 Ac.±	2.47 Ac.±
TOTAL	**1.60 Ac.±**	**1.80 Ac.±**	**3.40 Ac.±**

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY AND SITE PLAN PER TEG DEVELOPERS, LLC DRAWING No. 2021-119 PBASE.DWG DATED JULY 7, 2023.

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE

		DATE
DRAWN BY	P.F.	8/2/23
DESIGNED BY	H.S.	8/2/23
REVIEWED BY	H.S.	8/2/23

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Fax (239) 274-0069

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Consulting Ecologists

TREASURE COAST WEST

AERIAL WITH SITE PLAN

DRAWING No. 23TEG4046

SHEET No. EXHIBIT 4

J:\2023\23TEG4046\ENVIRONMENTAL_IMPACT_REPORT\ENVIRONMENTAL_IMPACT_REPORT_080223\EXHIBIT 4 AERIAL WITH SITE PLAN.DWG TAB: 17XII-C AUG 09, 2023 - 4:48PM PLOTTED BY: ELIJAHK

Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

August 01, 2023

Re: Viva Communities at Treasure Coast West

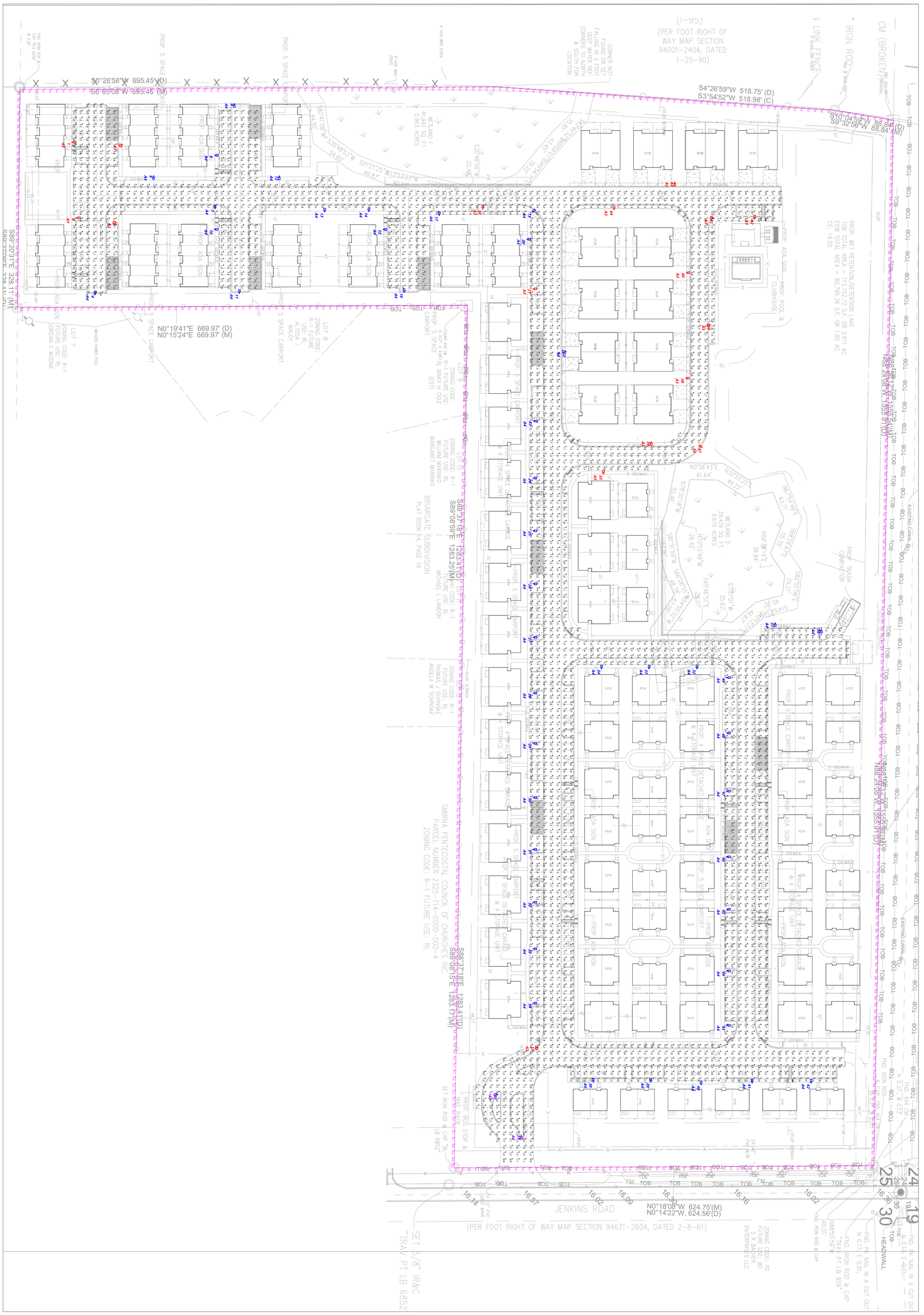
Beach / Dune Protection Plan

Beach / Dune protection plan not applicable.

Francarlos Rivera, AIA, CGC
Senior Project Manager
TEG Developers, LLC

Phone: 813.853.3077
Email: frivera@tegdevelopers.com

Scale: 1 inch= 60 Ft.



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Prepared For:
Coresential
3119 Queen Palm Drive
Tampa, FL 33619
Tel: 813-349-0090

Job Name:
Viva Communities at TC West
Fort Pierce, FL

Lighting Layout
Version A

Scale: as noted	PROJECT #214555
Date:8/11/2023	CASE #1148209
Filename: Viva Communities TC West 1148209A.AGI	
Drawn By: dvento	

Filename: C:\Users\donna.vento\OneDrive - RAB Lighting\Desktop\Viva Communities TC West 1148209A.AGI

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These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

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PLOT TO 24"X36"PAG

PLOT TO 24"X36"PAG

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
CalcPts_1	Illuminance	Fc	1.98	4.5	0.4	4.95	11.25		10	10	Horizontal
Property Line	Illuminance	Fc	0.02	0.6	0.0	N.A.	N.A.	Readings taken at grade	10	N.A.	Horizontal

Luminaire Tag Summary	
Tag	**Qty**
A3	17
A4	45
A5	2

Luminaire Schedule			All quotes/orders generated from this layout must be forwarded to the Local Rep Agency								
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**LLF**	**Lum. Lumens**	**Arr. Lum. Lumens**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**	**BUG Rating**
	17	A3	ALEDM3TN_78w	Single	1.000	10765	10765	POLE MOUNT	76	76	1292	B1-U0-G2
	45	A4	ALEDM4TN_78w	Single	1.000	10750	10750	POLE MOUNT	74.8	74.8	3366	B1-U0-G3
	2	A5	ALEDM5TN_78w	Single	1.000	11825	11825	ALEDM5TN	76.6	76.6	153.2	B4-U0-G2

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A3	201.317	350.473	22.5	90.509	0
2	A3	205.198	424.581	22.5	269.68	0
3	A3	313.632	357.488	22.5	90	0
4	A4	427.23	384.706	22.5	180.356	0
5	A3	320.88	415.707	22.5	270.206	0
6	A4	251.611	471.419	22.5	0	0
7	A4	299.466	562.813	22.5	180	0
8	A4	220.613	562.875	22.5	89.69	0
9	A4	144.451	591.685	22.5	358.807	0
10	A4	330.71	562.635	22.5	90	0
11	A4	425.281	599.099	22.5	179.901	0
12	A4	252.09	658.526	22.5	0	0
13	A4	304.262	725.947	22.5	179.461	0
14	A4	303.785	791.747	22.5	176.632	0
15	A4	330.817	813.788	22.5	88.168	0
16	A4	424.023	844.33	22.5	181.697	0
17	A4	309.479	896.548	22.5	180	0
18	A3	299.883	961.316	22.5	180	0
19	A4	305.006	1036.011	22.5	141.572	0
20	A4	345.448	1027.882	22.5	90.531	0
21	A3	419.505	1036.878	22.5	90.764	0
22	A4	512.884	1084.983	22.5	269.003	0
23	A4	616.058	1037.608	22.5	90	0
24	A4	700.925	1037.008	22.5	89.655	0
25	A4	779.491	1037.008	22.5	89.466	0
26	A4	858.352	1037.008	22.5	89.466	0
27	A4	938	1037.008	22.5	89.466	0
28	A4	1020.927	1037.008	22.5	89.466	0
29	A4	1095.89	1037.008	22.5	89.466	0
30	A4	1176.475	1037.008	22.5	89.466	0
31	A4	1253.686	1037.008	22.5	89.466	0
32	A4	1332.246	1037.008	22.5	89.466	0
33	A4	1401.512	1037.008	22.5	89.466	0
34	A4	1482.472	1037.008	22.5	89.466	0
35	A3	1547.372	1040.115	22.5	28.296	0
36	A5	1618.609	982.854	22.5	267.617	0
37	A5	1679.907	1018.906	22.5	0	0
38	A4	1599.391	1125.983	22.5	180.644	0
39	A4	1599.391	1211.142	22.5	180.644	0
40	A4	1603.29	1286.404	22.5	180.644	0
41	A4	1600.591	1362.267	22.5	180.644	0
42	A4	1600.891	1450.123	22.5	180.644	0
43	A4	1515.554	1325.302	22.5	90.616	0
44	A4	1434.595	1325.302	22.5	90.616	0
45	A4	1342.766	1325.302	22.5	90.616	0
46	A4	1264.805	1325.302	22.5	90.616	0
47	A4	1166.978	1325.302	22.5	90.616	0
48	A4	1080.396	1325.302	22.5	90.616	0
49	A4	997.937	1325.302	22.5	90.616	0
50	A4	926.75	1465.16	22.5	0	0
51	A4	917.005	1396.57	22.5	0	0
52	A4	984.099	1280.096	22.5	176.422	0
53	A4	984.099	1208.882	22.5	176.422	0
54	A4	984.099	1138.042	22.5	176.422	0
55	A3	694.633	1140.901	22.5	180	0
56	A3	647.502	1212.115	22.5	0	0
57	A3	654.995	1287.245	22.5	235.67	0
58	A3	552.299	1264.215	22.5	90	0
59	A3	473.119	1300.102	22.5	270	0
60	A3	395.346	1265.152	22.5	90	0
61	A3	314.593	1304.461	22.5	244.875	0
62	A3	314.667	1366.257	22.5	180	0
63	A3	261.445	1247.254	22.5	0	0
64	A3	301.08	1156.831	22.5	180	0
Total Quantity: 64						

NOTES:
* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

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Scale: as noted
Date:8/11/2023
Drawn By: dvento

PROJECT #214555
CASE #1148209

Job Name:
Viva Communities at TC West
Fort Pierce, FL

Lighting Layout
Version A

Prepared For:
Coresential
3119 Queen Palm Drive
Tampa, FL 33619
Tel: 813-349-0090

Filename: C:\Users\donna.vento\OneDrive - RAB Lighting\Desktop\Viva Communities TC West 1148209A.AGI

Filename: Viva Communities TC West 1148209A.AGI

RAB
409 W 14th Street, New York, NY 10014
888 722-1000 • rablighting.com

Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

August 01, 2023

Re: Viva Communities at Treasure Coast West

Design Review Submittals

Please see design review folder.

Francarlos Rivera, AIA, CGC
Senior Project Manager
TEG Developers, LLC

Phone: 813.853.3077
Email: frivera@tegdevelopers.com

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Viva at Treasure Coast West

Prepared for:

TEG Developers, LLC
VCorp Agent Services, Inc
1200 South Pine Island Road
Plantation, Florida 33324

Prepared by:

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

July 14, 2023

SR23062.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 7/14/2023 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

July 14, 2023

Mr. Francarlos Rivera
TEG Developers, LLC
VCorp Agent Services, Inc
1200 South Pine Island Road
Plantation, Florida 33324

Re: Viva at Treasure Coast West

Dear Mr. Rivera:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on Jenkins Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

22 SE Seminole Street | Stuart, FL 34994 | 772-781-7918 | SEORourke@comcast.net

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APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2023 Level of Service Report
APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data
APPENDIX E: Driveway Data & Analysis

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of 222 multi-family dwelling units located on Jenkins Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

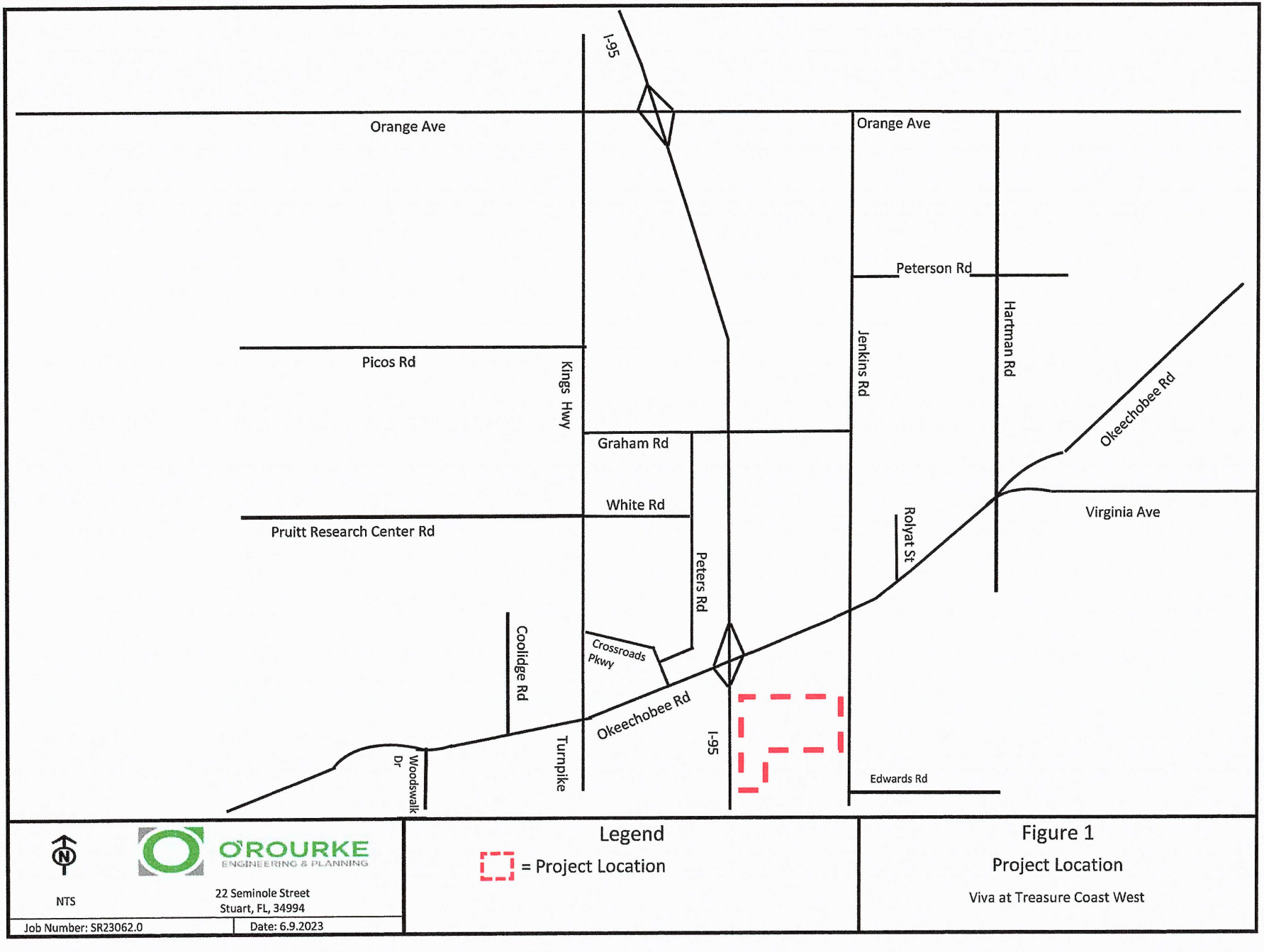
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development will consist of 222 multi-family dwelling units. The project is located west of Jenkins Road and north of Edwards Road. The location is shown in **Figure 1**.


I-95
Orange Ave
Orange Ave
Peterson Rd
Hartman Rd
Jenkins Rd
Picos Rd
Kings Hwy
Graham Rd
Okeechobee Rd
White Rd
Virginia Ave
Pruitt Research Center Rd
Rolyat St
Peters Rd
Coolidge Rd
Crossroads Pkwy
Okeechobee Rd
Turnpike
I-95
Woodswalk Dr
Edwards Rd
NTS
O'ROURKE ENGINEERING & PLANNING
22 Seminole Street
Stuart, FL, 34994
Job Number: SR23062.0
Date: 6.9.2023
Legend
= Project Location
Figure 1
Project Location
Viva at Treasure Coast West

EXISTING CONDITIONS

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

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

Existing/Proposed Lane Geometrics and Traffic Control

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

- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.
- Edwards Road is a two-lane arterial roadway with an E/W alignment.
- Jenkins Road is a two-lane arterial roadway with a N/S alignment.

Existing Traffic Volumes/Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. Sources of the data are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Multi-Family Housing – Low Rise (Land Use Code 220) was applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,498 new daily trips. There will be 92 AM peak hour trips with 22 entering the project and 70 trips exiting the project. The project will generate 116 new PM peak hour trips. There will be 73 trips entering the project and 43 trips exiting the project in the PM peak hour.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	222	DU	T = 6.41(X) + 75.31	50%	50%	749	749	1,498
TOTALS							**749**	**749**	**1,498**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	222	DU	T = 0.31(X) + 22.85	24%	76%	22	70	92
TOTALS							**22**	**70**	**92**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	222	DU	T = 0.43(X) + 20.55	63%	37%	73	43	116
TOTALS							**73**	**43**	**116**

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

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

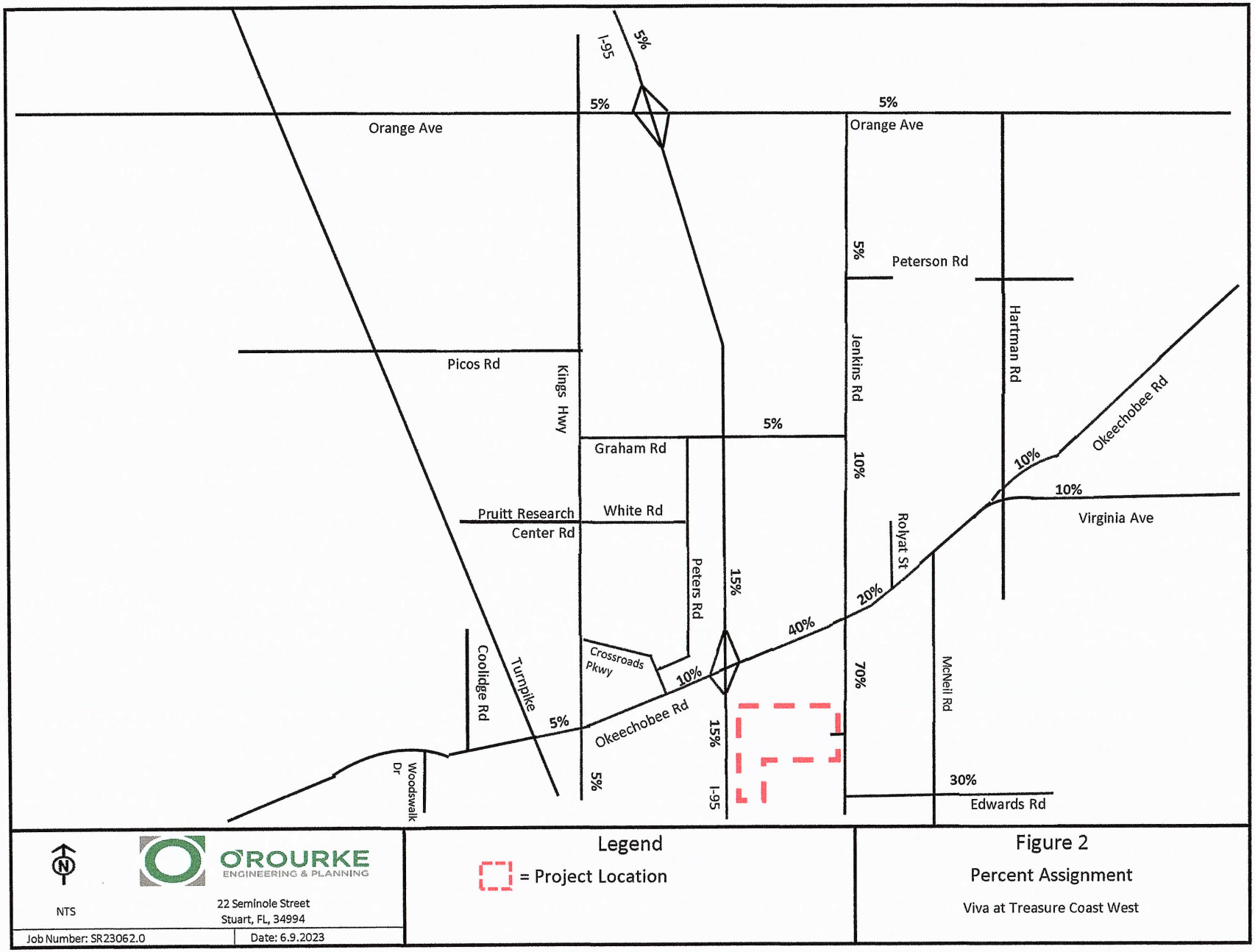
Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on Jenkins Road between Okeechobee Road and Edwards Road.

LINK ANALYSIS / REVIEW

Links where the project was significant were analyzed further to ensure they will meet concurrency. A growth rate of 7.39% was calculated for each significant link. Other project data includes committed traffic from Ferrell Communities, Kings Highway Commerce Park, Sunnyland, Pineapple Grove, KRE, Stonemont, Creekside, Orange 95 Parcel B, Orange 95 Parcel D & E, Bent Creek, Celebration Pointe, Hillpointe Residential, Interstate Commerce Center, Whispering Oaks, Viva at Treasure Coast East, 3000 Virginia, Project Hunt, Wawa Kings Highway, Kings Highway Warehouse, 7/11 Angle Road, Jenkins Waypoint, Walsh Crossroads, and Project Hurricane. The higher of the calculated growth or 1% + committed traffic was applied.

Details of the background traffic are included in **Appendix C.**

Table 3a and 3b summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.


I-95
5%
5%
5%
Orange Ave
Orange Ave
5%
Peterson Rd
Picos Rd
Kings Hwy
Jenkins Rd
Hartman Rd
5%
Graham Rd
10%
Okeechobee Rd
10%
10%
Virginia Ave
Pruitt Research
Center Rd
White Rd
Peters Rd
15%
Rolyat St
20%
40%
Crossroads Pkwy
10%
70%
Coolidge Rd
Turnpike
5%
Okeechobee Rd
15%
McNeil Rd
Woodswalk Dr
5%
I-95
30%
Edwards Rd
NTS
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22 Seminole Street
Stuart, FL, 34994
Job Number: SR23062.0
Date: 6.9.2023
Legend
= Project Location
Figure 2
Percent Assignment
Viva at Treasure Coast West

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	IN	NO	630	7	1.11%	30%
	Jenkins Rd	McNeil Rd	2L	WB	OUT	YES	630	21	3.33%	30%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	21	3.00%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	7	1.00%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	4	0.43%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	1	0.11%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	4	0.63%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	1	0.16%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	7	0.76%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	2	0.22%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	49	5.57%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	15	1.70%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	1	0.05%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	1	0.05%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	1	0.05%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	4	0.19%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	2	0.05%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	7	0.17%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	2	0.05%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	7	0.17%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	9	0.21%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	28	0.66%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	14	0.35%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	4	0.10%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	14	0.44%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	4	0.13%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	7	0.33%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	2	0.10%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	7	0.23%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	2	0.07%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	11	0.15%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	3	0.04%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	3	0.05%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	11	0.20%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2023

IN: 22
OUT: 70

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	IN	YES	630	22	3.49%	30%
	Jenkins Rd	McNeil Rd	2L	WB	OUT	NO	630	13	2.06%	30%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	13	1.86%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	YES	700	22	3.14%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	2	0.22%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	4	0.43%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	2	0.32%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	4	0.63%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	4	0.43%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	7	0.76%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	30	3.41%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	51	5.80%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	4	0.19%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	2	0.10%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	2	0.10%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	4	0.19%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	4	0.19%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	2	0.10%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	7	0.17%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	4	0.09%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	7	0.17%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	4	0.09%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	29	0.68%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	17	0.40%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	9	0.22%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	15	0.37%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	9	0.28%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	15	0.47%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	7	0.33%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	4	0.13%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	7	0.23%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	EB	OUT	NO	7,320	6	0.08%	15%
	Orange Ave	Okeechobee Rd	8LD	WB	IN	NO	7,320	11	0.15%	15%
	Okeechobee Rd	Midway Rd	6LD	EB	IN	NO	5,500	11	0.20%	15%
	Okeechobee Rd	Midway Rd	6LD	WB	OUT	NO	5,500	6	0.11%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2023

IN: 73
OUT: 43

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor (3)	2021 Peak Hour Volumes (From 2023 TPO)	Growth Rate (2)	2023 Peak Hour Volumes	2026 Peak Hour Volumes w/ Growth Factor	2026 Peak Hour w/ 1% Growth	AM Peak Hour Committed Projects Directional	2026 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.49	529	7.39%	611	756	629	8	637	756	630	21	658	3.33%	YES	30%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.51	480	7.39%	554	686	570	90	660	686	880	49	735	5.57%	YES	70%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.49	461	7.39%	532	659	548	47	595	659	880	15	674	1.70%	YES	70%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) St. Lucie County Traffic Counts and Level of Service Report 2023 (2021 numbers grown to 2023)

(2) Growth rate calculated from FDOT Historical Traffic Counts

(3) FDOT Hourly County Data

Net In: 22
Net Out: 70
Years Grown: 3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor (3)	2021 Peak Hour Volumes (From 2023 TPO)	Growth Rate (2)	2023 Peak Hour Volumes	2026 Peak Hour Volumes w/ Growth Factor	2026 Peak Hour w/ 1% Growth	PM Peak Hour Committed Projects Directional	2026 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.52	571	7.39%	659	816	678	15	693	816	630	22	838	3.49%	YES	30%
	McNeil Rd	Selvitz Rd	WB	IN	YES	0.48	527	7.39%	608	753	626	26	652	753	700	22	775	3.14%	YES	30%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.43	396	7.39%	457	566	471	69	540	566	880	30	570	3.41%	YES	70%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.57	525	7.39%	605	750	624	98	722	750	880	51	773	5.80%	YES	70%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) St. Lucie County Traffic Counts and Level of Service Report 2023 (2021 numbers grown to 2023)

(2) Growth rate calculated from FDOT Historical Traffic Counts

(3) FDOT Hourly Count Data

Net In: 73
Net Out: 43
Years Grown: 3

INTERSECTION ANALYSIS

The intersections of Okeechobee at Jenkins and Edwards at Jenkins were analyzed for three scenarios; existing, 2026 without project traffic and 2026 with project traffic. The AM and PM peak hours were analyzed for each scenario. **Table 4** summarizes the delay and LOS.

Table 4: Intersection Analysis

	Okeechobee / Jenkins				Edwards / Jenkins				Edwards / Jenkins w/ Improvements			
	AM	LOS	PM	LOS	AM	LOS	PM	LOS	AM	LOS	PM	LOS
Existing	42.7	D	40.4	D	148.4	F	199.4	F	NA	NA	NA	NA
2026 Without Project	51.7	D	52.9	D	265.8	F	466.1	F	130.1 (7.6)	F (B)	76.9 (9.6)	F (A)
2026 With Project	52.5	D	53.5	D	274.2	F	479.2	F	155.4 (12.3)	F (B)	91.2 (9.7)	F (A)

The intersection data is included in **Appendix D.**

XX = w/ Stop Sign Changes
(XX) = w/ Roundabout Changes

Okeechobee/Jenkins

Okeechobee/Jenkins is an existing signalized intersection. The intersection operates at LOS D under existing conditions and will continue to operate at LOS D through project buildout.

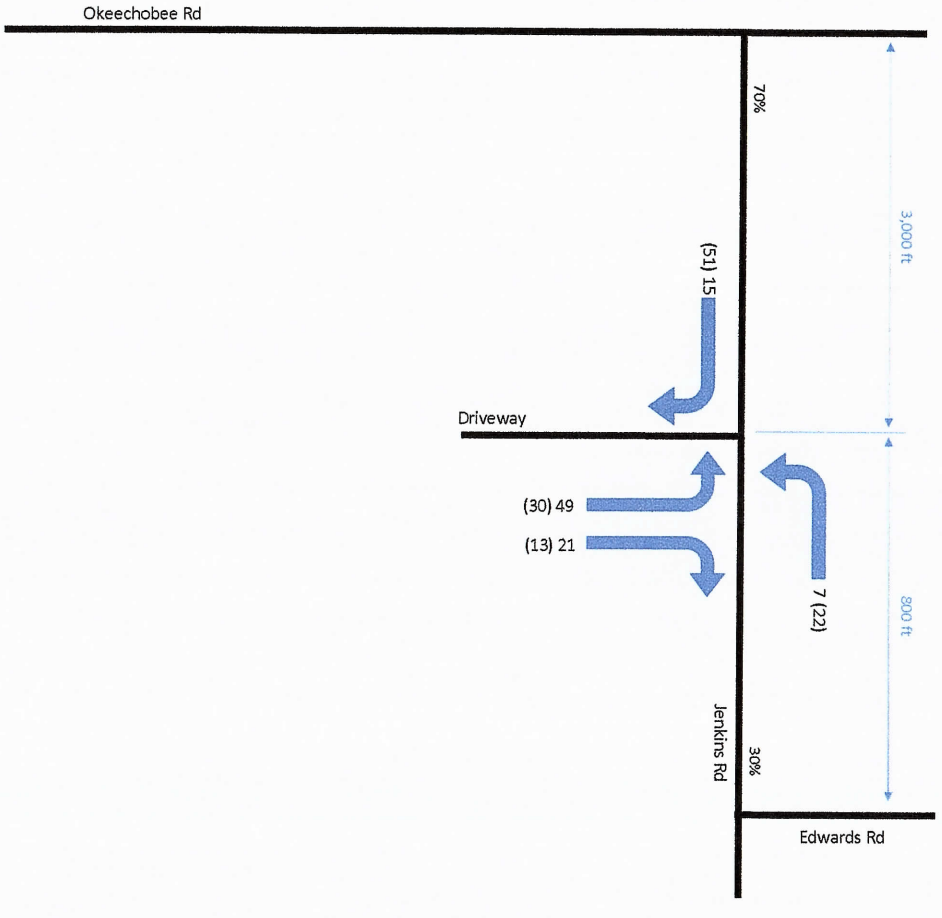
Edwards/Jenkins

The intersection of Edwards/Jenkins is an unsignalized intersection with no turn lanes. The level of service is F under existing conditions and with no improvements would remain LOS F. As a background failure, the project is not responsible for the improvements and improvement needed to improve background will accommodate the project as well. Changing the stop sign to the south leg will minimize the delay to the major movements. A SIDRA analysis was used due to the stop sign placement. A roundabout would mitigate the delay for the 2026 with and without project traffic scenarios.

DRIVEWAY ANALYSIS

The project will have a single driveway that will be a full access driveway located on Edwards Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. These driveways were analyzed using HCS. The analysis shows the driveway will operate at LOS D in the AM peak hour and LOS C in the PM peak hour and LOS A on Edwards Road during the AM and PM peak hours.

NCHRP 457 was used to determine that a left turn lane is not needed at 0.3% of the advancing volume for the AM volume and 0.9% of the advancing volume in the PM peak hour. However, this area is currently striped out as a median. This area will be striped as a northbound left turn lane. FDOT criteria for a right turn has a threshold of 80 for a right turn lane. The highest volume is 66 so a right turn lane is not required. However, the applicant is proposing a southbound right turn lane. The driveway data and analyses are in **Appendix E.**



	IN	OUT
AM	22	70
PM	73	43

NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL, 34994

Job Number: SR23062.0 | Date: 6.9.2023

Legend

XX (XX) = AM (PM)

Figure 3

Driveway Volumes

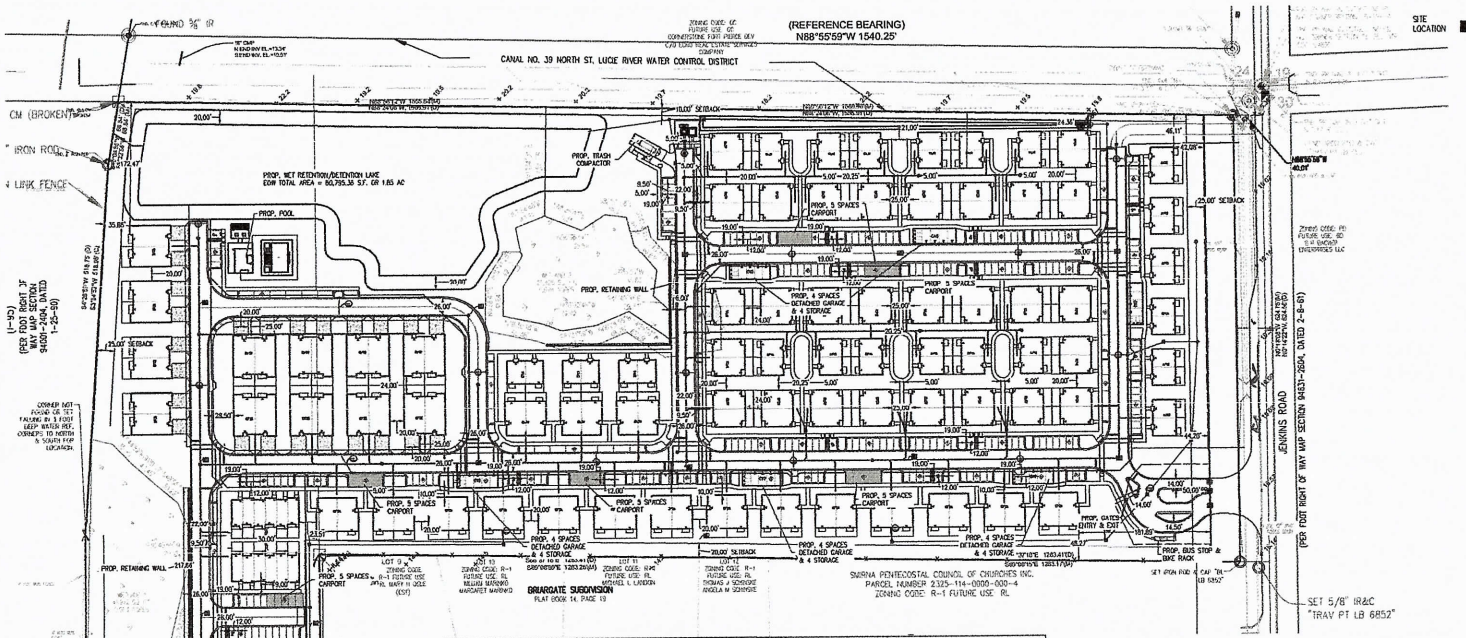
Viva at Treasure Coast West

CONCLUSION

With 92 net new AM peak hour trips and 116 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.

APPENDIX A

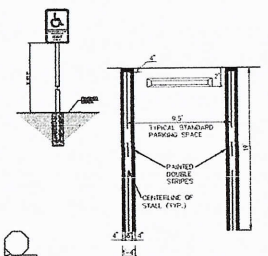
SITE PLAN



SITE DATA	
OWNER:	VIVA COMMUNITIES AT TREASURE COAST WEST LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AMMONT, NY 10952
SITE ADDRESS	3037 S JENNINS RD
PARCEL ID:	2325-111-0001-000-2
LEGAL DESCRIPTION:	25 35 39 THAT PART OF SEC M/BAR: FROM NE COR OF SEC RUN S 00 14 22 W 40.00 FT,ON N 89 24 08 W 40 FT TO W RD R/W LI OF JENNINS RD AND POB,TH CONT N 89 24 08 W 1355.91 FT TO E RD R/W LI OF I-95,TH S 13 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 59 W 655.43 FT,TH S 89 22 09 E 338.11 FT,TH N 00 19 41 E 689.97 FT,TH S 88 37 18 E 1333.41 FT TO RD R/W LI OF JENNINS RD,TH N 00 14 22 E ALG R/W LI 824.56 FT TO POB (27.89 AC)
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	25/35S/39E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	GC, GENERAL COMMERCIAL
LOT SIZE:	27.89 AC.

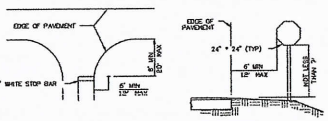
PARKING SPACE REQUIRED	
UNITS:	222
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	444
ADA REQUIRED OF REG. SPACES	9
PARKING SPACES PROVIDED	
9' - 6" X 19' 90 DEG PARKING SPACES	307
DRIVEWAY PARKING SPACES	48
12' X 19' 00 DEG. ADA PARKING SPACES	15
9' - 6" X 22' PARALLEL PARKING	30
DETACHED GARAGE PARKING	28
TOTAL SPACES PROVIDED:	468

BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:		2
1 BEDROOM UNIT		43
2 BEDROOM UNIT		122
3 BEDROOM UNIT		58
TOTAL UNIT:		222
BUILDING SETBACKS REQUIRED		
	REQUIRED	PROVIDED
FRONT:	25'	43.08'
N SIDE:	10'	24.36'
S SIDE:	25'	24.25'
REAR:	25'	25.53'

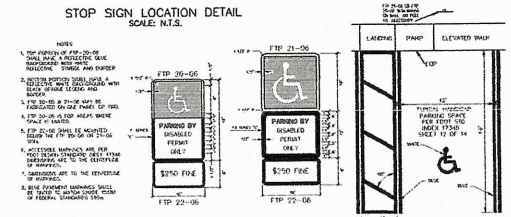


STANDARD PARKING DETAIL (TYP.)

N.T.S.



STOP SIGN LOCATION DETAIL
SCALE: N.T.S.



HANDICAP SIGN AND PARKING DETAIL (TYP.)

N.T.S.

STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
tel: 772-336-2613
FLORIDA CERTIFICATE OF AUTHORIZATION No. 0006695

SCPE

SITE PLAN

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=80'
VERT. SCALE:	NA
DRAWING NO.	C1.0
JOB NO.	2021-119

Stephen Cooper, P.E. #46557

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A-1

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APPENDIX B

ST. LUCIE COUNTY 2023 LEVEL OF SERVICE REPORT

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
2023

Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	32,571	2021	3,170	1,763	C	0.556	1,694	C	0.534
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	37,282	2021	3,170	1,854	C	0.585	1,943	C	0.613
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	28,807	2021	3,170	1,497	C	0.472	1,470	C	0.464
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	15,859	2021	3,170	1,023	C	0.323	872	C	0.275
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	19,123	2021	3,170	1,030	C	0.325	1,075	C	0.339
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,000	2023	3,170	2,257	C	0.712	2,055	C	0.648
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,100	2022	790	106	C	0.134	105	C	0.133
DARWIN BLVD	BECKER RD to PAAR DR	235	7,762	2021	630	691	F	1.097	639	F	1.014
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,762	2021	920	691	C	0.751	639	C	0.695
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,900	2023	920	608	C	0.661	603	C	0.655
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	10,000	2022	920	781	C	0.849	704	C	0.765
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	2,300	2022	880	140	C	0.159	139	C	0.158
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	661	5,015	2021	880	267	C	0.303	270	C	0.307
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,900	2022	600	295	C	0.492	237	C	0.395
DELAWARE AVE	33RD ST to 25TH ST	500	3,100	2022	1,710	206	C	0.12	235	C	0.137
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,428	2022	1,220	65	C	0.053	65	C	0.053
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	11,714	2023	790	641	D	0.811	597	D	0.756
DELAWARE AVE	13TH ST to 10TH ST	664	7,505	2021	750	408	D	0.544	388	D	0.517
DELAWARE AVE	10TH ST to 7TH ST	664	7,505	2021	600	408	D	0.68	388	D	0.647
DELAWARE AVE	7TH ST to US 1	665	7,231	2023	750	392	D	0.523	403	D	0.537
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	12,128	2021	830	715	C	0.861	707	C	0.852
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,432	2023	880	936	F	1.064	807	C	0.917
EASY ST	US 1 to BUCHANAN DR	106	7,210	2021	750	400	D	0.533	506	D	0.675
EASY ST	BUCHANAN DR to YUCCA DR	106	7,210	2021	540	400	D	0.741	506	D	0.937
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,057	2021	630	551	C	0.875	571	C	0.906
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,057	2021	700	551	C	0.787	571	C	0.816

* **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)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,700	2022	1,070	191	B	0.179	240	B	0.224
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	7,700	2022	1,070	713	C	0.666	713	C	0.666
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,700	2022	390	191	B	0.49	240	C	0.615
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,104	2022	920	181	C	0.197	165	C	0.179
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	10,496	2021	790	629	D	0.796	667	D	0.844
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,831	2023	830	382	C	0.46	399	C	0.481
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,400	2022	630	164	C	0.26	156	C	0.248
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,571	2021	1,070	386	C	0.361	351	B	0.328
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,571	2021	1,070	386	C	0.361	351	B	0.328
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,571	2021	1,070	386	C	0.361	351	B	0.328
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,110	2021	750	291	C	0.388	285	C	0.38
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,110	2021	540	291	D	0.539	285	D	0.528
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,110	2021	790	291	C	0.368	285	C	0.361
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	589	2019	670	49	B	0.073	59	B	0.088
HILLMOOR DR	US 1 to LENNARD RD	671	7,803	2023	790	405	D	0.513	515	D	0.652
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	85,025	2022	5,500	4,596	D	0.836	4,151	C	0.755
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	68,355	2022	5,500	4,058	C	0.738	3,500	C	0.636
I-95	MIDWAY RD to OKEECHOBEE RD	941902	82,322	2022	5,500	5,490	D	0.998	4,457	C	0.81
I-95	OKEECHOBEE RD to ORANGE AVE	940260	65,287	2022	7,320	3,200	B	0.437	3,200	B	0.437
I-95	ORANGE AVE to INDRIO RD	941905	50,041	2022	7,320	2,690	B	0.367	2,476	B	0.338
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,755	2022	750	285	C	0.38	326	C	0.435
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,907	2022	750	295	C	0.393	287	C	0.383
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	6,514	2022	790	329	C	0.416	387	C	0.49
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	6,514	2022	540	329	D	0.609	387	D	0.717
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,038	2022	1,080	51	B	0.047	55	B	0.051
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,038	2022	3,240	51	B	0.016	55	B	0.017

B-2

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
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Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

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2023

Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,195	2022	3,240	527	B	0.163	554	B	0.171
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,195	2022	700	527	C	0.753	554	C	0.791
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,195	2022	880	527	C	0.599	554	C	0.63
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,891	2022	920	572	C	0.622	482	C	0.524
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,891	2022	790	572	D	0.724	482	D	0.61
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,901	2023	790	377	C	0.477	369	C	0.467
INDRIO RD	SLASH PINE TRL to US 1	114	5,901	2023	920	377	C	0.41	369	C	0.401
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,300	2022	750	91	C	0.121	123	C	0.164
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,193	2021	880	480	C	0.545	525	C	0.597
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,669	2021	920	558	C	0.607	564	C	0.613
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,669	2021	630	558	C	0.886	564	C	0.895
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,669	2021	920	558	C	0.607	564	C	0.613
JENNINGS RD	US 1 to LENNARD RD	673	5,500	2022	2,100	364	C	0.173	297	C	0.141
JOHNSTON RD	ANGLE RD to L20	674	2,800	2022	1,070	190	B	0.178	184	B	0.172
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,500	2022	1,070	159	B	0.149	154	B	0.144
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,500	2022	1,070	159	B	0.149	154	B	0.144
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,500	2022	1,070	159	B	0.149	154	B	0.144
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,819	2023	1,070	500	C	0.467	501	C	0.468
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,819	2023	1,070	500	C	0.467	501	C	0.468
JUANITA AVE	53RD ST to 25TH ST	122	2,900	2022	750	187	C	0.249	171	C	0.228
JUANITA AVE	25TH ST to US 1	120	4,800	2022	750	268	C	0.357	263	C	0.351
KEEN RD	ANGLE RD to JUANITA AVE	129	3,008	2023	630	181	C	0.287	212	C	0.337
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,008	2023	630	181	C	0.287	212	C	0.337
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,000	2022	880	436	C	0.495	446	C	0.507
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,000	2022	700	436	C	0.623	446	C	0.637
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,762	2022	700	395	C	0.564	379	C	0.541

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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
2023

Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,360	2022	3,240	401	B	0.124	416	B	0.128
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,360	2022	2,100	401	C	0.191	416	C	0.198
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,934	2022	4,240	1,058	C	0.25	1,116	C	0.263
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,526	2022	4,240	1,282	C	0.302	1,310	C	0.309
OKEECHOBEE RD	I-95 to JENKINS RD	940029	31,865	2022	4,240	2,082	C	0.491	1,801	C	0.425
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	31,865	2022	4,040	2,082	C	0.515	1,801	C	0.446
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,519	2022	3,170	1,550	C	0.489	1,618	C	0.51
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,094	2023	2,100	665	C	0.317	704	C	0.335
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,094	2023	1,630	665	C	0.408	704	C	0.432
OKEECHOBEE RD	35TH ST to 33RD ST	689	16,610	2023	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	33RD ST to 25TH ST	689	16,610	2023	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,247	2023	1,630	762	D	0.467	724	C	0.444
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,247	2023	1,710	762	C	0.446	724	C	0.423
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	150	2022	790	11	C	0.014	10	C	0.013
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,452	2022	750	68	C	0.091	68	C	0.091
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,200	2022	790	162	C	0.205	126	C	0.159
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,323	2022	870	62	C	0.071	62	C	0.071
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,943	2021	540	170	C	0.315	193	C	0.357
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,151	2021	750	384	D	0.512	404	D	0.539
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,759	2023	750	370	C	0.493	401	D	0.535
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,759	2023	540	370	D	0.685	401	D	0.743
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,543	2021	540	605	F	1.12	574	E	1.063
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,543	2021	750	605	D	0.807	574	D	0.765
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,891	2021	750	600	D	0.8	499	D	0.665
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,891	2021	540	600	F	1.111	499	D	0.924
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,891	2021	790	600	D	0.759	499	D	0.632

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2023

Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,537	2023	600	258	C	0.43	268	C	0.447
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,052	2021	670	295	C	0.44	281	C	0.419
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,052	2021	670	295	C	0.44	281	C	0.419
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,851	2022	1,070	156	B	0.146	156	B	0.146
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,851	2022	1,070	156	B	0.146	156	B	0.146
ORANGE AVE	KINGS HWY to I-95	940041	18,954	2022	2,100	902	C	0.43	909	C	0.433
ORANGE AVE	I-95 to JENKINS RD	940035	14,453	2022	2,100	827	C	0.394	778	C	0.37
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	15,435	2022	2,100	797	C	0.38	741	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	15,435	2022	2,100	797	C	0.38	741	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,848	2013	1,710	505	C	0.295	587	C	0.343
ORANGE AVE	25TH ST to 17TH ST	945040	12,894	2022	1,630	622	C	0.382	682	C	0.418
ORANGE AVE	17TH ST to 13TH ST	945040	12,894	2022	1,710	622	C	0.364	682	C	0.399
ORANGE AVE	13TH ST to 10TH ST	945040	12,894	2022	750	622	D	0.829	682	D	0.909
ORANGE AVE	10TH ST to 7TH ST	940155	8,912	2022	600	428	D	0.713	492	D	0.82
ORANGE AVE	7TH ST to US 1	945134	7,206	2022	600	441	D	0.735	392	D	0.653
ORANGE AVE	US 1 to 2ND ST	945133	3,934	2022	600	208	C	0.347	204	C	0.34
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,934	2022	750	208	C	0.277	204	C	0.272
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	3,500	2022	700	257	C	0.367	227	C	0.324
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,954	2023	540	171	C	0.317	130	C	0.241
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	3,500	2022	700	257	C	0.367	227	C	0.324
PARR DR	ROSSER BLVD to SAVONA BLVD	209	3,500	2022	630	257	C	0.408	227	C	0.36
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,198	2021	630	329	C	0.522	365	C	0.579
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,952	2021	920	752	C	0.817	616	C	0.67
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	16,197	2022	2,100	747	C	0.356	747	C	0.356
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,300	2022	540	184	C	0.341	157	C	0.291
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2023	540	92	C	0.17	86	C	0.159

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						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,812	2022	3,020	1,125	C	0.373	1,096	C	0.363
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	21,679	2022	3,020	1,116	C	0.37	1,075	C	0.356
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	21,679	2022	3,020	1,116	C	0.37	1,075	C	0.356
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,792	2022	3,020	1,033	C	0.342	1,100	C	0.364
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,011	2022	3,020	1,083	C	0.359	1,083	C	0.359
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,011	2022	3,170	1,083	C	0.342	1,083	C	0.342
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,107	2022	3,020	1,009	C	0.334	942	C	0.312
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	17,378	2022	3,170	904	C	0.285	884	C	0.279
VIRGINIA AVE	COLONIAL RD to US 1	940034	17,378	2022	3,020	904	C	0.299	884	C	0.293
WALTON RD	US 1 to VILLAGE GREEN DR	330	13,898	2021	1,710	711	C	0.416	750	C	0.439
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	19,500	2023	1,710	1,110	D	0.649	1,039	D	0.608
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	10,505	2021	880	573	C	0.651	625	C	0.71
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	8,300	2022	630	640	F	1.016	661	F	1.049
WEATHERBEE RD	OLEANDER AVE to US 1	721	4,235	2023	750	314	C	0.419	287	C	0.383
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,370	2023	750	436	D	0.581	466	D	0.621
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	8,667	2023	1,470	607	C	0.413	468	C	0.318
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,818	2023	920	731	C	0.795	791	C	0.86
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	8,800	2022	920	490	C	0.533	543	C	0.59

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Countywide Performance

Weighted V/C = **0.71**

% VMT below Standard = **6.20%**

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TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
1	Divided	Yes	No	+5%
1	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
1	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.

[2] Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.

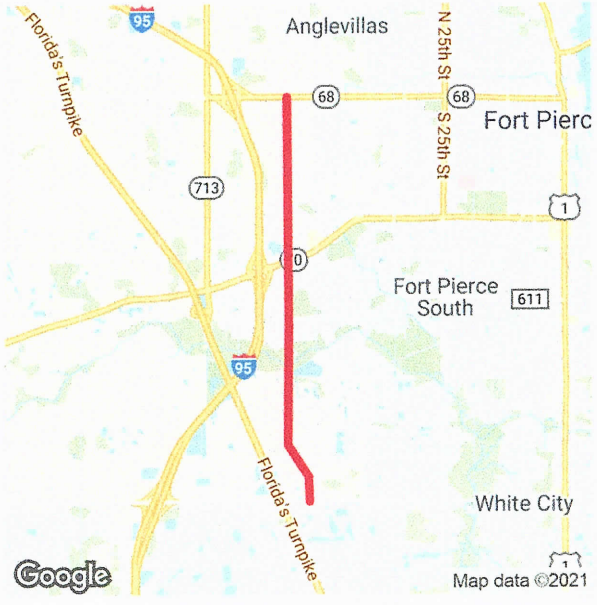
[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

JENKINS RD FROM MIDWAY RD TO ORANGE AVE
4463311 Non-SIS



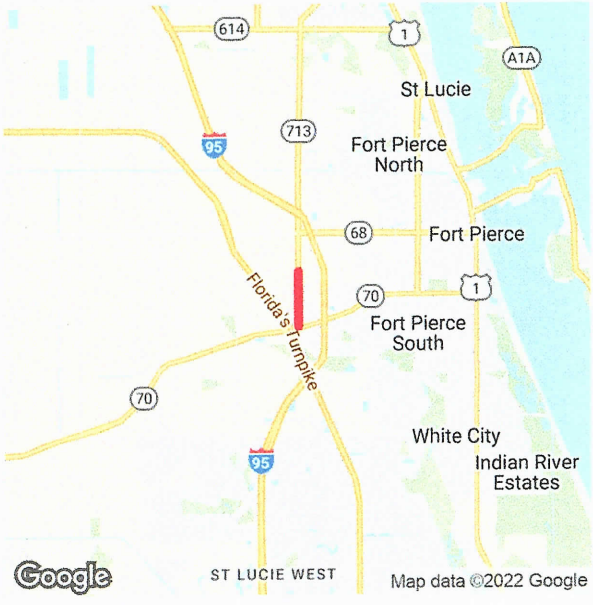
Project Description: PD&E/EMO STUDY
Extra Description: 2022 TPO PRIORITY #7 LFA WITH ST. LUCIE COUNTY IS R/W NEEDED
Lead Agency: MANAGED BY FDOT **From:** MIDWAY RD **County:** ST. LUCIE
To: ORANGE AVE
Length: 2.128
Phase Group: P D & E

Phase	Fund Code	2023	2024	2025	2026	2027	Total
PDE	GFSU	667,925	0	0	0	0	667,925
PDE	LFP	0	1,000,000	0	0	0	1,000,000
PDE	SU	20,000	20,000	0	0	0	40,000
PDE	TRIP	104,900	1,000,000	0	0	0	1,104,900
		792,825	**2,020,000**				**2,812,825**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 2,812,825
LRTP: Page 8-3

8-3

KINGS HWY FROM 500 SOUTH OF OKEECHOBEE RD TO NORTH OF PICOS RD
2302566 SIS



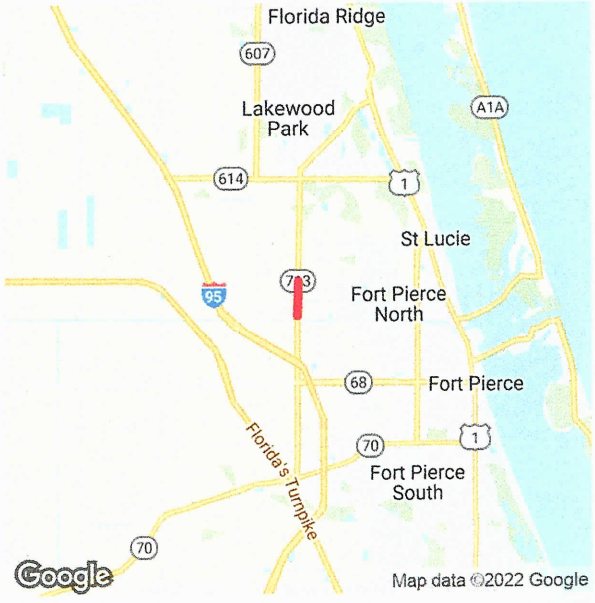
Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2012 TPO PRIORITY #2 1,550 FT OF PROJECT WILL BE CONCRETE, BALANCE IS FLEXIBLE PAVEMENT PH5202=LFA WITH ST LUCIE COUNTY; $187,669 LF REC 3/1/17
Lead Agency: MANAGED BY FDOT
From: 500 SOUTH OF OKEECHOBEE RD
County: ST. LUCIE
To: NORTH OF PICOS RD
Length: 2.2
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
ROW	DDR	33,059	0	0	0	0	33,059
ROW	DS	0	7,000	0	0	0	7,000
ROW	SA	0	1,753,453	0	0	0	1,753,453
ROW	SU	36,941	133,052	0	0	0	169,993
		70,000	**1,893,505**				**1,963,505**

Prior Year Cost: 70,502,690
Future Year Cost: 0
Total Project Cost: 73,166,819
LRTP: Page 8-2

B-9

KINGS HWY FROM NORTH OF COMMERCIAL CIR TO NORTH OF ST. LUCIE BLVD
4383792 Non-SIS



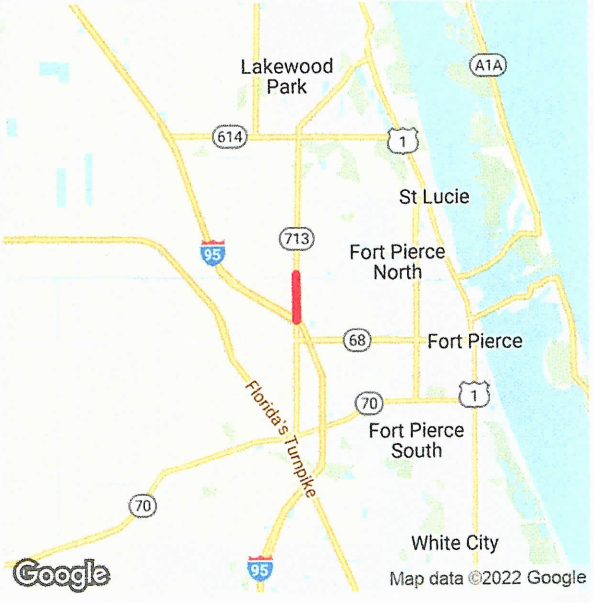
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT
From: NORTH OF COMMERCIAL CIR
County: ST. LUCIE
To: NORTH OF ST. LUCIE BLVD
Length: 1.21
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
ROW	DDR	0	600	0	0	0	600
ROW	DDR	0	0	0	0	3,767,912	3,767,912
ROW	DS	0	0	1,000,000	0	2,438,156	3,438,156
ROW	SN	0	0	0	1,166,005	0	1,166,005
ROW	SU	363,993	277,699	87,000	0	0	728,692
		363,993	**278,299**	**1,087,000**	**1,166,005**	**6,206,068**	**9,101,365**

Prior Year Cost: 8,498,626
Future Year Cost: 0
Total Project Cost: 61,519,912
LRTP: Page 8-2

B-10

KINGS HWY FROM NORTH OF I-95 OVERPASS TO NORTH OF COMMERCIAL CIR
4383791 Non-SIS



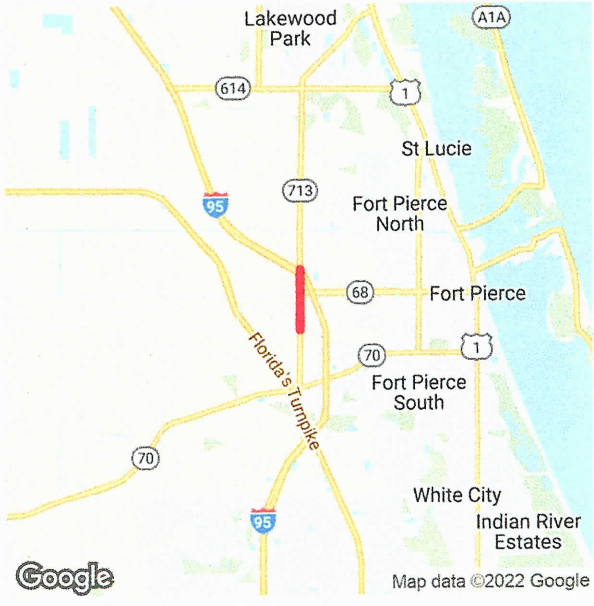
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT
From: NORTH OF I-95 OVERPASS
County: ST. LUCIE
To: NORTH OF COMMERCIAL CIR
Length: 1.4
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
ROW	DDR	0	2,496,483	3,812,937	0	0	6,309,420
ROW	SA	0	0	0	6,000,000	4,344,156	10,344,156
ROW	SN	0	0	135,047	0	0	135,047
ROW	SU	304,523	0	50,000	0	0	354,523
		304,523	**2,496,483**	**3,997,984**	**6,000,000**	**4,344,156**	**17,143,146**

Prior Year Cost: 8,498,626
Future Year Cost: 0
Total Project Cost: 61,519,912
LRTP: Page 8-2

B-11

KINGS HWY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS
2302567 Non-SIS



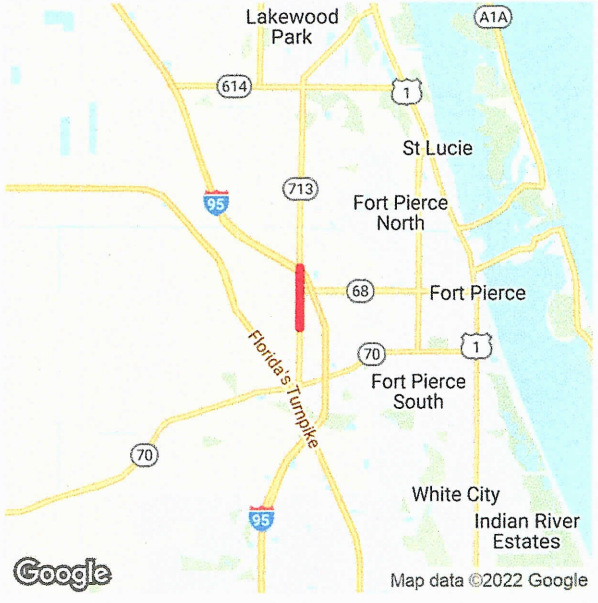
Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF SR-68/ORANGE AVENUE
Lead Agency: MANAGED BY FDOT
From: NORTH OF PICOS RD
County: ST. LUCIE
To: NORTH OF I-95 OVERPASS
Length: 1.217
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
ROW	DS	0	205,832	0	0	0	205,832
			205,832				**205,832**

Prior Year Cost: 70,502,690
Future Year Cost: 0
Total Project Cost: 73,166,819
LRTP: Page 8-2

B-12

KINGS HWY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS
4380411 Non-SIS



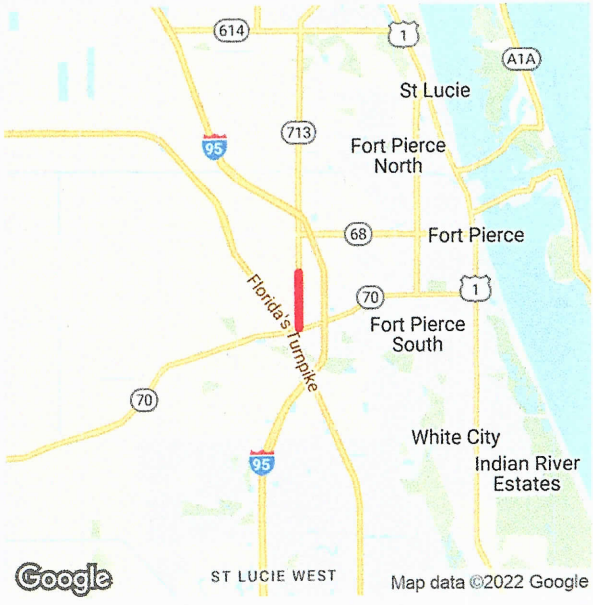
Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-7
Lead Agency: MANAGED BY FDOT **From:**
County: ST. LUCIE **To:**
Length: 1.576
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

Phase	Fund Code	2023	2024	2025	2026	2027	Total
CST	DDR	0	736,047	0	0	0	736,047
CST	DIH	0	37,746	0	0	0	37,746
			773,793				**773,793**

Prior Year Cost: 149,220
Future Year Cost: 0
Total Project Cost: 923,013
LRTP: Page 8-2

B-13

KINGS HWY FROM SOUTH OF OKEECHOBEE RD TO NORTH OF PICOS RD
2302568 Non-SIS



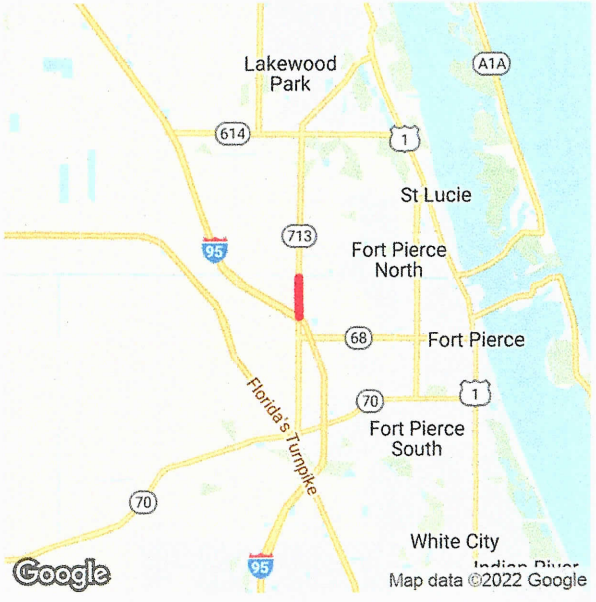
Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-6
Lead Agency: MANAGED BY FDOT
From: SOUTH OF OKEECHOBEE RD
County: ST. LUCIE
To: NORTH OF PICOS RD
Length: 1.397
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

Phase	Fund Code	2023	2024	2025	2026	2027	Total
CST	DDR	0	454,772	0	0	0	454,772
CST	DIH	0	40,020	0	0	0	40,020
			494,792				**494,792**

Prior Year Cost: 70,502,690
Future Year Cost: 0
Total Project Cost: 73,166,819
LRTP: Page 8-2

B-14

KINGS HWY NORTH OF I-95 OVERPASS TO SOUTH OF ANGLE RD
4383794 Non-SIS



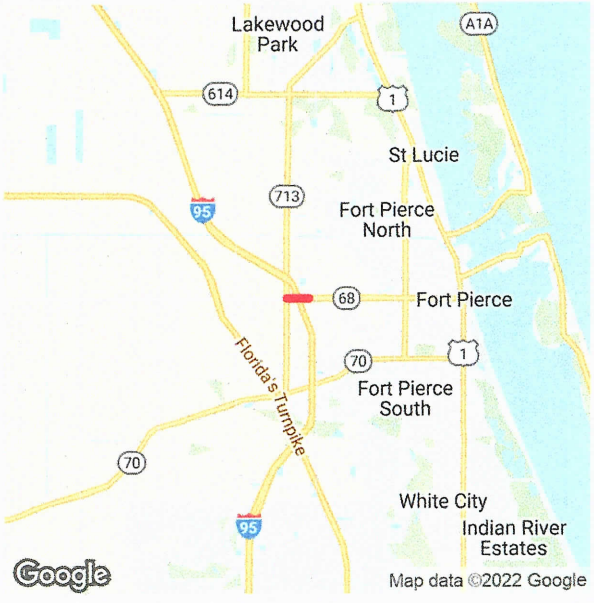
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES, PD&E UNDER 230256-5, DESIGN & ROW UNDER FM# 438379.1
Lead Agency: MANAGED BY FDOT
From: NORTH OF I-95 OVERPASS
County: ST. LUCIE
To: SOUTH OF ANGLE RD
Length: 0.97
Phase Group: CONSTRUCTION

Phase	Fund Code	2023	2024	2025	2026	2027	Total
CST	DDR	0	0	0	0	11,898,957	11,898,957
CST	DIH	0	0	0	0	116,421	116,421
CST	DS	0	0	0	0	9,000,000	9,000,000
CST	SA	0	0	0	0	3,000,000	3,000,000
CST	SU	0	0	0	0	2,761,397	2,761,397
						26,776,775	**26,776,775**

Prior Year Cost: 8,498,626
Future Year Cost: 0
Total Project Cost: 61,519,912
LRTP: Page 8-2

B-15

ORANGE AVE FROM KINGS HWY TO EAST OF I-95 SB RAMP
4461681 SIS



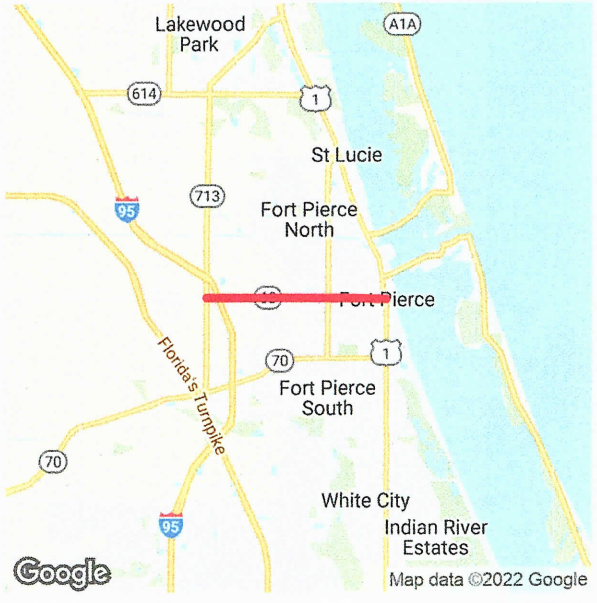
Prior Year Cost: 55,918
Future Year Cost: 0
Total Project Cost: 1,159,848
LRTP: Page 8-3

Project Description: INTERCHANGE - ADD LANES
Extra Description: ADD EB RIGHT TURN LANE FROM ORANGE AVE/SR-68 TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FR ORANGE AVE/SR-68 TO NB KINGS HWY/SR-713. NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE/SR-68 AND KINGS HWY/ SR-713. EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)
Lead Agency: MANAGED BY FDOT
From: KINGS HWY
County: ST. LUCIE
To: EAST OF I-95 SB RAMP
Length: 0.646
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
PE	ACFP	0	541,608	24,423	0	0	566,031
ROW	ACFP	0	0	382,386	0	0	382,386
ROW	DDR	0	0	145,513	0	0	145,513
ENV	ACFP	0	10,000	0	0	0	10,000
			551,608	**552,322**			**1,103,930**

8-11

ORANGE AVE FROM KINGS HWY TO US-1
4496961 Non-SIS



Project Description: ATMS - ARTERIAL TRAFFIC MGMT
Extra Description: 2022 TPO CMP PRIORITY #3 INCLUDES SOUTH 7TH STREET FROM SR-68/ORANGE AVE TO AVE A INSTALL FIBER OPTIC CABLE, TRAFFIC CAMERAS/VIDEO DETECTORS AND ADAPTIVE SIGNAL CONTROL AT SIGNALIZED INTERSECTIONS NO R/W NEEDED
Lead Agency: MANAGED BY FDOT
From: KINGS HWY
County: ST. LUCIE
To: US-1
Length: 4.187
Phase Group: PRELIMINARY ENGINEERING

Phase	Fund Code	2023	2024	2025	2026	2027	Total
PE	DDR	0	0	0	0	320,627	320,627
PE	DIH	0	0	0	0	25,650	25,650
						346,277	**346,277**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 346,277
LRTP: Page 8-11

B-14

ST. LUCIE COUNTY PLANNED ROADWAY WIDENING PROJECTS (FY21-FY25)
PROGRAMMED ROAD IMPACT FEE REVENUE

PLANNED CAPACITY IMPROVEMENT PROJECTS FUNDED BY IMPACT FEES (FY2021-FY2031)													
ID #	PLANNED ROADWAY PROJECTS (2021-2031)	FY2021	FY2022	FY2023	FY2024	FY2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Out Year Costs
1	Midway Road Widening Phase 1 (Selvitz Road to Jenkins Road)*												
	Design Phase	500,000											
	Construction Funds			28,000,000									
2	Midway Road Widening Phase 2 (Jenkins Road to Glades Cut-off Road)* Includes Turnpike Interchange												
	PD&E Re-Evaluation for Interchange (Design)		1,500,000										
	Design Phase		2,000,000										
	Right of Way Phase												
	Construction Phase						2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	50,000,000
3	Jenkins Road Extension South (Midway Road to Glades Cut-off Road)												
	Design Phase	2,000,000											
	Right of Way Phase		3,500,000										
	Construction Phase				12,000,000								-
4	Jenkins Road Widening (Glades Cut-off Road to Orange Ave.)*												
	Trip Grant Obligation - PD &E Phase			375,000	1,000,000								
	Design Phase								5,000,000				
	Right of Way Phase									6,000,000	6,000,000		
	Construction Phase											45,000,000	
5	Selvitz Road Widening (Edwards Road to Glades Cut-off Road) Includes Glades Cut-Off Road & Selvitz Intersection												
	Design Phase	2,685,000	1,315,000										
	Right of Way Phase		3,000,000										
	Construction Phase					17,000,000							
6	Glades Cut-off Road Widening (Selvitz Road to Midway Road)												
	PD &E Phase** (covers Selvitz Road to Rangeline Road)		4,500,000										
	Design Phase				2,500,000								
	Right of Way Phase						2,000,000	6,000,000	2,000,000				60,100,000
	Construction Phase												
7	Edwards Road Widening (S. 25th Street to Jenkins Road)												
	PD &E Phase												
	Design Phase				1,500,000								
	Right of Way Phase					2,000,000							
	Construction Phase						10,000,000						
8	Glades Cut-off Road Widening (Midway Road to Rangeline)												
	PD & E Phase									2,000,000			
	Design Phase										10,000,000		
	Right of Way Phase												
	Construction Phase							2,000,000					
9	Jenkins Road Extension North (Orange Avenue to St. Lucie Boulevard)												
	PD &E Phase									2,000,000	2,000,000		
	Design Phase										10,000,000		10,000,000
	Right of Way Phase												40,000,000
	Construction Phase												
10	North County Airport Connector Road (St. Lucie Boulevard to I-95)												
	PD &E Phase							2,000,000					
	Design Phase										2,000,000		
	Right of Way Phase												10,000,000
	Construction Phase												40,600,000
11	Lennard Road (Silver Oak Drive to US Hwy 1)												
	Stormwater Pond Design Phase	350,000											
	Stormwater Pond Construction		2,000,000										
	PD&E Re-evaluation												
12	Oleander Vision Study (Edwards Road Intersection to Midway Road)												
	Planning & Design Phase	550,000											
	PLANNED INTERSECTION EXPANSION PROJECTS (2021-2025)												
13	St. Lucie West Boulevard & Peacock Boulevard Expansion by City of PSL												
	Matching Funds -Construction Phase 1				500,000								
	Matching Funds - Construction Phase 2							1,000,000					
	PLANNED SIDEWALK PROJECTS (2021-2025)												
	Oleander Ave Sidewalk (S Market Avenue to Edwards Road)*												
	Matching Funds - Design Phase				1,000,000	200,000							
	Bell Avenue Sidewalk (25th Street to Sunrise Blvd.)*												
	Matching Funds - Design Phase		200,000										
	Construction			100,000									
	Walton Road Sidewalk - Lennard Road to Green River Parkway*												
	Matching Funds - Design Phase			200,000									
	Construction				1,000,000								
	Impact Fee Expenditure TOTALS:	6,085,000	18,015,000	28,675,000	19,500,000	19,200,000	14,000,000	13,000,000	9,000,000	12,000,000	32,000,000	47,000,000	210,700,000
	Impact Fee Account Balance		46,812,314	35,497,314	13,522,314	722,314	(11,777,686)	(19,077,686)	(25,377,686)	(27,677,686)	(32,977,686)	(58,277,686)	
	Forecasted Impact Fee Revenue**		6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	

**=Based on estimates from Office of Management and Budget
* = Funding amounts reflected in FDOT current 5-year work plan

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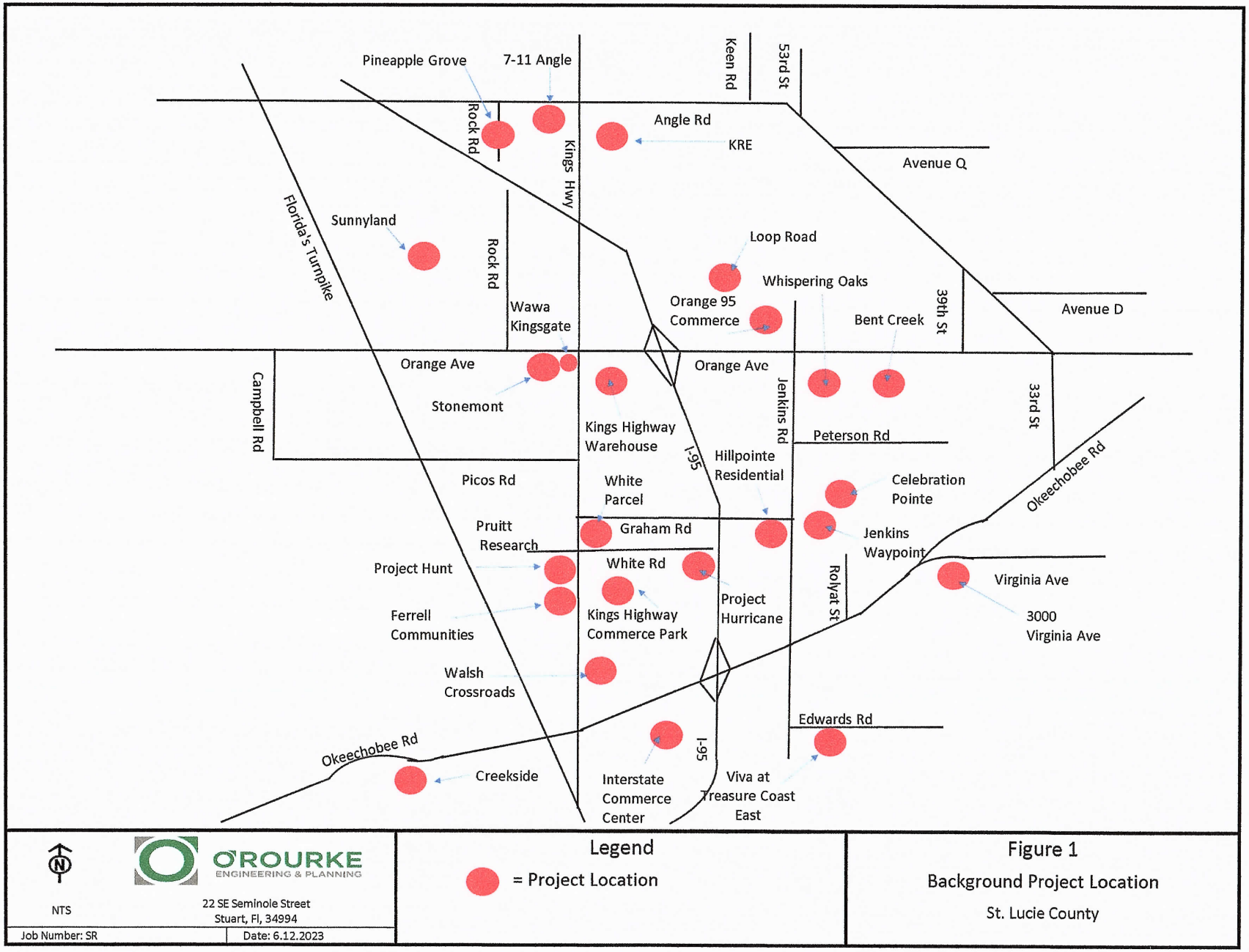
APPENDIX C

OTHER PROJECT DATA/GROWTH RATE



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR | Date: 6.12.2023

Legend

= Project Location

Figure 1

Background Project Location

St. Lucie County

C-1

AM APPROVED PROJECTS			Cabo Rio RV Resort						Publix at Indrio						Indrio & I-95						Indrio & I-95 Gas Station					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				766	42		In	15		3,220	118		In	65		0	392		In	133		0	374		In	187
				Daily	Two-Way		Out	27		Daily	Two-Way		Out	53		Daily	Two-Way		Out	259		Daily	Two-Way		Out	187

AM APPROVED PROJECTS			Indrio Groves @ 25%						Ferrell Communities						Kings Hwy Commerce Park / White Parcel						Sunnyland					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	514	58	OUT	11	46	5%	205	15	IN	4	11
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	514	58	IN	46	11	5%	205	15	IN	4	11
	Okeechobee	Edwards	0%	0	0	-	0	0	5%	133	9	IN	2	7	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	5%	133	9	OUT	7	2	0%	0	0	-	0	0	0%	0	0	-	0	0
				2,539	330		In	135		2,655	181		In	42		5,135	577		In	463		4,092	298		In	75
				Daily	Two-Way		Out	195		Daily	Two-Way		Out	139		Daily	Two-Way		Out	114		Daily	Two-Way		Out	223

AM APPROVED PROJECTS			Drawdy Angle Road FKA: Pineapple Grove						KRE						Stonemont						Creekside					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	2%	73	5	IN	1	4	2%	96	10	IN	8	2	5%	111	13	OUT	3	10	5%	372	28	OUT	21	7
	Graham Rd	Okeechobee	2%	73	5	IN	1	4	2%	96	10	IN	8	2	3%	67	8	IN	6	2	5%	372	28	OUT	21	7
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	372	28	OUT	21	7
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				3,646	265		In	66		4,778	510		In	393		2,226	259		In	203		7,443	564		In	143
				Daily	Two-Way		Out	199		Daily	Two-Way		Out	117		Daily	Two-Way		Out	56		Daily	Two-Way		Out	421

AM APPROVED PROJECTS			Orange 95 Parcel B						Orange 95 Parcels D & E						Bent Creek @ 50% Complete City of Fort Pierce						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	12%	121	15	IN	12	2	12%	130	16	IN	13	3	2%	0	5	IN	1	4	50%	793	64	OUT	48	16
	Graham Rd	Okeechobee	12%	121	15	IN	12	2	12%	130	16	IN	13	3	2%	0	5	IN	1	4	50%	793	64	IN	16	48
	Okeechobee	Edwards	2%	20	2	IN	2	0	2%	22	3	IN	2	0	0%	0	0	-	0	0	5%	79	6	IN	2	5
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	79	6	OUT	5	2
				1,012	123		In	103		1,086	133		In	111		0	248		In	62		1,585	128		In	32
				Daily	Two-Way		Out	20		Daily	Two-Way		Out	22		Daily	Two-Way		Out	186		Daily	Two-Way		Out	96

AM APPROVED PROJECTS			Hillpointe Residential						Interstate Commerce Center						Whispering Oaks					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	56%	947	57	OUT	43	13	0%	0	0	-	0	0	12%	337	25	IN	5	20
	Graham Rd	Okeechobee	34%	575	34	IN	8	26	0%	0	0	-	0	0	12%	337	25	IN	5	20
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	140	11	IN	2	8
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	140	11	OUT	8	2
				1,691	101		In	24		373	35		In	27		2,806	212		In	45
				Daily	Two-Way		Out	77		Daily	Two-Way		Out	8		Daily	Two-Way		Out	167

AM APPROVED PROJECTS			Viva at Treasure Coast West						Viva at Treasure Coast East						3000 Virginia						Project Hunt					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	5%	0	0	OUT	0	0	5%	70	4	OUT	3	1	0%	0	0	-	0	0	2%	19	2	OUT	0	2
	Graham Rd	Okeechobee	10%	0	0	OUT	0	0	10%	140	9	OUT	7	2	0%	0	0	-	0	0	5%	48	5	IN	4	1
	Okeechobee	Edwards	90%	0	0	OUT	0	0	90%	1,256	78	OUT	59	19	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	10%	0	0	OUT	0	0	10%	140	9	OUT	7	2	0%	0	0	-	0	0	0%	0	0	-	0	0
				0	**0**		**In**	**0**		**1,396**	**87**		**In**	**21**		**2,383**	**134**		**In**	**32**		**956**	**101**		**In**	**84**
				Daily	**Two-Way**		**Out**	**0**		**Daily**	**Two-Way**		**Out**	**66**		**Daily**	**Two-Way**		**Out**	**102**		**Daily**	**Two-Way**		**Out**	**17**

AM APPROVED PROJECTS			Wawa Kings Highway						Kings Highway Warehouse						7/11 Angle Road						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	56%	1,858	117	OUT	87	30
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	34%	1,128	71	IN	18	53
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0.0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				1,422	127		In	63		5,100	683		In	342		900	91		In	46		3,318	209		In	53
				Daily	Two-Way		Out	64		Daily	Two-Way		Out	341		Daily	Two-Way		Out	45		Daily	Two-Way		Out	156

AM APPROVED PROJECTS			Walsh Crossroads						Project Hurricane						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E in or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E in or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	15%	63	7	OUT	2	5	4,654	1,055	321	121	215	50	106	71	-24	417	-10	254	-14	163
	Graham Rd	Okeechobee	0%	0	0	-	0	0	20%	84	10	IN	7	2	3,622	1,060	257	121	82	97	175	24	-24	354	-19	159	-5	194
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	1,981	42	133	5	86	4	46	1	-1	137	-1	90	0	47
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	492	0	35	0	27	0	8	0	0	35	0	27	0	8
				184	12		In	7		422	48		In	36														
				Daily	Two-Way		Out	5		Daily	Two-Way		Out	12														

PM APPROVED PROJECTS			Cabo Rio RV Resort						Publix at Indrio						Indrio & I-95						Indrio & I-95 Gas Station					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0		0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				766	55		In	36		3,220	278		In	136		0	384		In	237		0	314		In	157
				Daily	Two-Way		Out	19		Daily	Two-Way		Out	142		Daily	Two-Way		Out	147		Daily	Two-Way		Out	157

PM APPROVED PROJECTS			Indrio Groves @ 25%						Ferrell Communities						Kings Hwy Commerce Park / White Parcel						Sunnyland					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	514	60	OUT	46	14	5%	205	21	IN	13	8
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	514	60	IN	14	46	5%	205	21	IN	13	8
	Okeechobee	Edwards	0%	0	0	-	0	0	5%	133	10	IN	6	4	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	5%	133	10	OUT	4	6	0%	0	0	-	0	0	0%	0	0	-	0	0
				2,539	278		In	164		2,655	190		In	116		5,135	600		In	142		4,092	415		In	261
				Daily	Two-Way		Out	114		Daily	Two-Way		Out	74		Daily	Two-Way		Out	458		Daily	Two-Way		Out	154

PM APPROVED PROJECTS			Drawdy Angle Road FKA: Pineapple Grove						KRE						Stonemont						Creekside					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	2%	73	7	IN	5	3	2%	96	11	IN	3	8	5%	111	13	OUT	10	4	5%	372	34	OUT	13	21
	Graham Rd	Okeechobee	2%	73	7	IN	5	3	2%	96	11	IN	3	8	3%	67	8	IN	2	6	5%	372	34	OUT	13	21
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	372	34	OUT	13	21
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				3,646	369		In	232		4,778	540		In	151		2,226	262		In	70		7,443	682		In	426
				Daily	Two-Way		Out	137		Daily	Two-Way		Out	389		Daily	Two-Way		Out	192		Daily	Two-Way		Out	256

PM APPROVED PROJECTS			Orange 95 Parcel B						Orange 95 Parcels D & E						Bent Creek @ 50% Complete City of Fort Pierce						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	12%	121	15	IN	3	12	12%	130	16	IN	4	13	2%	0	6	IN	4	2	50%	793	79	OUT	29	51
	Graham Rd	Okeechobee	12%	121	15	IN	3	12	12%	130	16	IN	4	13	2%	0	6	IN	4	2	50%	793	79	IN	51	29
	Okeechobee	Edwards	2%	20	3	IN	1	2	2%	22	3	IN	1	2	0%	0	0	-	0	0	5%	79	8	IN	5	3
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	79	8	OUT	3	5
				1,012	127		In	28		1,086	137		In	30		0	306		In	193		1,585	158		In	101
				Daily	Two-Way		Out	99		Daily	Two-Way		Out	107		Daily	Two-Way		Out	113		Daily	Two-Way		Out	57

PM APPROVED PROJECTS			Hillpointe Residential						Interstate Commerce Center						Whispering Oaks					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	56%	947	72	OUT	27	45	0%	0	0	-	0	0	12%	337	32	IN	21	11
	Graham Rd	Okeechobee	34%	575	44	IN	28	16	0%	0	0	-	0	0	12%	337	32	IN	21	11
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	140	13	IN	9	5
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	140	13	OUT	5	9
				1,691	129		In	81		373	39		In	11		2,806	266		In	172
				Daily	Two-Way		Out	48		Daily	Two-Way		Out	28		Daily	Two-Way		Out	94

PM APPROVED PROJECTS			Viva at Treasure Coast West						Viva at Treasure Coast East						3000 Virginia						Project Hunt					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	5%	0	0	OUT	0	0	5%	70	5	OUT	2	3	0%	0	0	-	0	0	2%	19	2	OUT	2	1
	Graham Rd	Okeechobee	10%	0	0	OUT	0	0	10%	140	11	OUT	4	7	0%	0	0	-	0	0	5%	48	6	IN	1	4
	Okeechobee	Edwards	90%	0	0	OUT	0	0	90%	1,256	98	OUT	36	62	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	10%	0	0	OUT	0	0	10%	140	11	OUT	4	7	0%	0	0	-	0	0	0%	0	0	-	0	0
				0	**0**		**In**	**0**		**1,396**	**109**		**In**	**69**		**2,383**	**175**		**In**	**110**		**956**	**114**		**In**	**29**
				Daily	**Two-Way**		**Out**	**0**		**Daily**	**Two-Way**		**Out**	**40**		**Daily**	**Two-Way**		**Out**	**65**		**Daily**	**Two-Way**		**Out**	**85**

PM APPROVED PROJECTS			Wawa Kings Highway						Kings Highway Warehouse						7/11 Angle Road						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	56%	1,858	153	OUT	57	96
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	34%	1,128	93	IN	58	35
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				1,422	115		In	57		5,100	674		In	458		900	80		In	40		3,318	274		In	172
				Daily	Two-Way		Out	58		Daily	Two-Way		Out	216		Daily	Two-Way		Out	40		Daily	Two-Way		Out	102

PM APPROVED PROJECTS			Walsh Crossroads						Project Hurricane						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double-Count	Net 2 Way	Double Count	Net	Double Count	Net
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	15%	63	9	OUT	6	3	4,654	1,055	410	127	169	73	241	54	-25	512	-15	228	-11	284
	Graham Rd	Okeechobee	0%	0	0	-	0	0	20%	84	12	IN	5	7	3,622	1,060	327	128	196	32	132	96	-26	430	-6	221	-19	208
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	1,981	42	163	5	68	1	95	4	-1	167	0	69	-1	98
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	492	0	42	0	15	0	26	0	0	42	0	15	0	26
				184	21		In	10		422	60		In	23														
				Daily	Two-Way		Out	11		Daily	Two-Way		Out	37														

Historical Growth Rate Calculation (3 Year)

Segment	From	To	2019 AADT	2022 AADT	3 Year Historical Growth Rate
Edwards Rd	Jenkins Rd	McNeil Rd	10,100	11,800	5.32%
Jenkins Rd	Okeechobee Rd	Edwards Rd	7,500	10,000	10.06%
		Total	17,600	21,800	7.39%

*Source FDOT Historical Traffic Counts

COUNTY: 94
STATION: 7027
DESCRIPTION: ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY
START DATE: 01/26/2022
START TIME: 0000

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	10	6	8	10	34	6	16	9	9	40	74
0100	5	8	3	6	22	7	4	10	5	26	48
0200	9	8	8	10	35	10	12	4	6	32	67
0300	4	3	7	22	36	5	2	12	6	25	61
0400	10	17	9	31	67	9	12	16	17	54	121
0500	17	28	40	64	149	16	21	34	30	101	250
0600	76	76	85	91	328	42	60	63	91	256	584
0700	86	101	99	138	424	102	89	103	125	419	843
0800	131	113	122	82	448	90	90	94	90	364	812
0900	88	99	105	80	372	80	79	83	87	329	701
1000	79	69	64	61	273	76	87	66	90	319	592
1100	74	80	82	73	309	78	90	79	83	330	639
1200	94	62	72	96	324	74	74	98	64	310	634
1300	56	98	84	75	313	84	87	95	80	346	659
1400	81	80	75	63	299	88	81	77	87	333	632
1500	70	76	95	92	333	90	93	100	96	379	712
1600	80	83	104	105	372	126	127	127	109	489	861
1700	116	104	114	73	407	129	120	104	80	433	840
1800	80	58	58	40	236	78	101	70	73	322	558
1900	61	28	35	22	146	49	42	40	27	158	304
2000	23	38	30	27	118	33	31	18	22	104	222
2100	32	25	19	11	87	22	30	26	20	98	185
2200	14	13	7	10	44	16	16	15	12	59	103
2300	10	4	7	6	27	10	13	14	21	58	85
24-HOUR TOTALS:					5203					5384	10587

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	745	504	700	419	745	903
P.M.	1645	439	1615	492	1630	914
DAILY	745	504	1615	492	1630	914

GENERATED BY SPS 5.0.57P

AM = NB Peak

↑ 0.51 ↓ 0.49

PM = SB Peak

↑ 0.43 ↓ 0.57

APPENDIX D

INTERSECTION ANALYSIS

DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Edwards Rd
St. Lucie County, Fl

File Name : jenkins at edwards
Site Code : 00000002
Start Date : 6/15/2023
Page No : 1

Groups Printed- Autmobiles - Commercial

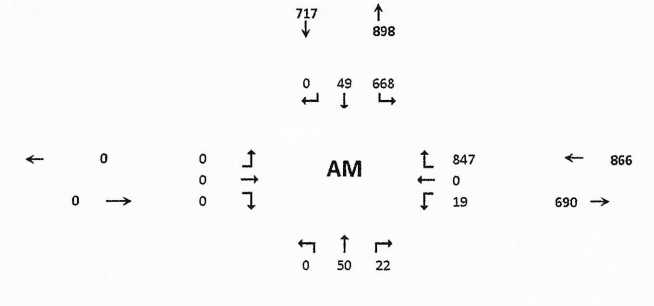
	Jenkins Rd Southbound				Edward Rd Westbound				Jenkins Rd Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	91	6	0	97	3	0	140	143	0	8	4	12	0	0	0	0	252
07:15 AM	110	5	0	115	4	0	158	162	0	9	2	11	0	0	0	0	288
07:30 AM	128	6	0	134	2	0	184	186	0	13	7	20	0	0	0	0	340
07:45 AM	159	9	0	168	2	0	194	196	0	8	4	12	0	0	0	0	376
Total	488	26	0	514	11	0	676	687	0	38	17	55	0	0	0	0	1256
08:00 AM	182	16	0	198	6	0	206	212	0	13	7	20	0	0	0	0	430
08:15 AM	159	12	0	171	5	0	223	228	0	16	4	20	0	0	0	0	419
08:30 AM	136	10	0	146	5	0	184	189	0	11	6	17	0	0	0	0	352
08:45 AM	121	9	0	130	4	0	160	164	0	6	3	9	0	0	0	0	303
Total	598	47	0	645	20	0	773	793	0	46	20	66	0	0	0	0	1504
04:00 PM	133	6	0	139	11	0	121	132	0	11	9	20	0	0	0	0	291
04:15 PM	162	7	0	169	18	0	151	169	0	25	7	32	0	0	0	0	370
04:30 PM	147	9	0	156	11	0	180	191	0	11	8	19	0	0	0	0	366
04:45 PM	153	8	0	161	8	0	155	163	0	9	8	17	0	0	0	0	341
Total	595	30	0	625	48	0	607	655	0	56	32	88	0	0	0	0	1368
05:00 PM	182	8	0	190	7	0	140	147	0	8	8	16	0	0	0	0	353
05:15 PM	153	10	0	163	9	0	161	170	0	13	10	23	0	0	0	0	356
05:30 PM	121	9	0	130	7	0	147	154	0	8	7	15	0	0	0	0	299
05:45 PM	113	7	0	120	8	0	140	148	0	7	9	16	0	0	0	0	284
Total	569	34	0	603	31	0	588	619	0	36	34	70	0	0	0	0	1292
Grand Total	2250	137	0	2387	110	0	2644	2754	0	176	103	279	0	0	0	0	5420
Apprch %	94.3	5.7	0		4	0	96		0	63.1	36.9		0	0	0		
Total %	41.5	2.5	0	44	2	0	48.8	50.8	0	3.2	1.9	5.1	0	0	0	0	
Autmobiles	2131	135	0	2266	107	0	2545	2652	0	176	99	275	0	0	0	0	5193
% Autmobiles	94.7	98.5	0	94.9	97.3	0	96.3	96.3	0	100	96.1	98.6	0	0	0	0	95.8
Commercial	119	2	0	121	3	0	99	102	0	0	4	4	0	0	0	0	227
% Commercial	5.3	1.5	0	5.1	2.7	0	3.7	3.7	0	0	3.9	1.4	0	0	0	0	4.2

D-1

TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2023

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	8	4	91	6	0	0	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1434
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	159	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	159	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	136	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	0	48	21	636	47	0	0	0	0	18	0	807	1577	
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	
Growth	0	50	22	668	49	0	0	0	0	19	0	847	1656	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	50	22	668	49	0	0	0	0	19	0	847	1656	

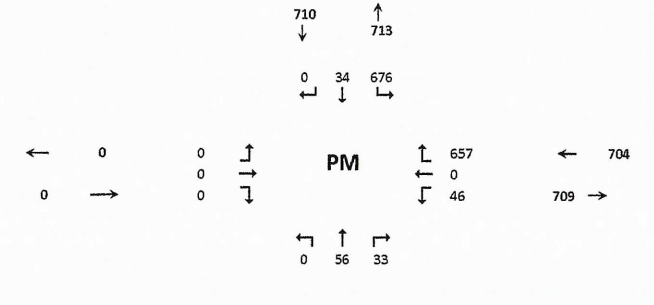


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	Trips In	Trips Out
Viva at Treasure Coast	0	0

N/S STREET: Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE: 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE: 6/16/2023 **ANALYSIS YEAR** 2023

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	153	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	
Growth	0	56	33	676	34	0	0	0	0	46	0	657	1502	
In/Out		0	0		0							0		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	56	33	676	34	0	0	0	0	46	0	657	1502	



Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	Trips In	Trips Out
Viva at Treasure Coast	0	0

D-2

HCS Two-Way Stop-Control Report

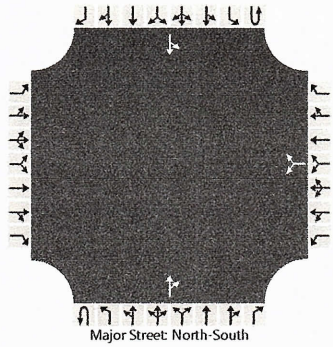
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
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	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		847			50	22		668	49	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
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)							941							726		
Capacity, c (veh/h)							745							1514		
v/c Ratio							1.26							0.48		
95% Queue Length, Q_{95} (veh)							34.7							2.7		
Control Delay (s/veh)							148.4							9.6	4.7	
Level of Service (LOS)							F							A	A	
Approach Delay (s/veh)						148.4								9.2		
Approach LOS						F								A		

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HCS Two-Way Stop-Control Report

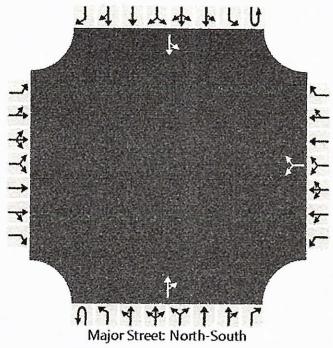
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

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	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						46		657			56	33		676	34	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
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)							725							697		
Capacity, c (veh/h)							530							1497		
v/c Ratio							1.37							0.47		
95% Queue Length, Q_{95} (veh)							32.7							2.5		
Control Delay (s/veh)							199.4							9.5	4.5	
Level of Service (LOS)							F							A	A	
Approach Delay (s/veh)						199.4								9.2		
Approach LOS						F								A		

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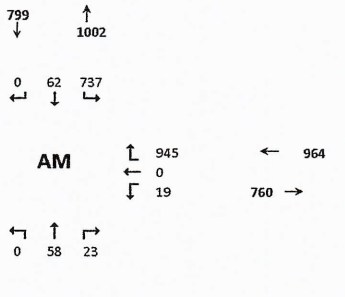
TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	8	4	91	6	0	0	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1434
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	159	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	159	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	136	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	
AM PEAK HOUR IS FROM:				7:45AM TO 8:45AM										
Volumes	0	48	21	636	47	0	0	0	0	18	0	807	1577	
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	
Growth	0	52	23	688	51	0	0	0	0	19	0	873	1706	
In/Out				OUT								IN		
Percentage	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	19	0	0	0	0	0	0	0	6	0	
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	4	0	11	11	0	0	0	0	0	0	3.575	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	0	0	0	0	0	0	0	0	1.03	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	0	0	0	0	0	0	0	0	1.11	0	
%	0.0%	0.0%	0.0%	90.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	90.0%		
In/Out				IN								OUT		
Volume	0	0	0	19	0	0	0	0	0	0	0	59	0	
Subtotal	0	6	0	49	11	0	0	0	0	0	0	72	0	
Total	0	58	23	737	62	0	0	0	0	19	0	945	1706	

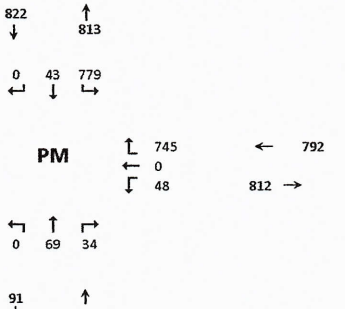


Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 3

	Trips In	Trips Out
Viva at Treasure Coast West	0	0
Celebration Pointe - 25%	128	383
Creekside	143	421
Orange 95 Parcel B	103	20
Orange 95 Parcel D + E	111	22
Viva at Treasure Coast East	21	66

N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	153	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	
PM PEAK HOUR IS FROM:				4:15PM TO 5:15PM										
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	
Growth	0	57	34	697	35	0	0	0	0	48	0	677	1547	
In/Out		0	0	OUT	0							IN		
Percentage	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	11	0	0	0	0	0	0	0	20	0	
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0%	0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	11	0	6	6	0	0	0	0	0	0	11	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	0	0	1	1	0	0	0	0	0	0	0	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	0	0	1	1	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	90.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	90.0%		
In/Out				IN								OUT		
Volume	0	0	0	62	0	0	0	0	0	0	0	36	0	
Subtotal	0	11	0	82	8	0	0	0	0	0	0	67	0	
Total	0	69	34	779	43	0	0	0	0	48	0	745	1547	



Seasonal Factor 1.05
Growth Rate 1.01
Years Grown: 3

	Trips In	Trips Out
Viva at Treasure Coast West	0	0
Celebration Pointe - 25%	405	228
Creekside	426	256
Orange 95 Parcel B	28	99
Orange 95 Parcel D + E	30	107
Viva at Treasure Coast East	69	40

HCS Two-Way Stop-Control Report

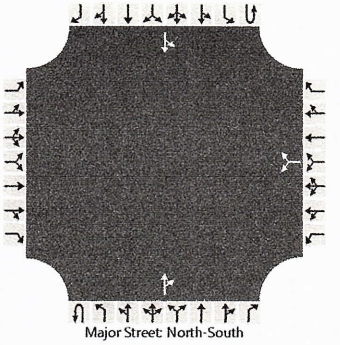
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Without Project

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

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	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		945			58	23		737	62	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
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)							1048							801		
Capacity, c (veh/h)							682							1501		
v/c Ratio							1.54							0.53		
95% Queue Length, Q_{95} (veh)							53.1							3.3		
Control Delay (s/veh)							265.8							10.1	5.6	
Level of Service (LOS)							F							B	A	
Approach Delay (s/veh)						265.8								9.8		
Approach LOS						F								A		

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HCS Two-Way Stop-Control Report

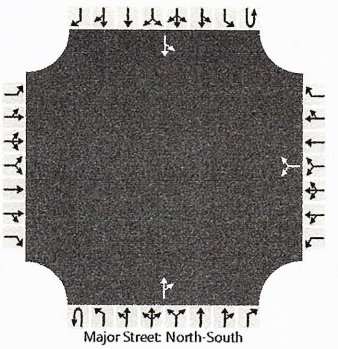
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Without Project

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

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	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						48		745			69	34		779	43	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
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)							818							803		
Capacity, c (veh/h)							415							1479		
v/c Ratio							1.97							0.54		
95% Queue Length, Q_{95} (veh)							55.8							3.4		
Control Delay (s/veh)							466.1							10.3	5.7	
Level of Service (LOS)							F							B	A	
Approach Delay (s/veh)					466.1								10.1			
Approach LOS					F								B			

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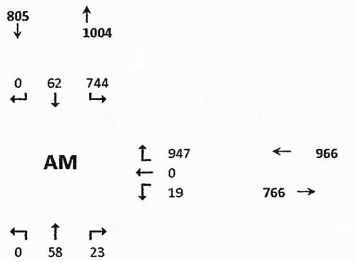
TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	8	4	91	6	0	0	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1434
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	159	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	159	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	136	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	0	48	21	636	47	0	0	0	0	18	0	807	1577	
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	
Growth	0	52	23	688	51	0	0	0	0	19	0	873	1706	
In/Out				OUT								IN		
Percentage	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%		
PROJECT	0	0	0	7	0	0	0	0	0	0	0	2	9	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	19	0	0	0	0	0	0	0	6	0	
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	4	0	11	11	0	0	0	0	0	0	4	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	0	0	0	0	0	0	0	0	1	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	0	0	0	0	0	0	0	0	1	0	
%	0.0%	0.0%	0.0%	90.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	90.0%		
In/Out				IN								OUT		
Volume	0	0	0	19	0	0	0	0	0	0	0	59	0	
Subtotal	0	6	0	49	11	0	0	0	0	0	0	72	0	
Total	0	58	23	744	62	0	0	0	0	19	0	947	1715	

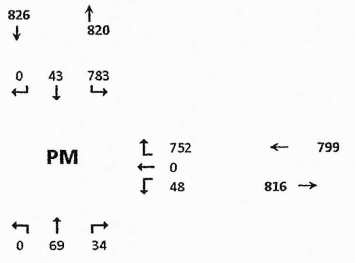
Seasonal Factor	1.05		
Growth Rate	1.01		
Years Grown	3		
Viva at Treasure Coast West		Trips In 21	Trips Out 66
Celebration Pointe - 25%		128	383
Creekside		143	421
Orange 95 Parcel B		103	20
Orange 95 Parcel D + E		111	22
Viva at Treasure Coast East		21	66



N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	153	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	
Growth	0	57	34	697	35	0	0	0	0	48	0	677	1547	
In/Out		0	0	OUT	0							IN		
Percentage	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%		
PROJECT	0	0	0	4	0	0	0	0	0	0	0	7	11	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	11	0	0	0	0	0	0	0	20	0	
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0%	0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	11	0	6	6	0	0	0	0	0	0	11	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	0	0	1	1	0	0	0	0	0	0	0	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	0	0	1	1	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	90.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	90.0%		
In/Out				IN								OUT		
Volume	0	0	0	62	0	0	0	0	0	0	0	36	0	
Subtotal	0	11	0	82	8	0	0	0	0	0	0	67	0	
Total	0	69	34	783	43	0	0	0	0	48	0	752	1558	

Seasonal Factor	1.05		
Growth Rate	1.01		
Years Grown	3		
Viva at Treasure Coast West		Trips In 69	Trips Out 40
Celebration Pointe - 25%		405	228
Creekside		426	256
Orange 95 Parcel B		28	99
Orange 95 Parcel D + E		30	107
Viva at Treasure Coast East		69	40



HCS Two-Way Stop-Control Report

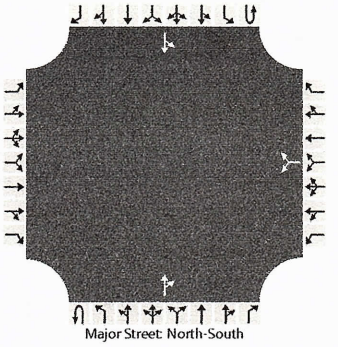
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	With Project

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

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	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		947			58	23		744	62	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
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)							1050							809		
Capacity, c (veh/h)							675							1501		
v/c Ratio							1.56							0.54		
95% Queue Length, Q_{95} (veh)							54.1							3.4		
Control Delay (s/veh)							274.2							10.2	5.7	
Level of Service (LOS)							F							B	A	
Approach Delay (s/veh)					274.2								9.8			
Approach LOS					F								A			

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HCS Two-Way Stop-Control Report

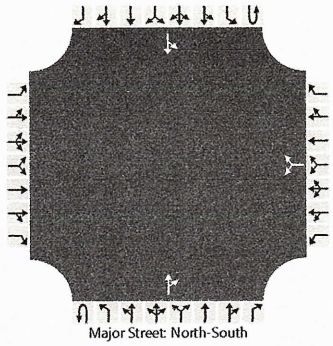
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	With Project

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

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	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						48		752			69	34		783	43	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
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)							825							807		
Capacity, c (veh/h)							413							1479		
v/c Ratio							2.00							0.55		
95% Queue Length, Q_{95} (veh)							56.9							3.5		
Control Delay (s/veh)							479.2							10.3	5.8	
Level of Service (LOS)							F							B	A	
Approach Delay (s/veh)					479.2								10.1			
Approach LOS					F								B			

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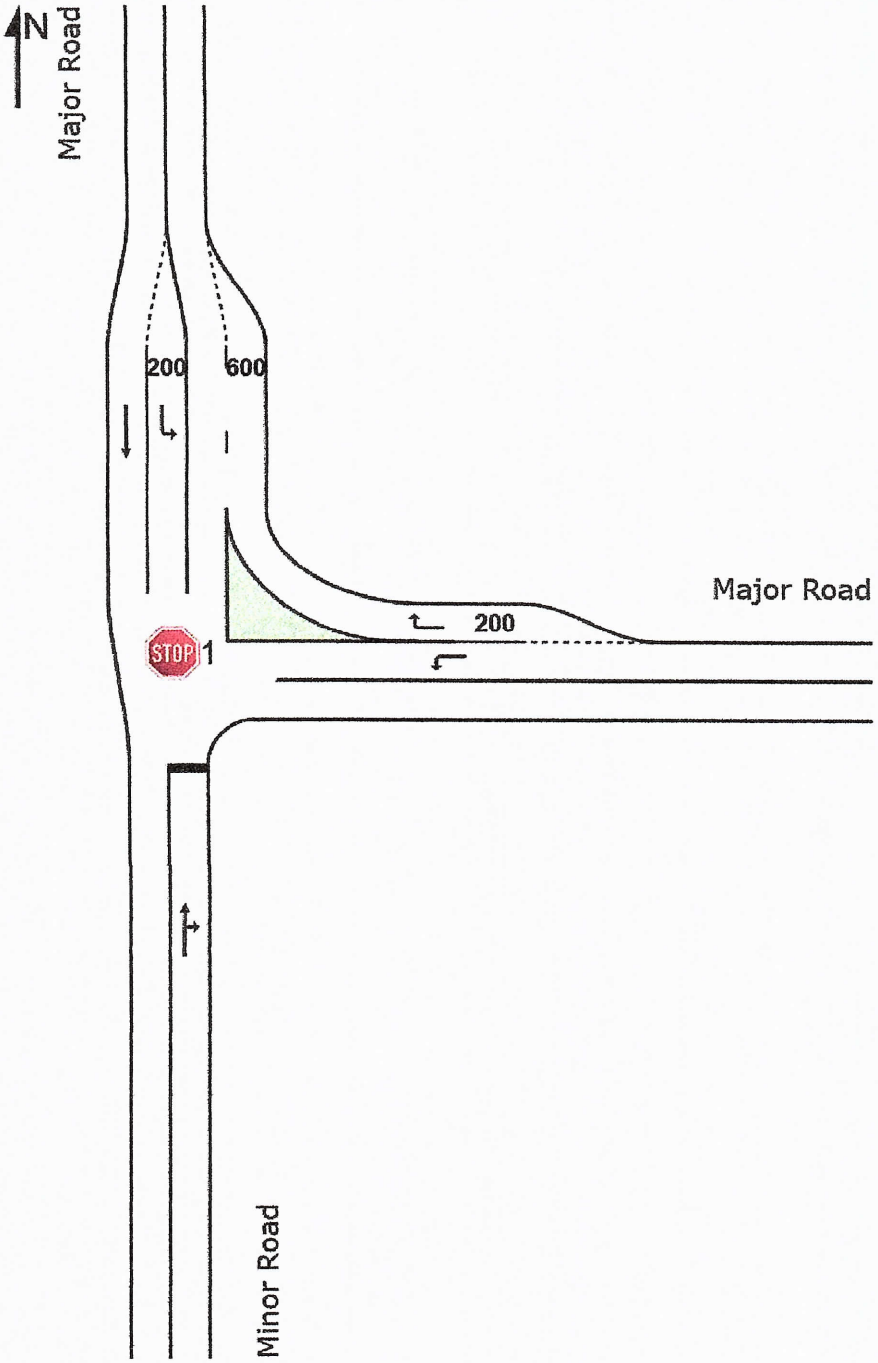
SITE LAYOUT

Site: 1 [Stop 3-way 2-Lane Major US (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Stop (Two-Way)

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



AM w/o project

MOVEMENT SUMMARY

Site: 1 [Stop 3-way 2-Lane Major US (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Stop (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	58	0	63	0.0	0.943	171.0	LOS F	5.6	140.7	0.98	1.37	2.59	9.9
22	R2	23	0	25	0.0	0.943	130.1	LOS F	5.6	140.7	0.98	1.37	2.59	9.9
Approach		81	0	88	0.0	0.943	159.4	LOS F	5.6	140.7	0.98	1.37	2.59	9.9
East: Major Road														
19	L2	19	0	21	0.0	0.026	4.8	LOS A	0.1	2.5	0.56	0.45	0.56	32.2
847	R2	945	0	1027	0.0	0.638	8.0	LOS A	0.0	0.0	0.00	0.00	0.00	35.4
Approach		964	0	1048	0.0	0.638	8.3	NA	0.1	2.5	0.01	0.01	0.01	35.4
North: Major Road														
668	L2	737	0	801	0.0	0.443	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	34.9
49	T1	62	0	67	0.0	0.035	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0
Approach		799	0	868	0.0	0.443	0.1	NA	0.0	0.0	0.00	0.00	0.00	35.2
All Vehicles		1844	0	2004	0.0	0.943	11.1	NA	5.6	140.7	0.05	0.06	0.12	31.8

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Minor Road Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1 [Stop 3-way 2-Lane Major US (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Stop (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	69	0	71	0.0	0.796	103.3	LOS F	4.3	106.9	0.95	1.25	2.15	14.0
22	R2	34	0	35	0.0	0.796	76.9	LOS F	4.3	106.9	0.95	1.25	2.15	14.0
Approach		103	0	106	0.0	0.796	94.6	LOS F	4.3	106.9	0.95	1.25	2.15	14.0
East: Major Road														
19	L2	48	0	49	0.0	0.062	5.1	LOS A	0.2	5.9	0.56	0.49	0.56	32.1
847	R2	745	0	768	0.0	0.477	6.0	LOS A	0.0	0.0	0.00	0.00	0.00	35.6
Approach		793	0	818	0.0	0.477	6.1	NA	0.2	5.9	0.03	0.03	0.03	35.4
North: Major Road														
668	L2	779	0	803	0.0	0.444	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	34.9
49	T1	43	0	44	0.0	0.023	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0
Approach		822	0	847	0.0	0.444	0.2	NA	0.0	0.0	0.00	0.00	0.00	35.1
All Vehicles		1718	0	1771	0.0	0.796	8.4	NA	4.3	106.9	0.07	0.09	0.14	32.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Minor Road Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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AM w/ project

MOVEMENT SUMMARY

Site: 1 [Stop 3-way 2-Lane Major US (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Stop (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	58	0	63	0.0	0.933	166.8	LOS F	5.5	136.9	0.98	1.36	2.55	10.1
22	R2	23	0	25	0.0	0.933	126.6	LOS F	5.5	136.9	0.98	1.36	2.55	10.1
Approach		81	0	88	0.0	0.933	155.4	LOS F	5.5	136.9	0.98	1.36	2.55	10.1
East: Major Road														
19	L2	19	0	21	0.0	0.026	4.9	LOS A	0.1	2.5	0.56	0.45	0.56	32.2
847	R2	934	0	1015	0.0	0.631	7.9	LOS A	0.0	0.0	0.00	0.00	0.00	35.5
Approach		953	0	1036	0.0	0.631	8.2	NA	0.1	2.5	0.01	0.01	0.01	35.4
North: Major Road														
668	L2	740	0	804	0.0	0.445	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	34.9
49	T1	62	0	67	0.0	0.035	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0
Approach		802	0	872	0.0	0.445	0.2	NA	0.0	0.0	0.00	0.00	0.00	35.2
All Vehicles		1836	0	1996	0.0	0.933	10.9	NA	5.5	136.9	0.05	0.06	0.12	31.8

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Minor Road Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Organisation: O'ROURKE ENGINEERING & PLANNING | Licence: PLUS / 1PC | Processed: Thursday, July 13, 2023 1:59:51 PM
Project: C:\Users\Taylor\Desktop\Intersect Existing 01.sip9

PM w/ project

MOVEMENT SUMMARY

Site: 1 [Stop 3-way 2-Lane Major US (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Stop (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	69	0	71	0.0	0.784	99.8	LOS F	4.2	103.9	0.95	1.23	2.10	14.3
22	R2	34	0	35	0.0	0.784	73.8	LOS F	4.2	103.9	0.95	1.23	2.10	14.3
Approach		103	0	106	0.0	0.784	91.2	LOS F	4.2	103.9	0.95	1.23	2.10	14.3
East: Major Road														
19	L2	48	0	49	0.0	0.061	5.1	LOS A	0.2	5.9	0.56	0.49	0.56	32.1
847	R2	744	0	767	0.0	0.476	5.9	LOS A	0.0	0.0	0.00	0.00	0.00	35.6
Approach		792	0	816	0.0	0.476	6.1	NA	0.2	5.9	0.03	0.03	0.03	35.4
North: Major Road														
668	L2	769	0	793	0.0	0.438	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	34.9
49	T1	43	0	44	0.0	0.023	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0
Approach		812	0	837	0.0	0.438	0.2	NA	0.0	0.0	0.00	0.00	0.00	35.1
All Vehicles		1707	0	1760	0.0	0.784	8.2	NA	4.2	103.9	0.07	0.09	0.14	32.4

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Minor Road Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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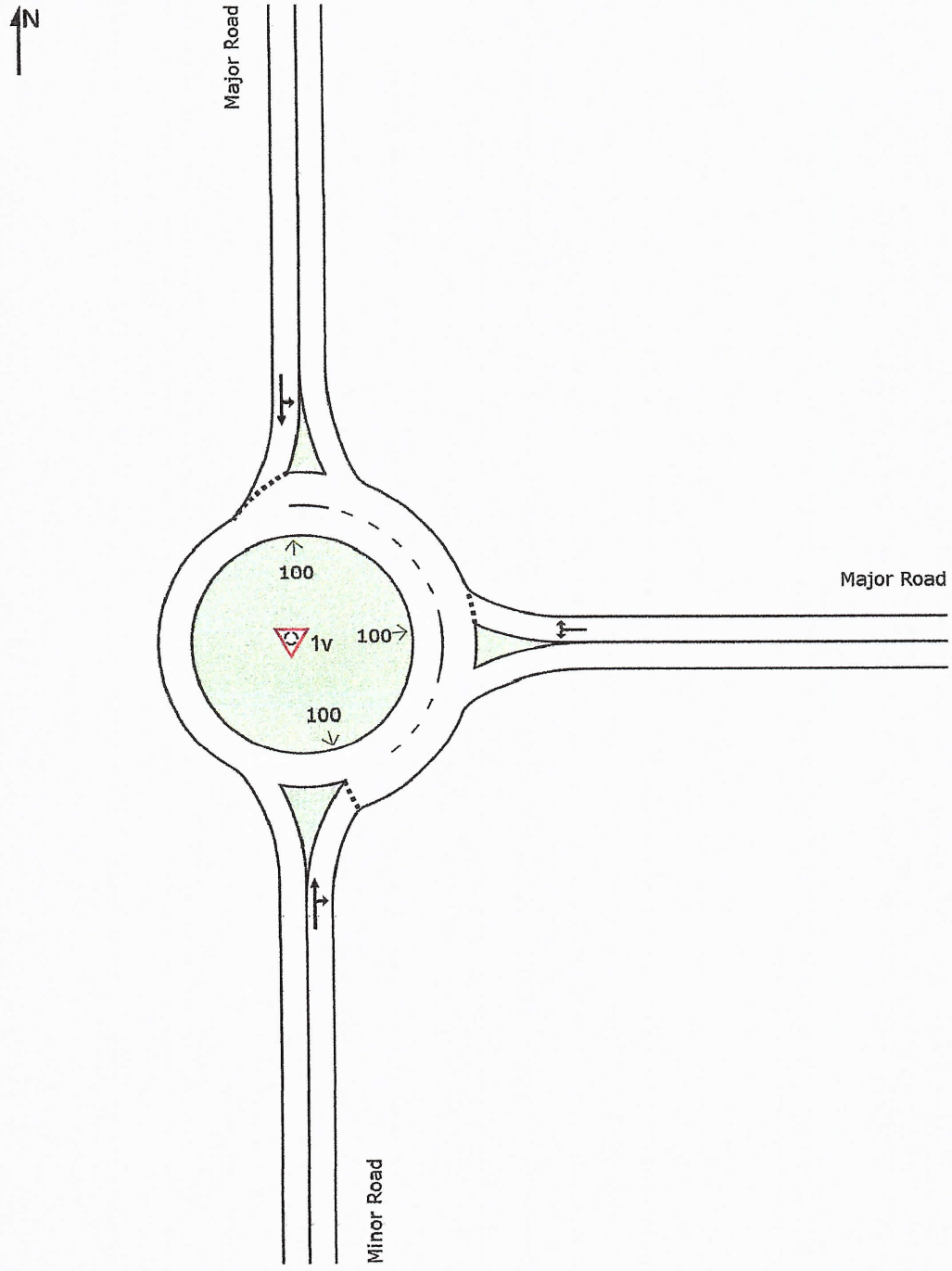
Project: C:\Users\Taylor\Desktop\Intersect Existing 01.sip9

SITE LAYOUT

Site: 1v [Stop 3-way 2-Lane Major US - Conversion (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



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MOVEMENT SUMMARY

Site: 1v [Stop 3-way 2-Lane Major US - Conversion (Site Folder: General)]

Three-way Roundabout with 2-lane major road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	58	0	63	0.0	0.144	7.6	LOS A	0.6	14.3	0.64	0.64	0.64	34.0
22	R2	23	0	25	0.0	0.144	7.6	LOS A	0.6	14.3	0.64	0.64	0.64	33.0
Approach		81	0	88	0.0	0.144	7.6	LOS A	0.6	14.3	0.64	0.64	0.64	33.8
East: Major Road														
19	L2	19	0	21	0.0	0.779	15.2	LOS C	10.6	266.1	0.54	0.26	0.54	30.4
847	R2	945	0	1027	0.0	0.779	15.2	LOS C	10.6	266.1	0.54	0.26	0.54	29.6
Approach		964	0	1048	0.0	0.779	15.2	LOS C	10.6	266.1	0.54	0.26	0.54	29.6
North: Major Road														
668	L2	737	0	801	0.0	0.622	9.8	LOS A	5.8	144.0	0.19	0.06	0.19	30.8
49	T1	62	0	67	0.0	0.622	9.8	LOS A	5.8	144.0	0.19	0.06	0.19	30.6
Approach		799	0	868	0.0	0.622	9.8	LOS A	5.8	144.0	0.19	0.06	0.19	30.7
All Vehicles		1844	0	2004	0.0	0.779	12.6	LOS B	10.6	266.1	0.40	0.19	0.40	30.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1v [Stop 3-way 2-Lane Major US - Conversion (Site Folder: General)]

Three-way Roundabout with 2-lane major road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	69	0	71	0.0	0.175	8.0	LOS A	0.7	17.5	0.65	0.65	0.65	33.8
22	R2	34	0	35	0.0	0.175	8.0	LOS A	0.7	17.5	0.65	0.65	0.65	32.8
Approach		103	0	106	0.0	0.175	8.0	LOS A	0.7	17.5	0.65	0.65	0.65	33.5
East: Major Road														
19	L2	48	0	49	0.0	0.612	9.9	LOS A	5.2	129.0	0.36	0.18	0.36	32.7
847	R2	745	0	768	0.0	0.612	9.9	LOS A	5.2	129.0	0.36	0.18	0.36	31.7
Approach		793	0	818	0.0	0.612	9.9	LOS A	5.2	129.0	0.36	0.18	0.36	31.8
North: Major Road														
668	L2	779	0	803	0.0	0.622	10.0	LOS B	5.5	138.4	0.31	0.13	0.31	30.6
49	T1	43	0	44	0.0	0.622	10.0	LOS B	5.5	138.4	0.31	0.13	0.31	30.5
Approach		822	0	847	0.0	0.622	10.0	LOS B	5.5	138.4	0.31	0.13	0.31	30.6
All Vehicles		1718	0	1771	0.0	0.622	9.8	LOS A	5.5	138.4	0.35	0.18	0.35	31.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1v [Stop 3-way 2-Lane Major US - Conversion (Site Folder: General)]

Three-way Roundabout with 2-lane major road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	58	0	63	0.0	0.145	7.7	LOS A	0.6	14.3	0.64	0.64	0.64	34.0
22	R2	23	0	25	0.0	0.145	7.7	LOS A	0.6	14.3	0.64	0.64	0.64	33.0
Approach		81	0	88	0.0	0.145	7.7	LOS A	0.6	14.3	0.64	0.64	0.64	33.7
East: Major Road														
19	L2	19	0	21	0.0	0.770	14.8	LOS B	10.2	254.8	0.53	0.25	0.53	30.6
847	R2	934	0	1015	0.0	0.770	14.8	LOS B	10.2	254.8	0.53	0.25	0.53	29.7
Approach		953	0	1036	0.0	0.770	14.8	LOS B	10.2	254.8	0.53	0.25	0.53	29.7
North: Major Road														
668	L2	740	0	804	0.0	0.625	9.9	LOS A	5.8	145.4	0.19	0.06	0.19	30.7
49	T1	62	0	67	0.0	0.625	9.9	LOS A	5.8	145.4	0.19	0.06	0.19	30.6
Approach		802	0	872	0.0	0.625	9.9	LOS A	5.8	145.4	0.19	0.06	0.19	30.7
All Vehicles		1836	0	1996	0.0	0.770	12.3	LOS B	10.2	254.8	0.39	0.18	0.39	30.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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MOVEMENT SUMMARY

Site: 1v [Stop 3-way 2-Lane Major US - Conversion (Site Folder: General)]

Three-way Roundabout with 2-lane major road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	69	0	71	0.0	0.173	7.9	LOS A	0.7	17.3	0.65	0.65	0.65	33.9
22	R2	34	0	35	0.0	0.173	7.9	LOS A	0.7	17.3	0.65	0.65	0.65	32.9
Approach		103	0	106	0.0	0.173	7.9	LOS A	0.7	17.3	0.65	0.65	0.65	33.5
East: Major Road														
19	L2	48	0	49	0.0	0.611	9.9	LOS A	5.1	128.7	0.36	0.18	0.36	32.7
847	R2	744	0	767	0.0	0.611	9.9	LOS A	5.1	128.7	0.36	0.18	0.36	31.7
Approach		792	0	816	0.0	0.611	9.9	LOS A	5.1	128.7	0.36	0.18	0.36	31.8
North: Major Road														
668	L2	769	0	793	0.0	0.615	9.8	LOS A	5.4	134.3	0.30	0.13	0.30	30.7
49	T1	43	0	44	0.0	0.615	9.8	LOS A	5.4	134.3	0.30	0.13	0.30	30.5
Approach		812	0	837	0.0	0.615	9.8	LOS A	5.4	134.3	0.30	0.13	0.30	30.7
All Vehicles		1707	0	1760	0.0	0.615	9.7	LOS A	5.4	134.3	0.35	0.18	0.35	31.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

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Project: C:\Users\Taylor\Desktop\Intersect Existing 01.sip9

DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Okeechobee Rd
St. Lucie County, Fl

File Name : jenkins at okee
Site Code : 00000001
Start Date : 6/15/2023
Page No : 1

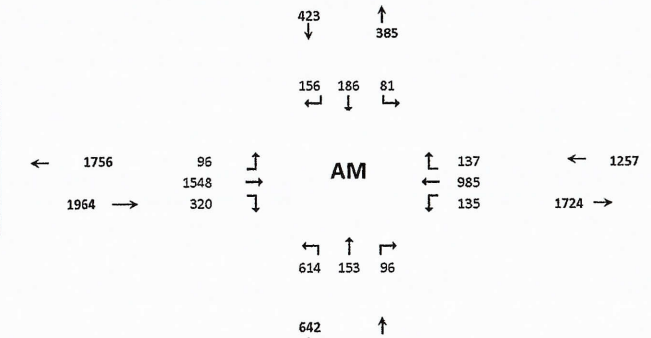
Groups Printed- Automobiles - Commercial

	Jenkins Rd Southbound				Okeechobee Rd Westbound				Jenkins Rd Northbound				Okeechobee Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	12	27	20	59	9	154	12	175	108	29	17	154	11	237	42	290	678
07:15 AM	19	36	28	83	20	239	22	281	119	35	19	173	18	320	52	390	927
07:30 AM	20	41	36	97	26	229	28	283	127	43	19	189	19	344	76	439	1008
07:45 AM	21	53	30	104	29	227	21	277	142	35	26	203	21	418	68	507	1091
Total	72	157	114	343	84	849	83	1016	496	142	81	719	69	1319	238	1626	3704
08:00 AM	19	43	39	101	31	255	28	314	152	32	29	213	27	379	84	490	1118
08:15 AM	17	40	44	101	43	227	53	323	164	36	17	217	24	333	77	434	1075
08:30 AM	24	51	39	114	29	214	47	290	117	43	21	181	22	319	67	408	993
08:45 AM	22	44	28	94	24	207	45	276	98	34	14	146	17	296	76	389	905
Total	82	178	150	410	127	903	173	1203	531	145	81	757	90	1327	304	1721	4091
04:00 PM	47	38	24	109	23	207	34	264	106	32	7	145	34	215	63	312	830
04:15 PM	47	53	26	126	28	201	42	271	121	36	11	168	24	207	73	304	869
04:30 PM	44	45	46	135	22	229	55	306	143	31	19	193	20	230	88	338	972
04:45 PM	52	54	29	135	30	224	45	299	119	29	14	162	26	246	68	340	936
Total	190	190	125	505	103	861	176	1140	489	128	51	668	104	898	292	1294	3607
05:00 PM	47	37	33	117	33	265	38	336	105	26	16	147	29	289	64	382	982
05:15 PM	41	31	32	104	28	241	45	314	123	25	13	161	30	294	79	403	982
05:30 PM	43	36	33	112	28	252	33	313	104	33	11	148	26	284	70	380	953
05:45 PM	39	31	23	93	33	235	25	293	100	29	7	136	31	245	47	323	845
Total	170	135	121	426	122	993	141	1256	432	113	47	592	116	1112	260	1488	3762
Grand Total	514	660	510	1684	436	3606	573	4615	1948	528	260	2736	379	4656	1094	6129	15164
Apprch %	30.5	39.2	30.3		9.4	78.1	12.4		71.2	19.3	9.5		6.2	76	17.8		
Total %	3.4	4.4	3.4	11.1	2.9	23.8	3.8	30.4	12.8	3.5	1.7	18	2.5	30.7	7.2	40.4	
Automobiles	490	643	459	1592	423	3502	531	4456	1886	500	244	2630	359	4534	1049	5942	14620
% Automobiles	95.3	97.4	90	94.5	97	97.1	92.7	96.6	96.8	94.7	93.8	96.1	94.7	97.4	95.9	96.9	96.4
Commercial	24	17	51	92	13	104	42	159	62	28	16	106	20	122	45	187	544
% Commercial	4.7	2.6	10	5.5	3	2.9	7.3	3.4	3.2	5.3	6.2	3.9	5.3	2.6	4.1	3.1	3.6

TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Okeechobee Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2023

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	108	29	17	12	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	
AM PEAK HOUR IS FROM:	7:30 AM TO 8:30AM													
Volumes	583	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	614	153	96	81	186	156	96	1548	320	135	985	137	4507	

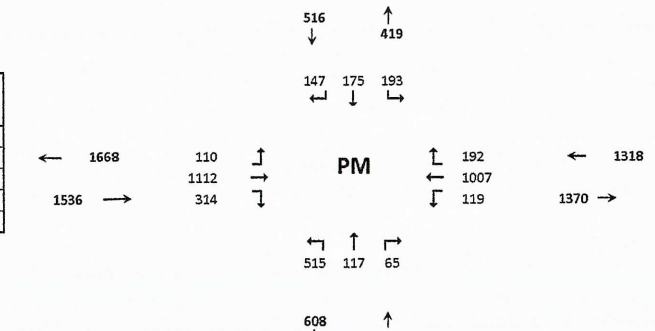


Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 0

	Trips In	Trips Out
Viva at Treasure Coast West	0	0

N/S STREET Jenkins Rd **E/W STREET** Okeechobee Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2023

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	103	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	490	111	62	184	167	140	105	1059	269	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	



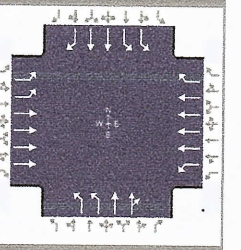
Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 0

	Trips In	Trips Out
Viva at Treasure Coast West	0	0

D-22

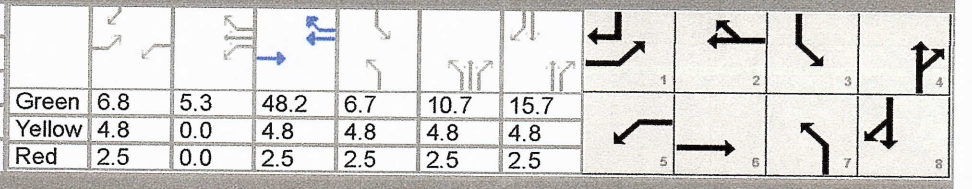
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	7/12/23	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.96
Urban Street	Okeechobee Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - EXISTING AM -...		
Project Description	Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	1548		135	985	137	614	153	96	81	186	156

Signal Information			
Cycle, s	130.0	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	6.8	5.3		48.2	6.7	10.7	15.7					
Yellow	4.8	0.0		4.8	4.8	4.8	4.8					
Red	2.5	0.0		2.5	2.5	2.5	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	14.1	55.5	19.4	60.8	32.0	41.1	14.0	23.0
Change Period, ($Y+R_c$), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0	4.0	4.1	4.0	4.1
Queue Clearance Time (g_s), s	5.6		11.9		25.4	9.9	5.0	14.1
Green Extension Time (g_e), s	0.3	0.0	0.3	0.0	0.0	2.3	0.2	1.7
Phase Call Probability	0.97		0.99		1.00	1.00	0.95	1.00
Max Out Probability	0.00		0.01		1.00	0.00	0.00	0.14

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	100	1613		141	1026	143	640	134	126	84	194	163
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1662	1757	1809	1610
Queue Service Time (g_s), s	3.6	24.9		9.9	13.4	7.4	23.4	7.3	7.9	3.0	6.5	12.1
Cycle Queue Clearance Time (g_c), s	3.6	24.9		9.9	13.4	7.4	23.4	7.3	7.9	3.0	6.5	12.1
Green Ratio (*g/C*)	0.05	0.37		0.09	0.41	0.41	0.19	0.26	0.26	0.05	0.12	0.17
Capacity (*c*), veh/h	184	2561		169	2842	663	668	494	432	180	438	279
Volume-to-Capacity Ratio (*X*)	0.543	0.630		0.834	0.361	0.215	0.958	0.271	0.291	0.468	0.442	0.582
Back of Queue (*Q*), ft/ln (95 th percentile)	73.8	388.7		214	230	130.5	452.5	152	143.7	61.9	131.6	213.2
Back of Queue (*Q*), veh/ln (95 th percentile)	3.0	15.5		8.6	9.2	5.2	18.1	6.1	5.7	2.5	5.3	8.5
Queue Storage Ratio (*RQ*) (95 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	60.1	33.5		58.0	26.4	24.7	52.1	38.3	38.5	59.9	53.1	49.4
Incremental Delay (d_2), s/veh	2.5	1.2		10.2	0.4	0.7	24.8	0.3	0.4	1.9	0.7	1.9
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	62.6	34.7		68.1	26.8	25.4	76.9	38.6	38.9	61.8	53.8	51.3
Level of Service (LOS)	E	C		E	C	C	E	D	D	E	D	D
Approach Delay, s/veh / LOS	36.4	D		31.1	C		65.9	E		54.4	D	
Intersection Delay, s/veh / LOS	42.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.98	C
Bicycle LOS Score / LOS	1.19	A	1.03	A	1.23	A	0.85	A

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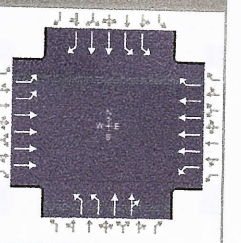
HCS Signalized Intersection Results Summary

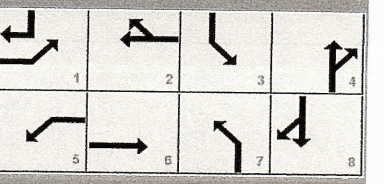
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	7/12/23	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.98
Urban Street	Okeechobee Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - EXISTING PM -...		
Project Description	Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	110	1112		119	1007	192	515	117	65	193	175	147

Signal Information			
Cycle, s	130.0	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	6.9	3.6	55.6	9.7	3.7	14.1	
Yellow	4.8	0.0	4.8	4.8	4.8	4.8	
Red	2.5	0.0	2.5	2.5	2.5	2.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	14.2	62.9	17.8	66.5	28.0	32.4	17.0	21.4
Change Period, ($Y+R_c$), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0	4.0	4.1	4.0	4.1
Queue Clearance Time (g_s), s	6.1		10.6		21.2	8.0	9.1	13.2
Green Extension Time (g_e), s	0.3	0.0	0.0	0.0	0.0	1.8	0.5	0.9
Phase Call Probability	0.98		0.99		1.00	1.00	1.00	1.00
Max Out Probability	0.00		1.00		1.00	0.00	0.00	0.84

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	112	1135		121	1028	196	526	95	91	197	179	150
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1679	1757	1809	1610
Queue Service Time (g_s), s	4.1	14.6		8.6	12.4	9.8	19.2	5.5	6.0	7.1	6.0	11.2
Cycle Queue Clearance Time (g_c), s	4.1	14.6		8.6	12.4	9.8	19.2	5.5	6.0	7.1	6.0	11.2
Green Ratio (*g/C*)	0.05	0.43		0.08	0.46	0.46	0.16	0.19	0.19	0.07	0.11	0.16
Capacity (*c*), veh/h	186	2949		146	3141	733	560	367	324	261	391	259
Volume-to-Capacity Ratio (*X*)	0.604	0.385		0.832	0.327	0.267	0.939	0.259	0.280	0.754	0.457	0.578
Back of Queue (*Q*), ft/ln (95 th percentile)	83.6	246.6		216.9	214.2	169.9	384	116.7	112.4	147.2	123	201.8
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	9.9		8.7	8.6	6.8	15.4	4.7	4.5	5.9	4.9	8.1
Queue Storage Ratio (*RQ*) (95 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	60.2	25.5		58.9	22.7	22.0	54.0	44.6	44.7	59.0	54.4	50.5
Incremental Delay (d_2), s/veh	3.1	0.4		28.3	0.3	0.9	24.0	0.4	0.5	4.4	0.8	2.0
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	63.4	25.9		87.2	23.0	22.9	78.0	44.9	45.2	63.4	55.2	52.5
Level of Service (LOS)	E	C		F	C	C	E	D	D	E	E	D
Approach Delay, s/veh / LOS	29.3	C		28.7	C		69.4	E		57.5	E	
Intersection Delay, s/veh / LOS	40.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.57	C	2.97	C	2.98	C
Bicycle LOS Score / LOS	1.00	A	1.04	A	1.07	A	0.92	A

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TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Okeechobee Rd **CONTROL** Signalized

FILENAME

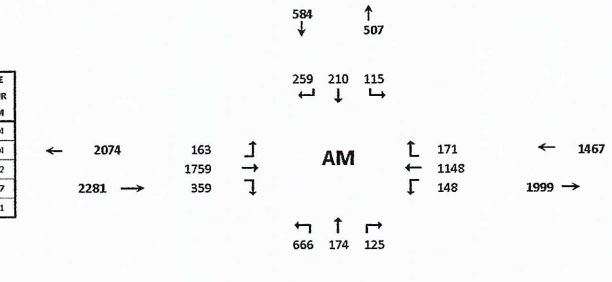
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie

REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	108	29	17	12	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	49	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	999	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	633	158	98	83	191	161	98	1595	330	140	1015	141	4643	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	

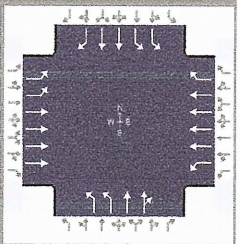
Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 3

SUBPROJECTS															Trips In	Trips Out
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	Kings Highway Commerce Park	463	114
%	0.0%	5.0%	0.0%	2.0%	5.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	2.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	2	0	3	8	8	2	0	0	0	0	1	0	Whispering Oaks	45	167
%	0.0%	2.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN			OUT											
Volume	0	2	0	0	7	0	0	0	0	0	0	0	0	Bent Creek - 50%	124	372
%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						OUT	IN									
Volume	0	0	0	0	0	11	4	0	0	0	0	0	0	Sunnyland	75	223
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	6	3	0	0	0	0	0	0	Stonemont	203	56
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	1	10	0	0	0	0	0	0	Pineapple Grove	66	199
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	5	0	0	14	0	0	Project Hurricane	36	12
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	8	6	0	0	0	0	0	0	KRE	393	117
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%				
In/Out	IN				IN	OUT	OUT	OUT		IN						
Volume	7	0	0	0	0	7	21	126	21	0	43	0	0	Creekside	143	421
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT						IN					
Volume	0	2	0	2	0	0	0	0	0	0	0	10.3	0	Orange 95 Parcel B	103	20
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT						IN					
Volume	0	2	0	2	0	0	0	0	0	0	0	11.1	0	Orange 95 Parcel D + E	111	22
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	11.0%	0.0%				
In/Out				OUT				OUT			IN					
Volume	0	0	0	1	0	0	0	2	0	0	9	0	0	Project Hunt	84	17
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	16	0	37	13	0	0	0	0	5.3	0	Jenkins Waypoint	53	156
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	8	0	18	6	0	0	0	0	2	0	Hillpointe	24	77
%	40.0%	10.0%	40.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	40.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	26	7	26	0	2	0	0	0	8	8	0	0		Viva at Treasure Coast East	21	66
Subtotal	34	16	26	32	19	98	64	165	29	8	133	30	0			
Total	666	174	125	115	210	259	163	1759	359	148	1148	171	4649			



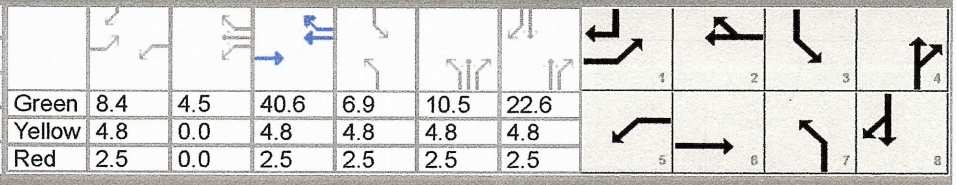
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.96
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - without project A...		
Project Description	w/o Project AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	163	1759		148	1148	171	666	174	125	115	210	259

Signal Information			
Cycle, s	130.0	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	8.4	4.5	40.6	6.9	10.5	22.6		
Yellow	4.8	0.0	4.8	4.8	4.8	4.8		
Red	2.5	0.0	2.5	2.5	2.5	2.5		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	15.7	47.9	20.2	52.4	32.0	47.7	14.2	29.9
Change Period, ($Y+R_c$), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0	4.0	4.1	4.0	4.1
Queue Clearance Time (g_s), s	8.2		12.9		26.7	11.0	6.3	21.9
Green Extension Time (g_e), s	0.3	0.0	0.1	0.0	0.0	3.1	0.3	0.7
Phase Call Probability	1.00		1.00		1.00	1.00	0.99	1.00
Max Out Probability	0.10		1.00		1.00	0.00	0.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	170	1832		154	1196	178	694	162	149	120	219	270
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1642	1757	1809	1610
Queue Service Time (g_s), s	6.2	32.3		10.9	17.8	10.6	24.7	8.4	9.0	4.3	6.9	19.9
Cycle Queue Clearance Time (g_c), s	6.2	32.3		10.9	17.8	10.6	24.7	8.4	9.0	4.3	6.9	19.9
Green Ratio (*g/C*)	0.06	0.31		0.10	0.35	0.35	0.19	0.31	0.31	0.05	0.17	0.24
Capacity (*c*), veh/h	228	2155		180	2393	558	668	590	510	187	628	384
Volume-to-Capacity Ratio (*X*)	0.743	0.850		0.856	0.500	0.319	1.039	0.275	0.293	0.641	0.348	0.702
Back of Queue (*Q*), ft/ln (95 th percentile)	128	501.5		255.9	295.4	190.5	537.9	172	159.8	89.7	139	326.1
Back of Queue (*Q*), veh/ln (95 th percentile)	5.1	20.1		10.2	11.8	7.6	21.5	6.9	6.4	3.6	5.6	13.0
Queue Storage Ratio (*RQ*) (95 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	59.7	41.9		57.6	33.6	31.2	52.7	33.8	34.0	60.3	47.2	45.3
Incremental Delay (d_2), s/veh	4.7	4.5		25.7	0.7	1.5	45.4	0.2	0.3	3.6	0.3	5.3
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	64.4	46.3		83.4	34.3	32.7	98.0	34.0	34.3	64.0	47.6	50.5
Level of Service (LOS)	E	D		F	C	C	F	C	C	E	D	D
Approach Delay, s/veh / LOS	47.8	D		39.1	D		78.2	E		52.1	D	
Intersection Delay, s/veh / LOS	51.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.58	C	2.96	C	2.98	C
Bicycle LOS Score / LOS	1.31	A	1.12	A	1.32	A	0.99	A

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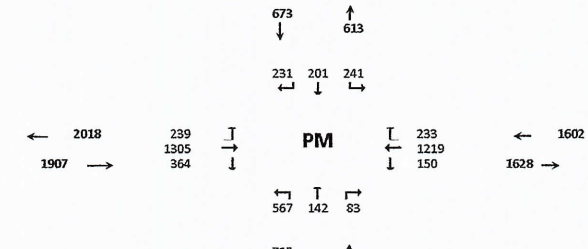
TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Okeechobee Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period Ianes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	105	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	490	111	62	184	167	140	105	1059	299	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	530	120	67	199	181	151	114	1146	323	122	1037	198	4189	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	10%	0%	0%	0%	40%	40%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	Kings Highway Commerce Park
%	0.0%	5.0%	0.0%	2.0%	5.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	2.0%		
In/Out		IN		OUT	OUT	OUT	IN					IN		
Volume	0	9	0	2	5	5	9	0	0	0	0	3	0	Whispering Oaks
%	0.0%	2.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	Bent Creek - 50%
%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						OUT	IN							
Volume	0	0	0	0	0	8	13	0	0	0	0	0	0	Sunnyland
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	Kings Highway Warehouse
%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	2	4	0	0	0	0	0	0	Stonemont
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	5	7	0	0	0	0	0	0	Pineapple Grove
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	15	0	0	9	0	0	Project Hurricane
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	3	19	0	0	0	0	0	0	KRE
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%		
In/Out	IN					IN	OUT	OUT	OUT		IN			
Volume	21	0	0	0	0	21	13	77	13	0	128	0	0	Creekside
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	10	2	0	0	0	0	0	0	3	0	Orange 95 Parcel B
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	11	2	0	0	0	0	0	0	3	0	Orange 95 Parcel D + E
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT		IN				
Volume	0	0	0	4	0	0	0	9	0	0	3	0	0	Project Hunt
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	10	0	24	41	0	0	0	0	17	0	Jenkins Waypoint
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	5	0	12	19	0	0	0	0	8		Hillpointe
%	40.0%	10.0%	40.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	40.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	16	4	16	0	7	0	0	0	28	28	0	0		Viva at Treasure Coast East
Subtotal	37	21	16	42	20	79	125	159	40	28	182	35	0	
Total	567	142	83	241	201	231	239	1305	364	150	1219	233	4189	

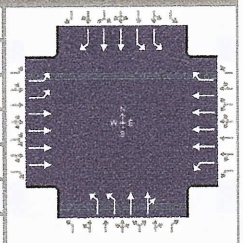


Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 3

	Trips In	Trips Out
Viva at Treasure Coast West	0	0
Kings Highway Commerce Park	142	458
Whispering Oaks	172	94
Bent Creek - 50%	386	226
Sunnyland	261	154
Kings Highway Warehouse	458	216
Stonemont	70	192
Pineapple Grove	232	137
Project Hurricane	23	37
KRE	151	389
Creekside	426	256
Orange 95 Parcel B	28	99
Orange 95 Parcel D + E	30	107
Project Hunt	29	85
Jenkins Waypoint	172	102
Hillpointe	81	48
Viva at Treasure Coast East	69	40

HCS Signalized Intersection Results Summary

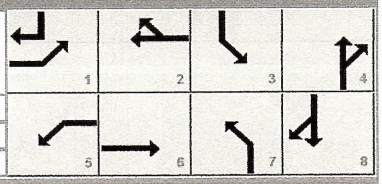
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	7/12/23	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.98
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - without project P...		
Project Description	w/o Project PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	239	1305		150	1219	233	567	142	83	241	201	231

Signal Information			
Cycle, s	130.0	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	7.7	3.6	51.1	11.5	1.9	17.7	
Yellow	4.8	0.0	4.8	4.8	4.8	4.8	
Red	2.5	0.0	2.5	2.5	2.5	2.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	18.6	62.0	15.0	58.4	28.0	34.2	18.8	25.0
Change Period, ($Y+R_c$), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0	4.0	4.1	4.0	4.1
Queue Clearance Time (g_s), s	10.8		9.7		22.7	9.4	10.9	19.3
Green Extension Time (g_e), s	0.5	0.0	0.0	0.0	0.0	2.3	0.6	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.13		1.00		1.00	0.01	0.02	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	244	1332		153	1244	238	579	118	112	246	205	236
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1672	1757	1809	1610
Queue Service Time (g_s), s	8.8	18.0		7.7	17.4	13.7	20.7	6.8	7.4	8.9	6.7	17.3
Cycle Queue Clearance Time (g_c), s	8.8	18.0		7.7	17.4	13.7	20.7	6.8	7.4	8.9	6.7	17.3
Green Ratio (*g/C*)	0.09	0.42		0.06	0.39	0.39	0.16	0.21	0.21	0.09	0.14	0.22
Capacity (*c*), veh/h	307	2904		107	2710	632	560	393	345	312	493	360
Volume-to-Capacity Ratio (*X*)	0.795	0.459		1.428	0.459	0.376	1.034	0.301	0.323	0.788	0.416	0.655
Back of Queue (*Q*), ft/ln (95 th percentile)	182.7	291.8		437.1	286	231	467.1	143.9	137.4	183.1	136.7	289.6
Back of Queue (*Q*), veh/ln (95 th percentile)	7.3	11.7		17.5	11.4	9.2	18.7	5.8	5.5	7.3	5.5	11.6
Queue Storage Ratio (*RQ*) (95 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	58.2	27.0		61.2	29.2	28.1	54.7	43.6	43.8	58.0	51.4	45.9
Incremental Delay (d_2), s/veh	5.0	0.5		238.0	0.6	1.7	47.1	0.4	0.5	4.4	0.6	4.3
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	63.2	27.5		299.1	29.8	29.8	101.7	44.1	44.4	62.5	52.0	50.2
Level of Service (LOS)	E	C		F	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	33.1	C		55.0	E		85.4	F		55.1	E	
Intersection Delay, s/veh / LOS	52.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.58	C	2.97	C	2.98	C
Bicycle LOS Score / LOS	1.14	A	1.16	A	1.15	A	1.05	A

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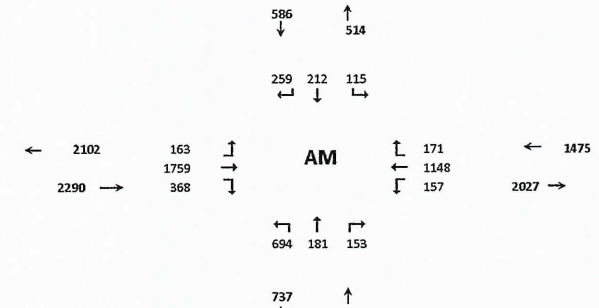
TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Okeechobee Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	108	29	17	12	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	
AM PEAK HOUR IS FROM:			7:30 AM TO 8:30AM											
Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	633	158	98	83	191	161	98	1595	330	140	1015	141	4643	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	10%	0%	0%	0%	40%	40%	0%	0%	0%	
PROJECT	28	7	28	0	2	0	0	0	9	9	0	0	83	



Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 3

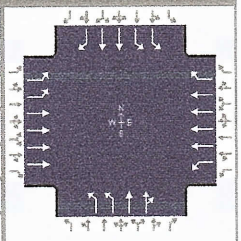
SUBPROJECTS

															Trips In	Trips Out
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	Kings Highway Commerce Park	463	114
%	0.0%	5.0%	0.0%	2.0%	5.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	2.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	2	0	3	8	8	2	0	0	0	0	1	0	Whispering Oaks	45	167
%	0.0%	2.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN			OUT											
Volume	0	2	0	0	7	0	0	0	0	0	0	0	0	Bent Creek - 50%	124	372
%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						OUT	IN									
Volume	0	0	0	0	0	11	4	0	0	0	0	0	0	Sunnyland	75	223
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	6	3	0	0	0	0	0	0	Stonemont	203	56
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	1	10	0	0	0	0	0	0	Pineapple Grove	66	199
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	5	0	0	14	0	0	Project Hurricane	36	12
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	8	6	0	0	0	0	0	0	KRE	393	117
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%				
In/Out	IN				IN		OUT	OUT	OUT		IN					
Volume	7	0	0	0	0	7	21	126	21	0	43	0	0	Creekside	143	421
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT						IN					
Volume	0	2	0	2	0	0	0	0	0	0	0	10.3	0	Orange 95 Parcel B	103	20
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT						IN					
Volume	0	2	0	2	0	0	0	0	0	0	0	11.1	0	Orange 95 Parcel D + E	111	22
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	11.0%	0.0%				
In/Out				OUT				OUT		IN						
Volume	0	0	0	1	0	0	0	2	0	0	9	0	0	Project Hunt	84	17
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	16	0	37	13	0	0	0	0	5.3	0	Jenkins Waypoint	53	156
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	8	0	18	6	0	0	0	0	2	0	Hillpointe	24	77
%	40.0%	10.0%	40.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	40.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	26	7	26	0	2	0	0	0	8	8	0	0		Viva at Treasure Coast East	21	66
Subtotal	34	16	26	32	19	98	64	165	29	8	133	30	0			
Total	694	181	153	115	212	259	163	1759	368	157	1148	171	4726			

															Trips In	Trips Out
Viva at Treasure Coast West															22	70

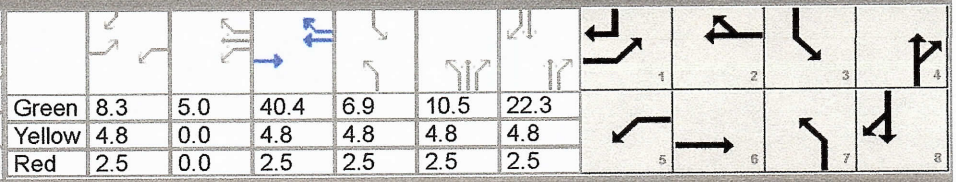
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	7/12/23	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.98
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - with project AM -...		
Project Description	with Project AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	163	1759		157	1148	171	694	181	153	115	212	259

Signal Information			
Cycle, s	130.0	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	8.3	5.0		40.4	6.9	10.5	22.3					
Yellow	4.8	0.0		4.8	4.8	4.8	4.8					
Red	2.5	0.0		2.5	2.5	2.5	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	15.6	47.7	20.7	52.8	32.0	47.4	14.2	29.6
Change Period, ($Y+R_c$), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0	4.0	4.1	4.0	4.1
Queue Clearance Time (g_s), s	8.0		13.3		26.7	12.0	6.3	21.5
Green Extension Time (g_e), s	0.3	0.0	0.1	0.0	0.0	3.2	0.3	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	0.99	1.00
Max Out Probability	0.07		1.00		1.00	0.00	0.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	166	1795		160	1171	174	708	179	162	117	216	264
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1620	1757	1809	1610
Queue Service Time (g_s), s	6.0	31.5		11.3	17.3	10.3	24.7	9.3	10.0	4.3	6.8	19.5
Cycle Queue Clearance Time (g_c), s	6.0	31.5		11.3	17.3	10.3	24.7	9.3	10.0	4.3	6.8	19.5
Green Ratio (*g/C*)	0.06	0.31		0.10	0.35	0.35	0.19	0.31	0.31	0.05	0.17	0.24
Capacity (*c*), veh/h	225	2146		186	2413	563	668	586	500	187	621	380
Volume-to-Capacity Ratio (*X*)	0.739	0.837		0.861	0.485	0.310	1.061	0.304	0.325	0.629	0.348	0.696
Back of Queue (*Q*), ft/ln (95 th percentile)	125.4	488.7		264.8	288.3	185.5	562.9	191.2	176	87.8	137.7	319.9
Back of Queue (*Q*), veh/ln (95 th percentile)	5.0	19.5		10.6	11.5	7.4	22.5	7.6	7.0	3.5	5.5	12.8
Queue Storage Ratio (*RQ*) (95 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	59.8	41.7		57.4	33.1	30.8	52.7	34.3	34.5	60.3	47.4	45.4
Incremental Delay (d_2), s/veh	4.7	4.1		26.5	0.7	1.4	52.0	0.3	0.4	3.5	0.3	5.0
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	45.8		83.9	33.8	32.3	104.7	34.6	34.9	63.8	47.8	50.4
Level of Service (LOS)	E	D		F	C	C	F	C	C	E	D	D
Approach Delay, s/veh / LOS	47.4	D		39.0	D		81.9	F		52.1	D	
Intersection Delay, s/veh / LOS	52.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.58	C	2.96	C	2.98	C
Bicycle LOS Score / LOS	1.30	A	1.11	A	1.35	A	0.98	A

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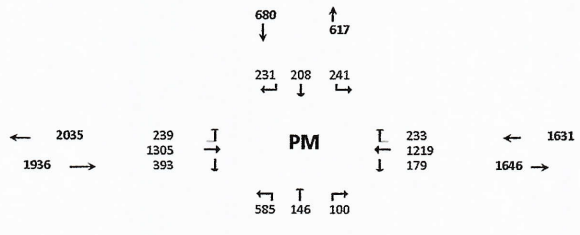
TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Okeechobee Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period Ianes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	868	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	105	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	490	111	62	184	167	140	105	1059	299	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	530	120	67	199	181	151	114	1146	323	122	1037	198	4189	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	10%	0%	0%	0%	40%	40%	0%	0%	0%	
PROJECT	17	4	17	0	7	0	0	0	29	29	0	0	104	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	Kings Highway Commerce Park
%	0.0%	5.0%	0.0%	2.0%	5.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	2.0%		
In/Out		IN		OUT	OUT	OUT	IN					IN		
Volume	0	9	0	2	5	5	9	0	0	0	0	3	0	Whispering Oaks
%	0.0%	2.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	Bent Creek - 50%
%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						OUT	IN							
Volume	0	0	0	0	0	8	13	0	0	0	0	0	0	Sunnyland
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	Kings Highway Warehouse
%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	2	4	0	0	0	0	0	0	Stonemont
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	5	7	0	0	0	0	0	0	Pineapple Grove
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	15	0	0	9	0	0	Project Hurricane
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	3	19	0	0	0	0	0	0	KRE
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%		
In/Out	IN				IN		OUT	OUT	OUT		IN			
Volume	21	0	0	0	0	21	13	77	13	0	128	0	0	Creekside
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	10	2	0	0	0	0	0	0	3	0	Orange 95 Parcel B
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	11	2	0	0	0	0	0	0	3	0	Orange 95 Parcel D + E
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	4	0	0	0	9	0	0	3	0	0	Project Hunt
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	10	0	24	41	0	0	0	0	17	0	Jenkins Waypoint
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	5	0	12	19	0	0	0	0	8		Hillpointe
%	40.0%	10.0%	40.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	40.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	16	4	16	0	7	0	0	0	28	28	0	0		Viva at Treasure Coast East
Subtotal	37	21	16	42	20	79	125	159	40	28	182	35	0	
Total	585	146	100	241	208	231	239	1305	393	179	1219	233	4293	

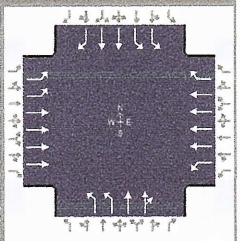


Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 3

	Trips In	Trips Out
Viva at Treasure Coast West	73	43
Kings Highway Commerce Park	142	458
Whispering Oaks	172	94
Bent Creek - 50%	386	226
Sunnyland	261	154
Kings Highway Warehouse	458	216
Stonemont	70	192
Pineapple Grove	232	137
Project Hurricane	23	37
KRE	151	389
Creekside	426	256
Orange 95 Parcel B	28	99
Orange 95 Parcel D + E	30	107
Project Hunt	29	85
Jenkins Waypoint	172	102
Hillpointe	81	48
Viva at Treasure Coast East	69	40

HCS Signalized Intersection Results Summary

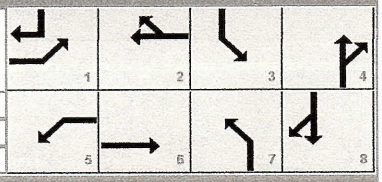
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	7/12/23	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.98
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - with project PM -...		
Project Description	with Project PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	239	1305		179	1219	233	585	146	100	241	20	231

Signal Information			
Cycle, s	130.0	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	11.3	3.8	50.6	11.3	0.1	19.9
Yellow	4.3	0.0	4.3	4.3	4.3	4.3
Red	2.0	0.0	2.0	2.5	2.5	2.5



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	17.6	56.9	21.4	60.7	25.0	33.5	18.1	26.7
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	10.8		14.9		20.2	10.2	10.9	18.9
Green Extension Time (g_e), s	0.5	0.0	0.3	0.0	0.0	1.0	0.4	0.9
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	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	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	244	1332		183	1244	238	597	130	121	246	20	236
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1650	1757	1809	1610
Queue Service Time (g_s), s	8.8	19.0		12.9	16.6	13.1	18.2	7.6	8.2	8.9	0.6	16.9
Cycle Queue Clearance Time (g_c), s	8.8	19.0		12.9	16.6	13.1	18.2	7.6	8.2	8.9	0.6	16.9
Green Ratio (*g/C*)	0.09	0.39		0.12	0.42	0.42	0.14	0.21	0.21	0.09	0.15	0.24
Capacity (*c*), veh/h	307	2685		211	2887	674	492	391	339	307	553	387
Volume-to-Capacity Ratio (*X*)	0.795	0.496		0.867	0.431	0.353	1.213	0.332	0.358	0.802	0.037	0.610
Back of Queue (*Q*), ft/ln (95 th percentile)	176.6	307.9		250.5	274.3	221.2	600.7	158.1	149.1	178.3	12.5	272.1
Back of Queue (*Q*), veh/ln (95 th percentile)	7.1	12.3		10.0	11.0	8.8	24.0	6.3	6.0	7.1	0.5	10.9
Queue Storage Ratio (*RQ*) (95 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	58.2	30.1		56.4	26.8	25.8	55.9	44.0	44.3	58.2	46.9	44.0
Incremental Delay (d_2), s/veh	1.8	0.7		4.2	0.5	1.5	113.6	0.2	0.2	1.9	0.0	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	60.0	30.7		60.6	27.3	27.3	169.5	44.2	44.5	60.1	46.9	44.5
Level of Service (LOS)	E	C		E	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	35.2	D		31.0	C		132.4	F		52.3	D	
Intersection Delay, s/veh / LOS	53.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.98	C
Bicycle LOS Score / LOS	1.14	A	1.17	A	1.19	A	0.90	A

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FORT PIERCE

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach	EBLT	WBT	SBLT	NBT	WBLT	EBT	NBLT	SBT		
Initial	7	12	7	7	7	12	7	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0		
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		
Red	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
Walk		5.0		5.0		5.0				
Ped Clear		34.0		47.0		26.0				
Recall		Min				Min				
LT Type	Prot		Prot		Prot		Prot			

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1	21	46	32	31	21	46	32	31	130	12
Split Pattern 2	23	57	25	25	23	57	25	25	130	93
Split Pattern 3	25	52	28	25	15	62	28	25	130	36
Split Pattern 4	18	42	18	22	15	45	18	22	100	48
Split Pattern 5	18	57	20	25	18	57	20	25	120	38

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	10:00	1	7:00	10:00	4			
	10:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

APPENDIX E

DRIVEWAY ANALYSIS

APPENDIX G

TURN LANE NEED AND LENGTH DETERMINATION

a. Right Turn Lanes

The potential need for right-turn lanes at the site access connections shall be evaluated based on guidelines provided in the Florida Department of Transportation's Driveway Handbook (March 2005). These guidelines are essentially based on roadway speed and type.

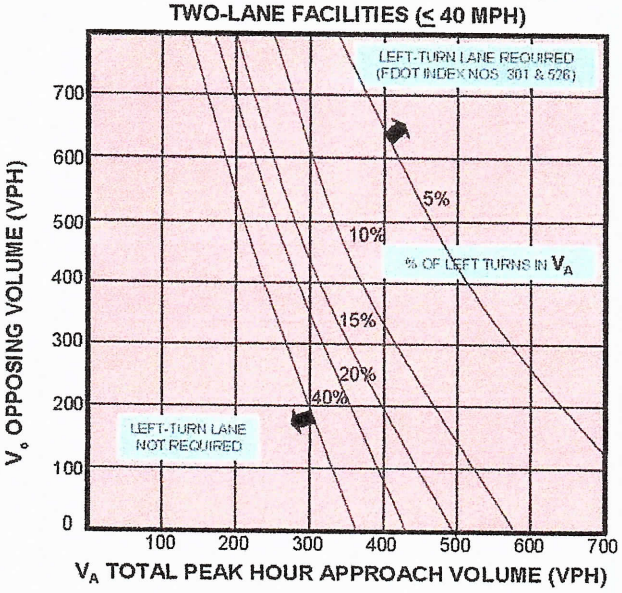
b. Left Turn Lanes

The need for left-turn lanes is typically evaluated based on research documented in National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Design Guide. The curves included in this report are included below.

c. Deceleration and Storage Lengths

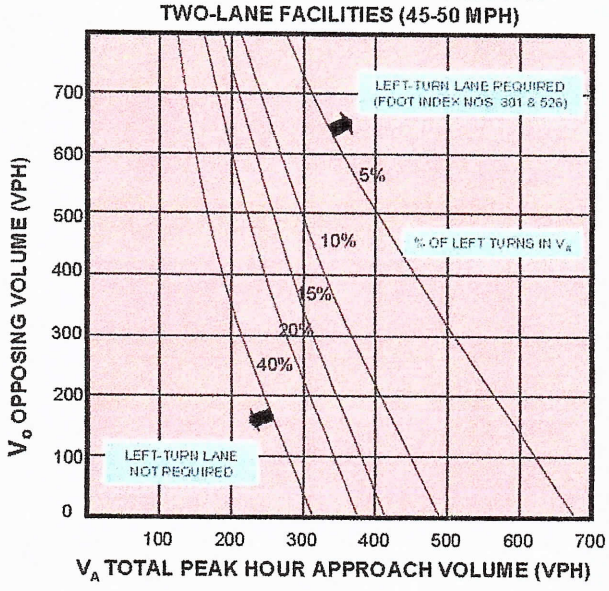
1) Deceleration length shall be based on Index 301 of FDOT's *Design Standards*.
2) Storage Length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.
3) The provision of deceleration and storage lengths may be modified or waived by the Local Government's Engineer or his/her designee if it is determined that due to site specific constraints, the implementation will not be feasible or practical.

GRAPH 2A. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (≤ 40 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

GRAPH 2B. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (45-50 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

Graph 2A & 2B – Source: Derived from National Cooperative Highway Research Program Report #279.

When Not to Consider Exclusive Right-Turn Lanes

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

When Exclusive Right-Turn Lanes are Beneficial

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

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

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

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

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

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

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

E-3

HCS Two-Way Stop-Control Report

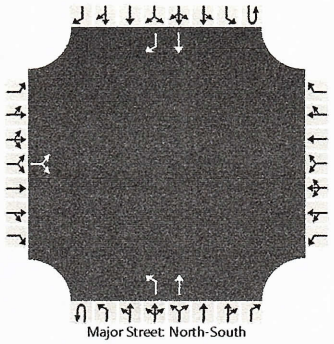
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/30/2023
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Project Driveway and Jenkins
Jurisdiction	St Lucie County
East/West Street	Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

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	1	0		0	0	0	0	1	1	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume (veh/h)		63		7						2	1002				799	20
Percent Heavy Vehicles (%)		3		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)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
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)			76							2						
Capacity, c (veh/h)			203							757						
v/c Ratio			0.37							0.00						
95% Queue Length, Q_{95} (veh)			1.6							0.0						
Control Delay (s/veh)			32.9							9.8						
Level of Service (LOS)			D							A						
Approach Delay (s/veh)		32.9								0.0						
Approach LOS		D								A						

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HCS Two-Way Stop-Control Report

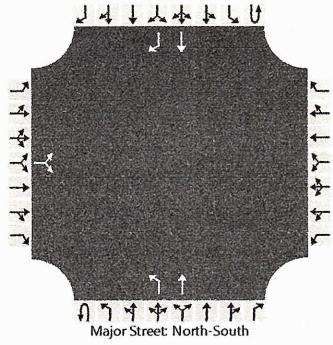
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/30/2023
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Project Driveway and Jenkins
Jurisdiction	St Lucie County
East/West Street	Driveway
North/South Street	Jenkins Rd
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

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	1	0		0	0	0	0	1	1	0	0	0	1	1
Configuration			LR							L	T				T	R
Volume (veh/h)		39		4						7	813				822	66
Percent Heavy Vehicles (%)		3		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)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
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)			44							7						
Capacity, c (veh/h)			243							741						
v/c Ratio			0.18							0.01						
95% Queue Length, Q_{95} (veh)			0.7							0.0						
Control Delay (s/veh)			23.1							9.9						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)		23.1								0.1						
Approach LOS		C								A						

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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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Property Owner(s)

Street Address

City State Zip

Phone Number

Email Address

Applicant/Representative, Title, Company

Street Address

City State Zip

Phone Number

Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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

TREASURE COAST WEST
CITY OF FORT PIERCE ENVIRONMENTAL IMPACT REPORT

August 2023

Prepared For:

TEG Developers
365 Route 59, Suite 110
Airmont, New York 10952

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

Project No. 23TEG4046

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Exhibit 3. Listed Species Survey Report E3-1

Exhibit 4. Aerial with Site Plan E4-1

1.0 INTRODUCTION

The following Environmental Impact Report is provided in support of the City of Fort Pierce Site Development Plan application for Treasure Coast West (Project).

The Project site totals 27.90± acres and is located in Section 25, Township 35 South, Range 39 East, St. Lucie County (Exhibit 1). More specifically, the Project is located west of South Jenkins Road, east of Interstate 95, and approximately 0.47 mile south of Okeechobee Road.

The Project site is comprised of forested upland and wetland areas and disturbed land that contain moderate to high levels of cover by exotic vegetation, including Brazilian pepper (*Schinus terebinthifolia*), shoebutton ardisia (*Ardisia elliptica*), strawberry guava (*Psidium cattleianum*), primrosewillow (*Ludwigia peruviana*), and torpedograss (*Panicum repens*).

The following Environmental Impact Report includes details regarding the various habitats on-site, results of the listed species survey, and the impacts and preserves associated with the proposed site plan.

2.0 VEGETATION AND LAND COVER

Vegetation associations and land cover for the Project were delineated using Florida Department of Transportation (FDOT) December 2022 rectified color aerials, and groundtruthing was conducted on July 6, 2023. The vegetation and land cover types were classified based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (FDOT 1999). Level IV FLUCFCS codes were utilized to denote disturbance, and "E" codes were used to identify levels of exotic species invasion (e.g., Brazilian pepper and earleaf acacia (*Acacia auriculiformis*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapped polygon, produce summaries, and generate the FLUCFCS map (Exhibit 2).

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
3209 E2	Shrub and Brushland, Disturbed (25-49% Exotics)	6.86	24.6
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	8.52	30.5
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	4.82	17.3
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	3.63	13.0
4349 E4	Hardwood/Conifer Mixed, Disturbed (76-100% Exotics)	0.67	2.4
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	0.93	3.3
6439 E1	Wet Prairie, Disturbed (0-24% Exotics)	2.47	8.9
Totals		**27.90**	**100.0**

Shrub and Brushland, Disturbed (25-49% Exotics) (FLUCFCS Code 3209 E2)
The canopy of this habitat type consists of Darlington oak (*Quercus hemisphaerica*), slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*). The sub-canopy includes slash pine, Darlington oak, cabbage palm, Brazilian pepper, shoebutton ardisia, and scattered saw palmetto (*Serenoa repens*). The ground cover consists of bahiagrass (*Paspalum notatum*), guineagrass (*Urochloa maxima*), scattered St. Augustine grass (*Stenotaphrum secundatum*), scattered saw palmetto, caesarweed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), swamp flatsedge (*Cyperus ligularis*), and digitgrass (*Digitaria* sp.).

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)
The canopy of this habitat type included cabbage palm, Darlington oak, and slash pine. The sub-canopy consists of cabbage palm, Darlington oak, slash pine, scratchthroat (*Ardisia crenata*), Brazilian pepper, Jack-in-the-bush (*Chromolaena odorata*), saw palmetto, dahoon holly (*Ilex cassine*), gallberry (*Ilex glabra*), and American beautybush (*Callicarpa americana*). The ground cover includes caesarweed, guineagrass, St. Augustine grass, bahiagrass, scratchthroat, Bay Biscayne wedelia (*Sphagneticola trilobata*), swamp flatsedge, dog fennel, saw palmetto, muhly (*Muhlenbergia capillaris*), blueberry (*Vaccinium* sp.), muscadine grapevine (*Vitis rotundifolia*), and earleaf greenbriar (*Smilax auriculata*).

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)
The vegetative associations are similar to FLUCFCS Code 4349 E1, except with 25 to 49 percent coverage by exotic species.

Hardwood/Conifer Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 4349 E3)
The vegetative associations are similar to FLUCFCS Code 4349 E2, except with 50 to 75 percent coverage by exotic species.

Hardwood/Conifer Mixed, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4)
The vegetative associations are similar to FLUCFCS Code 4349 E3, except with 76 to 100 percent coverage by exotic species.

Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4)
The canopy of this habitat type is open. The sub-canopy consists of wax myrtle (*Morella cerifera*), cabbage palm, loblolly bay (*Gordonia lasianthus*), twinberry (*Myrcianthes fragrans*), primrosewillow, cattail (*Typha latifolia*), strawberry guava, and Brazilian pepper. The ground cover consists of torpedograss, Haspan flatsedge (*Cyperus haspan*), spikerush (*Eleocharis* sp.), swamp fern (*Telmatoblechnum serrulatum*), and Japanese climbing fern (*Lygodium japonicum*).

Wet Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 6439 E1)
The canopy of this habitat type consists of scattered Darlington oak. The sub-canopy includes wax myrtle, gallberry, and scattered Brazilian pepper. The ground cover consists of swamp fern, Virginia chain fern (*Woodwardia virginica*), bushy bluestem (*Andropogon glomeratus*), bloodroot (*Sanguinaria canadensis*), strawberry guava, roadgrass (*Eleocharis baldwinii*), muscadine grapevine, earleaf greenbriar, caesarweed, dog fennel, paragrass (*Urochloa mutica*), little blue maidencane (*Amphicarpum muehlenbergianum*), and four-petal St. John's wort (*Hypericum tetrapetalum*).

3.0 WETLANDS

The Project site contains 3.40± acres of South Florida Water Management District (SFWMD) wetlands (Exhibit 2). The on-site wetlands are identified by the following FLUCFCS codes: Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4) and Wet Prairies, Disturbed (0-24% Exotics) (FLUCFCS Code 6439 E1).

4.0 LISTED SPECIES

A listed species survey was conducted by Passarella & Associates, Inc. on the Project in July 2023 to determine if the site was being utilized by wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) or the U.S. Fish and Wildlife Service as threatened or endangered.

A total of three gopher tortoise (*Gopherus polyphemus*) burrows and one foraging little blue heron (*Egretta caerulea*) were documented on the Project site during the survey. The gopher tortoise and little blue heron are listed as threatened by the FWCC. No listed plant species were documented on the Project site during the field survey.

A copy of the listed species survey report is provided as Exhibit 3.

5.0 SITE PLAN

The Project includes a proposed multi-family residential development with associated parking and roadways (Exhibit 4). The development was designed to avoid impacts to wetlands where practicable. Due to the location of the on-site wetlands and the configuration of the parcel, some wetland impacts were unavoidable. The wetlands proposed for impact provide minimal support for fish and wildlife as they have been degraded by exotic vegetation infestation and adjacent surrounding development that has disrupted the natural sheet flow across the landscape.

A total of 1.80± acres of wetland impacts are proposed, and the remaining 1.60± acres of wetlands will be preserved on-site. The preserved wetlands will be buffered by uplands with a minimum width of 15 feet and an average width of at least 25 feet. In locations where wetland impacts abut wetland preserves, a structural buffer will be used to prevent secondary impacts to the remaining wetlands. Mitigation for wetland impacts will be assessed and provided through the SFWMD Environmental Resource Permit process by the purchase of mitigation bank credits from an approved wetland mitigation bank.

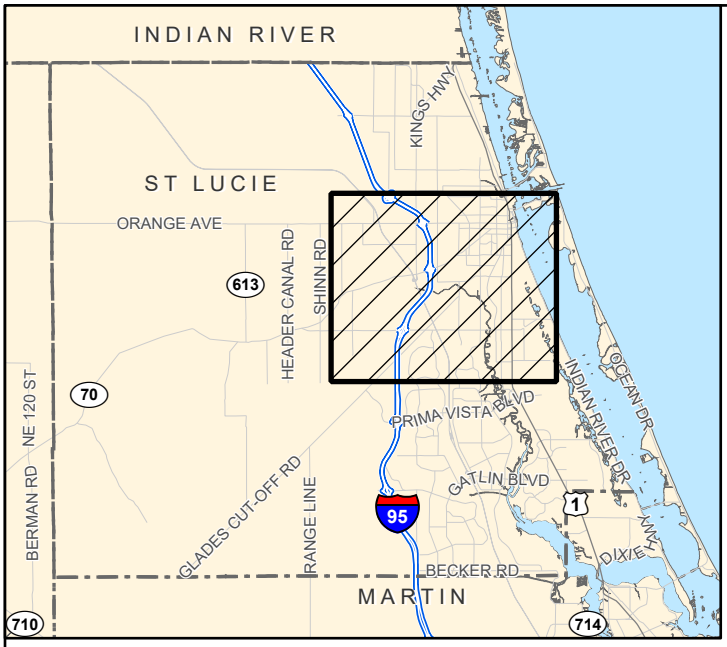
The Project will adhere to state regulations regarding gopher tortoise burrows. An FWCC permit will be obtained for activities within 25 feet of an identified gopher tortoise burrow.

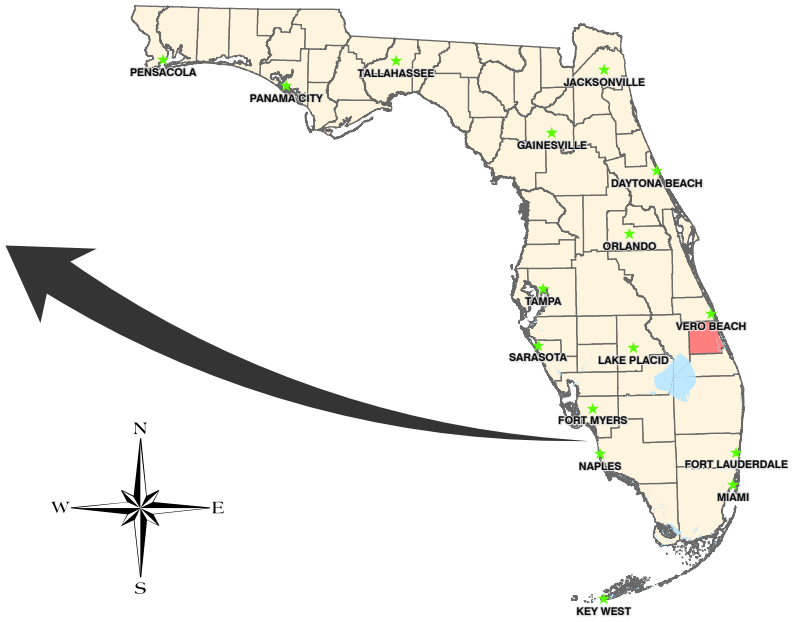
6.0 REFERENCES

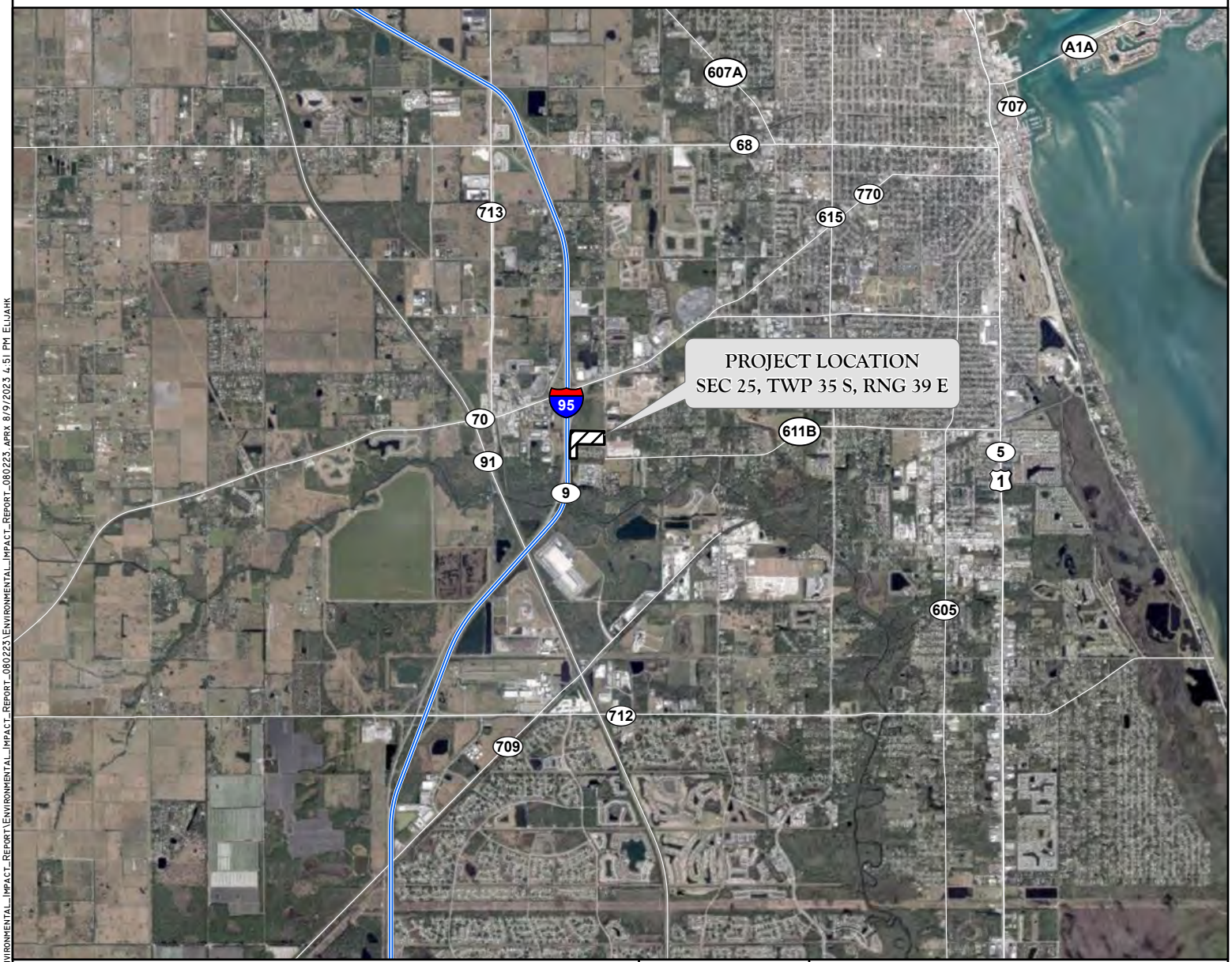
Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Second Edition.

EXHIBIT 1

PROJECT LOCATION MAP







J:\2023\23TE64046\Environmental_Impact_Report\Environmental_Impact_Report_080223\Environmental_Impact_Report_080223.aprx 8/9/2023 4:51 PM EluahK

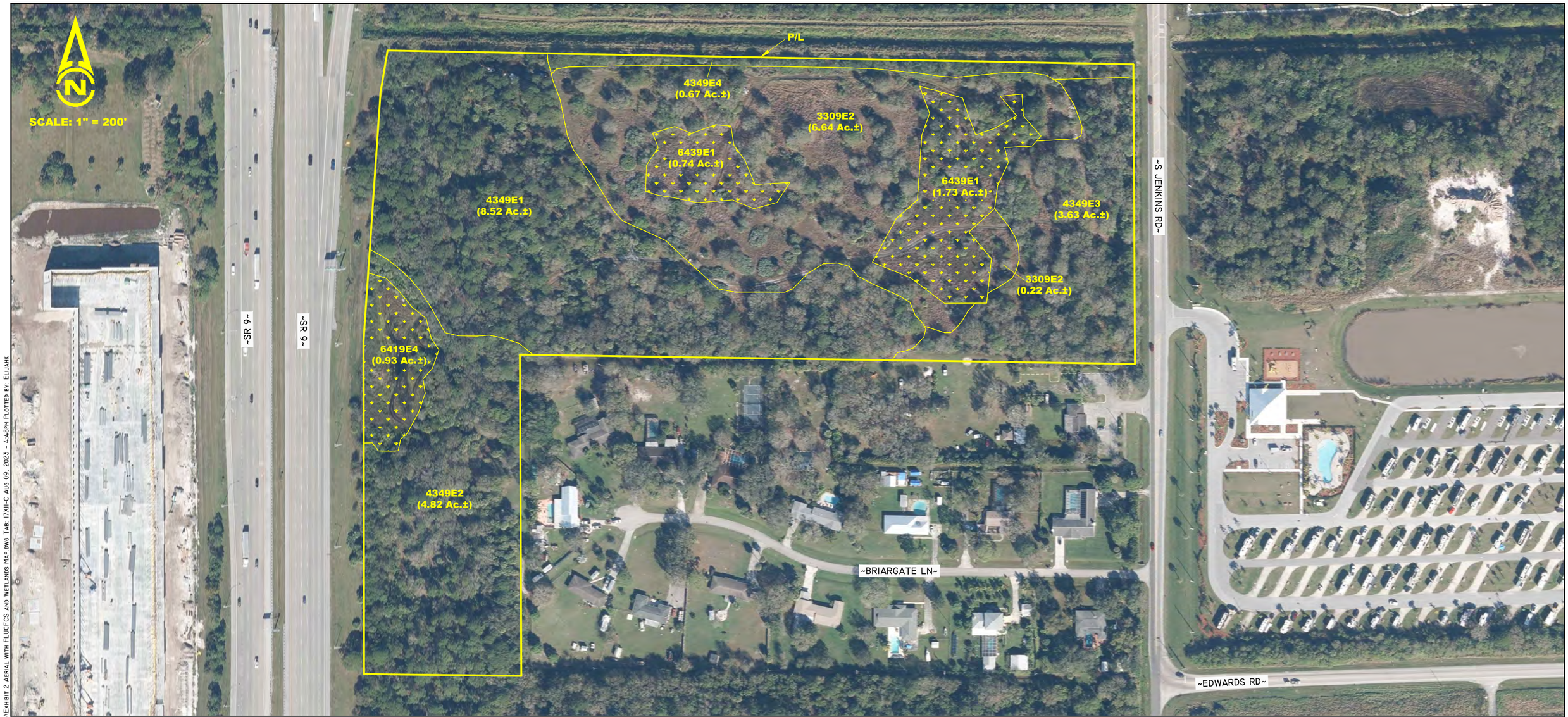
EXHIBIT 1. PROJECT LOCATION MAP
TREASURE COAST WEST

DRAWN BY	DATE
P.F.	7/20/23
REVIEWED BY	DATE
H.S.	7/20/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

EXHIBIT 2

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:

WETLANDS
(3.40 Ac.±)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
3209 E2	SHRUB AND BRUSHLAND, DISTURBED (25-49% EXOTICS)	6.86 Ac.±	24.6%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	8.52 Ac.±	30.5%
4349 E2	HARDWOOD/CONIFER MIXED, DISTURBED (25-49% EXOTICS)	4.82 Ac.±	17.3%
4349 E3	HARDWOOD/CONIFER MIXED, DISTURBED (50-75% EXOTICS)	3.63 Ac.±	13.0%
4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	0.67 Ac.±	2.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.93 Ac.±	3.3%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	2.47 Ac.±	8.9%
	TOTAL	**27.90 Ac.±**	**100.0%**

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG DEVELOPERS, LLC DRAWING No. 2021-119 PBASE.DWG DATED JULY 7, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE

DRAWN BY	P.F.	DATE	7/20/23
DESIGNED BY	K.C.	DATE	7/20/23
REVIEWED BY	H.S.	DATE	7/20/23

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PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

TREASURE COAST WEST

AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 23TEG4046

SHEET No. EXHIBIT 2

J:\2023\23TEG4046\Environmental_Impact_Report\Environmental_Impact_Report_080223\Exhibit 2 Aerial with FLUCFCS and Wetlands Map.dwg Tab: 17x11-C Aug 09, 2023 - 4:48pm Plotted by: Elijahk

EXHIBIT 3

LISTED SPECIES SURVEY REPORT

TREASURE COAST WEST
LISTED SPECIES SURVEY REPORT

August 2023

Prepared For:

TEG Developers
365 Route 59, Suite 110
Airmont, New York 10952

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(*239*) *274-0067*

Project No. 23TEG4046

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1.0 INTRODUCTION

This report documents the results of the listed species survey conducted by Passarella & Associates, Inc. (PAI) for Treasure Coast West (Project). The survey was conducted for wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered, threatened, or species of special concern; and for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and the USFWS as endangered, threatened, or commercially exploited.

The Project site totals 27.90± acres and is located in Sections 25, Township 35 South, Range 39 East, St. Lucie County (Appendix A). More specifically, the Project is located west of South Jenkins Road, south of Okeechobee Road, and east of Interstate 95.

2.0 VEGETATION MAPPING

Vegetation mapping was conducted for the Project using Florida Department of Transportation (FDOT) 2022 rectified color aerials (Scale 1 inch = 200 feet). Groundtruthing to map the vegetative communities was conducted on July 6, 2023 utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (FDOT 1999). Level IV FLUCFCS was utilized to denote hydrological conditions and disturbance. Exotic or "E" codes were used to show levels of exotic species invasion (e.g., Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapped area, produce summaries, and generate the FLUCFCS map for the property (Appendix B). A total of seven vegetative associations and/or land uses (i.e., FLUCFCS codes) were identified on the Project. Table 1 provides the breakdown of the FLUCFCS codes by acreage for the Project, while a description of each classification follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
3209 E2	Shrub and Brushland, Disturbed (25-49% Exotics)	6.86	24.6
4349 E1	Hardwood/Conifer Mixed, Disturbed (0-24% Exotics)	8.52	30.5
4349 E2	Hardwood/Conifer Mixed, Disturbed (25-49% Exotics)	4.82	17.3
4349 E3	Hardwood/Conifer Mixed, Disturbed (50-75% Exotics)	3.63	13.0
4349 E4	Hardwood/Conifer Mixed, Disturbed (76-100% Exotics)	0.67	2.4
6419 E4	Freshwater Marsh, Disturbed (76-100% Exotics)	0.93	3.3
6439 E1	Wet Prairie, Disturbed (0-24% Exotics)	2.47	8.9
Totals		**27.90**	**100.0**

Shrub and Brushland, Disturbed (25-49% Exotics) (FLUCFCS Code 3209 E2)

The canopy of this habitat type consists of Darlington oak (*Quercus hemisphaerica*), slash pine (*Pinus elliottii*), and cabbage palm (*Sabal palmetto*). The sub-canopy includes slash pine, Darlington oak, cabbage palm, Brazilian pepper, shoebutton ardisia (*Ardisia elliptica*), and scattered saw palmetto (*Serenoa repens*). The ground cover consists of bahiagrass (*Paspalum*

notatum), guineagrass (*Urochloa maxima*), scattered St. Augustine grass (*Stenotaphrum secundatum*), scattered saw palmetto, caesarweed (*Urena lobata*), dog fennel (*Eupatorium capillifolium*), swamp flatsedge (*Cyperus ligularis*), and digitgrass (*Digitaria* sp.).

Hardwood/Conifer Mixed, Disturbed (0-24% Exotics) (FLUCFCS Code 4349 E1)
The canopy of this habitat type includes cabbage palm, Darlington oak, and slash pine. The sub-canopy consists of cabbage palm, Darlington oak, slash pine, scratchthroat (*Ardisia crenata*), Brazilian pepper, Jack-in-the-bush (*Chromolaena odorata*), saw palmetto, dahoon holly (*Ilex cassine*), gallberry (*Ilex glabra*), and American beautybush (*Callicarpa americana*). The ground cover includes caesarweed, guineagrass, St. Augustine grass, bahiagrass, scratchthroat, Bay Biscayne wedelia (*Sphagneticola trilobata*), swamp flatsedge, dog fennel, saw palmetto, muhly (*Muhlenbergia capillaris*), blueberry (*Vaccinium* sp.), muscadine grapevine (*Vitis rotundifolia*), and earleaf greenbriar (*Smilax auriculata*).

Hardwood/Conifer Mixed, Disturbed (25-49% Exotics) (FLUCFCS Code 4349 E2)
The vegetative associations are similar to FLUCFCS Code 4349 E1, except with 25 to 49 percent coverage by exotic species.

Hardwood/Conifer Mixed, Disturbed (50-75% Exotics) (FLUCFCS Code 4349 E3)
The vegetative associations are similar to FLUCFCS Code 4349 E2, except with 50 to 75 percent coverage by exotic species.

Hardwood/Conifer Mixed, Disturbed (76-100% Exotics) (FLUCFCS Code 4349 E4)
The vegetative associations are similar to FLUCFCS Code 4349 E3, except with 76 to 100 percent coverage by exotic species.

Freshwater Marsh, Disturbed (76-100% Exotics) (FLUCFCS Code 6419 E4)
The canopy of this habitat type is open. The sub-canopy consists of wax myrtle (*Morella cerifera*), cabbage palm, loblolly bay (*Gordonia lasianthus*), twinberry (*Myrcianthes fragrans*), primrosewillow (*Ludwigia peruviana*), cattail (*Typha latifolia*), strawberry guava (*Psidium cattleianum*), and Brazilian pepper. The ground cover consists of torpedograss (*Panicum repens*), Haspan flatsedge (*Cyperus haspan*), spikerush (*Eleocharis* sp.), swamp fern (*Telmatoblechnum serrulatum*), and Japanese climbing fern (*Lygodium japonicum*).

Wet Prairie, Disturbed (0-24% Exotics) (FLUCFCS Code 6439 E1)
The canopy of this habitat type consists of scattered Darlington oak. The sub-canopy includes wax myrtle, gallberry, and scattered Brazilian pepper. The ground cover consists of swamp fern, Virginia chain fern (*Woodwardia virginica*), bushy bluestem (*Andropogon glomeratus*), bloodroot (*Sanguinaria canadensis*), strawberry guava, roadgrass (*Eleocharis baldwinii*), muscadine grapevine, earleaf greenbriar, caesarweed, dog fennel, paragrass (*Urochloa mutica*), little blue maidencane (*Amphicarpum muehlenbergianum*), and four-petal St. John's wort (*Hypericum tetrapetalum*).

3.0 SURVEY METHODOLOGY

3.1 Literature and Database Review

Existing literature and agency databases were reviewed to determine the potential for listed species to occur on the Project site. The literature search involved an examination of available information on protected species in the Project's geographical region. The literature sources reviewed included: the FWCC's Florida's Endangered and Threatened Species (2022); Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al*. 1991); USFWS Habitat Management Guidelines for the Bald Eagle in the Southeast Region (1987); the Landscape Conservation Strategy Map (Kautz *et al*. 2006); and FWCC and/or USFWS databases for telemetry locations of bald eagle (*Haliaeetus leucocephalus*), Florida scrub jay (*Aphelocoma coerulescens*), crested caracara (*Caracara cheriway*), and wading bird rookeries in St. Lucie County.

The wildlife agencies' database information is updated periodically and is current through different dates, depending on the species. The FWCC information reviewed for this report is current through the noted dates for the following species: Florida scrub jay – August 2022 (acquired), crested caracara – 2022, and wading bird locations – 1999. Bald eagle nest locations were acquired from the Audubon EagleWatch and are current to the end of the 2022 nesting season. Appendix C displays the documented species locations in relation to the Project.

3.2 Field Survey

A field survey for listed wildlife and plant species was conducted by PAI for the Project on July 18 and 19, 2023.

The survey was conducted for wildlife species listed by the FWCC and the USFWS as endangered, threatened, or species of special concern; and for plant species listed by the FDACS and the USFWS as endangered, threatened, or commercially exploited. The FWCC publication, "Florida's Endangered Species, Threatened Species and Species of Special Concern," updated December 2022, was used as a reference to identify the status of listed species. The USFWS Threatened and Endangered Species Database System was referenced online for the updated federal status of listed species. In addition, the Project property was surveyed for the bald eagle and/or their nests since they are protected under Florida Administrative Code 68A-16.002 and the Bald and Golden Eagle Protection Act (BGEPA).

The field survey was conducted by qualified ecologists walking parallel belt transects and meandering pedestrian transects through suitable habitats to ensure that sufficient visual coverage of ground and flora was obtained. Transect spacing varied from 100 to 150 feet, depending on vegetative cover and visibility. Approximate survey transects are shown on Appendix D. At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted during daylight hours with the aid of 8x or 10x power binoculars. Table 2 provides the weather conditions during the survey.

Table 2. Weather Conditions During Surveys

Survey Date	Weather Conditions
July 18, 2023	Temperatures in the high 70s to low 90s, clear skies, and 0 to 5 mph southwest winds.
July 19, 2023	Temperatures in the high 70s to low 90s, partly cloudy skies, and 0 to 5 mph east winds.

4.0 SURVEY RESULTS

4.1 Literature and Database Review

The results of the literature and database review found no documented occurrences of listed wildlife or plant species occurring on the Project (Appendix C).

According to the Audubon EagleWatch database, the closest bald eagle nest (SL-006) is located approximately 0.69 mile south of the Project (Appendix C). This distance is beyond the USFWS-recommended 660-foot buffer protection zone for active and alternate bald eagle nests. The bald eagle was delisted under the federal Endangered Species Act in 2007, but is still protected under the BGEPA.

The USFWS database for crested caracara locations shows the closest documented crested caracara occurrence is approximately 2.1 miles west of the Project (Appendix C). The crested caracara is listed as threatened by the USFWS and the FWCC.

The USFWS database for Florida scrub jay locations shows the closest documented Florida scrub jay occurrence is located approximately 4.2 miles east of the Project (Appendix C). The Florida scrub jay is a state- and federally threatened species.

The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al*. 1991) and the FWCC database were referenced for the locations of breeding colonies for both listed and non-listed wading birds including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Platalea ajaja*), little blue heron (*Egretta caerulea*), and tri-colored heron (*Egretta tricolor*). According to these sources, the nearest wading bird colony is located approximately 5.5 miles northeast of the Project (Appendix C).

4.2 Field Survey

A total of three gopher tortoise (*Gopherus polyphemus*) burrows and one little blue heron were documented on the Project site during the field survey (Appendix E). The gopher tortoise burrows are located in areas identified as FLUCFCS Codes 3209 E2 and 4349 E1. The gopher tortoise is listed as threatened by the FWCC. The little blue heron was documented foraging in an area identified as FLUCFCS Code 6419 E4. No listed plant species were documented on the Project site during the field survey.

5.0 SUMMARY

The literature review for the Project found no documented listed species occurred on the Project. The field survey documented a total of three gopher tortoise burrows on-site and one little blue heron. The gopher tortoise is listed as threatened by the FWCC. No listed plant species were documented on the Project site during the survey.

6.0 REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

Florida Fish and Wildlife Conservation Commission. 2022. Florida's Endangered and Threatened Species (Updated December 2022). Tallahassee, Florida.

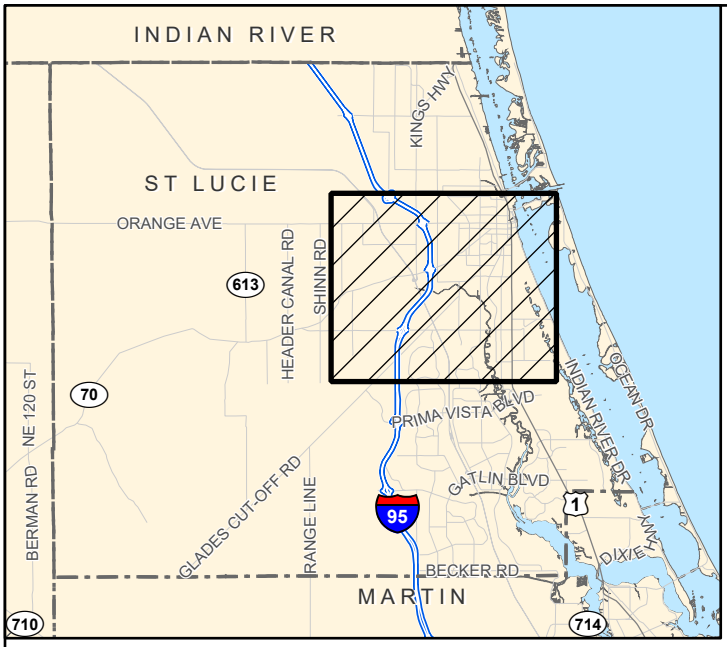
Kautz, R., R. Kawula, T. Hoctor, J. Comiskey, D. Jansen, D. Jennings, J. Kasbohm, F. Mazzotti, R. McBride, L. Richardson, K. Root. 2006. How much is enough? Landscape-Scale Conservation for the Florida Panther. Biological Conservation, Volume 130, Issue 1, Pages 118-133.

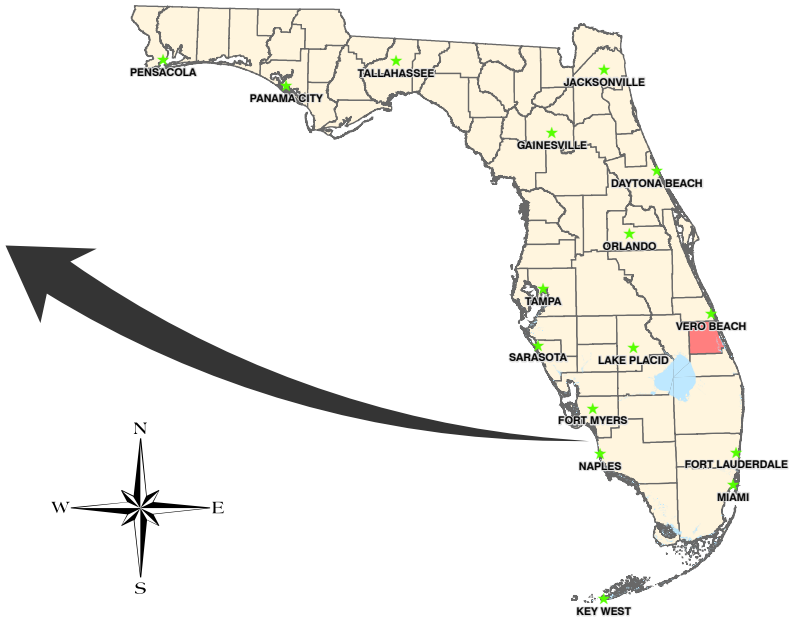
Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson, and P.D. Southall. 1991. Florida Atlas of Breeding Sites for Herons and Their Allies, Update 1986 - 1989. Nongame Wildlife Program Technical Report No. 10. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

U.S. Fish and Wildlife Service. 1987. Habitat Management Guidelines for the Bald Eagle in the Southeast Region.

APPENDIX A

PROJECT LOCATION MAP





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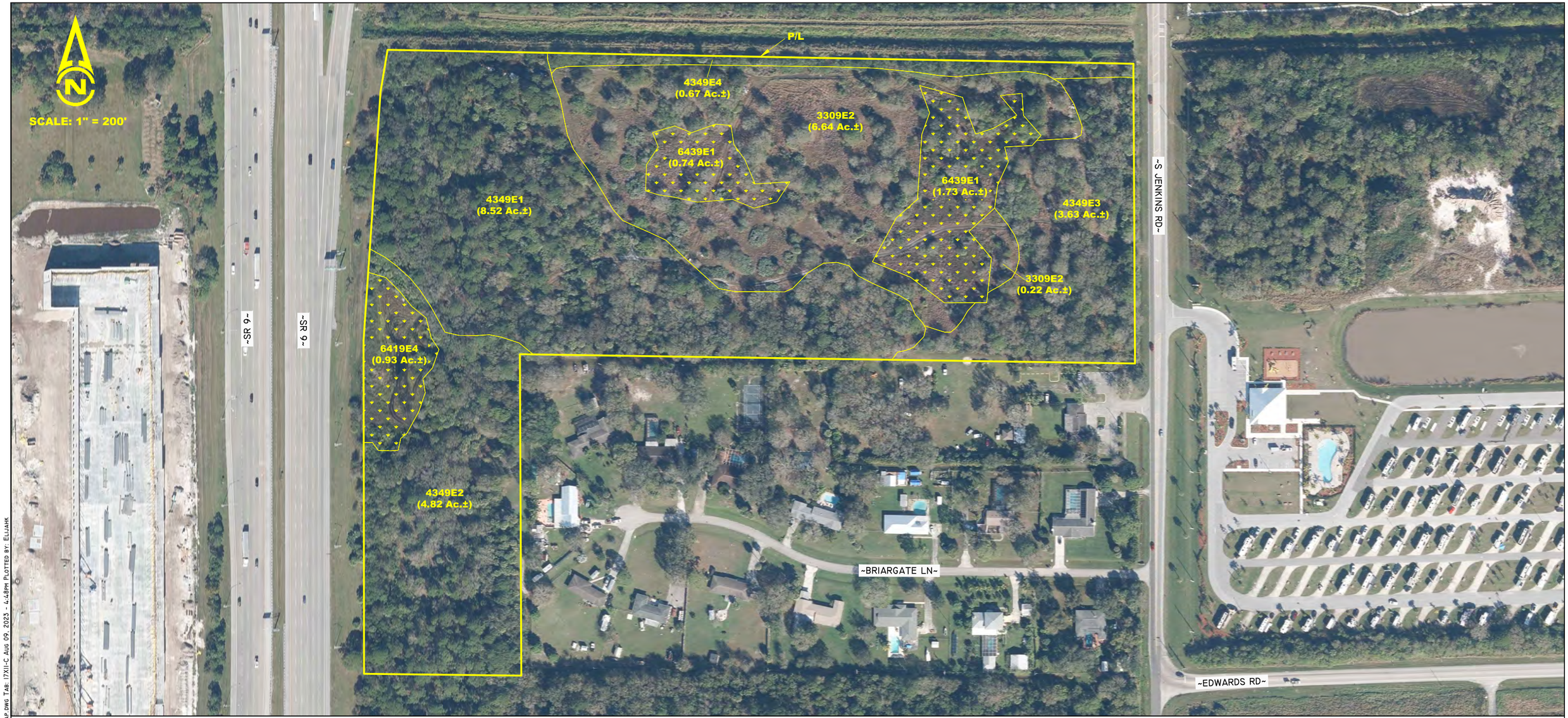
APPENDIX A. PROJECT LOCATION MAP
TREASURE COAST WEST

DRAWN BY	DATE
P.F.	7/20/23
REVIEWED BY	DATE
H.S.	7/20/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

APPENDIX B

AERIAL WITH FLUCFCS AND WETLANDS MAP



LEGEND:

WETLANDS
(3.40 Ac.±)

FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
3209 E2	SHRUB AND BRUSHLAND, DISTURBED (25-49% EXOTICS)	6.86 Ac.±	24.6%
4349 E1	HARDWOOD/CONIFER MIXED, DISTURBED (0-24% EXOTICS)	8.52 Ac.±	30.5%
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4349 E4	HARDWOOD/CONIFER MIXED, DISTURBED (76-100% EXOTICS)	0.67 Ac.±	2.4%
6419 E4	FRESHWATER MARSH, DISTURBED (76-100% EXOTICS)	0.93 Ac.±	3.3%
6439 E1	WET PRAIRIE, DISTURBED (0-24% EXOTICS)	2.47 Ac.±	8.9%
	TOTAL	**27.90 Ac.±**	**100.0%**

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG DEVELOPERS, LLC DRAWING No. 2021-119 PBASE.DWG DATED JULY 7, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE

DRAWN BY	P.F.	DATE	7/20/23
DESIGNED BY	K.C.	DATE	7/20/23
REVIEWED BY	H.S.	DATE	7/20/23

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PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

TREASURE COAST WEST

AERIAL WITH FLUCFCS AND WETLANDS MAP

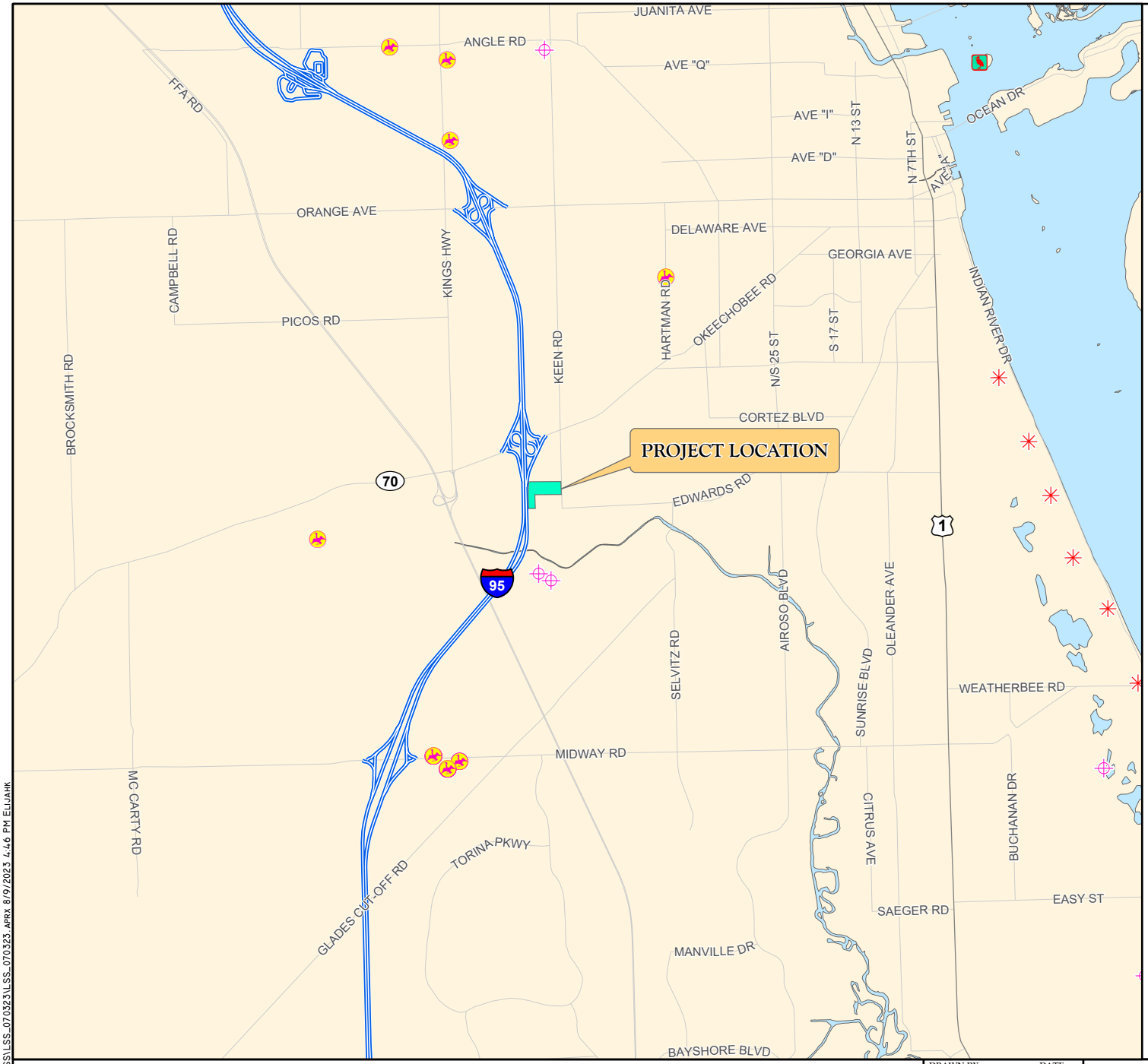
DRAWING No. 23TEG4046

SHEET No. APPENDIX B

J:\2023\23TEG4046\LSS\LSS_070323\APPENDIX B AERIAL WITH FLUCFCS AND WETLANDS MAP.DWG TAB: 17X11-C AUG 09, 2023 - 4:48PM PLOTTED BY: ELIJAHK

APPENDIX C

DOCUMENTED OCCURRENCES OF LISTED SPECIES



LEGEND

- TREASURE COAST WEST
- BALD EAGLE NEST LOCATION
- CRESTED CARACARA LOCATION
- SCRUB JAY LOCATION
- WADING BIRD LOCATION

N
W E
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0 1 2
Miles

NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE AUDUBON EAGLEWATCH ON FEBRUARY 2023.

CRESTED CARACARA LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2022 AND ARE CURRENT TO 2022.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2022.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC ON AUGUST 2022 AND ARE CURRENT TO 1999.

APPENDIX C. DOCUMENTED OCCURRENCES OF LISTED SPECIES
TREASURE COAST WEST

DRAWN BY	DATE
P.F.	7/20/23
REVIEWED BY	DATE
H.S.	7/20/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
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APPENDIX D

AERIAL WITH SURVEY TRANSECTS

SCALE: 1" = 200'

P/L

~SR 9~

~S JENKINS RD~

~BRIARGATE LN~

~EDWARDS RD~

LEGEND:

APPROXIMATE LOCATION OF SURVEY TRANSECTS

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG DEVELOPERS, LLC DRAWING No. 2021-119 PBASE.DWG DATED JULY 7, 2023.

J:\2023\23TEG4046\LSS\LSS_070323\APPENDIX D AERIAL WITH SURVEY TRANSECTS.DWG TAB: 17X11-C AUG 09, 2023 - 4:49PM PLOTTED BY: ELIJAHK

REVISIONS	DATE

DRAWN BY	DATE
P.F.	7/20/23
DESIGNED BY	DATE
K.C.	7/20/23
REVIEWED BY	DATE
H.S.	7/20/23

13620 Metropolis Avenue
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Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

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Consulting Ecologists

TREASURE COAST WEST

AERIAL WITH SURVEY TRANSECTS

DRAWING No. 23TEG4046

SHEET No. APPENDIX D

APPENDIX E

AERIAL WITH LISTED SPECIES LOCATIONS MAP

LEGEND:

- **GT-1** APPROXIMATE LOCATION OF GOPHER TORTOISE BURROW (TYP.)
- **LBHE** LITTLE BLUE HERON

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG DEVELOPERS, LLC DRAWING No. 2021-119 PBASE.DWG DATED JULY 7, 2023.

REVISIONS	DATE

DRAWN BY	DATE
P.F.	7/20/23
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K.C.	7/20/23
REVIEWED BY	DATE
H.S.	7/20/23

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PASSARELLA & ASSOCIATES INC.
Consulting Ecologists

TREASURE COAST WEST

AERIAL WITH LISTED SPECIES LOCATIONS MAP

DRAWING No. 23TEG4046

SHEET No. APPENDIX E

J:\2023\23TEG4046\LSS\LSS_070323\APPENDIX E AERIAL WITH LISTED SPECIES LOCATIONS.DWG TAB: 17X11-C AUG 09, 2023 - 4:49PM PLOTTED BY: ELIJAHK

EXHIBIT 4

AERIAL WITH SITE PLAN

LEGEND:

WETLAND PRESERVE
(1.60 Ac.±)

WETLAND IMPACT
(1.80 Ac.±)

FLUCFCS CODES	WETLAND PRESERVE	WETLAND IMPACT	TOTAL
6419 E4	0.92 Ac.±	0.01 Ac.±	0.93 Ac.±
6439 E1	0.68 Ac.±	1.79 Ac.±	2.47 Ac.±
TOTAL	**1.60 Ac.±**	**1.80 Ac.±**	**3.40 Ac.±**

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY AND SITE PLAN PER TEG DEVELOPERS, LLC DRAWING No. 2021-119 PBASE.DWG DATED JULY 7, 2023.

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

REVISIONS	DATE

		DATE
DRAWN BY	P.F.	8/2/23
DESIGNED BY	H.S.	8/2/23
REVIEWED BY	H.S.	8/2/23

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

TREASURE COAST WEST

AERIAL WITH SITE PLAN

DRAWING No. 23TEG4046

SHEET No. EXHIBIT 4

J:\2023\23TEG4046\ENVIRONMENTAL_IMPACT_REPORT\ENVIRONMENTAL_IMPACT_REPORT_080223\EXHIBIT 4 AERIAL WITH SITE PLAN.DWG TAB: 17XII-C AUG 09, 2023 - 4:48PM PLOTTED BY: ELIJAHK

Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

August 01, 2023

Re: Viva Communities at Treasure Coast West

Project Narrative

TEG Developers is proud to present Viva Communities at Treasure Coast West, a proposed 222 unit rental community in the City of Fort Pierce. The subject property, located at 3037 S. Jenkins Road directly across from the KOA Campground, is approximately 28 acres. Situated along the St. Lucie Canal, this property enjoys easy access to urban conveniences as well as serene landscapes.

Inspired by the pocket neighborhood concept, Viva Communities at Treasure Coast West aspires to create an enhanced apartment home community. The master plan incorporates interstitial courtyards to allow for common outdoor gathering areas. The lake side pool deck serves as a hub for community events, social gatherings, and recreational activities while the common open areas offer ample space for outdoor activities and leisure. Residents also enjoy shared access to amenities at the Treasure Coast East Community including fitness center, business lounge, community room, catering kitchen, pet spa, outdoor grilling areas, pickleball courts, and more.

Every residence is thoughtfully designed to maximize comfort and livability. Shared walls are kept to a minimum, and residents are never stacked on top of one another. Additionally, each resident is provided with their own fenced in back yard. The architectural design draws inspiration from the timeless charm of the Florida Cracker vernacular. The buildings feature classic horizontal siding walls and 5:12 sloped roofs with gable accents and 24” overhangs. A carefully arranged mix of horizontal and vertical siding with stone veneer accents, combined with Architectural details such as deep porches and gable accents, add character and authenticity to each home.

At Viva Communities, we take pride in offering a diverse selection of apartment homes tailored to suit a broad range of lifestyles. Our carefully designed one and two bedroom units cater to the increasing number of young residents in the area. These smaller units are also an excellent option for empty nesters and retirees who seek a more manageable living arrangement without compromising on quality. For young couples and families seeking more space and functionality, our three-bedroom units offer ample room for families to grow. Additionally, all units are fair housing compliant, ensuring that all residents have equal access to our exceptional living spaces.

In closing, Viva Communities at Treasure Coast West represents a unique opportunity for the City of Fort Pierce to help address current housing demands. Our communities are purpose built for long term rental and are designed with a focus on quality, consistency, and modern amenities. Our primary objective is to offer residents comfortable, well maintained living spaces that provide an elevated living experience and help raise the overall standard of rental properties in the area.

Francarlos Rivera, AIA, CGC
Senior Project Manager
TEG Developers, LLC

Phone: 813.853.3077
Email: frivera@tegdevelopers.com

Viva at Treasure Coast West

View Towards Site

Jenkins Rd. – Northbound

SCHOOL
Jenkins Rd. – Southbound

Neighboring Uses - Westside Church

Neighboring Uses – St. Peters Church

Neighboring Uses – KOA Campground

Neighboring Uses – Briargate Lane Homes

Neighboring Uses – Altman Rd. Homes

Nearby Development – Avalon Crossings

Nearby Development – Celebration Pointe

Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

August 01, 2023

Re: Viva Communities at Treasure Coast West

Existing Structures

No existing structures on site.

Francarlos Rivera, AIA, CGC
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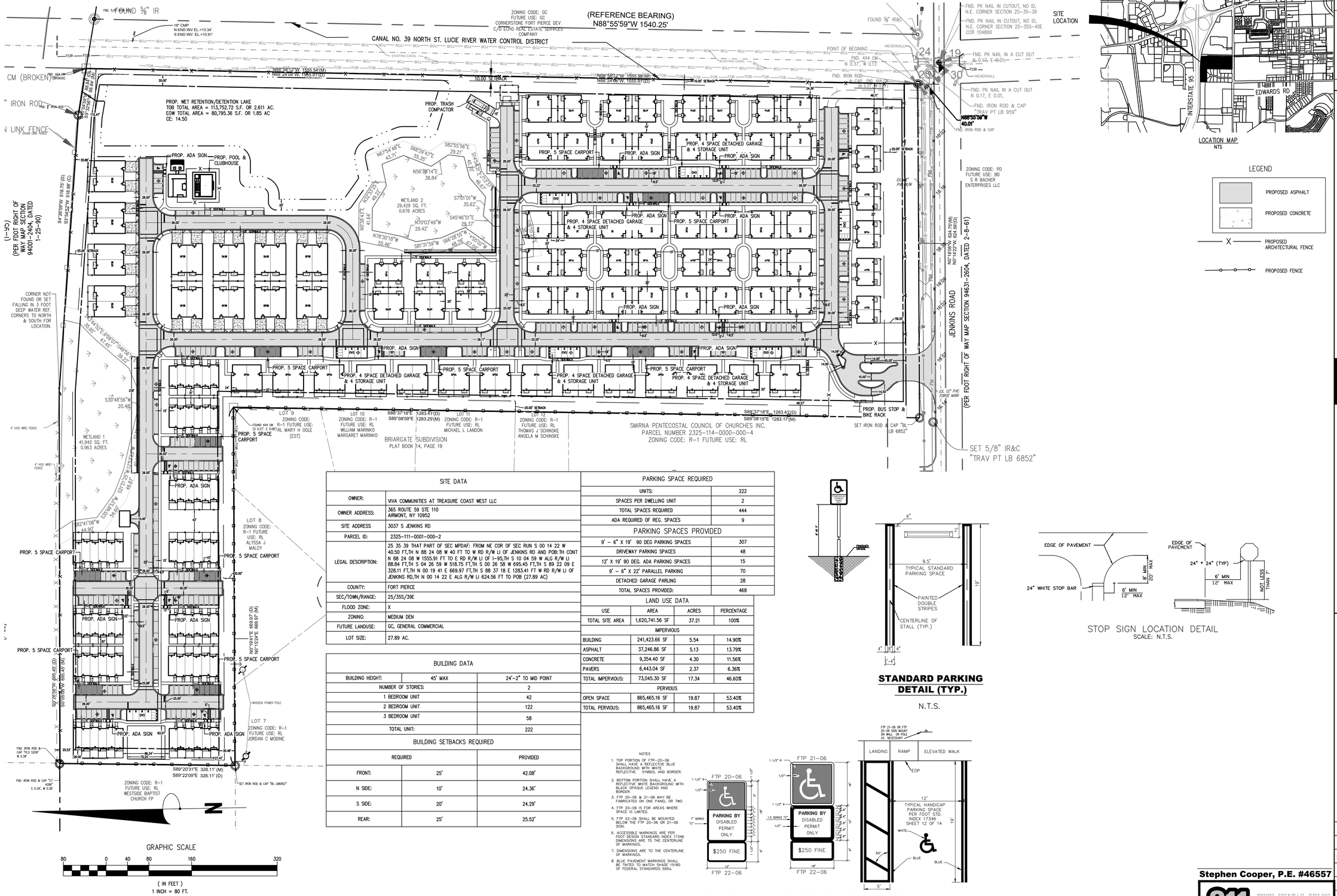
Email: frivera@tegdevelopers.com



SITE DATA	
OWNER:	VIVA COMMUNITIES AT TREASURE COAST WEST LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS	3037 S JENKINS RD
PARCEL ID:	2325-111-0001-000-2
LEGAL DESCRIPTION:	25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB:TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	25/35S/39E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	GC, GENERAL COMMERCIAL
LOT SIZE:	27.89 AC.

BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:		2
1 BEDROOM UNIT		42
2 BEDROOM UNIT		122
3 BEDROOM UNIT		58
TOTAL UNIT:		222

BUILDING SETBACKS REQUIRED		
	REQUIRED	PROVIDED
FRONT:	25'	42.08'
N SIDE:	10'	24.36'
S SIDE:	20'	24.29'
REAR:	25'	25.52'

PARKING SPACE REQUIRED	
UNITS:	222
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	444
ADA REQUIRED OF REG. SPACES	9
PARKING SPACES PROVIDED	
9' – 6" X 19' 90 DEG PARKING SPACES	307
DRIVEWAY PARKING SPACES	48
12' X 19' 90 DEG. ADA PARKING SPACES	15
9' – 6" X 22' PARALLEL PARKING	70
DETACHED GARAGE PARLING	28
TOTAL SPACES PROVIDED:	468

LAND USE DATA			
USE	AREA	ACRES	PERCENTAGE
TOTAL SITE AREA	1,620,741.56 SF	37.21	100%
IMPERVIOUS			
BUILDING	241,423.66 SF	5.54	14.90%
ASPHALT	37,246.86 SF	5.13	13.79%
CONCRETE	9,354.40 SF	4.30	11.56%
PAVERS	6,443.04 SF	2.37	6.36%
TOTAL IMPERVIOUS:	73,045.30 SF	17.34	46.60%
PERVIOUS			
OPEN SPACE	865,465.16 SF	19.87	53.40%
TOTAL PERVIOUS:	865,465.16 SF	19.87	53.40%

STANDARD PARKING DETAIL (TYP.)

N.T.S.

STOP SIGN LOCATION DETAIL
SCALE: N.T.S.

NOTES
1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 & 21-06 MAY BE FABRICATED ON ONE PANEL, OR TWO.
4. FTP 20-06 IS FOR AREAS WHERE SPACE IS LIMITED.
5. FTP 22-06 SHALL BE MOUNTED BELOW THE FTP 20-06 OR 21-06 SIGN.
6. ACCESSIBLE MARKINGS ARE PER FDOT DESIGN STANDARD INDEX 17346 DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
7. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
8. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.

HANDICAP SIGN AND PARKING DETAIL (TYP.)

N.T.S.

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2803
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

FINAL SITE PLAN

VIVA AT TREASURE COAST WEST
FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=80'
VERT. SCALE:	NA
DRAWING NO.	C1.0
JOB NO.	2021-119

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS

DRAWING INDEX:

LA-1: OVERALL PLAN, LANDSCAPE DATA, & PLANT SCHEDULE

LA-2 - LA-5: DETAIL LANDSCAPE PLANS

LA-6: LANDSCAPE DETAILS & SPECIFICATIONS

TREE REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,556 LF x 10' WIDE
15,560 SF DIV. BY 200 = 78 TREES REQUIRED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
22,820 S.F. DIV. BY 200 = 115 TREES REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
5,640 SF DIV. BY 300 = 19 TREES REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
9,300 SF DIV. BY 300 = 31 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 224,863 S.F
224,863/15 = 14,991 S.F. REQUIRED PLANTING AREA
150 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 393 TREES

PROVIDED TREES

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,556 LF x 10' WIDE
78 TREES PROVIDED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
115 TREES PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
19 TREES PROVIDED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
31 TREES PROVIDED

INTERIOR VEHICULAR USE AREAS = 224,863 S.F
15,000 S.F. REQUIRED PLANTING AREA PROVIDED
150 INTERIOR VUA TREES PROVIDED

TOTAL TREES PROVIDED: 393 TREES

SHRUB REQUIREMENTS

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 761 SHRUBS REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 188 SHRUBS REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 310 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 1,259 SHRUBS

PROVIDED SHRUBS

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
761 SHRUBS PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
192 SHRUBS PROVIDED

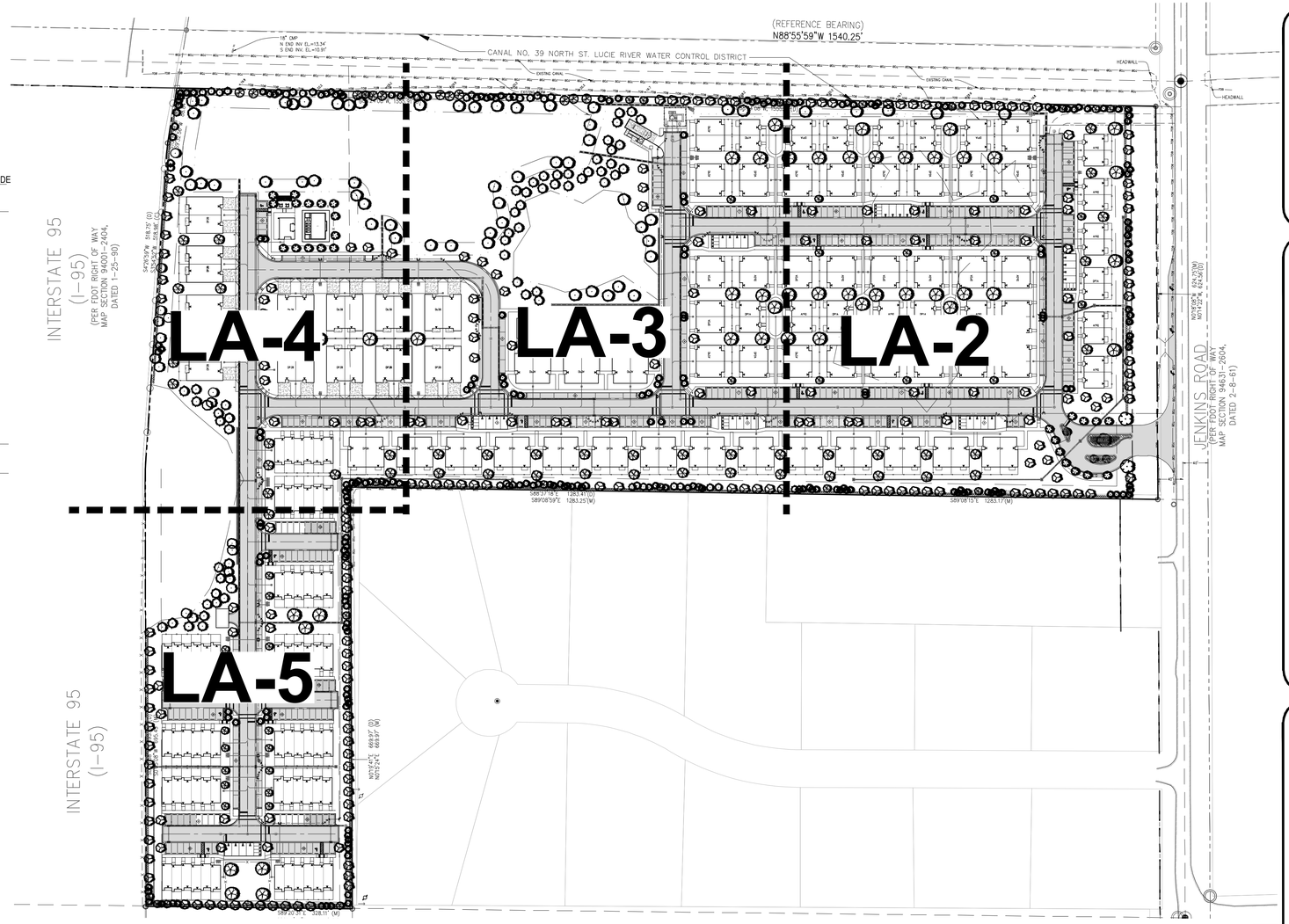
WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
310 SHRUBS PROVIDED

TOTAL SHRUBS PROVIDED: 1,263 SHRUBS

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

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



Total Site Plant Schedule:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	48	Conocarpus erectus	Green Buttonwood	45G	12` HT	6`W	6`CT, SP	Native	2.5" DBH
	42	Pinus elliotti densa	South Florida Slash Pine	FG	12` HT	5`W	SP	Native	2.5" DBH
	209	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
	11	Taxodium distichum	Bald Cypress	45G	12` HT	6`W	4` CT, SP	Native	2.5" DBH
*** EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Pinus elliottii	Slash Pine	Existing to Remain				Native	VARIES 6"-55"
	TBD	Quercus spp	Oak Species	Existing to Remain				Native	VARIES 6"-55"
*** MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Conocarpus erectus	Green Buttonwood	FG	14` HT	8`W	6`CT, STD, SP	Native	6.5" Caliper, 6" DBH
	TBD	Pinus elliotti densa	South Florida Slash Pine	FG	14`-16` HT	6`W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Quercus virginiana	Southern Live Oak	FG	14` HT	6`W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Taxodium distichum	Bald Cypress	FG	14`-16` HT	8`W	SP	Native	6.5" Caliper, 6" DBH

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm	FG	8` GW, 12` CT		SP	Non-native	
	218	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
	28	Wodyetia bifurcata	Single Foxtail Palm	FG	6`GW, 10`CT		SGL, FH, SP	Non-native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	* 89	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea	3G	18" HT	18"W	F	Non-native	
	182	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	1,059	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native	
	22	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native	
	* 57	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	* 35	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	366	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G	18"HT	18" W	F	Non-native	
** SOD	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

*NOT INCLUDED IN PROVIDED PLANT CALCULATIONS; QUANTITIES MAY VARY AT OWNER'S DISCRETION
**MAY BE SUBSTITUTED WITH BAHIA SPECIES
***QUANTITY TO BE DETERMINED PENDING FINALIZED TREE SURVEY & REPORT

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST WEST

City of Fort Pierce, Florida

Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 100'

0 25' 50' 200'

LA-1

LA-2 Plant Legend:

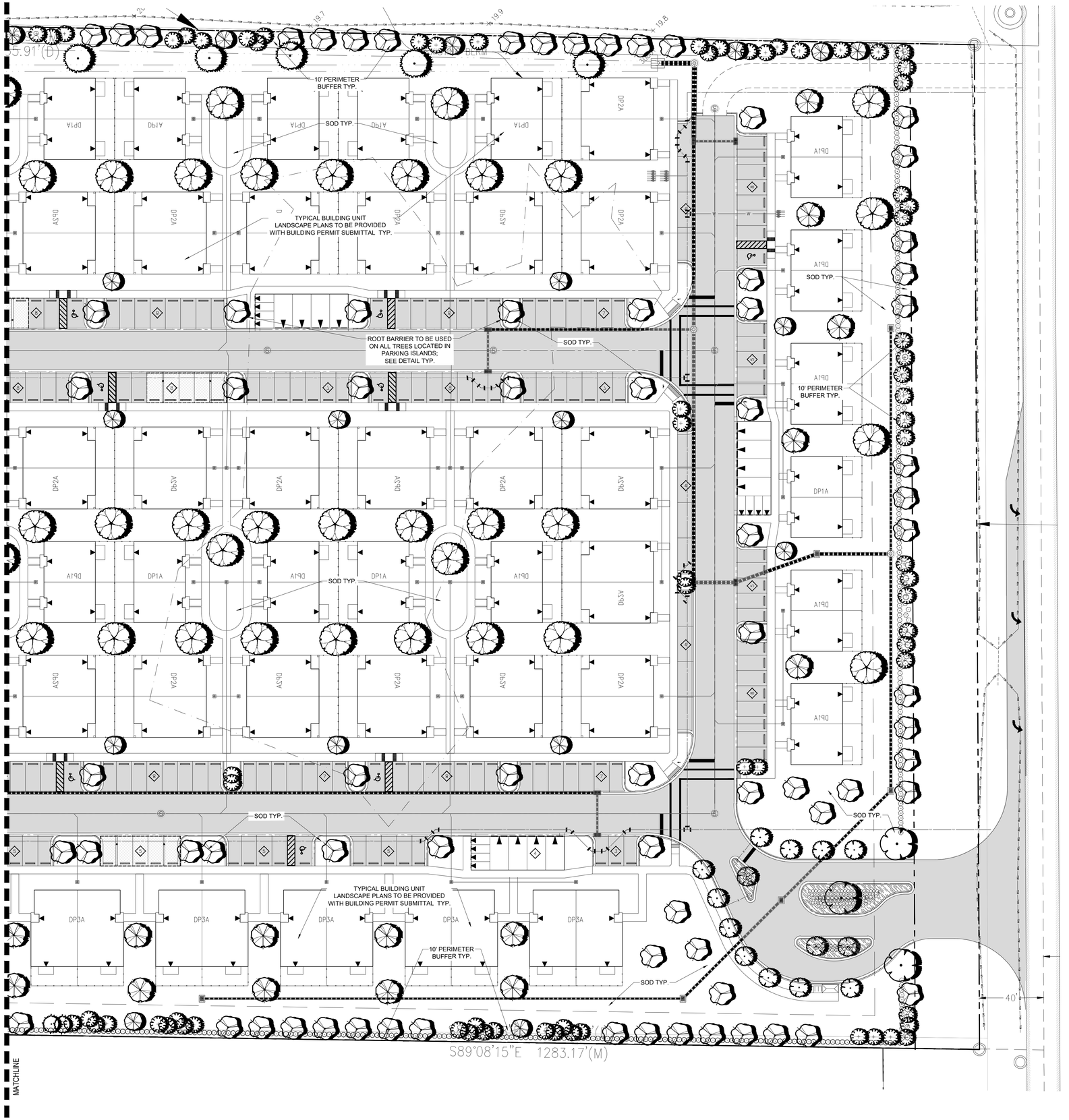
TREES	QTY	BOTANICAL NAME	COMMON NAME
	17	Conocarpus erectus	Green Buttonwood
	2	Pinus elliotti densa	South Florida Slash Pine
	75	Quercus virginiana	Southern Live Oak

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Conocarpus erectus	Green Buttonwood
	TBD	Quercus virginiana	Southern Live Oak
	TBD	Taxodium distichum	Bald Cypress

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm
	72	Sabal palmetto	Sabal Palm
	14	Wodyetia bifurcata	Single Foxtail Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	89	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea
	182	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum
	183	Clusia guttifera	Small Leaf Clusia
	22	Hamelia patens 'Compacta'	Dwarf Firebush
	57	Muhlenbergia capillaris	Pink Muhly Grass
	35	Tripsacum dactyloides	Fakahatchee Grass

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	366	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa



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CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST WEST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

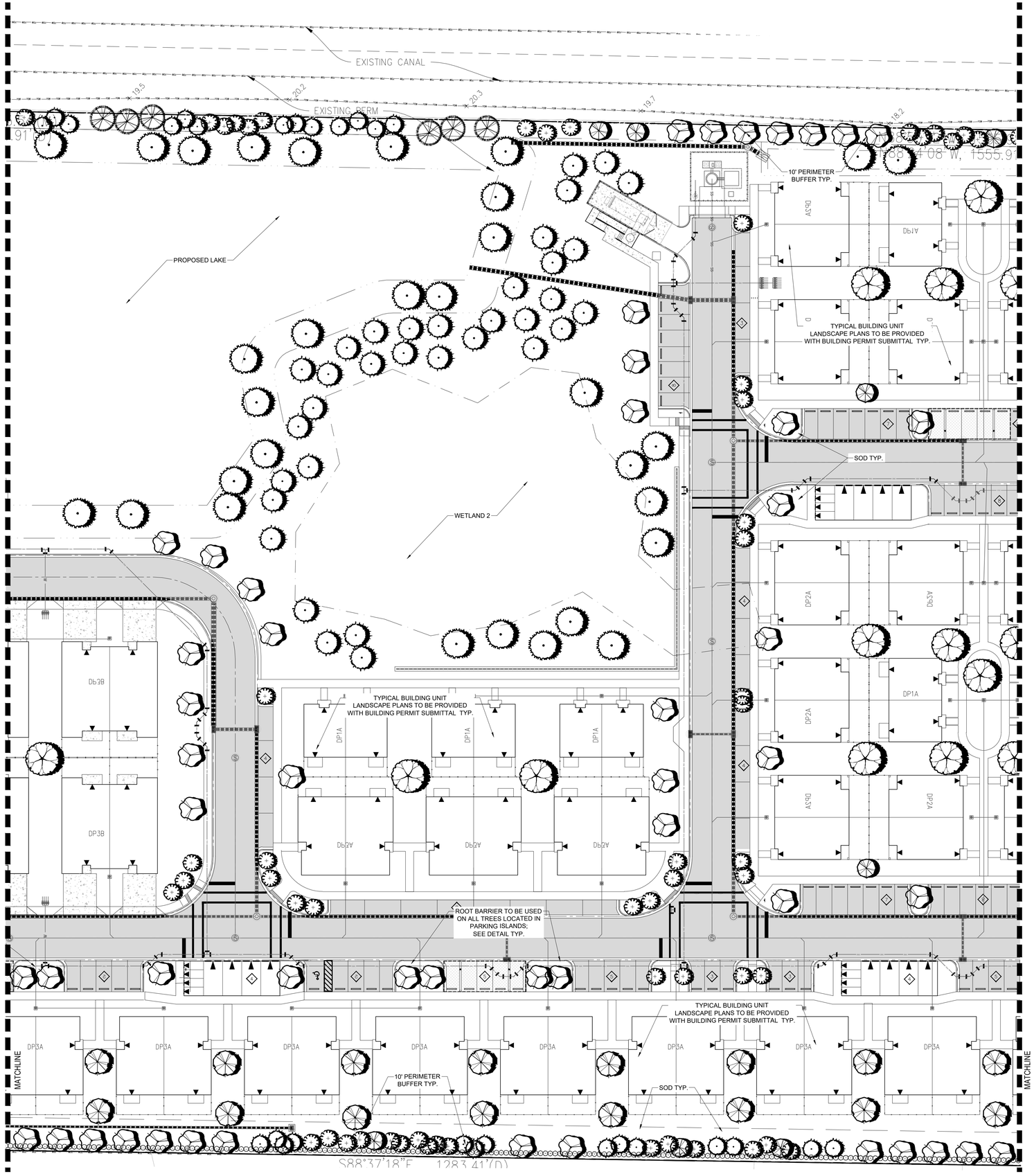
SCALE: 1" = 30'

0 15' 30' 60'

LA-2

LA-3 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER
	8	Conocarpus erectus	Green Buttonwood	45G
	27	Pinus elliotti densa	South Florida Slash Pine	FG
	51	Quercus virginiana	Southern Live Oak	45G
	6	Taxodium distichum	Bald Cypress	45G
MITIGATION TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**
	TBD	Conocarpus erectus	Green Buttonwood	FG
	TBD	Pinus elliotti densa	South Florida Slash Pine	FG
	TBD	Quercus virginiana	Southern Live Oak	FG
	TBD	Taxodium distichum	Bald Cypress	FG
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**
	58	Sabal palmetto	Sabal Palm	FG
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**
	206	Clusia guttifera	Small Leaf Clusia	3G



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VIVA AT TREASURE COAST WEST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-3

LA-4 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME
	2	Conocarpus erectus	Green Buttonwood
	13	Pinus elliotti densa	South Florida Slash Pine
	22	Quercus virginiana	Southern Live Oak
	5	Taxodium distichum	Bald Cypress

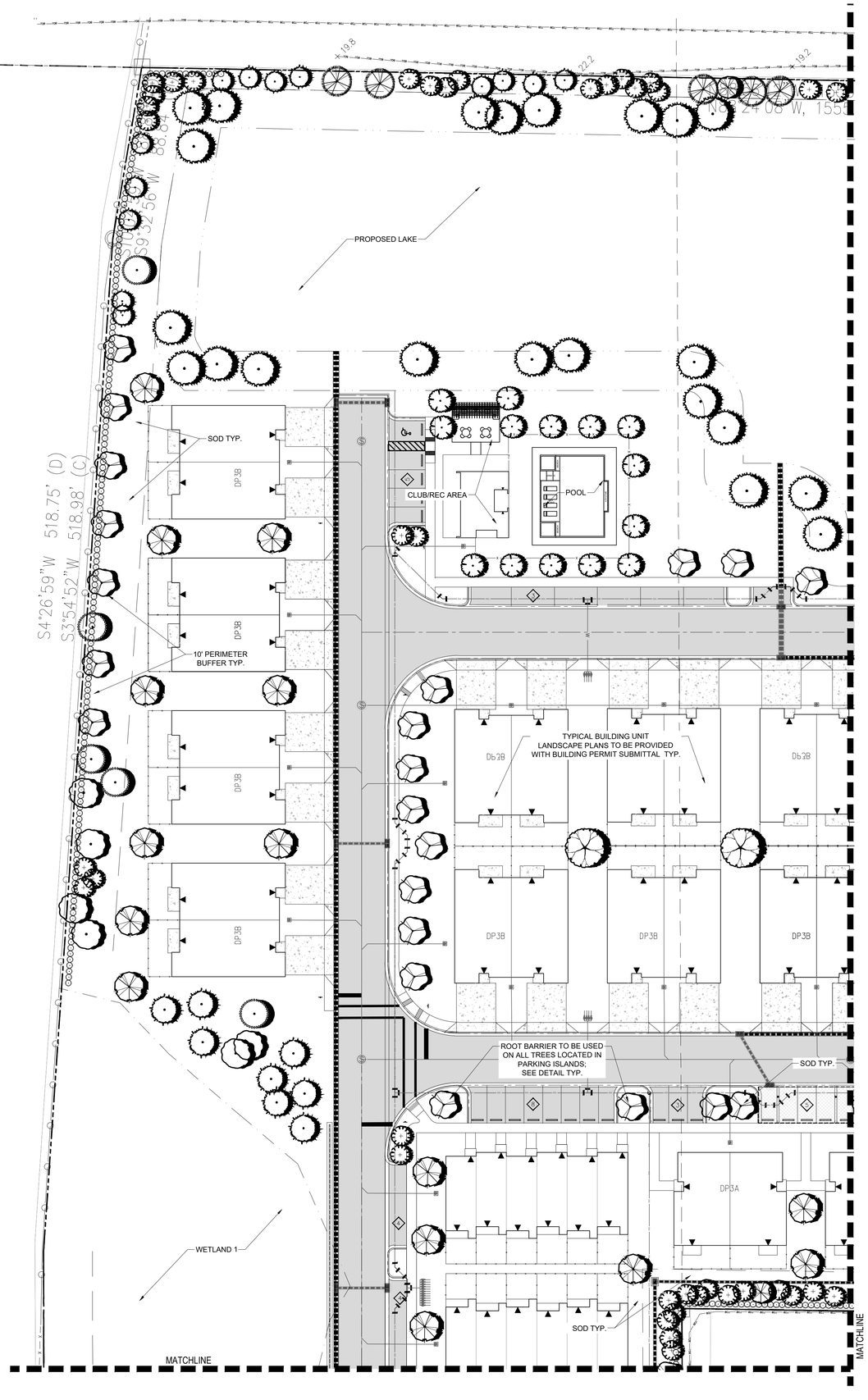
EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Pinus elliottii	Slash Pine
	TBD	Quercus spp	Oak Species

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Conocarpus erectus	Green Buttonwood
	TBD	Pinus elliotti densa	South Florida Slash Pine
	TBD	Quercus virginiana	Southern Live Oak
	TBD	Taxodium distichum	Bald Cypress

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	39	Sabal palmetto	Sabal Palm
	14	Wodyetia bifurcata	Single Foxtail Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	209	Clusia guttifera	Small Leaf Clusia

INTERSTATE 95
(I-95)
(PER FDOT RIGHT OF WAY
MAP SECTION 94001-2404,
DATED 1-25-90)



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LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
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1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST WEST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

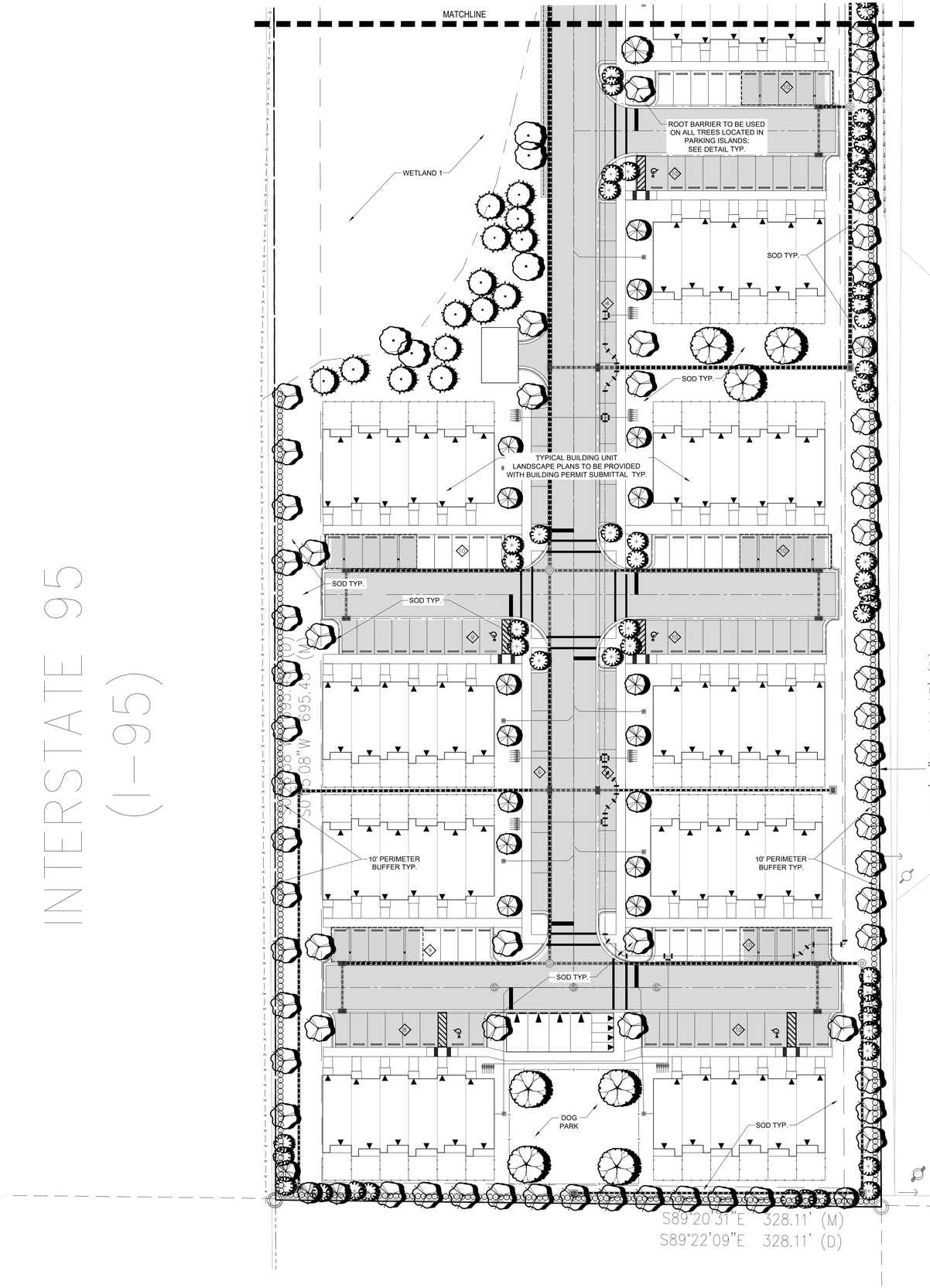
SCALE: 1" = 30'

0 15' 30' 60'

LA-4

LA-5 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME
	21	Conocarpus erectus	Green Buttonwood
	61	Quercus virginiana	Southern Live Oak
EXISTING TREES TO REMAIN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	TBD	Quercus spp	Oak Species
MITIGATION TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	TBD	Conocarpus erectus	Green Buttonwood
	TBD	Pinus elliotti densa	South Florida Slash Pine
	TBD	Quercus virginiana	Southern Live Oak
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	51	Sabal palmetto	Sabal Palm
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	464	Clusia guttifera	Small Leaf Clusia



Project Team

Landscape Architect:

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NORTH

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LA-5

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil];
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

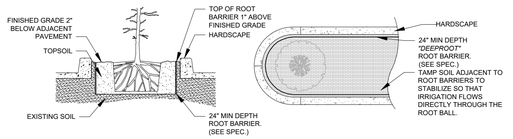
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the resposnibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

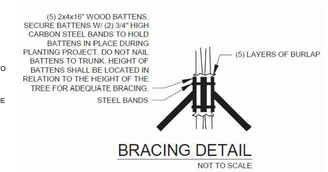
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



BRACING DETAIL
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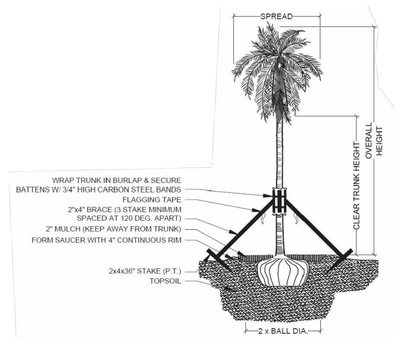
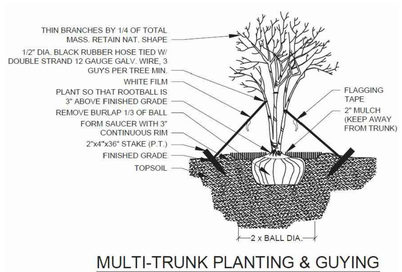


PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
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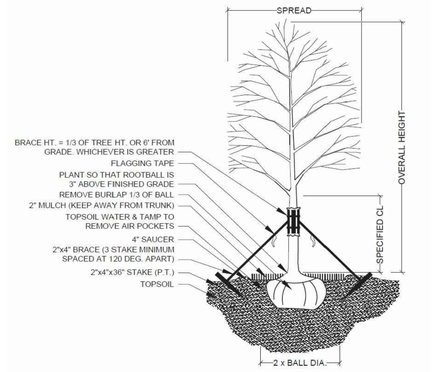

TREE PLANTING & STAKING
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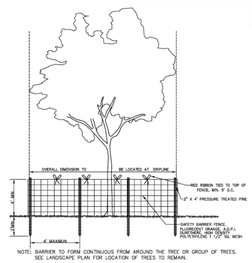
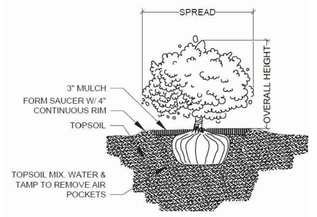


TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

Project Team

Landscape Architect:

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VIVA AT TREASURE COAST WEST
City of Fort Pierce, Florida

Details & Specifications

Revisions

Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

LA-6

MANUFACTURE & INSTALL ONE (1) DOUBLE FACED, ILLUMINATED GROUND SIGN.

MAIN STRUCTURE - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE TEXTURED. MAIN ID CABINET TO BE ALL ALUMINUM OVER INTERNAL ANGLE FRAME WITH TEXTURED FINISH.”VIVA COMMUNITES” COPY TO BE FACE ILLUMINATED CHANNEL LETTERS. “AT TREASURE COAST” AND SWOOSH TO BE ROUTED OUT OF FACES AND BACKED WITH .125 FLAT WHITE PLEX, HAVING VINYL APPLIED FIRST SURFACE. DECORATIVE STRIPES TO BE VINYL APPLIED FIRST SURFACE AND MASKED.

LOWER INFORMATIONAL CABINET TO BE ALL ALUMINUM OVER INTERNAL ANGLE FRAME WITH 2” ANGLE FACE RETAINERS. FINISH TO BE TEXTURED. FACES TO BE .187 FLAT WHITE POLYCARBONATE WITH VINYL APPLIED FIRST SURFACE.

COLUMN - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, TO RECEIVE FAUX STONE PANELING. CAP TO BE FABRICATED ALUM WITH TEXTURED FINISH.

TO BE ILLUMINATED USING WHITE (7000k) LED’s.

NOTE: COLORS T.B.D.

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Ground						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Viva TCW	22-0119 01 A	2/25/2022					
CONTACT:	PHONE:	E-MAIL:	SCALE: 3/8” = 1’-0”				
ADDRESS: Viva Communities at Treasure Coast West	FILEPATH: F:\grfx\V Jobs\Viva Treasure Coast\Fort Pierce, Jenkins Rd\E\22-0119, West Package\Drawings\22-0019 01 A Viva TCW - Ground Sign.cdr					SHEET 1 of 1	

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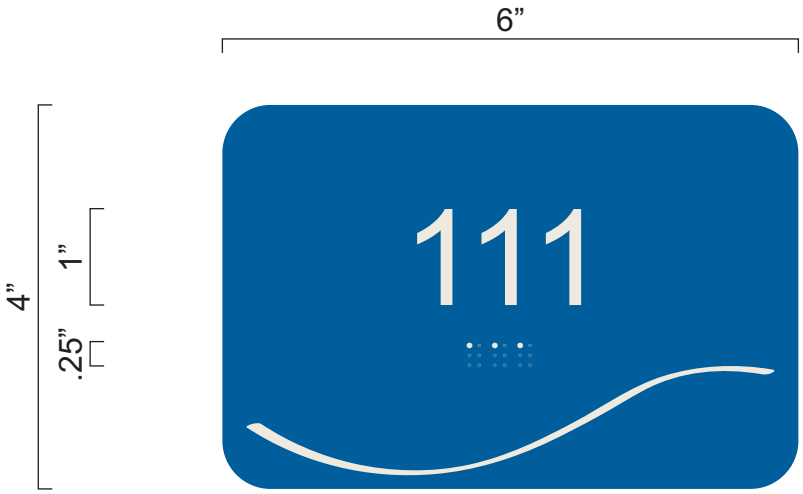

Unit ID Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

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ISA MEMBER

UL REGISTERED FIRM REG#: E216325

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Unit ID						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Viva Apts	21-0757 02 A	10/11/2021					
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/2” = 1”	
ADDRESS:		FILEPATH:					
Viva Communities at Treasure Coast West		Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr				SHEET 2 of 12	

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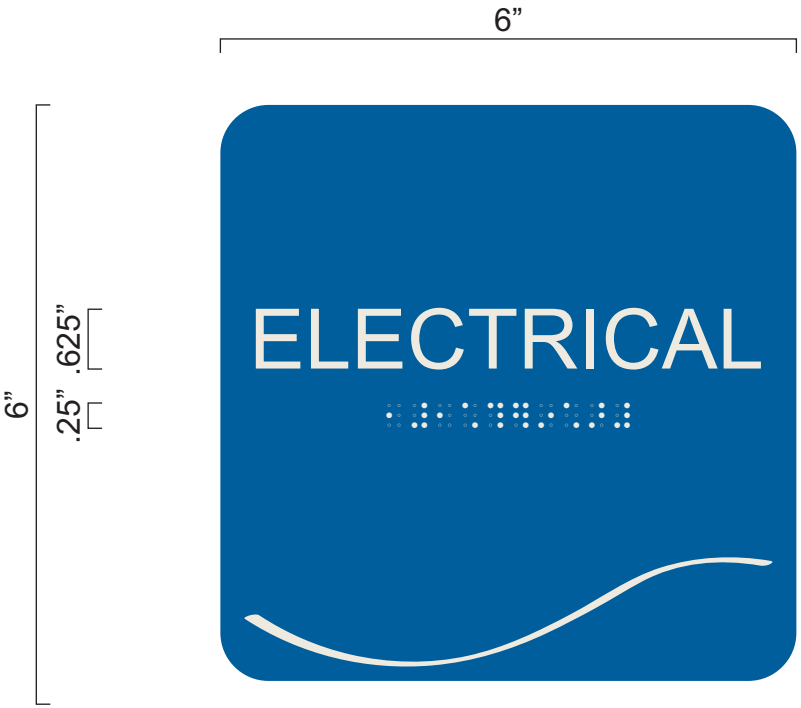

Room ID Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

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ISA MEMBER

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: Room ID					PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 03 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION	
CONTACT:	PHONE:	E-MAIL:	SCALE: 1/2” = 1”			
ADDRESS: Viva Communities at Treasure Coast West	FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 3 of 12

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Amenities Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

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ISA MEMBER

UL REGISTERED FIRM REG#: E216325

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: Amenities					PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 04 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION	
CONTACT:	PHONE:	E-MAIL:	SCALE: 1/2" = 1"			
ADDRESS: Viva Communities at Treasure Coast West	FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 4 of 12

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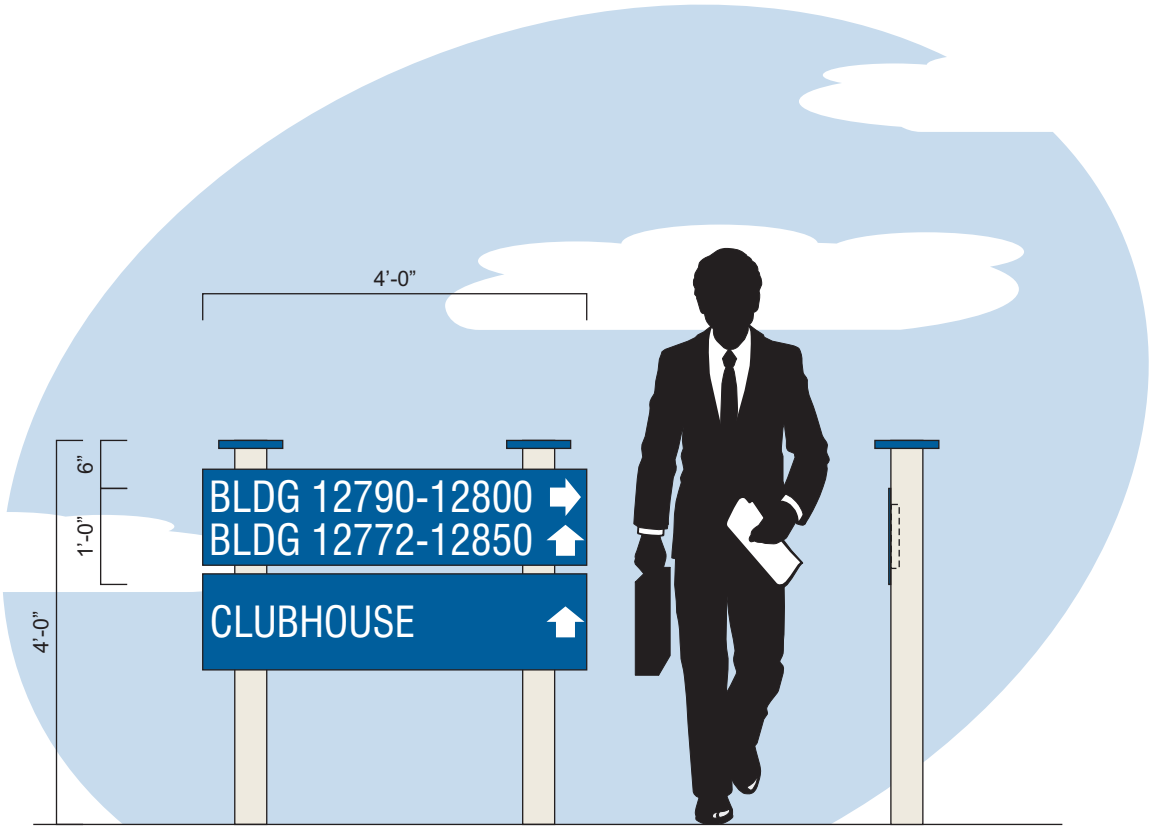

Wayfinding Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: Wayfinding					PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 05 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION	
CONTACT:	PHONE:	E-MAIL:	SCALE: 1/2" = 1'-0"			
ADDRESS: Viva Communities at Treasure Coast West	FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 5 of 12

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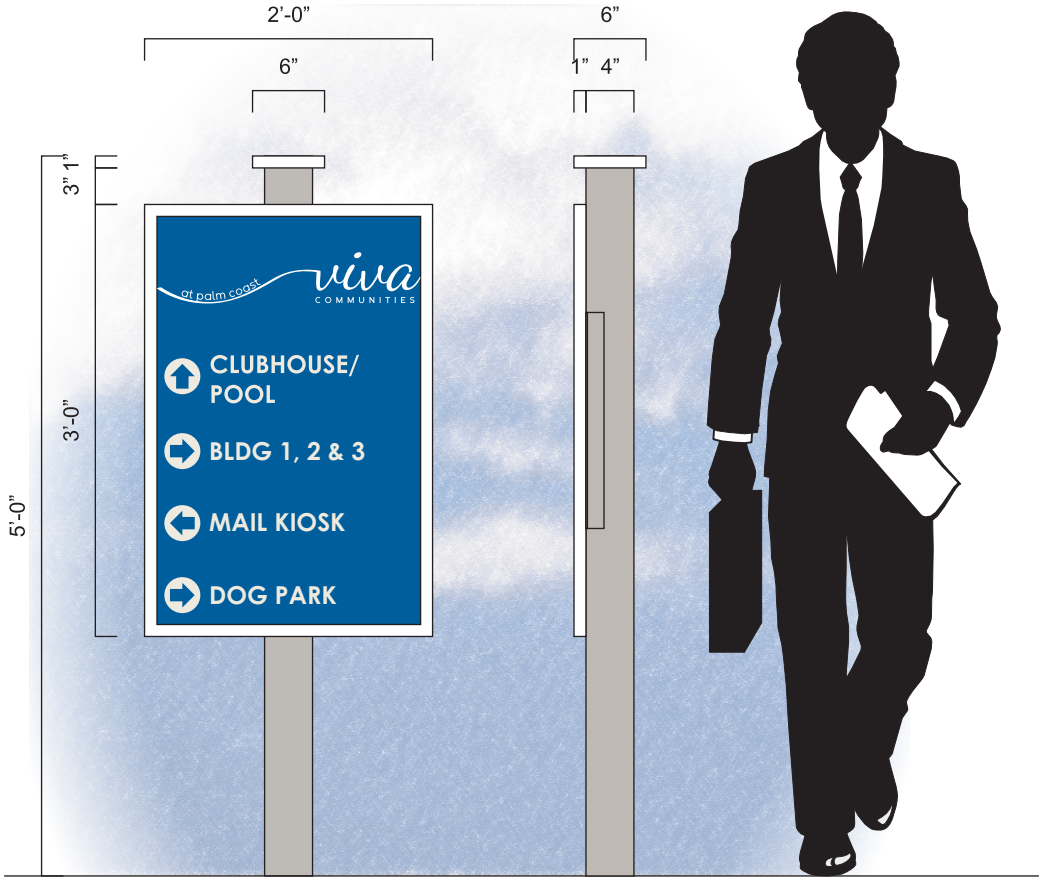

Directional Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Directional						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Viva Apts	21-0757 06 A	10/11/2021					
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/2" = 1'-0"	
ADDRESS: Viva Communities at Treasure Coast West		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr				SHEET 6 of 12	

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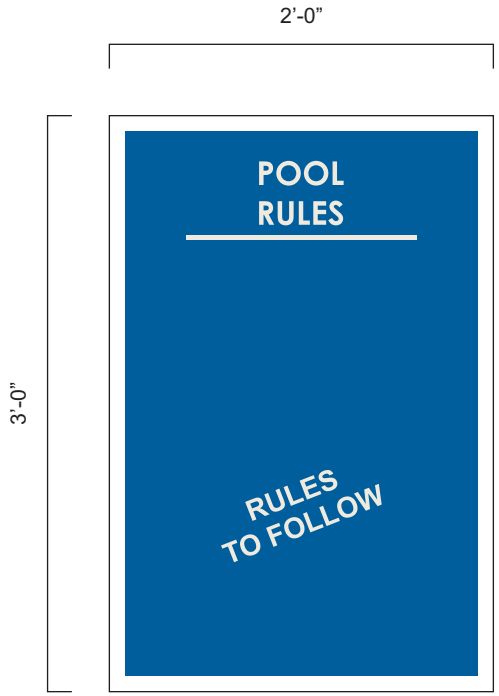

Rules Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: Rules						PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 07 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION		
CONTACT:	PHONE:	E-MAIL:				SCALE: 1" = 1'-0"	
ADDRESS: Viva Communities at Treasure Coast West		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr				SHEET 7 of 12	

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2'-0"

8"

0000

Bldg Address Concept

LEE DESIGNS

3300 PALM AVENUE, FT. MYERS, FL 33901

PHONE: 239.278.4245

FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Address						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Viva Apts	21-0757 08 A	10/11/2021					
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/4" = 1"	
ADDRESS: Viva Communities at Treasure Coast West		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr				SHEET 8 of 12	

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6”

9”

ICOF Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

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ISA MEMBER

UL REGISTERED FIRM REG#: E216325

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
ICOF						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Viva Apts	21-0757 09 A	10/11/2021					
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/2” = 1”	
ADDRESS: Viva Communities at Treasure Coast West		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr				SHEET 9 of 12	

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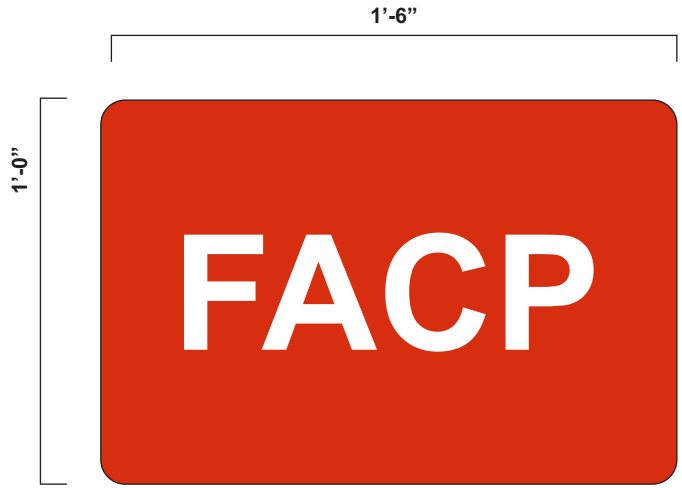

FACP

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: FACP					PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 10 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION	
CONTACT:	PHONE:	E-MAIL:			SCALE: 1” = 1’-0”	
ADDRESS: Viva Communities at Treasure Coast West		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr				SHEET 10 of 12

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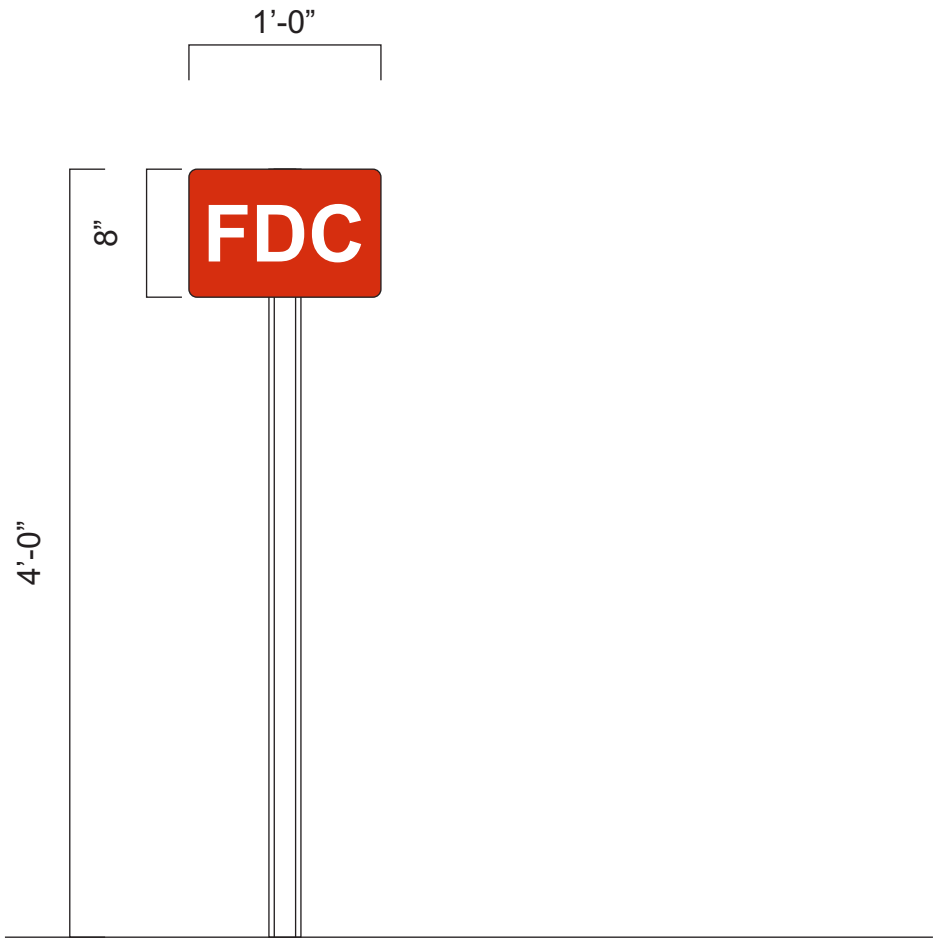

FDC

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

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ISA MEMBER

UL REGISTERED FIRM REG#: E216325

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CUSTOMER APPROVAL:

SIGNATURE _____ DATE _____

JOB DESCRIPTION: FDC					PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 11 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION	
CONTACT:	PHONE:	E-MAIL:	SCALE: 1” = 1’-0”			
ADDRESS: Viva Communities at Treasure Coast West	FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 11 of 12

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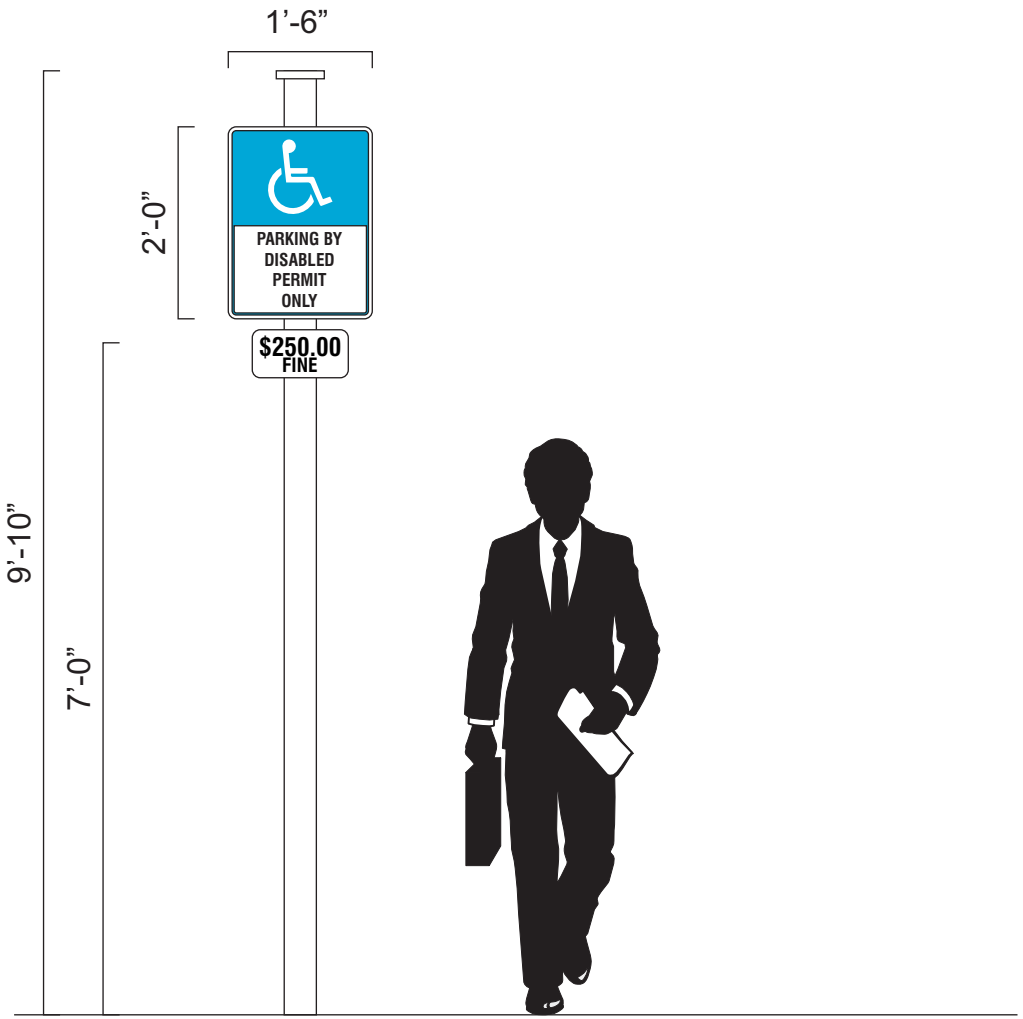

HC Parking

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

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CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: HC Parking					PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 12 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION	
CONTACT:	PHONE:	E-MAIL:	SCALE: 1” = 1’-0”			
ADDRESS: Viva Communities at Treasure Coast West	FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 12 of 12

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TEG DEVELOPERS

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DEVELOPERS

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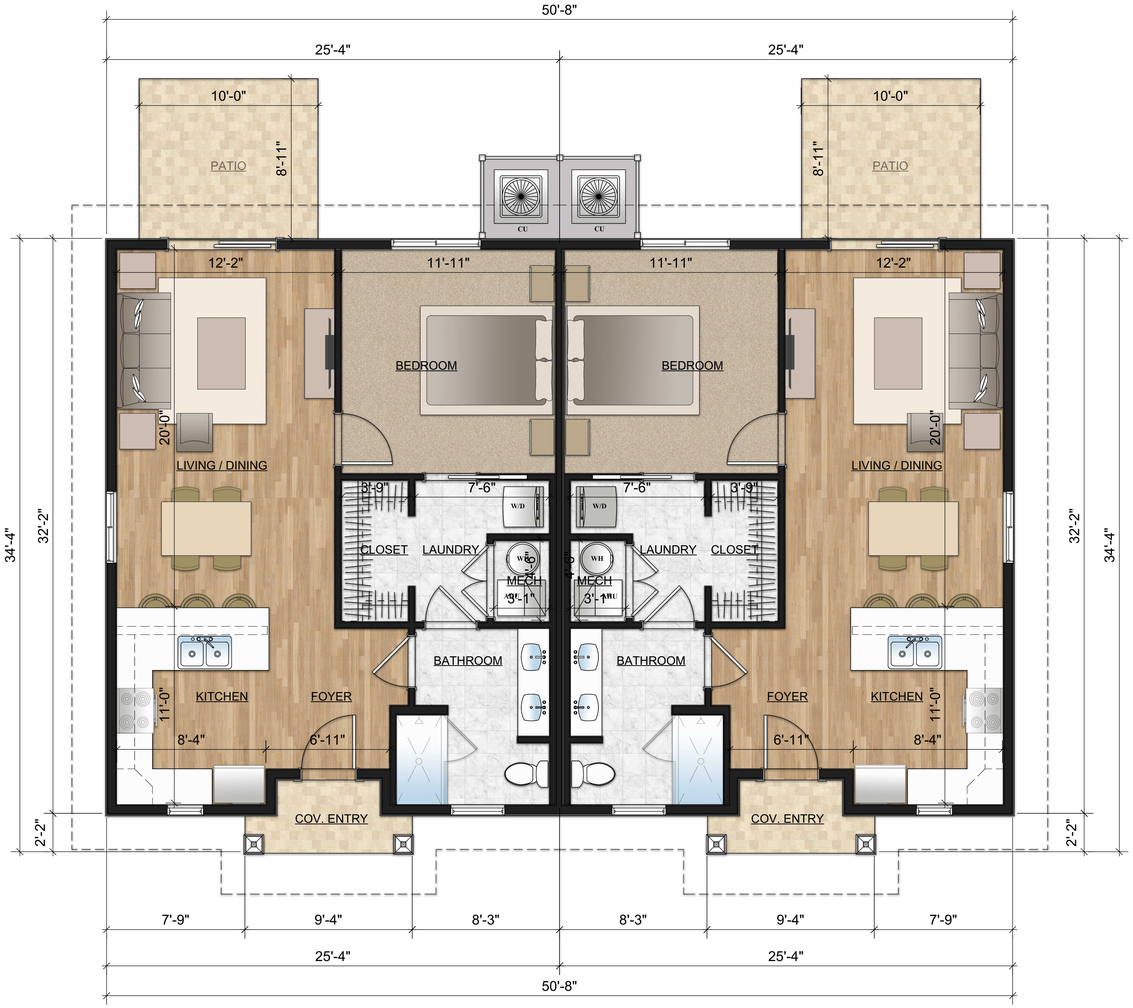
TEG DEVELOPERS



TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST WEST

3037 S. JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

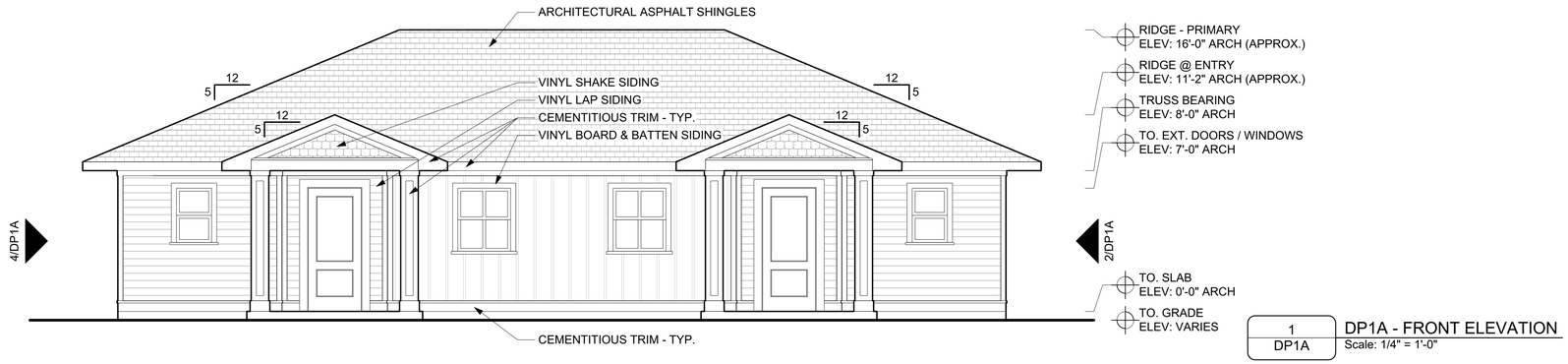
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

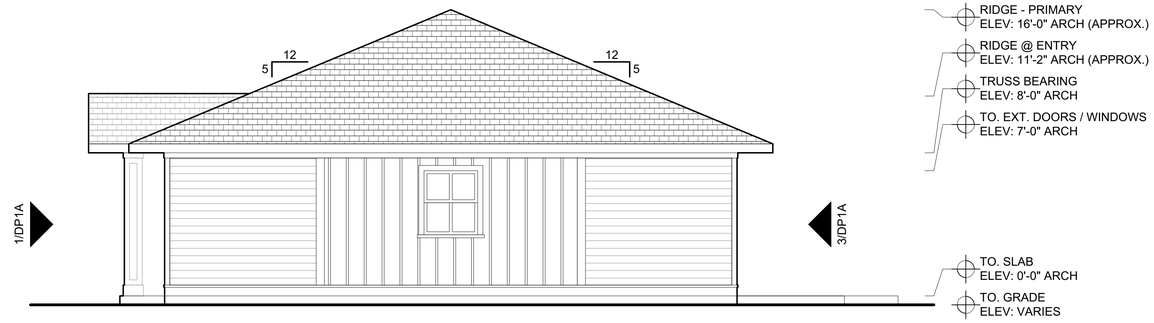
Project ID
1038

Sheet Title
ONE BEDROOM
DUPLEX

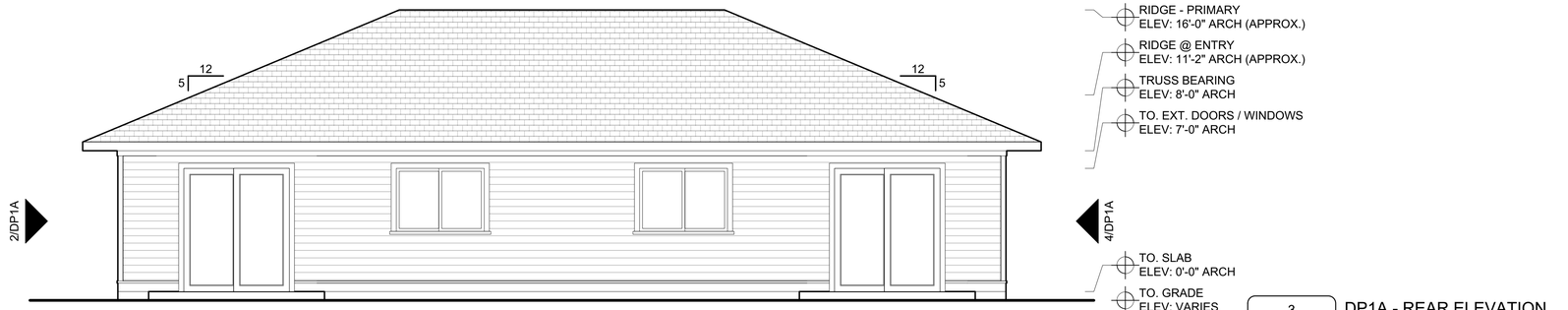
Sheet No.
DP1A



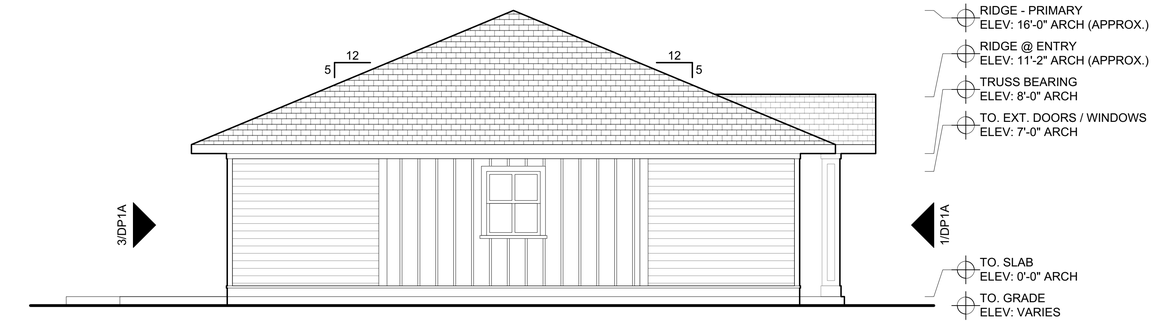
1 DP1A — DP1A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 DP1A — DP1A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 DP1A — DP1A - REAR ELEVATION
Scale: 1/4" = 1'-0"



4 DP1A — DP1A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST WEST

3037 S. JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer
TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

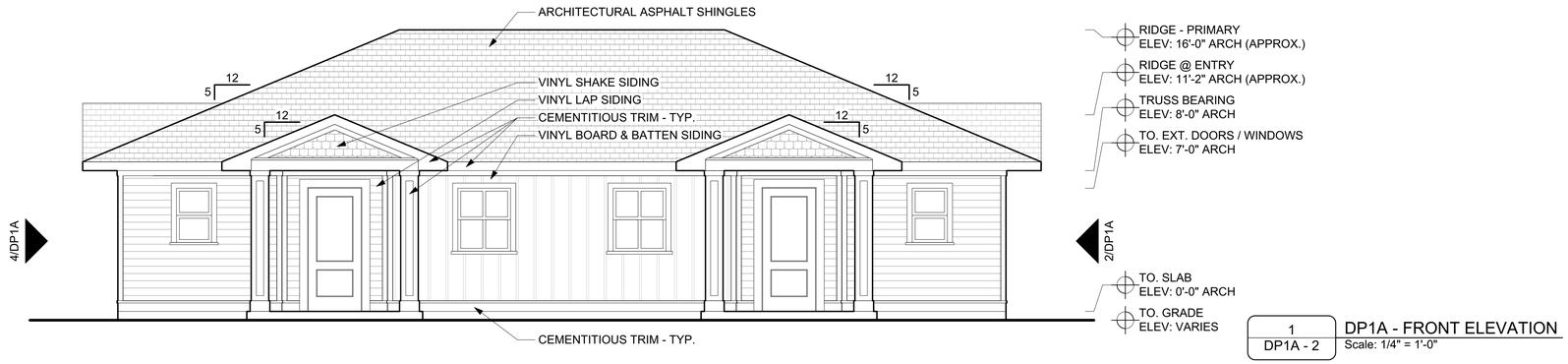
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

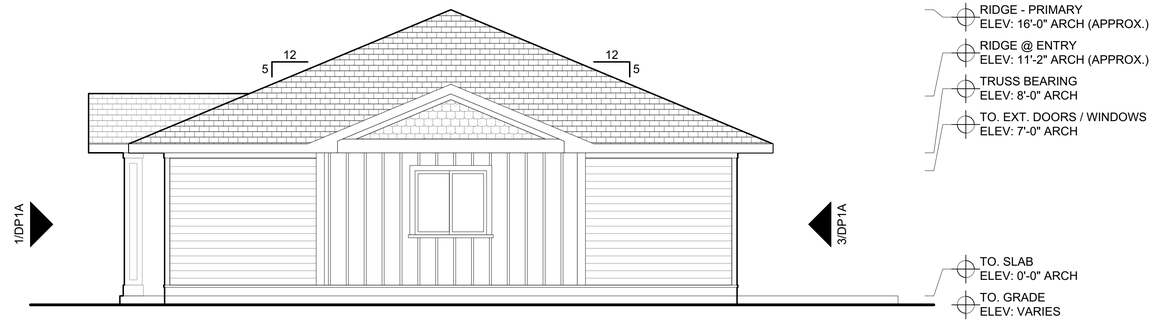
Project ID
1038

Sheet Title
ONE BEDROOM
DUPLEX

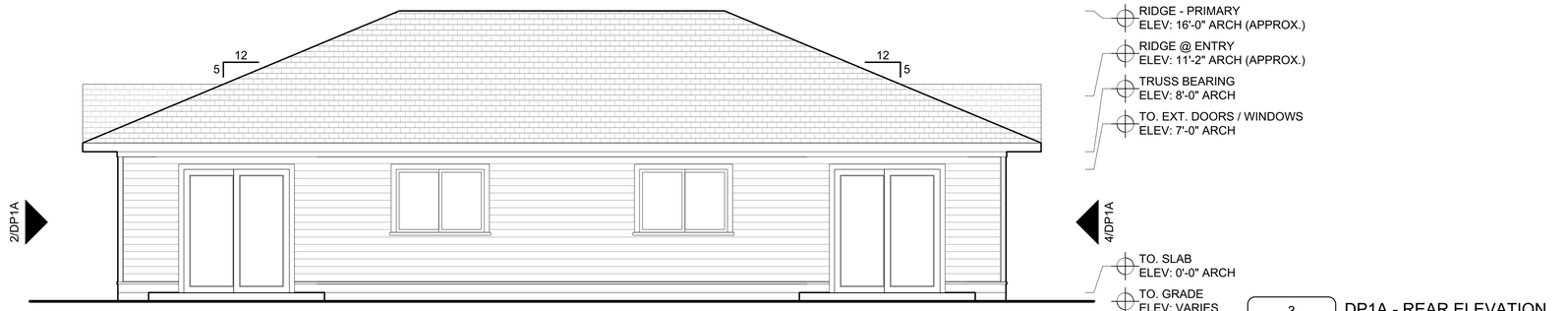
Sheet No.
DP1A



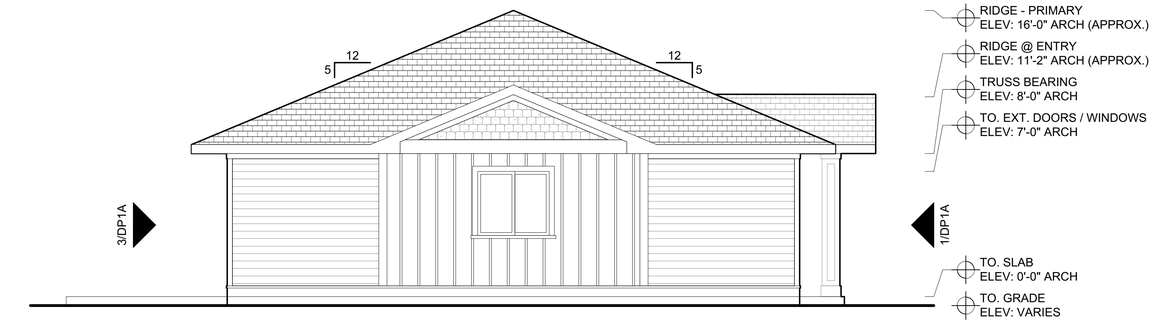
1 DP1A - 2 — DP1A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 DP1A - 2 — DP1A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 DP1A - 2 — DP1A - REAR ELEVATION
Scale: 1/4" = 1'-0"



4 DP1A - 2 — DP1A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST WEST

3037 S. JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1038

Sheet Title
ONE BEDROOM
DUPLEX - ALT.

Sheet No.
DP1A - 2

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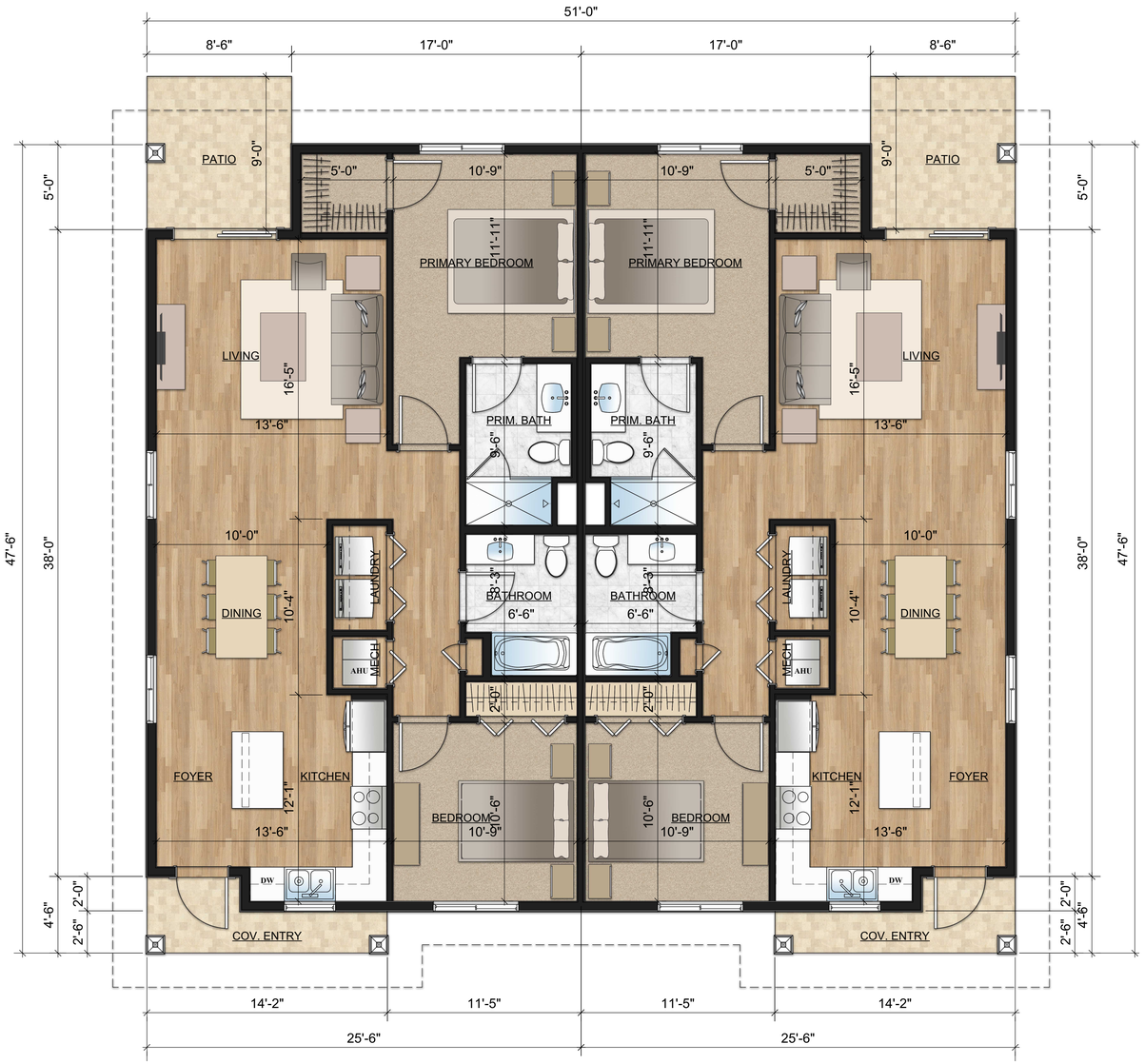

VIVA COMMUNITIES
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FORT PIERCE, FL 34981

Project Title

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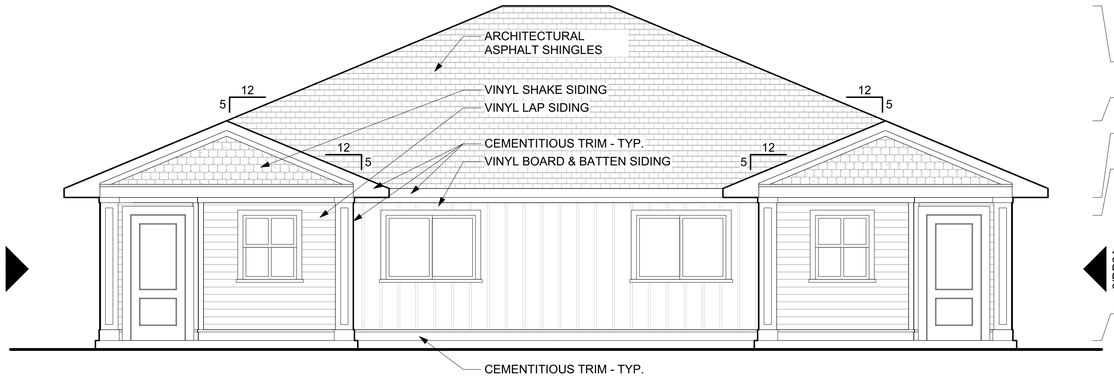
Sheet Title

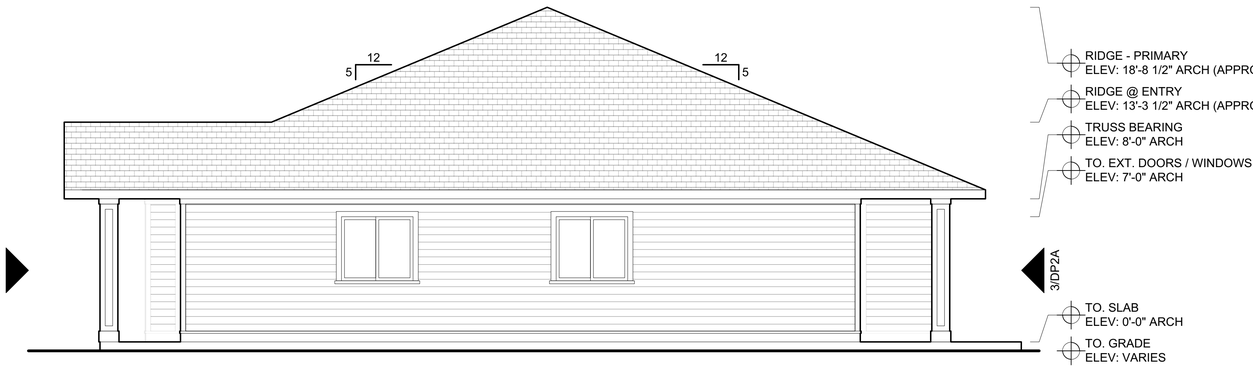
TWO BEDROOM
DUPLEX

Sheet No.

DP2A



1 DP2A — DP2A - FRONT ELEVATION
Scale: 1/4" = 1'-0"

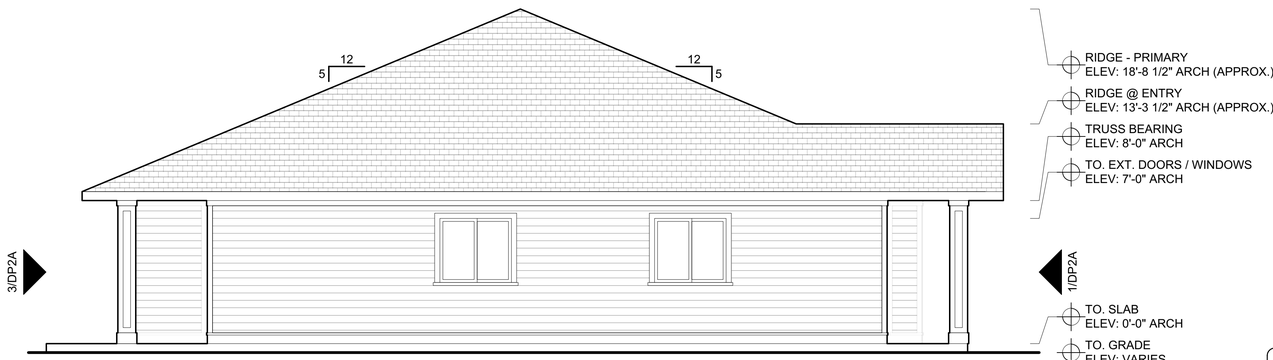


SEE 1/DP2A FOR MATERIAL DESGNATIONS

2 DP2A — DP2A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP2A FOR MATERIAL DESGNATIONS

3 DP2A — DP2A - REAR ELEVATION
Scale: 1/4" = 1'-0"



SEE 1/DP2A FOR MATERIAL DESGNATIONS

4 DP2A — DP2A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

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VIVA COMMUNITIES
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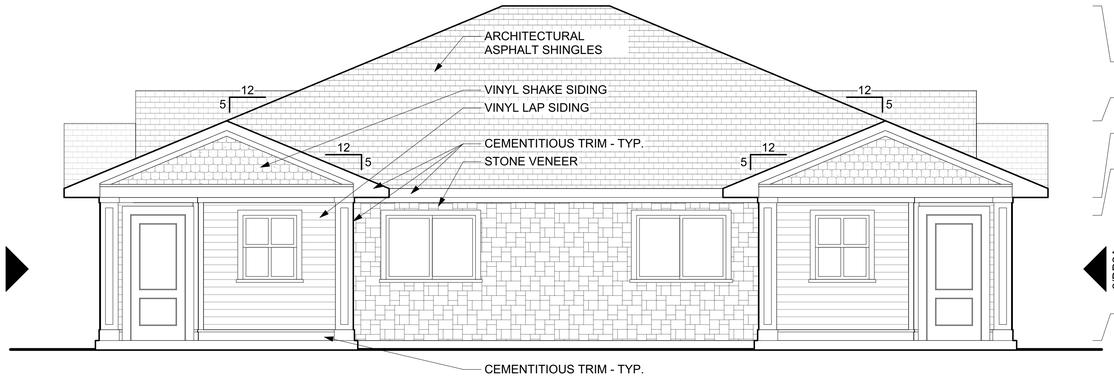
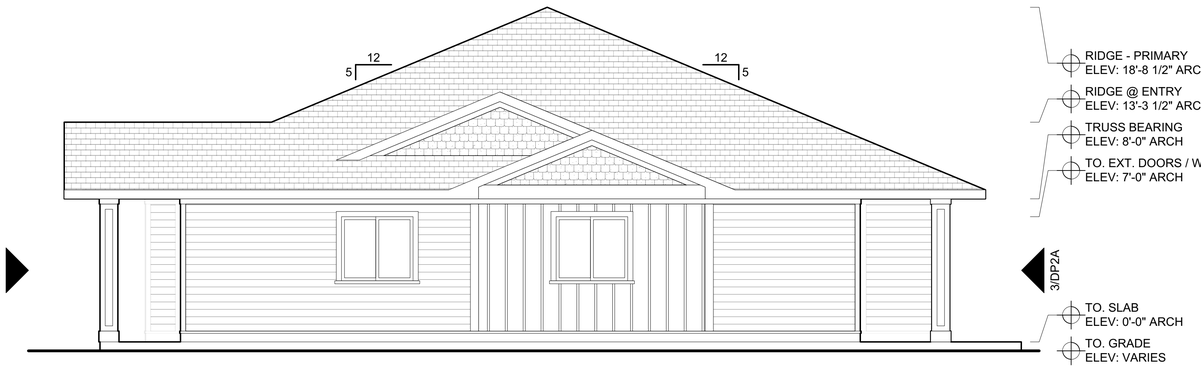
Sheet Title
TWO BEDROOM
DUPLEX

Sheet No.
DP2A

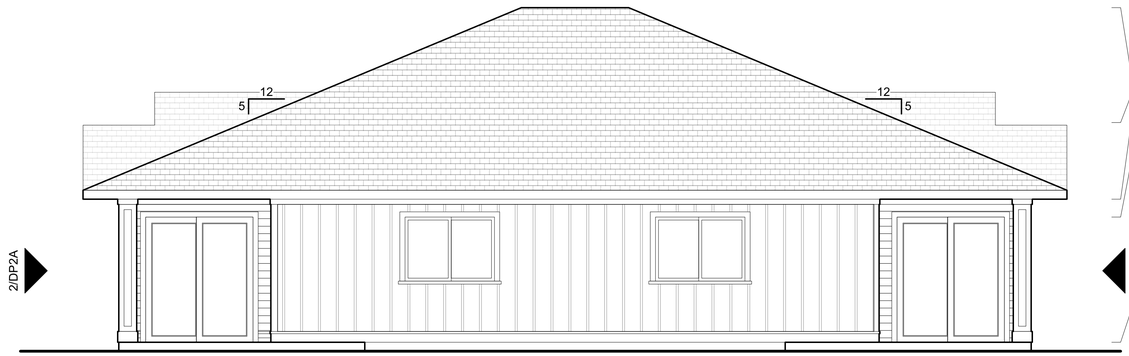


1 / DP2A - 2 — DP2A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



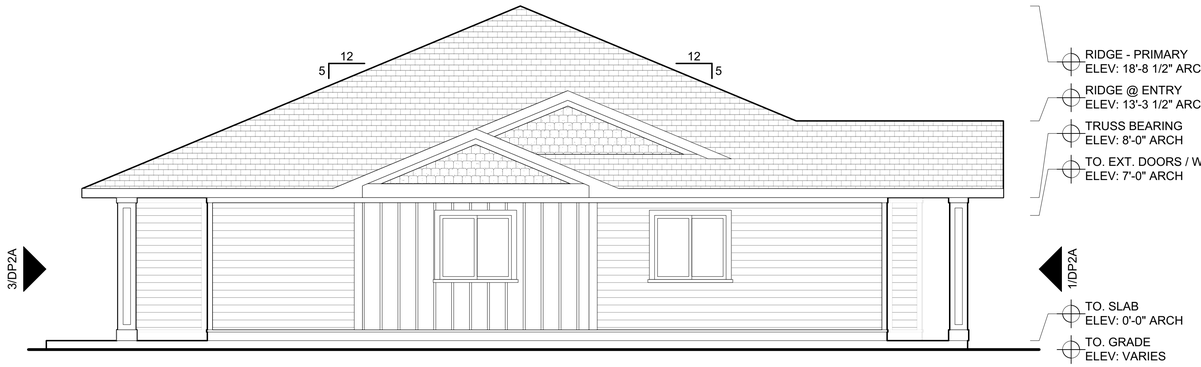
SEE 1/DP2A-ALT 1 FOR MATERIAL DESGNATIONS

2 / DP2A - 2 — DP2A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



SEE 1/DP2A-ALT 1 FOR MATERIAL DESGNATIONS

3 / DP2A - 2 — DP2A - REAR ELEVATION
Scale: 1/4" = 1'-0"



SEE 1/DP2A-ALT 1 FOR MATERIAL DESGNATIONS

4 / DP2A - 2 — DP2A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST WEST

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FORT PIERCE, FL 34981

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Sheet Title
TWO BEDROOM
DUPLEX - ALT

Sheet No.
DP2A - 2

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VIVA COMMUNITIES
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Date	Reviewed By

Project ID
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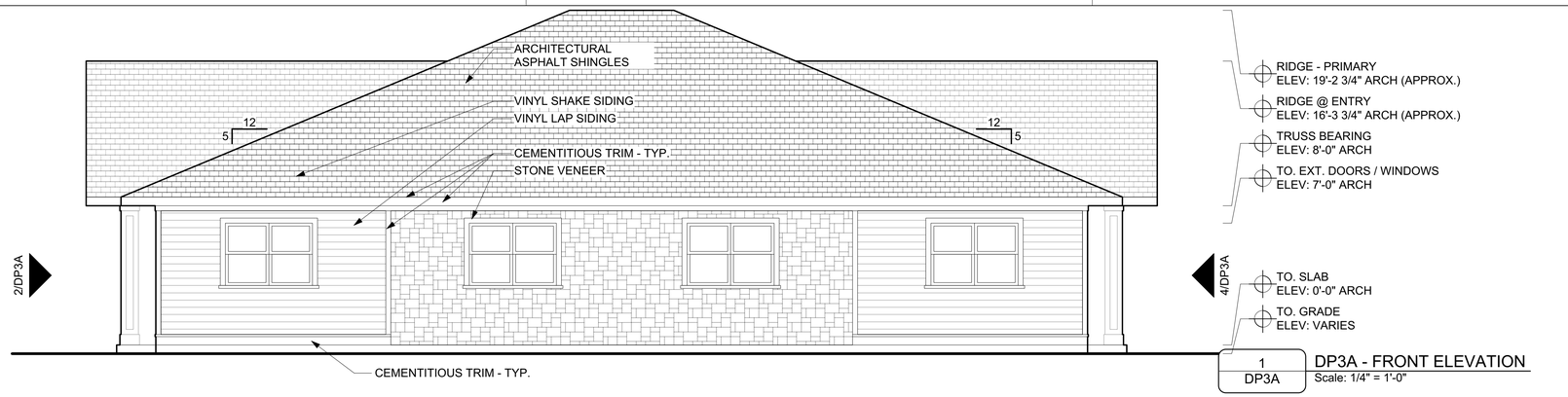
Sheet Title
THREE BEDROOM DUPLEX

Sheet No.
DP3A



RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

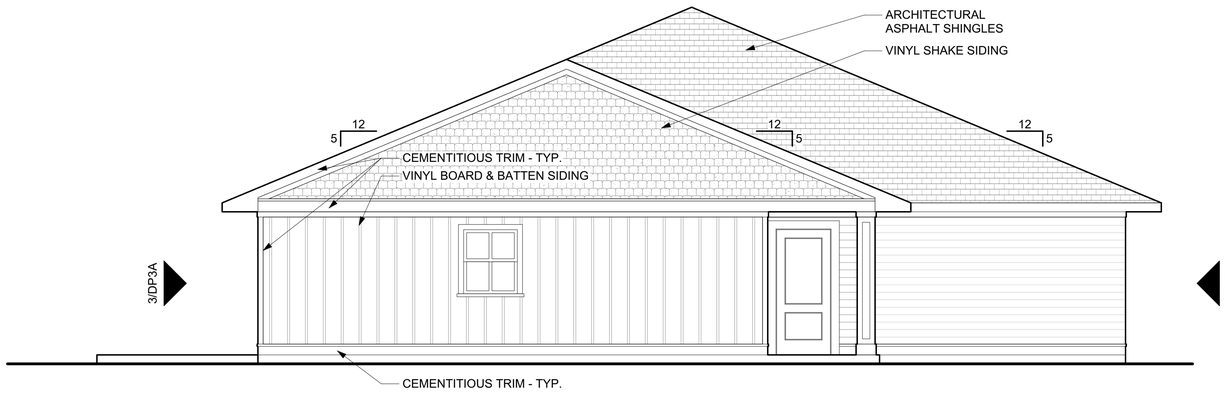
TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

1 DP3A — DP3A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



SEE 1/DP3A FOR MATERIAL DESGNATIONS

RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

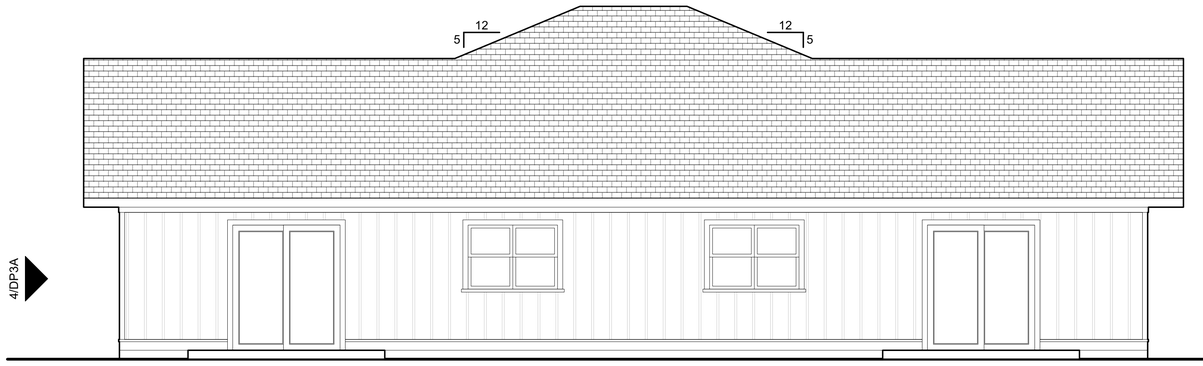
TO. EXT. DOORS
ELEV: 7'-0" ARCH

TO. EXT. WINDOWS
ELEV: 6'-8" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

2 DP3A — DP3A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

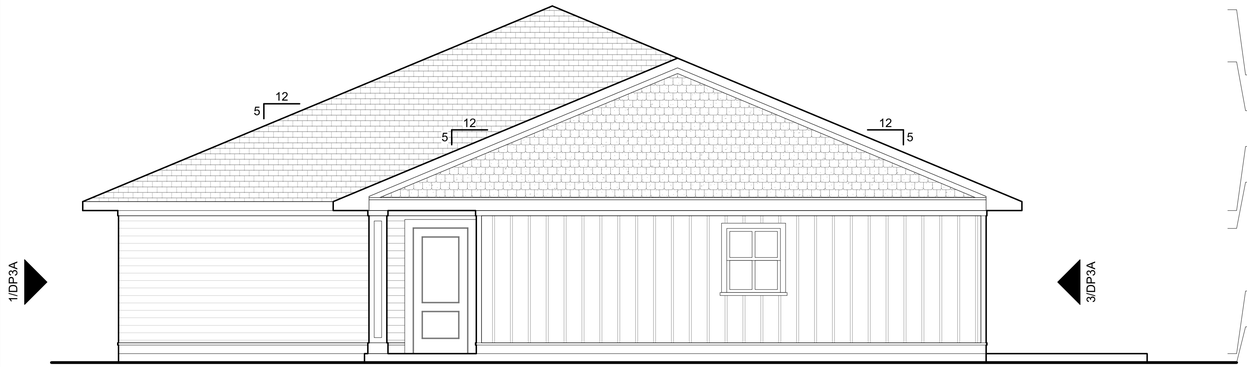
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

3 DP3A — DP3A - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEE 1&2/DP3A FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

4 DP3A — DP3A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1&2/DP3A FOR MATERIAL DESGNATIONS

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST WEST

3037 S. JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

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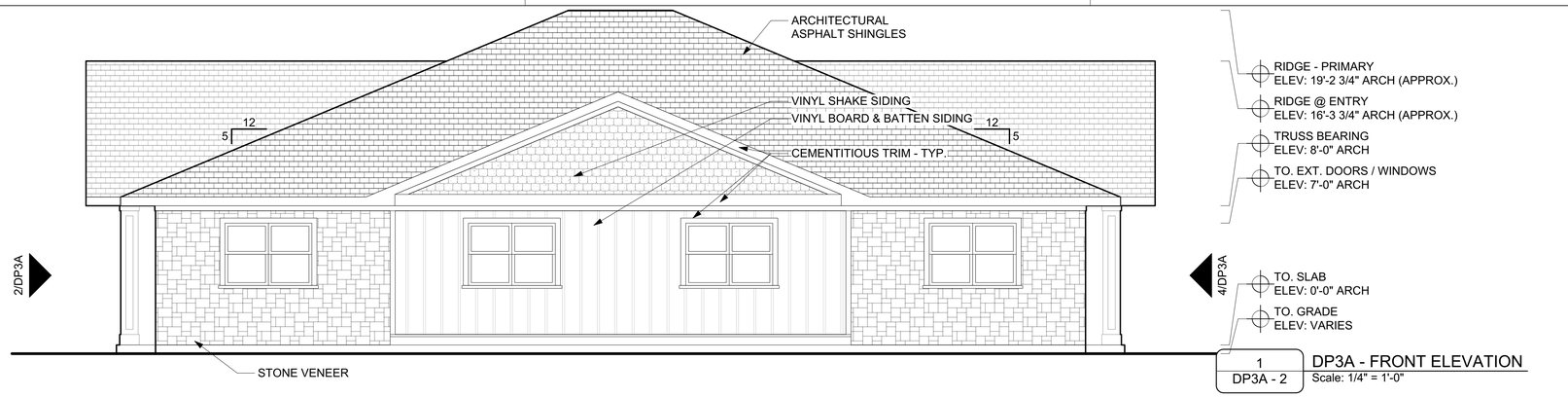
Date	Reviewed By

Project ID
1038

Sheet Title
THREE BEDROOM
DUPLEX

Sheet No.
DP3A



RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

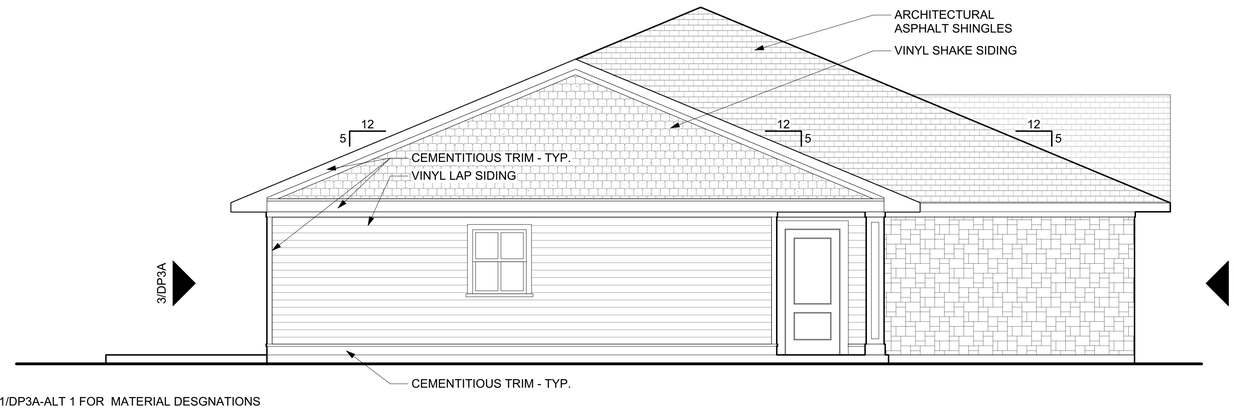
TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

1 / DP3A - 2 — DP3A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



SEE 1/DP3A-ALT 1 FOR MATERIAL DESGNATIONS

RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

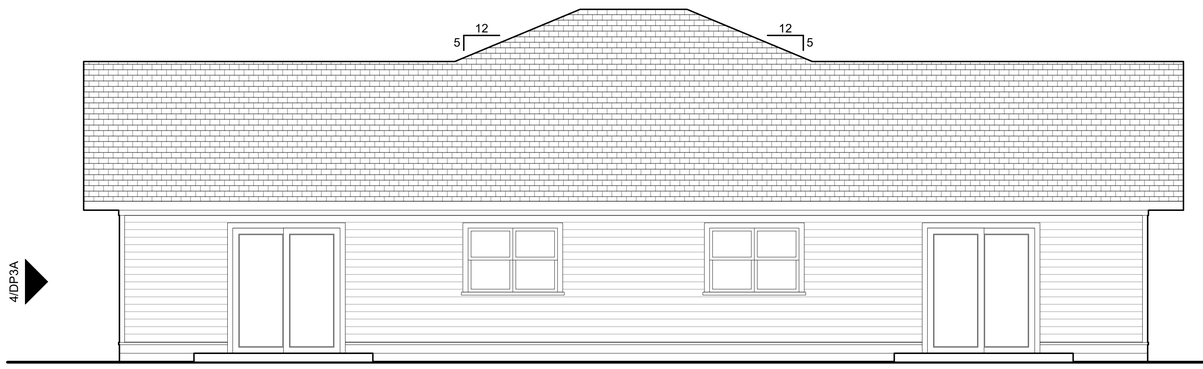
TO. EXT. DOORS
ELEV: 7'-0" ARCH

TO. EXT. WINDOWS
ELEV: 6'-8" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

2 / DP3A - 2 — DP3A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

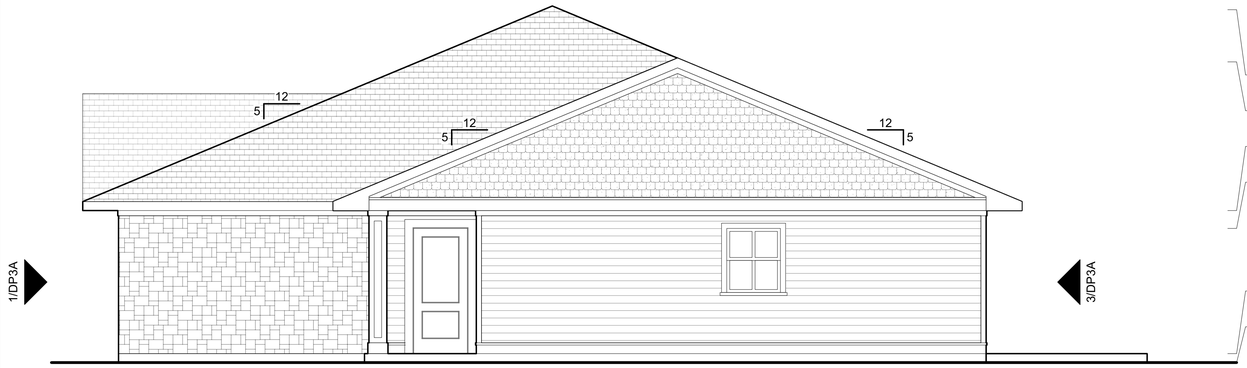
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

3 / DP3A - 2 — DP3A - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEE 1&2/DP3A-ALT 1 FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

4 / DP3A - 2 — DP3A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1&2/DP3A-ALT 1 FOR MATERIAL DESGNATIONS

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST WEST

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FORT PIERCE, FL 34981

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Sheet Title
THREE BEDROOM
DUPLEX - ALT

Sheet No.
DP3A - 2

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VIVA COMMUNITIES
AT TREASURE COAST WEST

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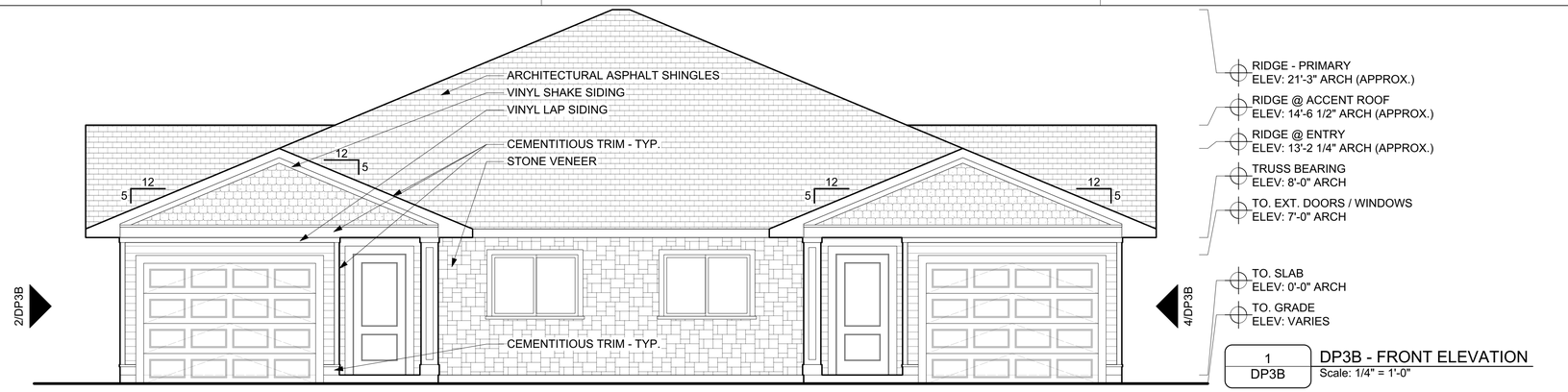
Sheet Title
THREE BEDROOM DUPLEX W/ GARAGE

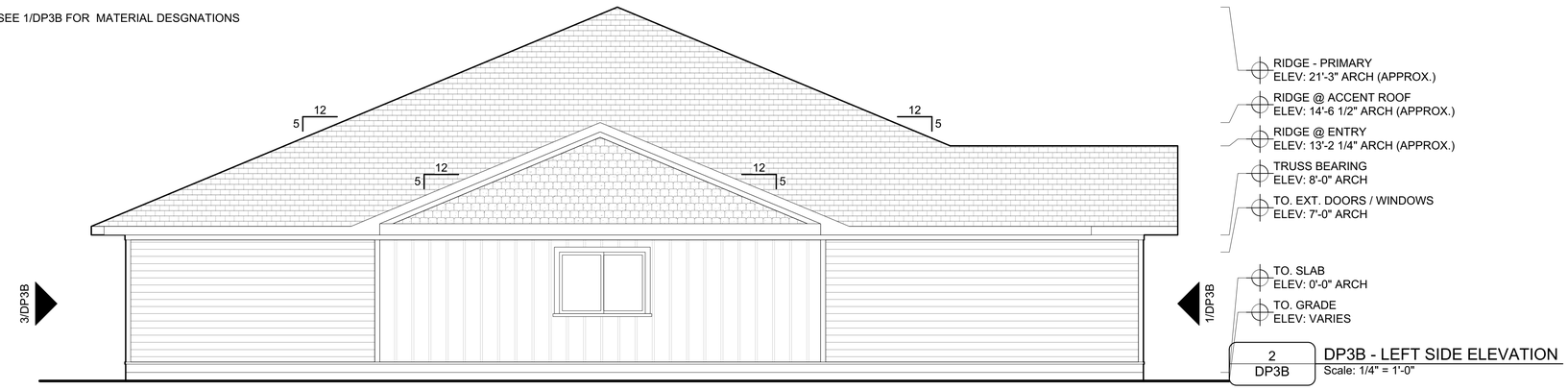
Sheet No.
DP3B



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH
TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

1 / DP3B — DP3B - FRONT ELEVATION
Scale: 1/4" = 1'-0"

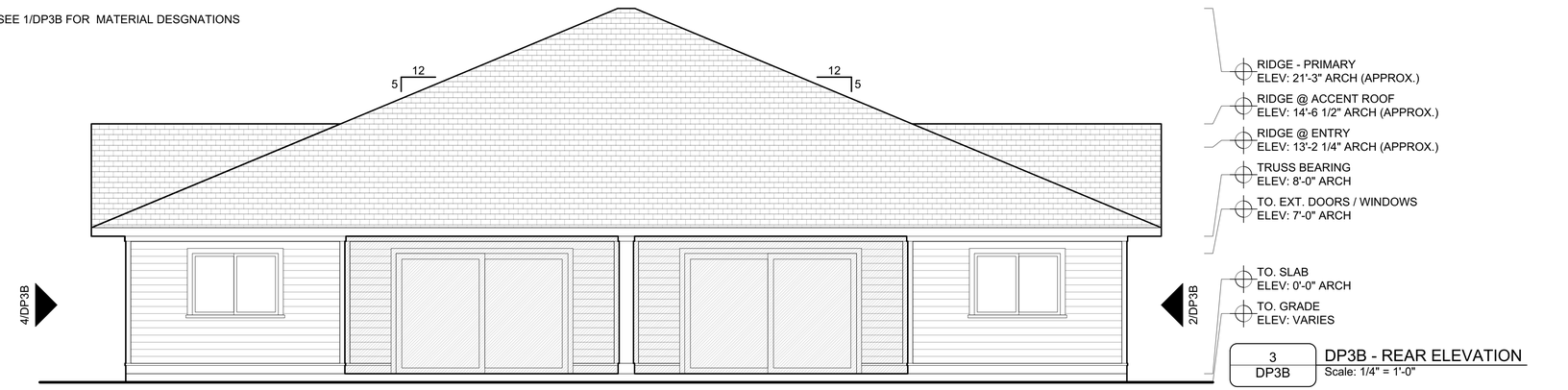
SEE 1/DP3B FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH
TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

2 / DP3B — DP3B - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

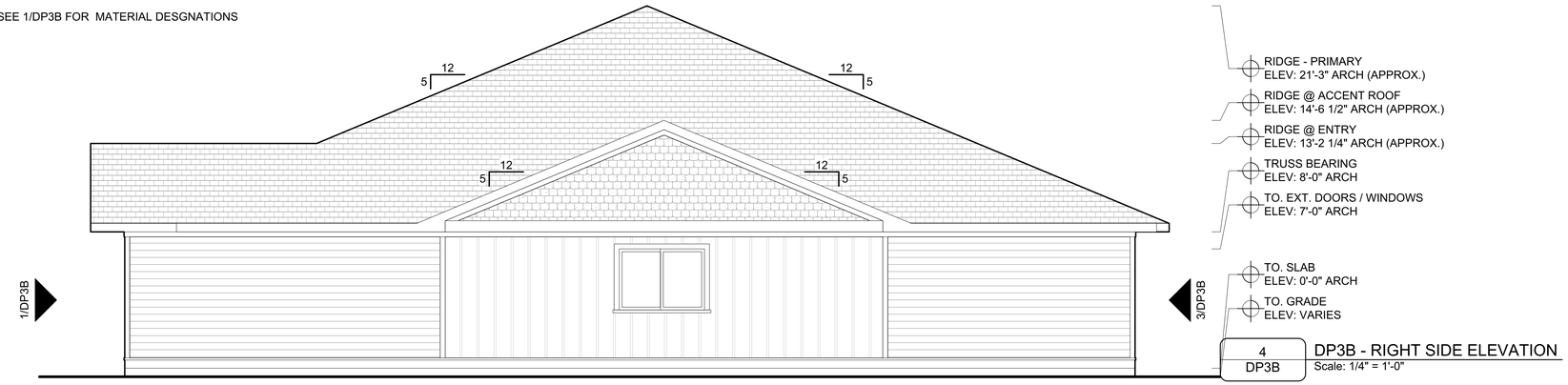
SEE 1/DP3B FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH
TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

3 / DP3B — DP3B - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP3B FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
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RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH
TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

4 / DP3B — DP3B - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST WEST

3037 S. JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

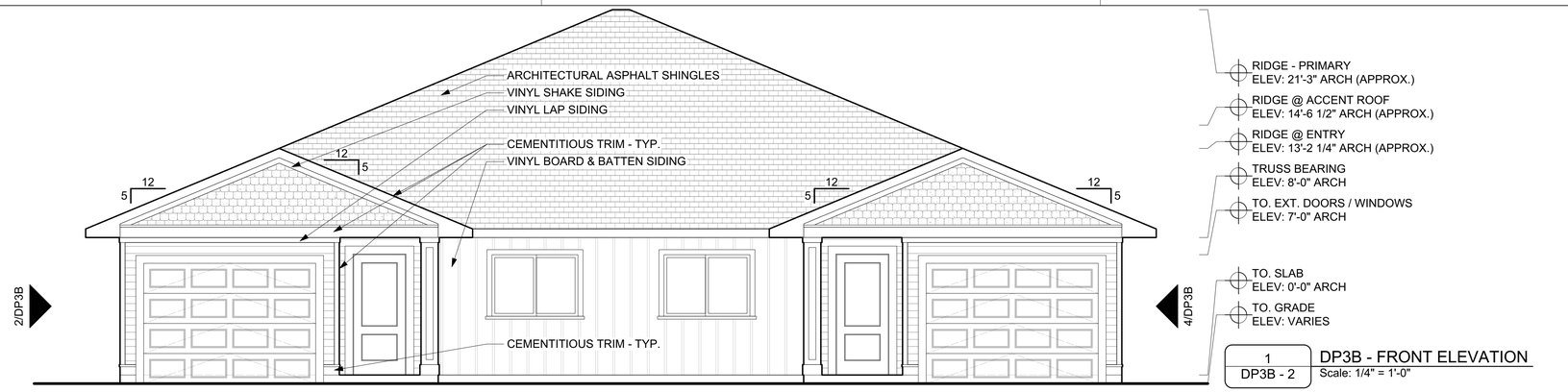
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1038

Sheet Title
THREE BEDROOM DUPLEX WITH GARAGE

Sheet No.
DP3B



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)

RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

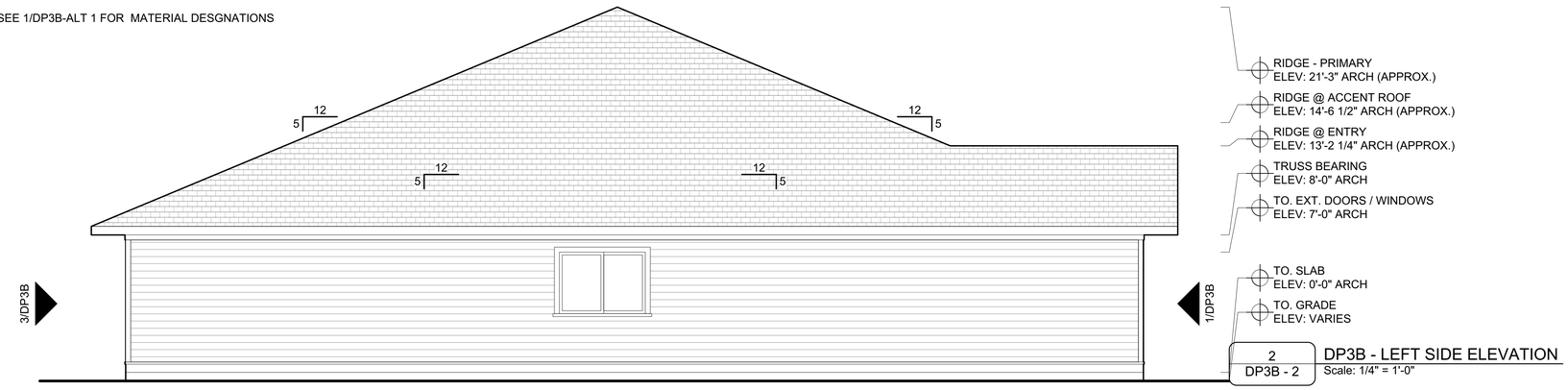
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

1 / DP3B - 2 — DP3B - FRONT ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP3B-ALT 1 FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)

RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

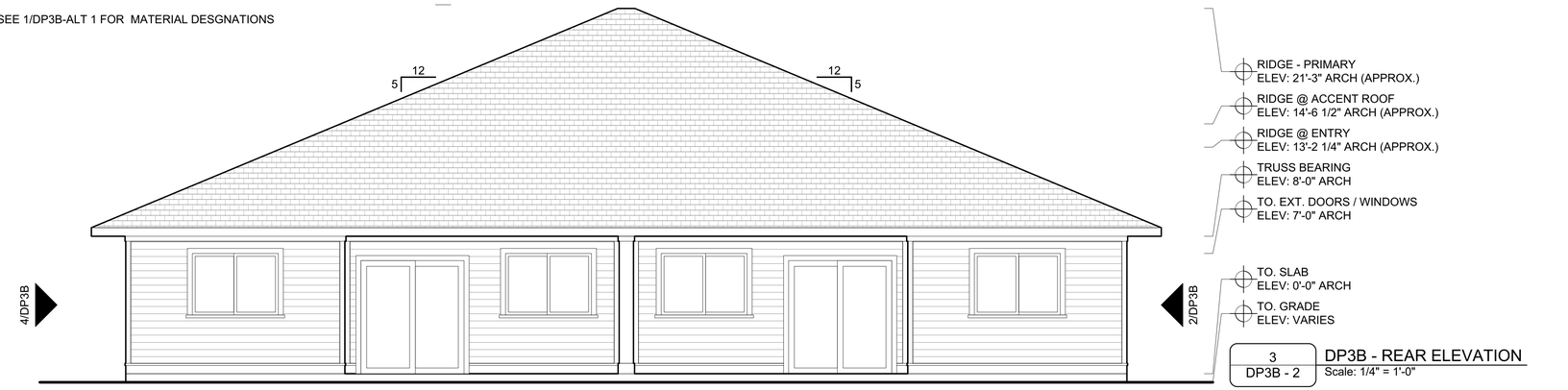
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

2 / DP3B - 2 — DP3B - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP3B-ALT 1 FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)

RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

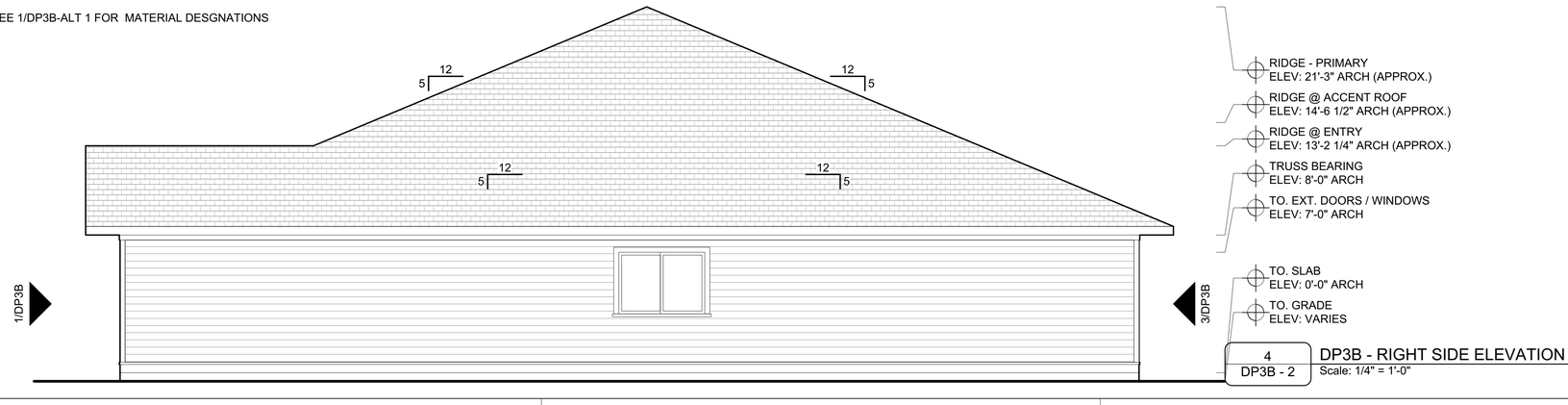
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

3 / DP3B - 2 — DP3B - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP3B-ALT 1 FOR MATERIAL DESGNATIONS



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ELEV: 21'-3" ARCH (APPROX.)

RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

4 / DP3B - 2 — DP3B - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST WEST

3037 S. JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1038

Sheet Title
THREE BEDROOM DUPLEX WITH GARAGE - ALT

Sheet No.
DP3B - 2

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VIVA COMMUNITIES
AT TREASURE COAST WEST

3037 S. JENKINS RD.
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Consultant

REV.	DATE	DESCRIPTION

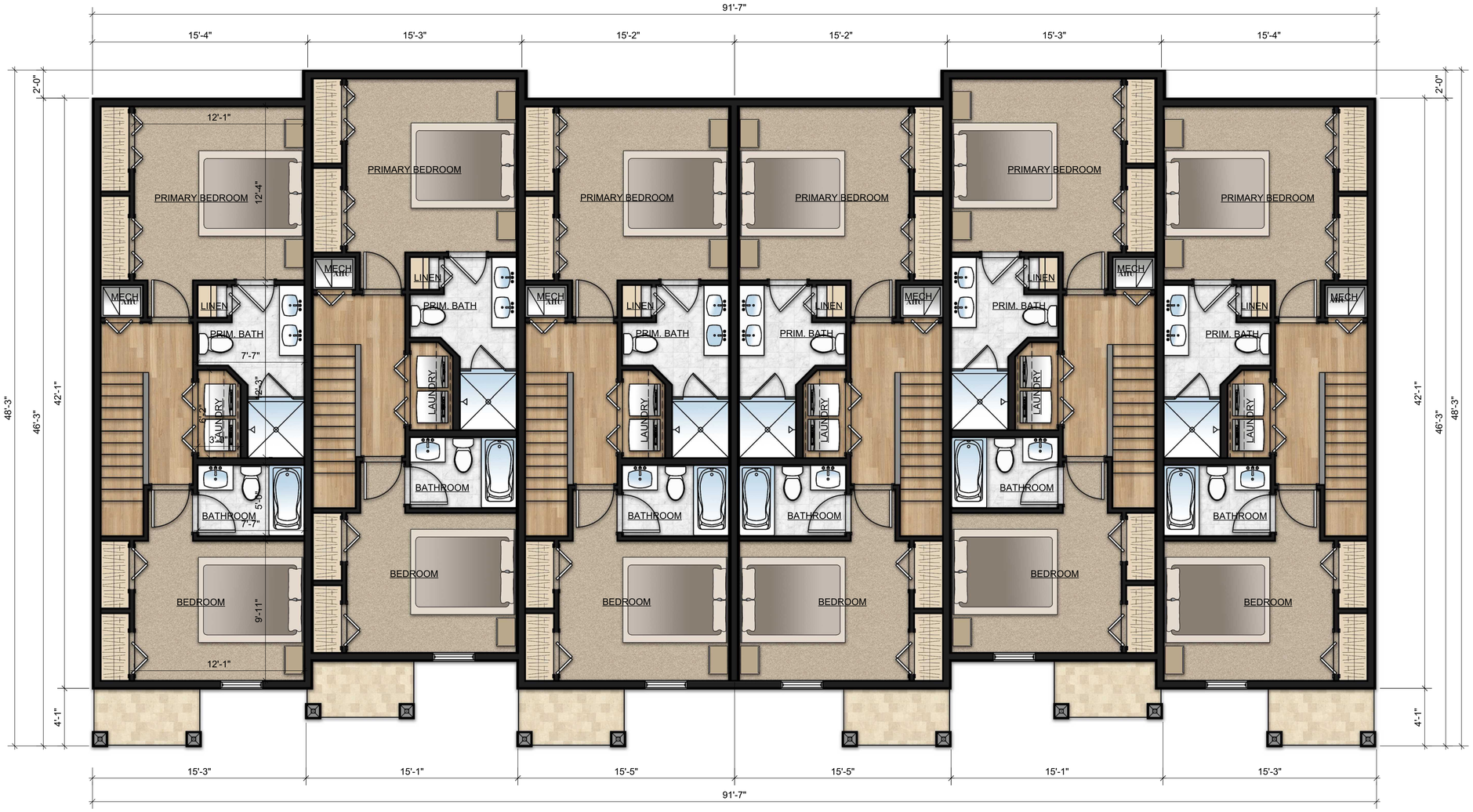
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1038

Sheet Title
TWO BEDROOM ROW HOUSE - 1ST FLOOR

Sheet No.
TH2C



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VIVA COMMUNITIES
AT TREASURE COAST WEST

3037 S. JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

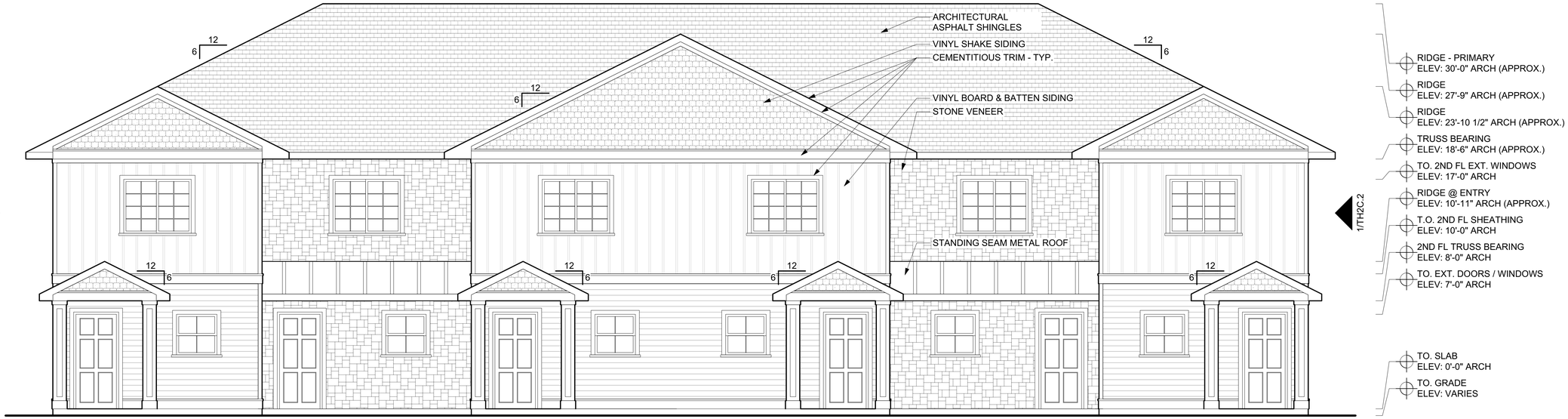
REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager: FR
Drawn By: FR / APM
Date:
Reviewed By:
Project ID: 1038

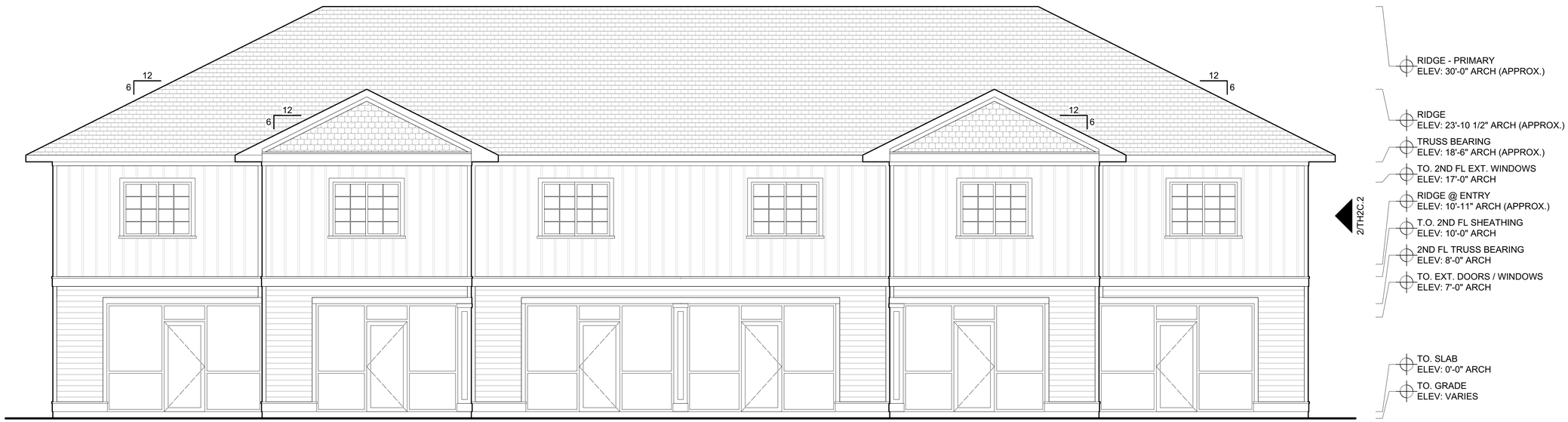
Sheet Title: TWO BEDROOM ROW HOUSE - 2ND FLOOR

Sheet No.: TH2C-2



1 / TH2C — TH2C - FRONT ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/TH2C.1 FOR MATERIAL DESGNATIONS



2 / TH2C — TH2C - REAR ELEVATION
Scale: 1/4" = 1'-0"

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VIVA COMMUNITIES
AT TREASURE COAST WEST

3037 S. JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer
TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

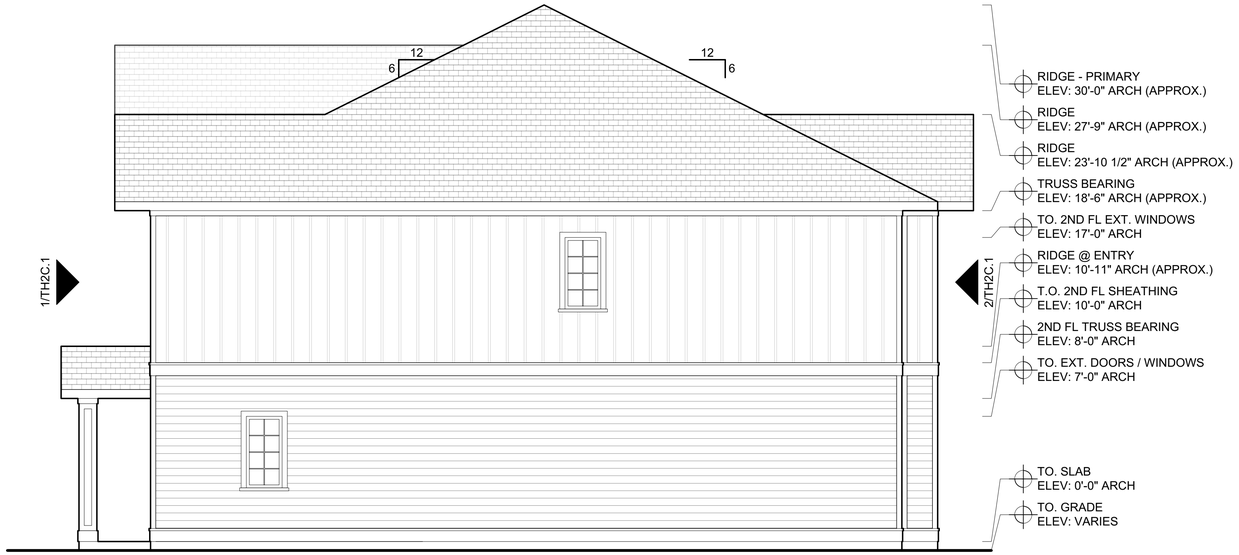
Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1038

Sheet Title
TWO BEDROOM
ROW HOUSE

Sheet No.
TH2C

SEE 1/TH2C.1 FOR MATERIAL DESGNATIONS



1 / TH2C-2 TH2C - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/TH2C.1 FOR MATERIAL DESGNATIONS

2 / TH2C-2 TH2C - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST WEST

3037 S. JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
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Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
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Date	Reviewed By

Project ID
1038

Sheet Title
TWO BEDROOM
ROW HOUSE

Sheet No.
TH2C-2

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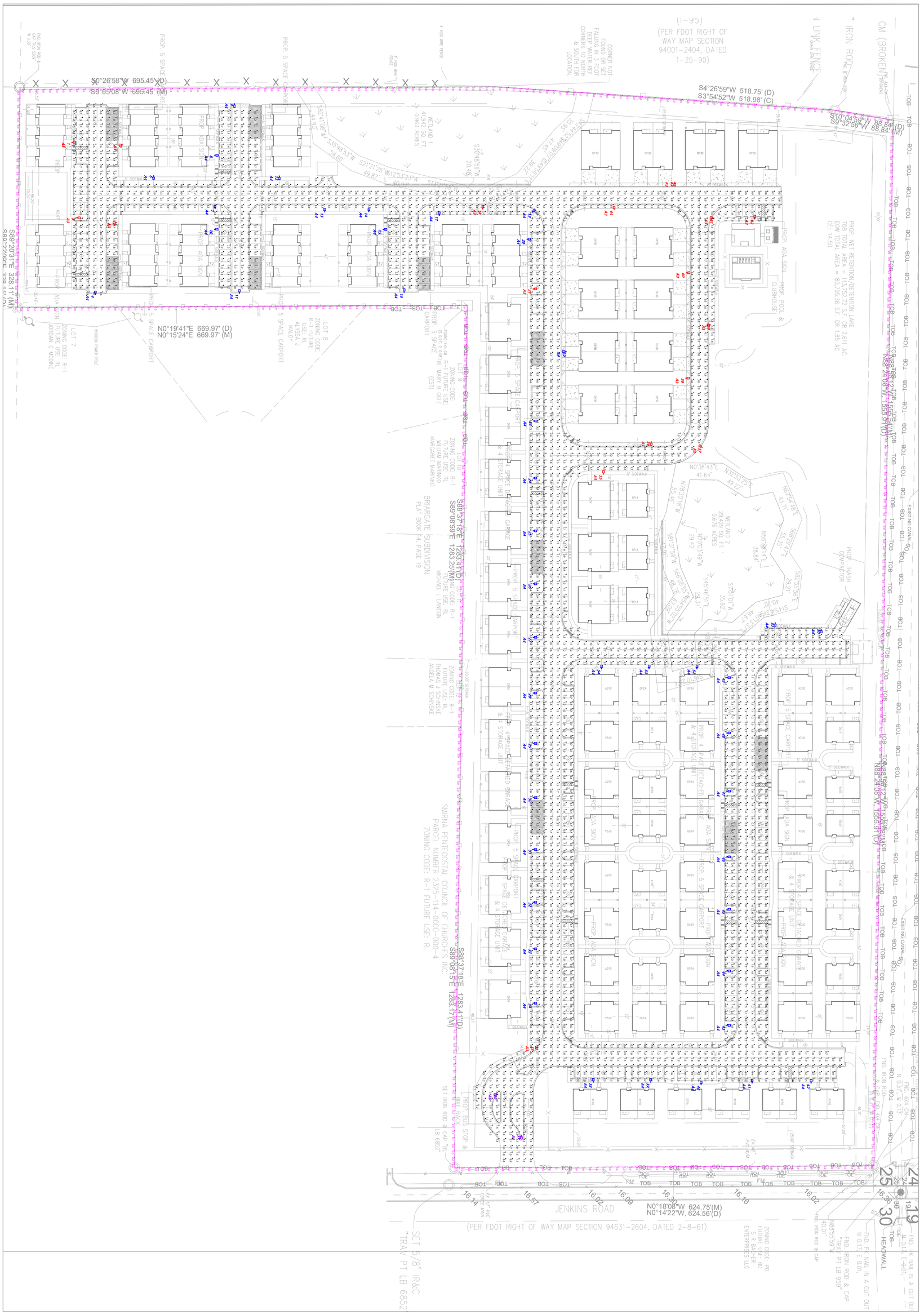
Scale: 1 inch= 60 Ft.



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408 W 14th Street, New York, NY 10014
888 722-1000 • rablighting.com

Prepared For:
Coresential
3119 Queen Palm Drive
Tampa, FL 33619
Tel: 813-349-0090

Job Name:
Viva Communities at TC West
Fort Pierce, FL

Lighting Layout
Version A

Scale: as noted	PROJECT #214555
Date:8/11/2023	CASE #1148209
Filename: Viva Communities TC West 1148209A.AGI	
Drawn By: dvento	

Filename: C:\Users\donna.vento\OneDrive - RAB Lighting\Desktop\Viva Communities TC West 1148209A.AGI

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PLOT TO 24"X36"PAG

PLOT TO 24"X36"PAG

Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
CalcPts_1	Illuminance	Fc	1.98	4.5	0.4	4.95	11.25		10	10	Horizontal
Property Line	Illuminance	Fc	0.02	0.6	0.0	N.A.	N.A.	Readings taken at grade	10	N.A.	Horizontal

Luminaire Tag Summary	
Tag	**Qty**
A3	17
A4	45
A5	2

Luminaire Schedule			All quotes/orders generated from this layout must be forwarded to the Local Rep Agency								
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**LLF**	**Lum. Lumens**	**Arr. Lum. Lumens**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**	**BUG Rating**
	17	A3	ALEDM3TN_78w	Single	1.000	10765	10765	POLE MOUNT	76	76	1292	B1-U0-G2
	45	A4	ALEDM4TN_78w	Single	1.000	10750	10750	POLE MOUNT	74.8	74.8	3366	B1-U0-G3
	2	A5	ALEDM5TN_78w	Single	1.000	11825	11825	ALEDM5TN	76.6	76.6	153.2	B4-U0-G2

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A3	201.317	350.473	22.5	90.509	0
2	A3	205.198	424.581	22.5	269.68	0
3	A3	313.632	357.488	22.5	90	0
4	A4	427.23	384.706	22.5	180.356	0
5	A3	320.88	415.707	22.5	270.206	0
6	A4	251.611	471.419	22.5	0	0
7	A4	299.466	562.813	22.5	180	0
8	A4	220.613	562.875	22.5	89.69	0
9	A4	144.451	591.685	22.5	358.807	0
10	A4	330.71	562.635	22.5	90	0
11	A4	425.281	599.099	22.5	179.901	0
12	A4	252.09	658.526	22.5	0	0
13	A4	304.262	725.947	22.5	179.461	0
14	A4	303.785	791.747	22.5	176.632	0
15	A4	330.817	813.788	22.5	88.168	0
16	A4	424.023	844.33	22.5	181.697	0
17	A4	309.479	896.548	22.5	180	0
18	A3	299.883	961.316	22.5	180	0
19	A4	305.006	1036.011	22.5	141.572	0
20	A4	345.448	1027.882	22.5	90.531	0
21	A3	419.505	1036.878	22.5	90.764	0
22	A4	512.884	1084.983	22.5	269.003	0
23	A4	616.058	1037.608	22.5	90	0
24	A4	700.925	1037.008	22.5	89.655	0
25	A4	779.491	1037.008	22.5	89.466	0
26	A4	858.352	1037.008	22.5	89.466	0
27	A4	938	1037.008	22.5	89.466	0
28	A4	1020.927	1037.008	22.5	89.466	0
29	A4	1095.89	1037.008	22.5	89.466	0
30	A4	1176.475	1037.008	22.5	89.466	0
31	A4	1253.686	1037.008	22.5	89.466	0
32	A4	1332.246	1037.008	22.5	89.466	0
33	A4	1401.512	1037.008	22.5	89.466	0
34	A4	1482.472	1037.008	22.5	89.466	0
35	A3	1547.372	1040.115	22.5	28.296	0
36	A5	1618.609	982.854	22.5	267.617	0
37	A5	1679.907	1018.906	22.5	0	0
38	A4	1599.391	1125.983	22.5	180.644	0
39	A4	1599.391	1211.142	22.5	180.644	0
40	A4	1603.29	1286.404	22.5	180.644	0
41	A4	1600.591	1362.267	22.5	180.644	0
42	A4	1600.891	1450.123	22.5	180.644	0
43	A4	1515.554	1325.302	22.5	90.616	0
44	A4	1434.595	1325.302	22.5	90.616	0
45	A4	1342.766	1325.302	22.5	90.616	0
46	A4	1264.805	1325.302	22.5	90.616	0
47	A4	1166.978	1325.302	22.5	90.616	0
48	A4	1080.396	1325.302	22.5	90.616	0
49	A4	997.937	1325.302	22.5	90.616	0
50	A4	926.75	1465.16	22.5	0	0
51	A4	917.005	1396.57	22.5	0	0
52	A4	984.099	1280.096	22.5	176.422	0
53	A4	984.099	1208.882	22.5	176.422	0
54	A4	984.099	1138.042	22.5	176.422	0
55	A3	694.633	1140.901	22.5	180	0
56	A3	647.502	1212.115	22.5	0	0
57	A3	654.995	1287.245	22.5	235.67	0
58	A3	552.299	1264.215	22.5	90	0
59	A3	473.119	1300.102	22.5	270	0
60	A3	395.346	1265.152	22.5	90	0
61	A3	314.593	1304.461	22.5	244.875	0
62	A3	314.667	1366.257	22.5	180	0
63	A3	261.445	1247.254	22.5	0	0
64	A3	301.08	1156.831	22.5	180	0
Total Quantity: 64						

NOTES:
* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

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Scale: as noted
Date:8/11/2023
Drawn By: dvento

PROJECT #214555
CASE #1148209

Job Name:
Viva Communities at TC West
Fort Pierce, FL

Lighting Layout
Version A

Prepared For:
Coresential
3119 Queen Palm Drive
Tampa, FL 33619
Tel: 813-349-0090

Filename: C:\Users\donna.vento\OneDrive - RAB Lighting\Desktop\Viva Communities TC West 1148209A.AGI

Filename: Viva Communities TC West 1148209A.AGI

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Viva Communities at Treasure West

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SHINGLE:
PEWTER GRAY

WINDOW & DOORS:
DARK BRONZE

STONE VENEER:
PORTLAND MIST

SW 6189
Opaline
Interior / Exterior
Locator Number: 271-C2
STUCCO

SW 0047
Studio Blue Green
Interior / Exterior
HORIZONTAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1
TRIM & FASCIA

SW 9675
Westhaven
ACCENT

Pool House

Viva at Treasure Coast West

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SHINGLE:
PEWTER GRAY

WINDOW FRAMES
DARK BRONZE

SW 6189
Opaline
Interior / Exterior
Locator Number: 271-C2
HORIZONTAL SIDING

SW 0047
Studio Blue Green
Interior / Exterior
VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1
TRIM & FASCIA

SW 9675
Westhaven
DOORS

One Bedroom Duplex

Viva at Treasure Coast West

SHINGLE:
PEWTER GRAY

WINDOW FRAMES
DARK BRONZE

SW 6211
Rainwashed
Interior / Exterior
Locator Number: 218-C1

HORIZONTAL SIDING

SW 0047
Studio Blue Green
Interior / Exterior

VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

TRIM & FASCIA

SW 6215
Rocky River
Interior / Exterior
Locator Number: 218-C6

DOORS

One Bedroom Duplex

Viva at Treasure Coast West

SHINGLE: PEWTER GRAY

WINDOW FRAMES: DARK BRONZE

STONE VENEER: PORTLAND MIST

SW 6213
Halcyon Green
Interior / Exterior
Locator Number: 218-C3
HORIZONTAL SIDING

SW 7671
On the Rocks
Interior / Exterior
Locator Number: 255-C7
VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1
TRIM & FASCIA

SW 7060
Attitude Gray
Interior / Exterior
Locator Number: 237-C5
DOORS

Two Bedroom Duplex

Viva at Treasure Coast West

SHINGLE: PEWTER GRAY

WINDOW FRAMES: DARK BRONZE

SW 6189
Opaline
Interior / Exterior
Locator Number: 271-C2

STUCCO

SW 0047
Studio Blue Green
Interior / Exterior

HORIZONTAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

TRIM & FASCIA

SW 9675
Westhaven

DOORS

Two Bedroom Duplex

Viva at Treasure Coast West

SHINGLE: PEWTER GRAY

WINDOW FRAMES: DARK BRONZE

STONE VENEER: PORTLAND MIST

SW 6213
Halcyon Green
Interior / Exterior
Locator Number: 218-C3
HORIZONTAL SIDING

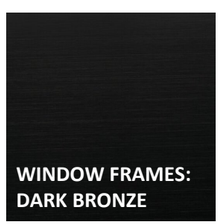
SW 7671
On the Rocks
Interior / Exterior
Locator Number: 255-C7
VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1
TRIM & FASCIA

SW 7060
Attitude Gray
Interior / Exterior
Locator Number: 237-C5
DOORS

Three Bedroom Duplex

Viva at Treasure Coast West



SW 6211
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Interior / Exterior
Locator Number: 218-C1

HORIZONTAL SIDING

SW 0047
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VERTICAL SIDING

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TRIM & FASCIA

SW 6215
Rocky River
Interior / Exterior
Locator Number: 218-C6

DOORS

Three Bedroom Duplex

Viva at Treasure Coast West

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DOORS

Three Bedroom Duplex

Viva at Treasure Coast West

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TRIM & FASCIA

SW 9675
Westhaven
DOORS

Three Bedroom Duplex

Viva at Treasure Coast West

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Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

SHINGLE:
PEWTER GRAY

WINDOW FRAMES:
DARK BRONZE

STONE VENEER:
PORTLAND MIST

SW 6213
Halcyon Green
Interior / Exterior
Locator Number: 218-C3
HORIZONTAL SIDING

SW 7671
On the Rocks
Interior / Exterior
Locator Number: 255-C7
VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1
TRIM & FASCIA

SW 7060
Attitude Gray
Interior / Exterior
Locator Number: 237-C5
DOORS

Two Bedroom Townhome

Viva at Treasure Coast West

Viva Communities at Treasure West

Viva Communities at Treasure West

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Site Plan - 23-07000021** **3037 S. Jenkins Rd**
BOARD DATE:	September 21, 2023

Resubmittal of Site Plan at 3037 S. Jenkins Rd

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 3037 S. Jenkins Rd.

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

Thank you,
Ryan

Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

October 25, 2023

Re: Viva West Site Plan - 3037 S. Jenkins Rd. - Technical Review Committee Comments for September 21, 2023 TRC Meeting

TRC Comment Responses

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.

    a. **Response: Acknowledged.**

2. Is there only one trash compactor being proposed for the entire project?

    a. **Response: Yes. Based on the number of units, we believe that one trash compactor will adequately serve the property.**

3. The Future Land Use designation of General Commercial on the Site Plan is incorrect. The Future Land Use designation is Medium Density Residential.

    a. **Response: Please see revised Site Plan. Future land use changed to Medium Density Residential.**

4. City Code 125-317 (b) requires sidewalks or sidewalk linkages to be provided by the property owner or permit applicant whenever a permit is issued for the construction of a new duplex, multifamily, commercial, or office structure.

    a. **Response: The proposed plan provides internal sidewalks connected to all facilities. The offsite sidewalk on Jenkins will most likely be payment in lieu as Jenkins Road is on the current schedule for widening.**

5. Stop signs, stop bars, and directional arrow striping will need to be placed in proper intersection locations throughout the property.

    a. **Response: Please see revised Site Plan. Signs and striping adjusted.**

6. Please provide information on how mail will be received throughout the complex.

    a. **Response: Mail to be received via a common mail kiosk located near the clubhouse parking lot.**

7. A gopher tortoise survey will need to be conducted by State Law before construction can begin.

    a. **Response: Acknowledged.**

8. Please review Landscaping code: Per City Code Section 123-37, General Landscaping requirements (7) Interior vehicular use areas. - The following are standards relating to landscaping of interior vehicular use areas:

    Lots with vehicular use areas that are 4,000 or more square feet in size shall have at least one square foot of interior landscaping for each 15 square feet of vehicular use area, except that areas in an I-1 or I-2 zone shall only be required to have at least one square foot of interior landscaping for each 30 square feet of vehicular use area. Each separate landscaped area shall be curbed and contain a minimum of 100 square feet of area and shall be at least ten feet wide and ten feet deep exclusive of curbing in all locations. Progressive urban parking area designs may be used to provide adequate space for multiple tree plantings and allow for proper tree root development so shade trees can grow and develop large canopies to reduce parking lot heat islands.

    a. Response: Proposed plan currently calls for approximately 272,796 S.F. of interior vehicular use area, requiring approximately 18,186 SF of separated landscape areas. Proposed plan provides for over 19,000 S.F. of landscaping in the vehicular use area, excluding those that do not meet the dimensional criteria.

9. Per City Code 125-36(2) A minimum of four trees must exist or be planted on each developed lot where a single-family residence or two-family residence is the principal structure. Existing trees must be a species that are acceptable to the department, located away from utility conflicts and in good health. Trees to be planted must be of a variety compatible with the existing soil and drainage conditions and must be provided with adequate water and fertilizer to encourage long term growth. Trees should be planted in locations so as not to present a potentially dangerous condition or interfere with existing structures or utilities at maturity.

    a. **Response: The proposed development is an apartment community and has been designed to meet multifamily landscaping requirements. This project does not contain single or two family residences.**

Fort Pierce Engineering Department

Traffic Study:

1. Kings Highway is a four-lane divided roadway from Okeechobee Road to Orange Avenue.

    a. **Response: Acknowledged. This was a coordination issue. The capacity used in the traffic calculations are those of a 4 lane roadway and it does not materially effect the results of the traffic calculations.**

2. Coordinate with St. Lucie County.

    a. **Response: Acknowledged.**

Survey:

1. Dimension Jenkins Road Right-of-Way width and NSLRWCD Canal No. 39 Right-of-Way width.

    a. **Response: Please see revised survey.**

Site Plan:

1. Jenkins Road is noted as FDOT Right-of-way as opposed to SLC R/W; please show the existing Right-of-Way width.

    a. **Response: Please see revised Site Plan. ROW shown**

2. Jenkins Road is a St. Lucie County owned and maintained roadway; please coordinate with the County for Right-of-Way dedications, sidewalk requirements, and driveway connections.

    a. **Response: Acknowledged. A St Lucie County ROW Permit will be obtained for any work within the Jenkins Road ROW.**

3. Please label the NSLRWCD Right-of-Way width.

    a. **Response: See revised Site Plan. ROW width added.**

4. Review Code Section 125-313(a)(3)c for Site Plan requirements.

a. **Response: Acknowledged. Site plan and conceptual drainage plan have been revised to meet the requirements of Section 125-313(a)(3)c**

5. Site and Drainage plans shall be at a scale not less than one inch equal to 50 feet (Section 125-313).

    a. **Response: Please see revised Site Plan. Pages added to provide the needed scale, as requested**

6. Clearly show and dimension wetland buffer limits. No construction activity should take place within the wetland/preserve buffer area.

    a. **Response: The proposed wetland buffers are shown. A wetland mitigation plan will be completed to address any buffer reduction and/or impacts as the result of the development plans.**

7. Please show sidewalk along Jenkins Road. Coordination with St. Lucie County is required.

    a. **Response: Sidewalk to be proposed as payment in- lieu with Saint Lucie County. Both Jenkins and Edwards as scheduled for widening. If constructed, the sidewalks would not connect to anything upstream or downstream of the site. Additionally, the sidewalk grading would most likely not be compatible with the future widening plans.**

8. Show Perimeter Berm. Provide information sufficient to ensure drainage from adjacent parcels is not trapped due to berm.

    a. **Response: A perimeter berm will be implemented, as required based on construction plans and drainage calculations requirement.**

9. All parking spaces shall include wheel stops in accordance with the City of Fort Pierce Code of Ordinance Section 125-315(c)(7) unless the abutting sidewalk is at least 6-inches high.

    a. **Response: Please see site plan. Parking stops are shown on all spaces.**

10. Provide dimensions of roadways throughout the site; several dimensions indicate different widths.

    a. **Response: See revised site plan. Dimensions of internal roads are shown on all streets.**

11. Coordinate with St. Lucie County Schools on bus access requirements and bus stop location/configuration.
    a. **Response: Acknowledged. The applicant has performed some pre-application coordination with Marty Sanders, who has since retired. The project includes an on site school bus stop. Awaiting any additional comments from the school board.**

12. Clearly show stop signs, stop bars, and directional arrows.

    a. **Response: See revised site plan. Stop signs, star bars and directional arrows are shown where applicable.**

Advisory Comments:

1. A South Florida Water Management District (SFWMD) and North St. Lucie River Water Control District (NSLRWCD) permits shall be required prior to DPCR approval.

    a. Response: Acknowledged.

2. The site has regulated wetlands. All Federal, State and local regulatory permits shall be required prior to DPCR approval.

    a. Response: Acknowledged.

3. The Environmental Assessment noted gopher tortoise burrows present. An updated Environmental Assessment shall be required prior to any land clearing application or DPCR approval. A Florida Fish and Wildlife permit shall be required prior to any approval if endangered species are determined present on site.

    a. Response: Acknowledged.

4. A FDEP NOI permit shall be required prior to DPCR approval and land clearing activities.

    a. Response: Acknowledged.

5. The stormwater management was reviewed conceptually and will be reviewed in depth at the time of DPCR application.

    a. Response: Acknowledged.

6. St. Lucie County permits will be required for any work within the limits of the Jenkins Road R/W.

a. **Response: Acknowledged.**

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.

    a. **Response: Acknowledged.**

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

    a. **Response: Acknowledged.**

3. Building Permit required.

    a. **Response: Acknowledged.**

4. Signed and sealed construction drawings required.

    a. **Response: Acknowledged.**

5. Must meet the following Accessibility requirements: Accessible Route, Handicapped parking spaces and means of egress.

    a. **Response: Acknowledged.**

6. Shall meet the Fire Prevention code: Sprinkle system is required and smoke alarm system is required.

    a. **Response: Acknowledged.**

7. FBC Code Cycle Change 12/31/23

    a. **Response: Acknowledged.**

Fort Pierce Police Department

1. Regarding the construction of the proposed multi-family dwelling units, please keep in mind the impact it may have upon the police department with regards to calls for service. While the frequency and exact type of calls cannot be predicted, it should be presumed that calls for service will arise from within this project, once it is completed and occupied by the intended users. Thank you for your attention and consideration.

a. **Response: Acknowledged.**

St. Lucie County Planning Department

1. Comments may be forthcoming

    a. **Response: Acknowledged. No comments received to date.**

St. Lucie County PW/Engineering

Corrections:

1. Jenkins Road is identified on the County's Right-Of-Way Protection Plan. A ROW Dedication is provided. Please contact Saint Lucie County property acquisitions for further information.

    a. **Response: Acknowledged.**

2. A 6 FT sidewalk is required along adjacent road Right-of-Ways. The Board of County Commissioners may authorize the applicant to pay a Fee-in-Lieu of construction of the sidewalk.

    a. **Response: Sidewalk to be proposed as payment in- lieu with Saint Lucie County. Both Jenkins and Edwards as scheduled for widening. If constructed, the sidewalks would not connect to anything upstream or downstream of the site. Additionally, the sidewalk grading would most likely not be compatible with the future widening plans.**

3. The traffic report will be reviewed by the County's 3rd party consultant at the cost of the applicant.

    a. **Response: Acknowledged.**

4. The traffic report discusses a north bound left turn lane being provided, but it is not shown on the plans.

    a. **Response: Left turn lane was not found to be required and is not currently proposed.**

Conditions:

1. A Site Development Permit is required prior to performing site improvement activities.

    a. **Response: Acknowledged.**

2. A Road Improvement Agreement and appropriate bond will be required for all permanent improvements within the Right-of-Way.

    a. **Response: Acknowledged.**

City Clerk Office

1. Comments may be forthcoming

    a. **Response: Acknowledged. None received to date.**

Code Enforcement

1. Comments may be forthcoming

    a. **Response: Acknowledged. None received to date.**

Fort Pierce Utilities Authority

FPUA W/WW Engineering: Concept approved.

Water and wastewater services are available to serve the subject properties. To connect to these services please submit Utility Plan (2 complete sets) along with a completed plan review and commercial service application to FPUA's Water and Wastewater Engineering department, at 1701 S 37th Street Fort Pierce Florida 34947. Please see the Developer's Responsibilities page on the FPUA website for important steps to guide through the entire process including utility details and permit applications (see link). Details and Specifications can be found at W/WW Engineering Page. For any additional questions please contact Shane Ostrander sostrander@fpua.com.

    a. **Response: Acknowledged.**

FPUA Electric Engineering: Approved With Comments

FPUA Electric & Gas Engineering has reviewed the application. Approved with comments. The developer will be responsible for providing and installing all onsite conduit, pads, and service conductors along with all costs associated with this project including off-site upgrades necessary to serve the development. Due to supply chain issues, FPUA makes no guarantees regarding project completion or material availability. Please contact Kelvin Sandlin for customer requirements and project coordination.

Kelvin Sandlin
Engineering Technician II
Electric & Gas Engineering

Fort Pierce Utilities Authority
sandlin@fpua.com
772.466.1600 ext. 6308

Gas service may result in cost savings to the developer through a reduced financial contribution for electric service. Please contact Billy Dupre for gas availability if service is desired.

Billy Dupre
Business Development Representative
Gas Operations
Fort Pierce Utilities Authority
1701 S 37th Street
Fort Pierce FL 34947
E: bdupre@fpua.com
C: 772-216-3498
O: 772-466-1600 X4705
F: 772-468-2413

a. **Response: Acknowledged.**

FPUA Gas: Approved.

NOTE: Natural gas service is available via main extension. Gas service may result in cost savings to the developer through a reduced financial contribution for electric service.

a. **Response: Acknowledged.**

FPUAnet Fiber: Approved

If client would like Fiber Internet Service from FPUAnet Communications, please contact Eric Peters at (772) 468-1697 for Fiber Internet requirements if service is desired.

a. **Response: Acknowledged.**

<u>St. Lucie County Fire District</u>

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.

    a. **Response: Acknowledged. Fire District application submitted 10/25/23**

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

    a. **Response: Acknowledged.**

3. Please provide an electronic revised copy of the site plan (pdf format).

    a. **Response: Acknowledged.**

4. Please provide written acknowledgement of the conditions/revisions provided.

    a. **Response: Acknowledged.**

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

    a. **Response: Acknowledged.**

6. 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).

    a. **Response: Acknowledged.**

7. 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.

    a. **Response: Acknowledged.**

8. Per the St. Lucie County Fire District Fire Prevention Code Resolution 740-23. 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.

    a. **Response: Acknowledged.**

9. The Fire District reserves the right for future comments at the site plan & building construction phase.

    a. **Response: Acknowledged.**

10. 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).

    a. **Response: Acknowledged.**

11. A fire department access road shall extend to within 50 ft (15 m) of at least one exterior door that can be opened from the outside and that provides access to the interior of the building. NFPA 1.18.2.3.2.1.

    a. **Response: Acknowledged.**

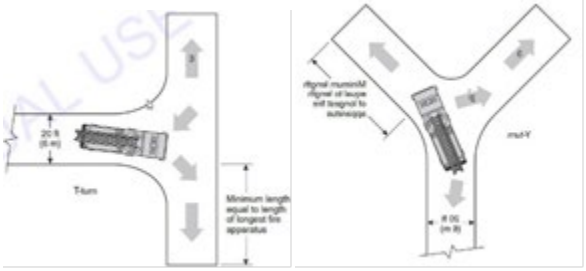
12. Be advised: Dimensions of largest vehicle are as follows: 38 tons or 77,000 lbs, 47.5 ft. total length, 21.5 ft. wheel base, 10.5 ft. total width, 41.5 degree turning radius.

    a. **Response: Acknowledged.**

13. Minimum roadway pavement width (two-way traffic) shall be twenty (20) ft. Minimum roadway pavement width (one-way traffic) shall be twelve (12) ft.

    a. **Response: Acknowledged.**

14. Dead end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted.



    a. **Response: Acknowledged.**

15. 18.2.3.3 Multiple Access Roads. More than one fire department access road shall be provided when it is determined by the AHJ that access by a single road could be impaired by vehicle congestion, condition of terrain, climatic conditions, or other factors that could limit access.

    a. **Response: Acknowledged.**

16. 18.2.3.4 Traffic Signal Pre-emption. Where fire department apparatus are equipped with traffic signal pre-emption devices, newly installed traffic signals shall be equipped with traffic signal pre-emption.

    a. **Response: Acknowledged.**

17. 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.

    a. **Response: Acknowledged.**

18. 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.

    a. **Response: Acknowledged.**

19. 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”.

    a. **Response: Acknowledged.**

20. 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).

    a. **Response: Acknowledged.**

21. 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.

    a. **Response: Acknowledged.**

22. 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.

    a. **Response: Acknowledged.**

23. 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.

    a. **Response: Acknowledged.**

24. 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.

    a. **Response: Acknowledged.**

25. 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.

    a. **Response: Acknowledged.**

26. Hydrants shall be located no more than 12ft. from the curb of roadways or from the edge of payment. Clearances of three feet (3 ft.) shall be maintained around the circumference of hydrants. A clear space of not less than five feet (5ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade. (SLCFD Fire Prevention Code Resolution 740-23).

    a. **Response: Acknowledged.**

27. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.

    a. **Response: Acknowledged.**

Florida Department of Transportation

1. Comments may be forthcoming

    a. **Response: Not applicable.**

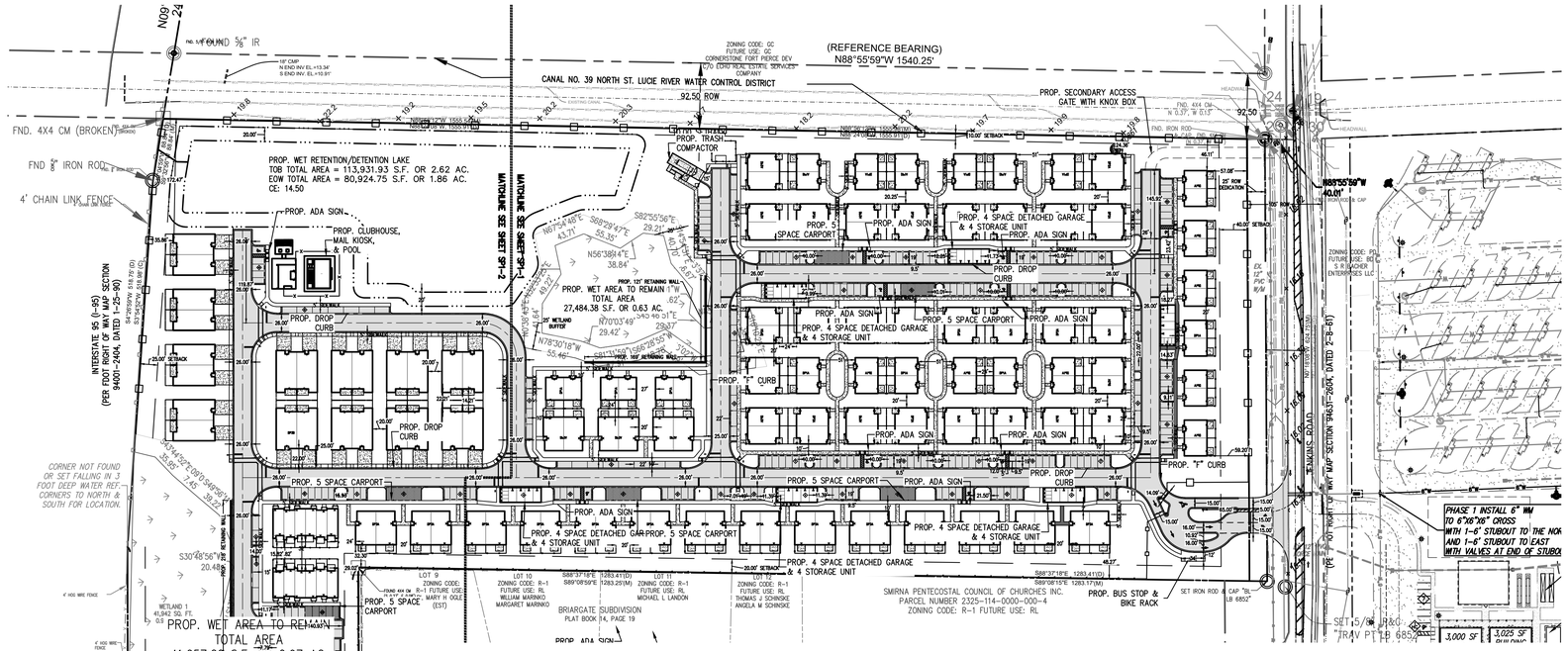
St. Lucie County School Board

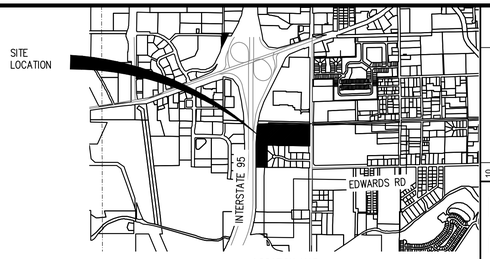
1. Comments may be forthcoming

    a. **Response: Acknowledged. The applicant has performed some pre-application coordination with Marty Sanders, who has since retired. No additional comments received to date.**

Francarlos Rivera, AIA, CGC
Senior Project Manager
TEG Developers, LLC

Phone: 813.853.3077
Email: frivera@tegdevelopers.com





LOCATION MAP
NTS

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ARCHITECTURAL FENCE
- PROPOSED FENCE

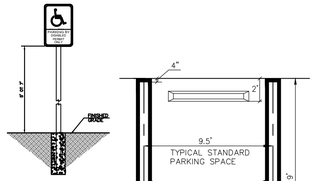
SITE DATA	
OWNER:	VIVA COMMUNITIES AT TREASURE COAST WEST LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS	3037 S JENKINS RD
PARCEL ID:	2325-111-0001-000-2
LEGAL DESCRIPTION:	25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 40 FT TO W RD R/W LI OF JENKINS RD AND POB:TH CONT N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	25/35S/39E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	MEDIUM DEN
LOT SIZE:	27.89 AC.

BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:		2
1 BEDROOM UNIT		42
2 BEDROOM UNIT		122
3 BEDROOM UNIT		58
TOTAL UNIT:		222

BUILDING SETBACKS REQUIRED		
	REQUIRED	PROVIDED
FRONT:	25'	42.08'
N SIDE:	10'	24.36'
S SIDE:	20'	24.29'
REAR:	25'	25.52'

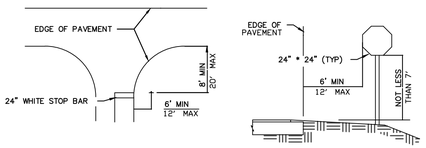
PARKING SPACE REQUIRED	
UNITS:	222
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	444
ADA REQUIRED OF REQ. SPACES	9
PARKING SPACES PROVIDED	
9' – 6" X 19' 90 DEG PARKING SPACES	306
DRIVEWAY PARKING SPACES	48
12' X 19' 90 DEG. ADA PARKING SPACES	15
9' – 6" X 22' PARALLEL PARKING	71
DETACHED GARAGE PARKING	28

	A	B	C	D
1	LAND USE DATA			
2	USE	AREA (SF)	ACRES	PERCENTAGE
3	LOT AREA PER ROW DEDICATION	1,215,191.40	27.90	100%
4	ROW DEDICATION	15,619.92	0.36	1.29%
5	TOTAL LOT AREA LESS ROW DEDICATION	1,199,581.48	27.54	100%
6	IMPERVIOUS			
7	BUILDING	226,567.48	5.20	18.89%
8	ASPHALT	272,795.44	6.26	22.74%
9	CONCRETE	128,990.76	2.96	10.75%
10	WET LAND	69,126.63	1.59	5.76%
11	LAKE EOW	80,752.26	1.85	6.73%
12	TOTAL IMPERVIOUS:	778,232.57	17.87	64.88%
13	PERVIOUS			
14	OPEN SPACE	421,328.91	9.67	35.12%
15	TOTAL PERVIOUS:	421,328.91	9.67	35.12%



STANDARD PARKING DETAIL (TYP.)

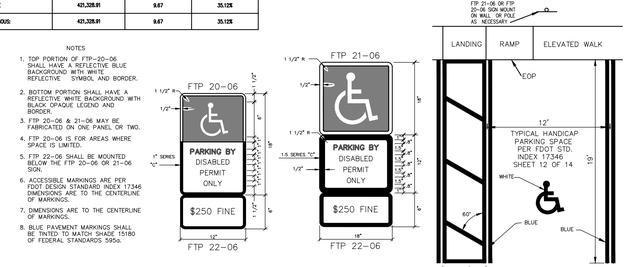
N.T.S.



STOP SIGN LOCATION DETAIL
SCALE: N.T.S.

NOTES

1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 & 21-06 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 20-06 IS FOR AREAS WHERE SPACE IS LIMITED.
5. FTP 22-06 SHALL BE MOUNTED BELOW THE FTP 20-06 OR 21-06 SIGN.
6. ACCESSIBLE MARKINGS ARE PER FDOT DESIGN STANDARD INDEX 17346 DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
7. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
8. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.



HANDICAP SIGN AND PARKING DETAIL (TYP.)

N.T.S.

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No.	REVISION	DATE
10		
9		
8		
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3		
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1		

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2803
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

FINAL SITE PLAN

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=100'
VERT. SCALE:	NA

DRAWING NO.
SP1-0

JOB NO. 2021-119

Stephen Cooper, P.E. #46557

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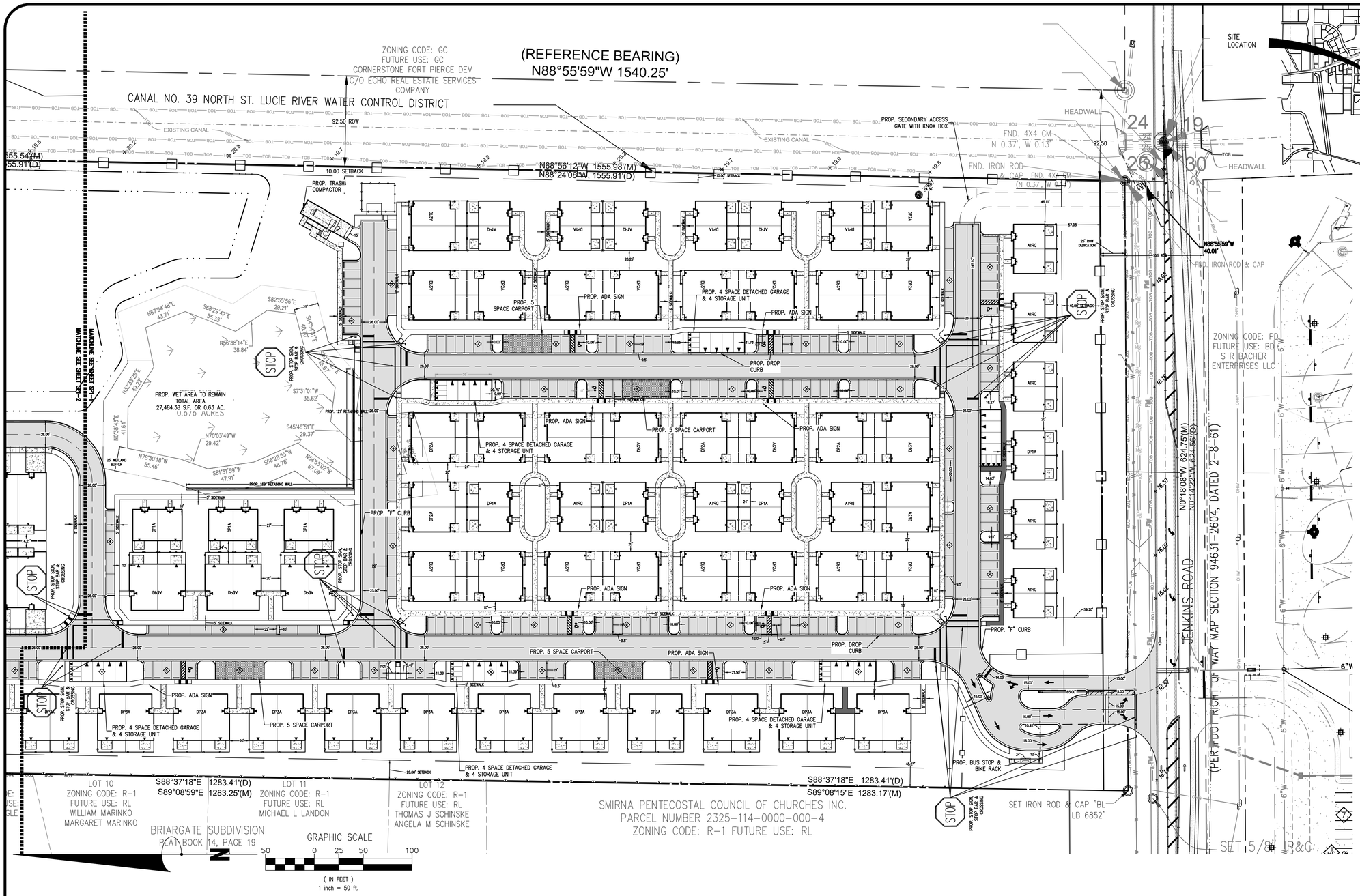

LOCATION MAP
NTS

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ARCHITECTURAL FENCE
- PROPOSED FENCE

No.	REVISION	DATE:
10		
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7		
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2		
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SCPE

FINAL SITE PLAN

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
SP1.1

JOB NO. 2021-119

Stephen Cooper, P.E. #46557

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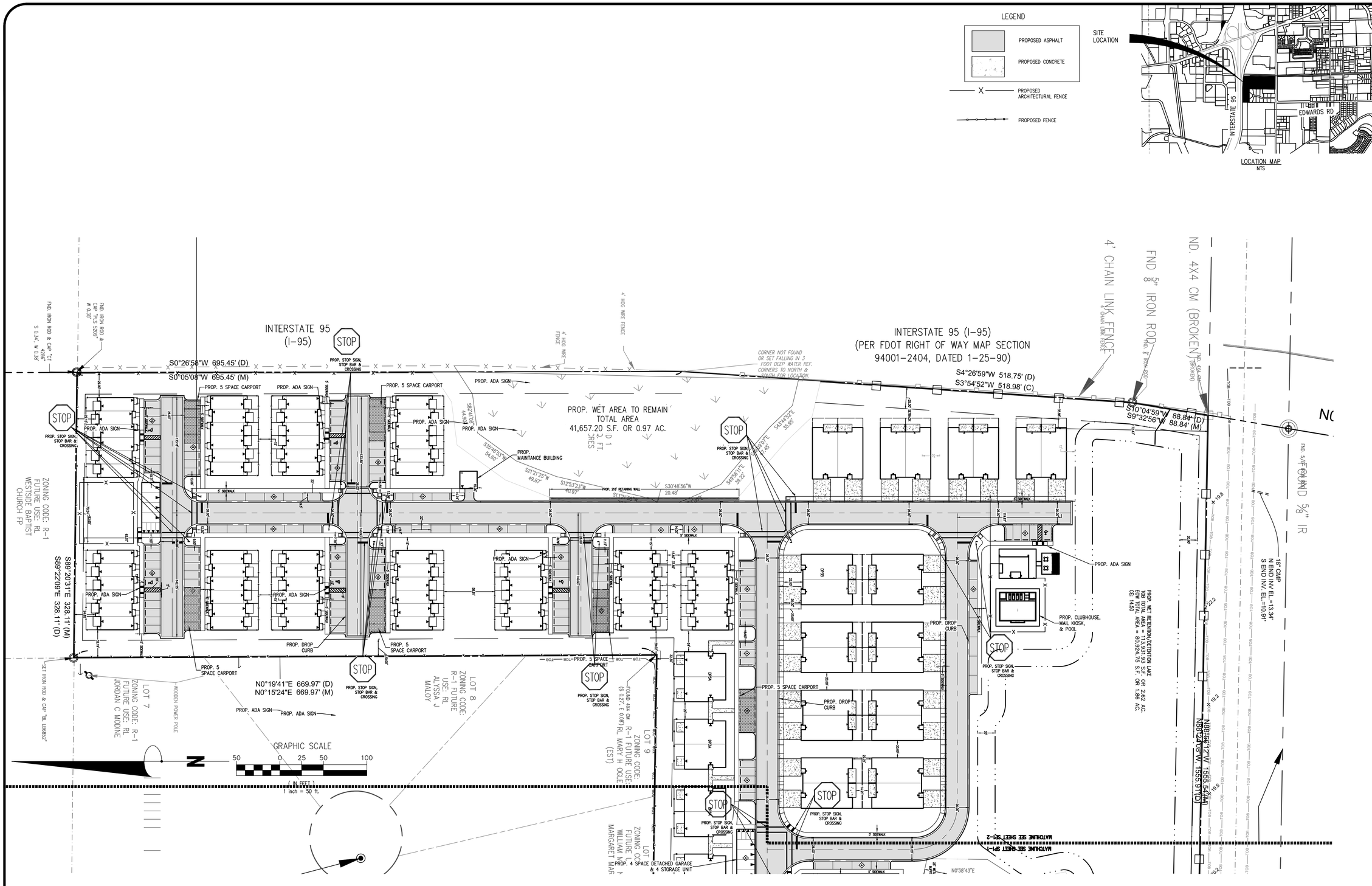

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SCPE

FINAL SITE PLAN CONT.

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
SP1.2

JOB NO. 2021-119

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DRAWING INDEX:

LA-1: OVERALL PLAN, LANDSCAPE DATA, & PLANT SCHEDULE

LA-2 - LA-5: DETAIL LANDSCAPE PLANS

LA-6: LANDSCAPE DETAILS & SPECIFICATIONS

TREE REQUIREMENTS

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,556 LF x 10' WIDE
15,560 SF DIV. BY 200 = 78 TREES REQUIRED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
22,820 S.F. DIV. BY 200 = 115 TREES REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
5,640 SF DIV. BY 300 = 19 TREES REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
9,300 SF DIV. BY 300 = 31 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 224,863 S.F
224,863/15 = 14,991 S.F. REQUIRED PLANTING AREA
150 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 393 TREES

PROVIDED TREES

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,556 LF x 10' WIDE
78 TREES PROVIDED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
115 TREES PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
19 TREES PROVIDED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
31 TREES PROVIDED

INTERIOR VEHICULAR USE AREAS = 224,863 S.F
15,000 S.F. REQUIRED PLANTING AREA PROVIDED
150 INTERIOR VUA TREES PROVIDED

TOTAL TREES PROVIDED: 393 TREES

SHRUB REQUIREMENTS

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 761 SHRUBS REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 188 SHRUBS REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 310 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 1,259 SHRUBS

PROVIDED SHRUBS

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 2,282 LF x 10' WIDE
761 SHRUBS PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 564 LF x 10' WIDE
192 SHRUBS PROVIDED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 930 LF x 10' WIDE
310 SHRUBS PROVIDED

TOTAL SHRUBS PROVIDED: 1,263 SHRUBS

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.

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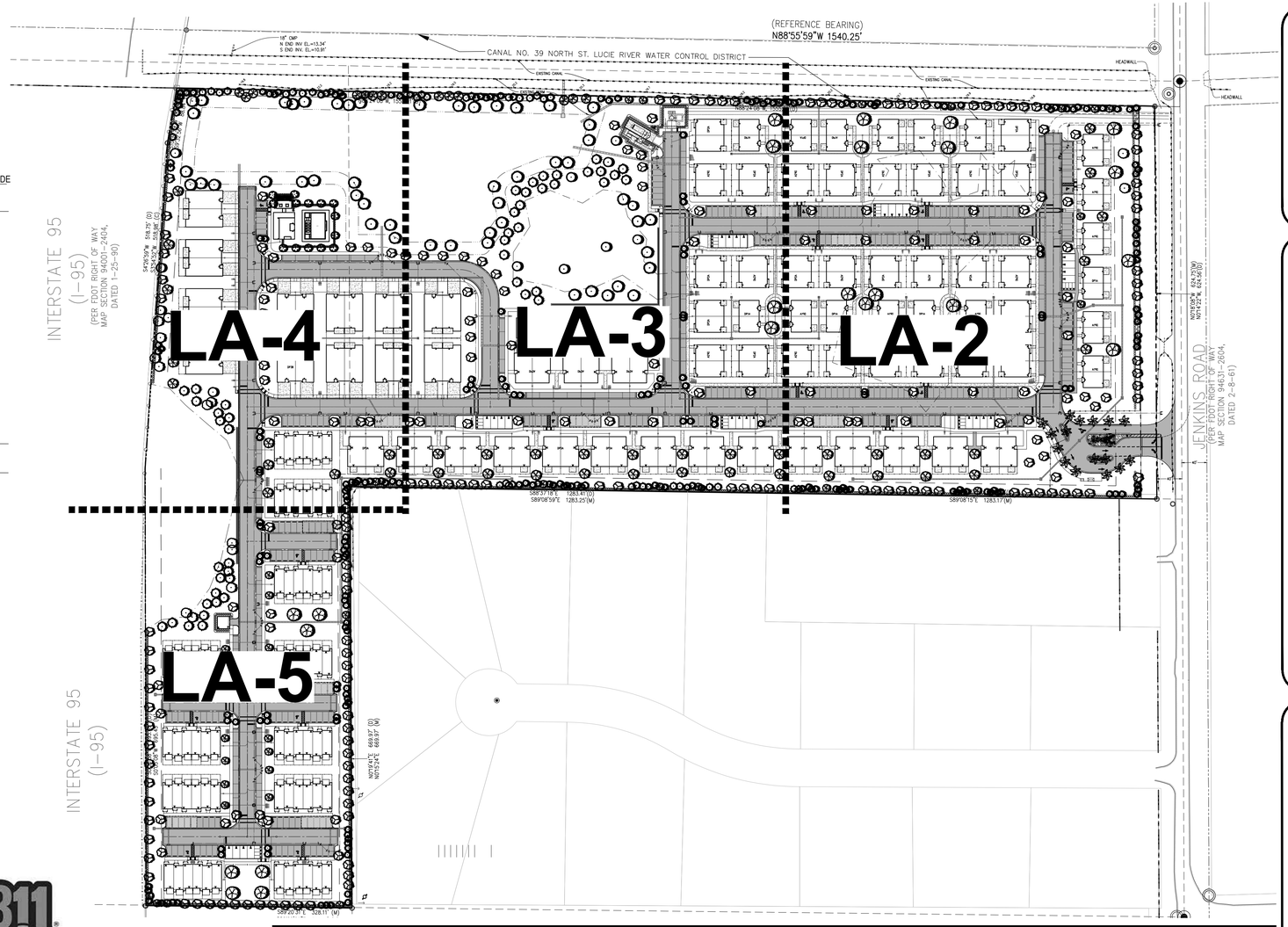

Total Site Plant Schedule:

*NOT INCLUDED IN PROVIDED PLANT CALCULATIONS; QUANTITIES MAY VARY AT OWNER'S DISCRETION
**MAY BE SUBSTITUTED WITH BAHIA SPECIES
***QUANTITY TO BE DETERMINED PENDING FINALIZED TREE SURVEY & REPORT

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	36	Conocarpus erectus	Green Buttonwood	45G	12` HT	6`W	6`CT, SP	Native	2.5" DBH
	42	Pinus elliotti densa	South Florida Slash Pine	FG	12` HT	5`W	SP	Native	2.5" DBH
	216	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
	12	Taxodium distichum	Bald Cypress	45G	12` HT	6`W	4` CT, SP	Native	2.5" DBH
EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Pinus elliottii	Slash Pine	Existing to Remain				Native	VARIES 6"-55"
	TBD	Quercus spp	Oak Species	Existing to Remain				Native	VARIES 6"-55"
MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	TBD	Conocarpus erectus	Green Buttonwood	FG	14` HT	8`W	6`CT, STD, SP	Native	6.5" Caliper, 6" DBH
	TBD	Pinus elliotti densa	South Florida Slash Pine	FG	14`-16` HT	6`W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Quercus virginiana	Southern Live Oak	FG	14` HT	6`W	SP	Native	6.5" Caliper, 6" DBH
	TBD	Taxodium distichum	Bald Cypress	FG	14`-16` HT	8`W	SP	Native	6.5" Caliper, 6" DBH

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	2 *	Phoenix roebelenii	Triple Pygmy Date Palm	FG	8`HT	6` SPR	4` CT, SP	Non-native	
	18	Roystonea regia	Florida/Cuban Royal Palm	FG	8` GW, 18` OA		FH, SP, MATCHING	Native	
	229	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
	14	Wodyetia bifurcata	Single Foxtail Palm	FG	6`GW, 10`CT		SGL, FH, SP	Non-native	
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	7 *	Alcantarea imperialis	Imperial Bromeliad	7G	2` HT	2` W	F	Non-native	
	27*	Bougainvillea glabra 'Helen Johnson'	Helen Johnson Dwarf Bougainvillea	3G	18" HT	18"W	F	Non-native	
	174	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	1,064	Clusia guttifera	Small Leaf Clusia	3G	30" HT	24"W	F	Non-native	
	111	Clusia guttifera	Small-Leaf Clusia	7G	48" HT	36" W	F	Non-native	
	22	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native	
	72*	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	100	Rondeletia leucophylla	Panama Rose	3G	24" HT	24"W	F	Non-native	
	33*	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	348	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G	18"HT	18" W	F	Non-native	
SOD	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

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CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST WEST

City of Fort Pierce, Florida

Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal
10.25.23	PG	Revised per Updated Site Plan & Comments

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

NORTH

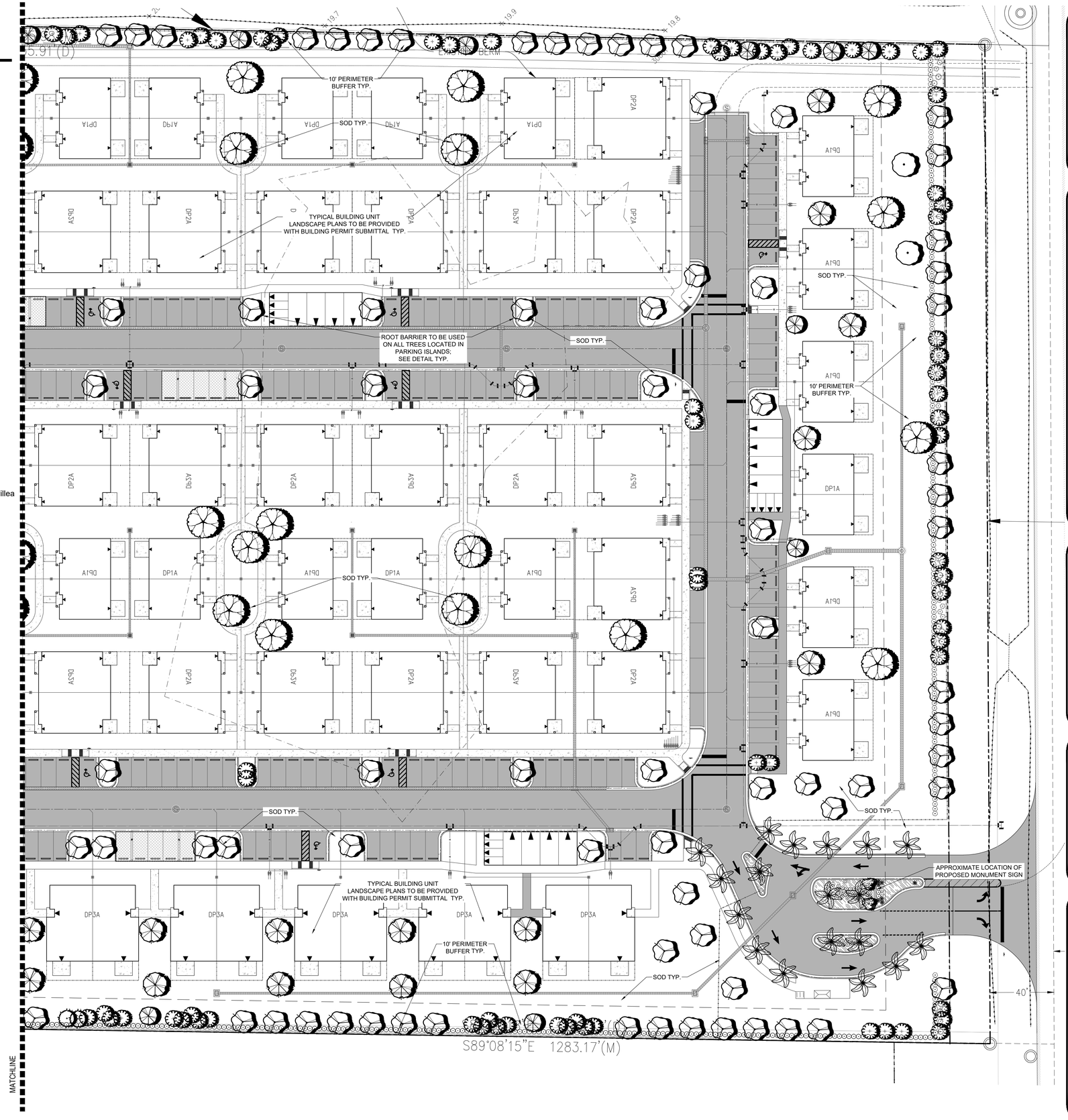
SCALE: 1" = 100'

0 25' 50' 200'

LA-1

LA-2 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME
	9	Conocarpus erectus	Green Buttonwood
	2	Pinus elliotti densa	South Florida Slash Pine
	76	Quercus virginiana	Southern Live Oak
EXISTING TREES TO REMAIN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	2	Quercus spp	Oak Species
MITIGATION TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	13	Conocarpus erectus	Green Buttonwood
	16	Quercus virginiana	Southern Live Oak
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	2	Phoenix roebelenii	Triple Pygmy Date Palm
	18	Roystonea regia	Florida/Cuban Royal Palm
	72	Sabal palmetto	Sabal Palm
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	7	Alcantarea imperialis	Imperial Bromeliad
	27	Bougainvillea glabra 'Helen Johnson'	Helen Johnson Dwarf Bougainvillea
	174	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum
	188	Clusia guttifera	Small Leaf Clusia
	22	Hamelia patens 'Compacta'	Dwarf Firebush
	63	Muhlenbergia capillaris	Pink Muhly Grass
	33	Tripsacum dactyloides	Fakahatchee Grass
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	348	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa



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VIVA AT TREASURE COAST WEST

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Detail Landscape Plan

Revisions		
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9.15.21	PG	1st Submittal
10.25.23	PG	Revised per Updated Site Plan & Comments

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PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

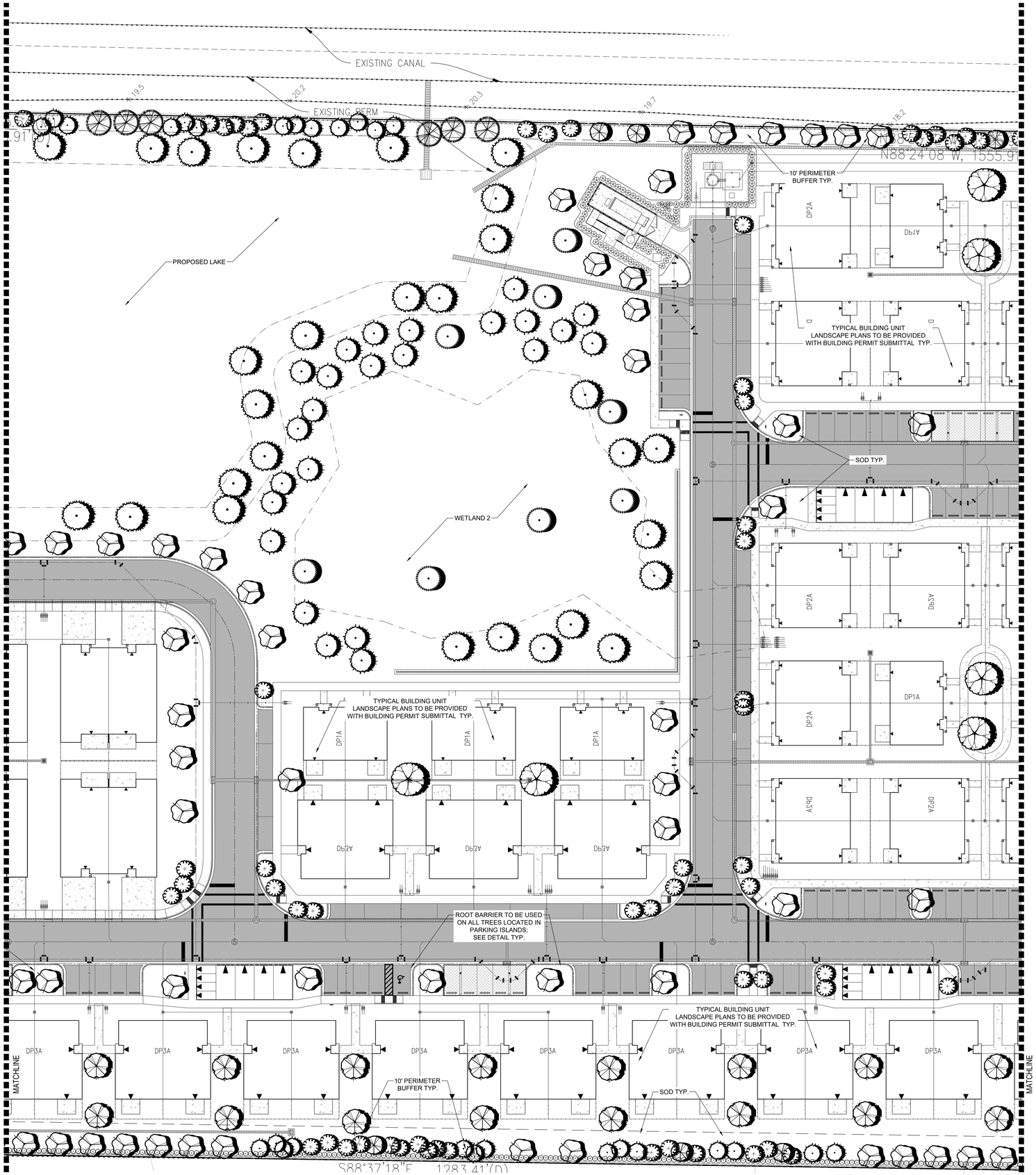
SCALE: 1" = 30'

0 15' 30' 60'

LA-2

LA-3 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME
	6	Conocarpus erectus	Green Buttonwood
	27	Pinus elliotti densa	South Florida Slash Pine
	53	Quercus virginiana	Southern Live Oak
	6	Taxodium distichum	Bald Cypress
EXISTING TREES TO REMAIN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	8	Pinus elliottii	Slash Pine
MITIGATION TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	16	Conocarpus erectus	Green Buttonwood
	24	Pinus elliotti densa	South Florida Slash Pine
	6	Quercus virginiana	Southern Live Oak
	29	Taxodium distichum	Bald Cypress
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	59	Sabal palmetto	Sabal Palm
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	206	Clusia guttifera	Small Leaf Clusia
	90	Clusia guttifera	Small-Leaf Clusia
	9	Muhlenbergia capillaris	Pink Muhly Grass



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PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-3

LA-4 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME
	2	Conocarpus erectus	Green Buttonwood
	13	Pinus elliotti densa	South Florida Slash Pine
	24	Quercus virginiana	Southern Live Oak
	6	Taxodium distichum	Bald Cypress

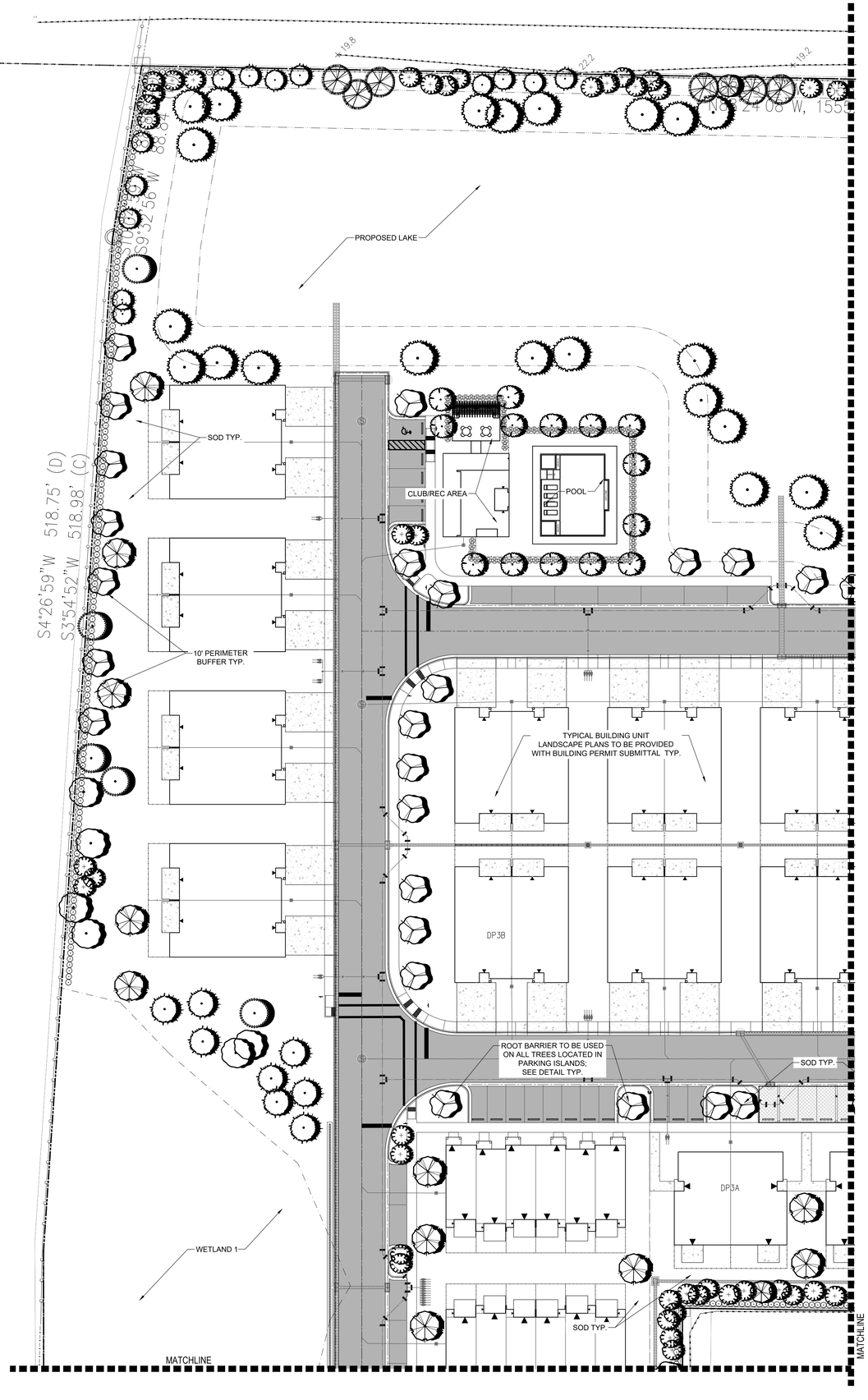
EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME
	5	Pinus elliottii	Slash Pine
	6	Quercus spp	Oak Species

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME
	11	Conocarpus erectus	Green Buttonwood
	8	Pinus elliotti densa	South Florida Slash Pine
	22	Taxodium distichum	Bald Cypress

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	41	Sabal palmetto	Sabal Palm
	14	Wodyetia bifurcata	Single Foxtail Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	209	Clusia guttifera	Small Leaf Clusia
	100	Rondeletia leucophylla	Panama Rose

INTERSTATE 95
(I-95)
(PER FDOT RIGHT OF WAY
MAP SECTION 94001-2404,
DATED 1-25-90)



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

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CONSULTING ENGINEERS
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
1800 SE TIFFANY AVENUE, SUITE 102
PORT ST. LUCIE, FLORIDA 34952
(561) 713-0090
CERTIFICATE OF AUTHORIZATION #6594

VIVA AT TREASURE COAST WEST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal
10.25.23	PG	Revised per Updated Site Plan & Comments

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-4

LA-5 Plant Legend:

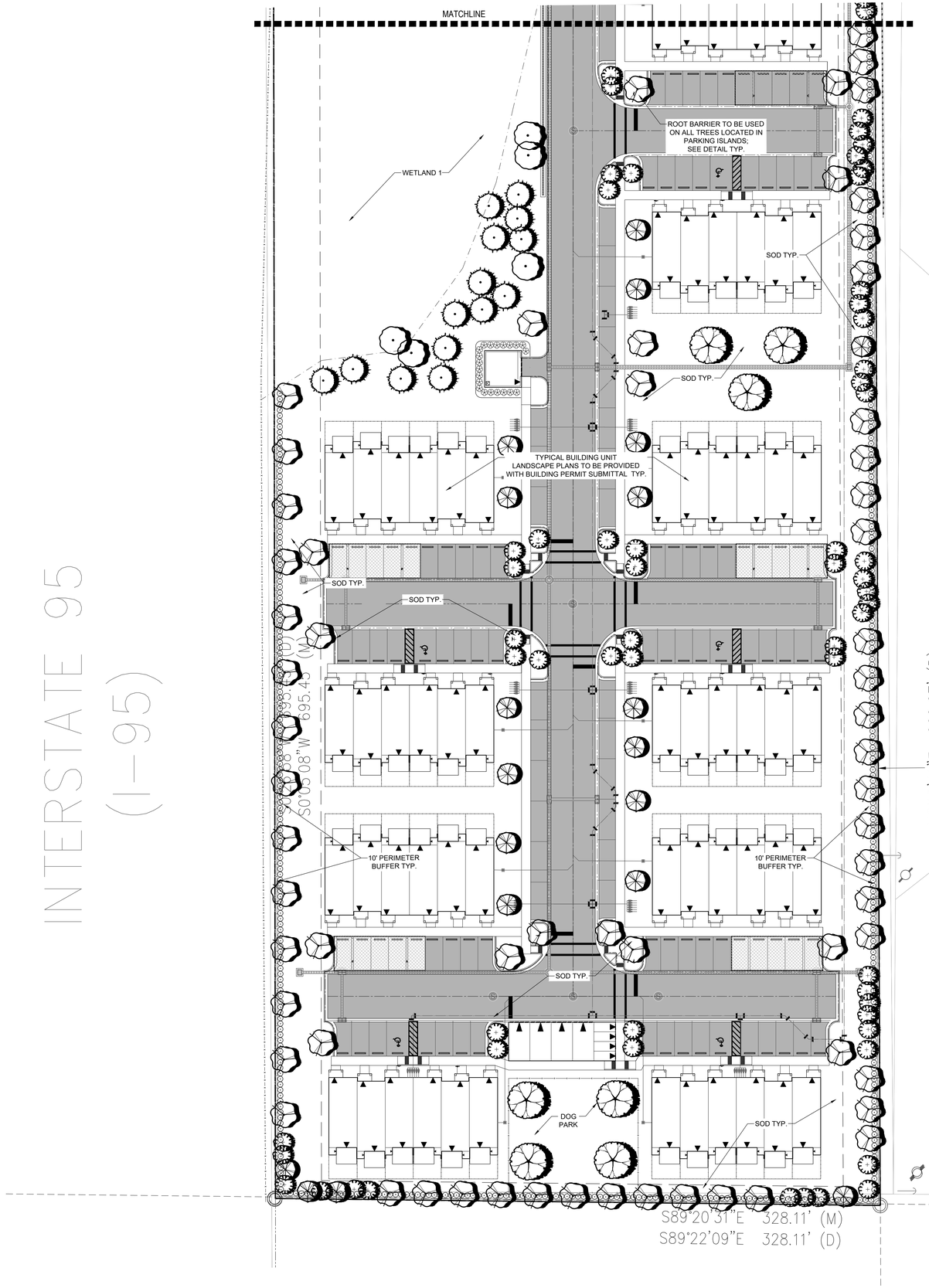
TREES	QTY	BOTANICAL NAME	COMMON NAME
	19	Conocarpus erectus	Green Buttonwood
	63	Quercus virginiana	Southern Live Oak

EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME
	5	Quercus spp	Oak Species

MITIGATION TREES	QTY	BOTANICAL NAME	COMMON NAME
	14	Pinus elliotti densa	South Florida Slash Pine
	7	Quercus virginiana	Southern Live Oak

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	59	Sabal palmetto	Sabal Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	464	Clusia guttifera	Small Leaf Clusia
	21	Clusia guttifera	Small-Leaf Clusia



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VIVA AT TREASURE COAST WEST

City of Fort Pierce, Florida

Detail Landscape Plan

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REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-5

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract.
The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil]:
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

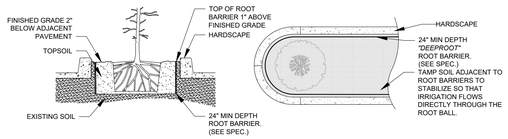
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

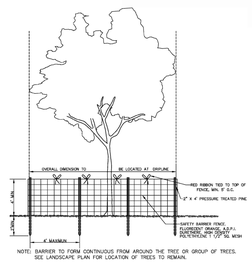
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

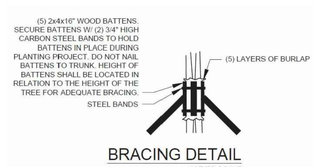
D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

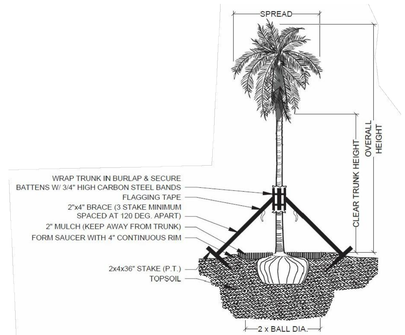


NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

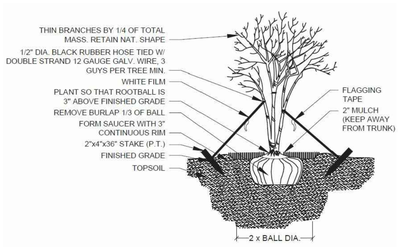
TREE PROTECTION DETAIL
NOT TO SCALE



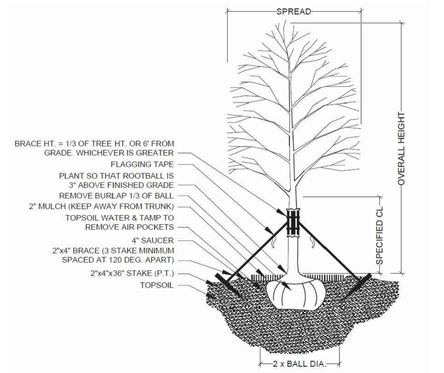
BRACING DETAIL
NOT TO SCALE



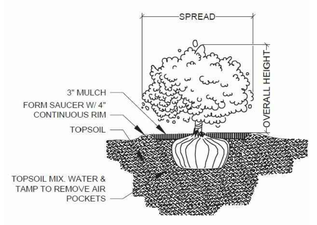
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEER
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
1100 SW St. Lucie West Blvd., Suite 105
Port St. Lucie, Florida 34986
772-344-4664 FAX 772-344-4665
Florida Certificate of Authorization No. 28992

VIVA AT TREASURE COAST WEST
City of Fort Pierce, Florida

Details & Specifications

Revisions

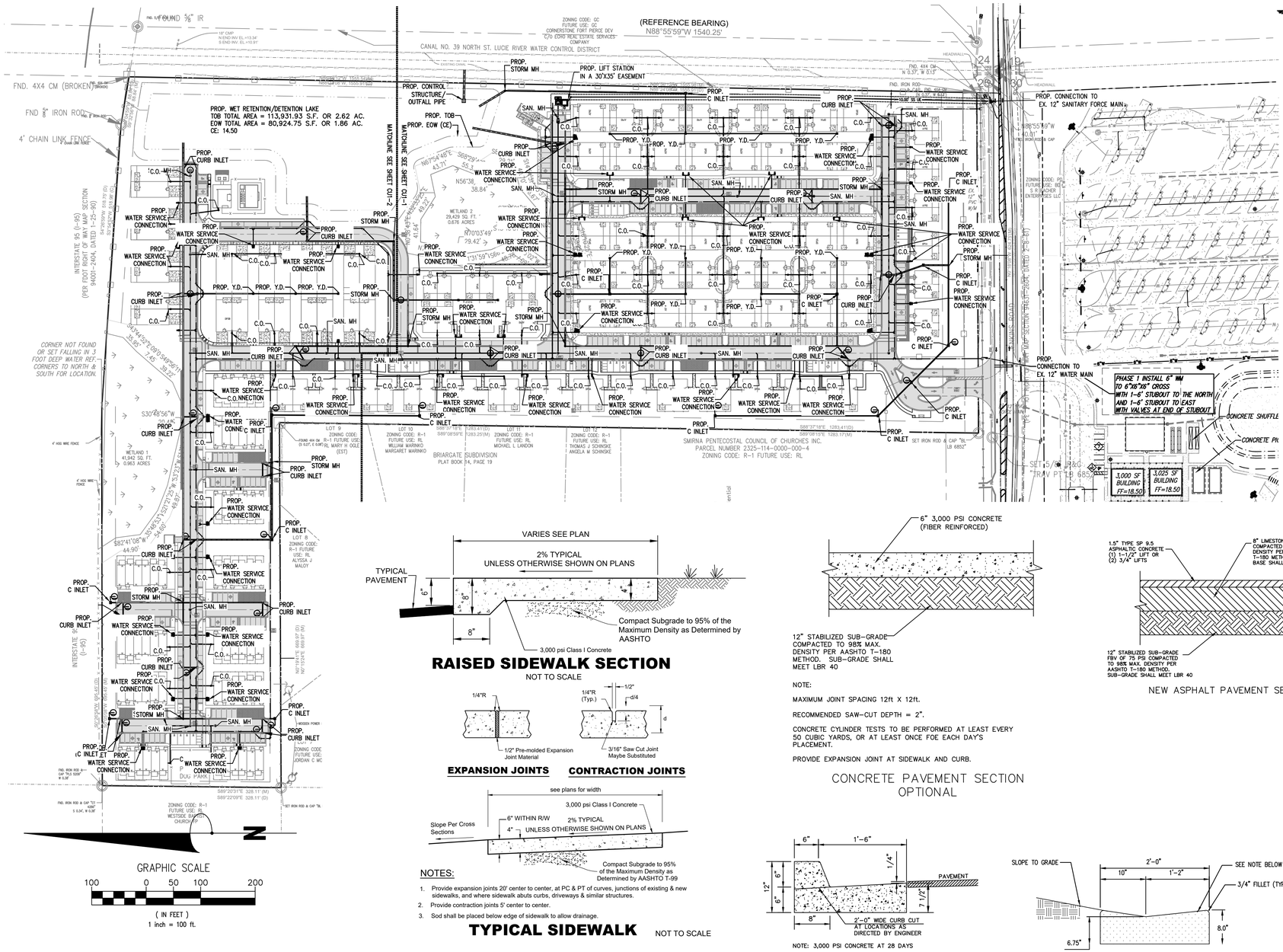
Date	Init.	Description
7.15.23	PG	Submittal
10.25.23	PG	Revised per Updated Site Plan & Comments

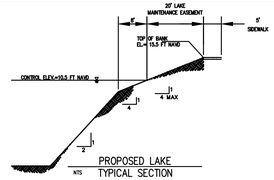
REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

LA-6





LEGEND

- PROP. CONCRETE
- PROP. ASPHALT
- PROP. ASPHALT (CARPORT)
- PROP. WATER METER SERVICE
- PROP. YARD DRAIN
- PROP. C-INLET
- PROP. CURB INLET
- PROP. DRAINAGE PIPE
- PROP. STORM MANHOLE
- PROP. SANITARY CLEANOUT
- PROP. SANITARY MANHOLE

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25 YEAR, 3 DAY (CITY OF FT. PIERCE – PRE VERSES POST DISCHARGE)

100 YEAR, 3 DAY (ZERO DISCHARGE MINIMUM FINISHED FLOOR)

DISCHARGE TO NSLRWCD CANAL

MAX DISCHARGE 2' IN ANY 24-HOUR PERIOD

RAISED SIDEWALK SECTION

NOT TO SCALE

EXPANSION JOINTS **CONTRACTION JOINTS**

NOTES:

1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
2. Provide contraction joints 5' center to center.
3. Sod shall be placed below edge of sidewalk to allow drainage.

TYPICAL SIDEWALK

NOT TO SCALE

NOTE:

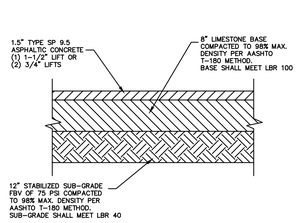
MAXIMUM JOINT SPACING 12ft X 12ft.

RECOMMENDED SAW-CUT DEPTH = 2".

CONCRETE CYLINDER TESTS TO BE PERFORMED AT LEAST EVERY 50 CUBIC YARDS, OR AT LEAST ONCE FOE EACH DAY'S PLACEMENT.

PROVIDE EXPANSION JOINT AT SIDEWALK AND CURB.

CONCRETE PAVEMENT SECTION OPTIONAL



NEW ASPHALT PAVEMENT SECTION

NOTE: 3,000 PSI CONCRETE AT 28 DAYS

TYPE "F" CURB

VALLEY GUTTER CURB DETAIL

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2593
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

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CONCEPT UTILITY & OVERALL PLAN

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=80'
VERT. SCALE:	NA

DRAWING NO.
CU 1.0

JOB NO. 2021-119

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
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www.callsunshine.com

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ZONING CODE: GC
FUTURE USE: GC
CORNERSTONE FORT PIERCE DEV
C/O ECHO REAL ESTATE SERVICES COMPANY

(REFERENCE BEARING)
N88°55'59"W 1540.25'

CANAL NO. 39 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

EXISTING CANAL

N88°56'12"W 1555.98'(M)
N88°24'08"W, 1555.91'(D)

555.54'(M)
555.91'(D)

PROP. CONTROL STRUCTURE/ OUTFALL PIPE.

PROP. STORM MH

PROP. LIFT STATION IN A 30'X35' EASEMENT

PROP. C INLET

PROP. TOB

PROP. EOW (CE)

PROP. CURB INLET

PROP. WATER SERVICE CONNECTION

SAN. MH

PROP. STORM MH

WETLAND 2
29,429 SQ. FT.
0.676 ACRES

WATCHLINE SEE SHEET CU 1.1-2

PROP. WATER SERVICE CONNECTION

PROP. WATER SERVICE CONNECTION

PROP. STORM MH

PROP. C INLET

PROP. CURB INLET

PROP. Y.D.

PROP. WATER SERVICE CONNECTION

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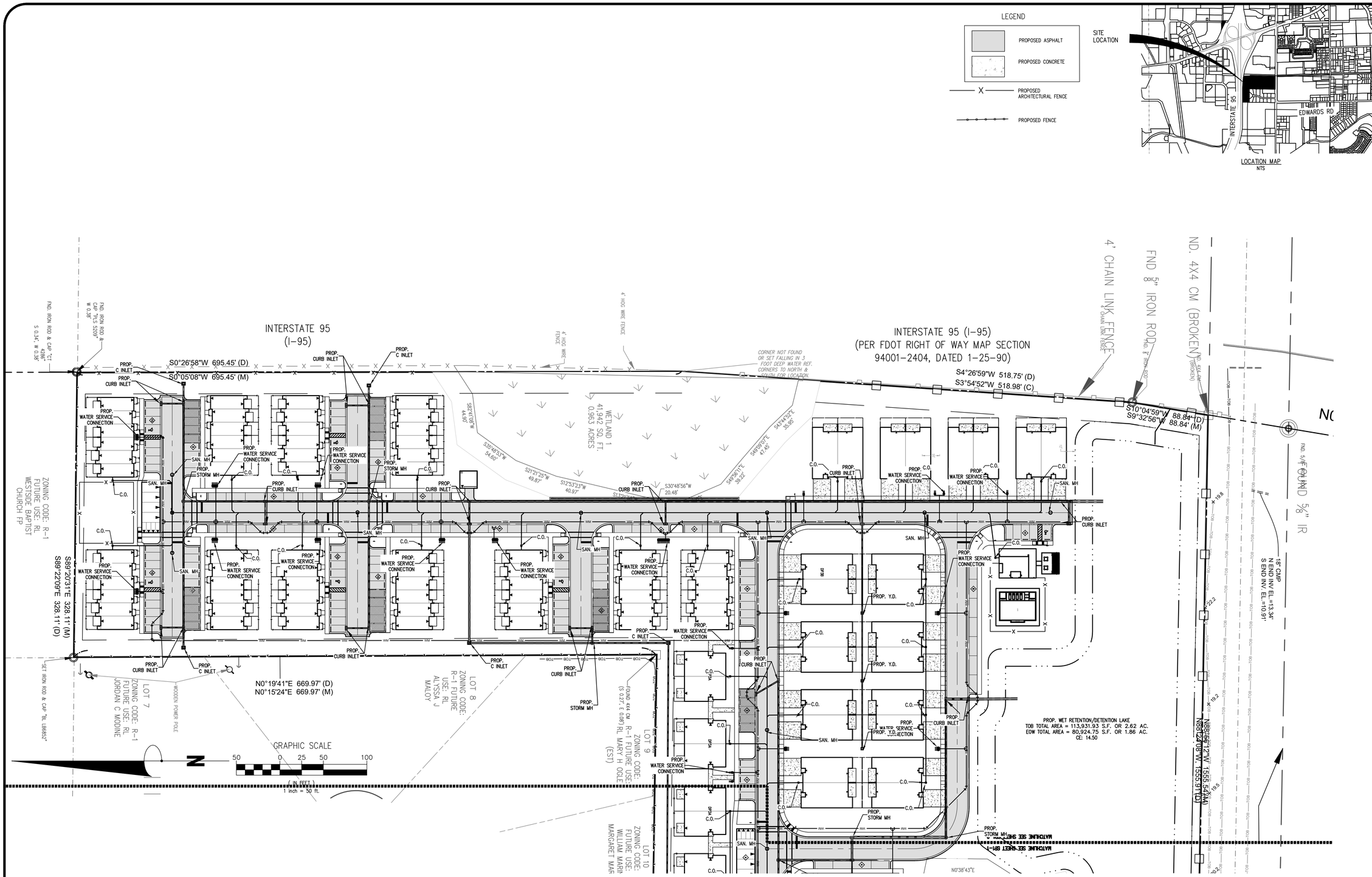

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Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

FINAL SITE PLAN CONT.

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
CU 1.2

JOB NO. 2021-119

Stephen Cooper, P.E. #46557

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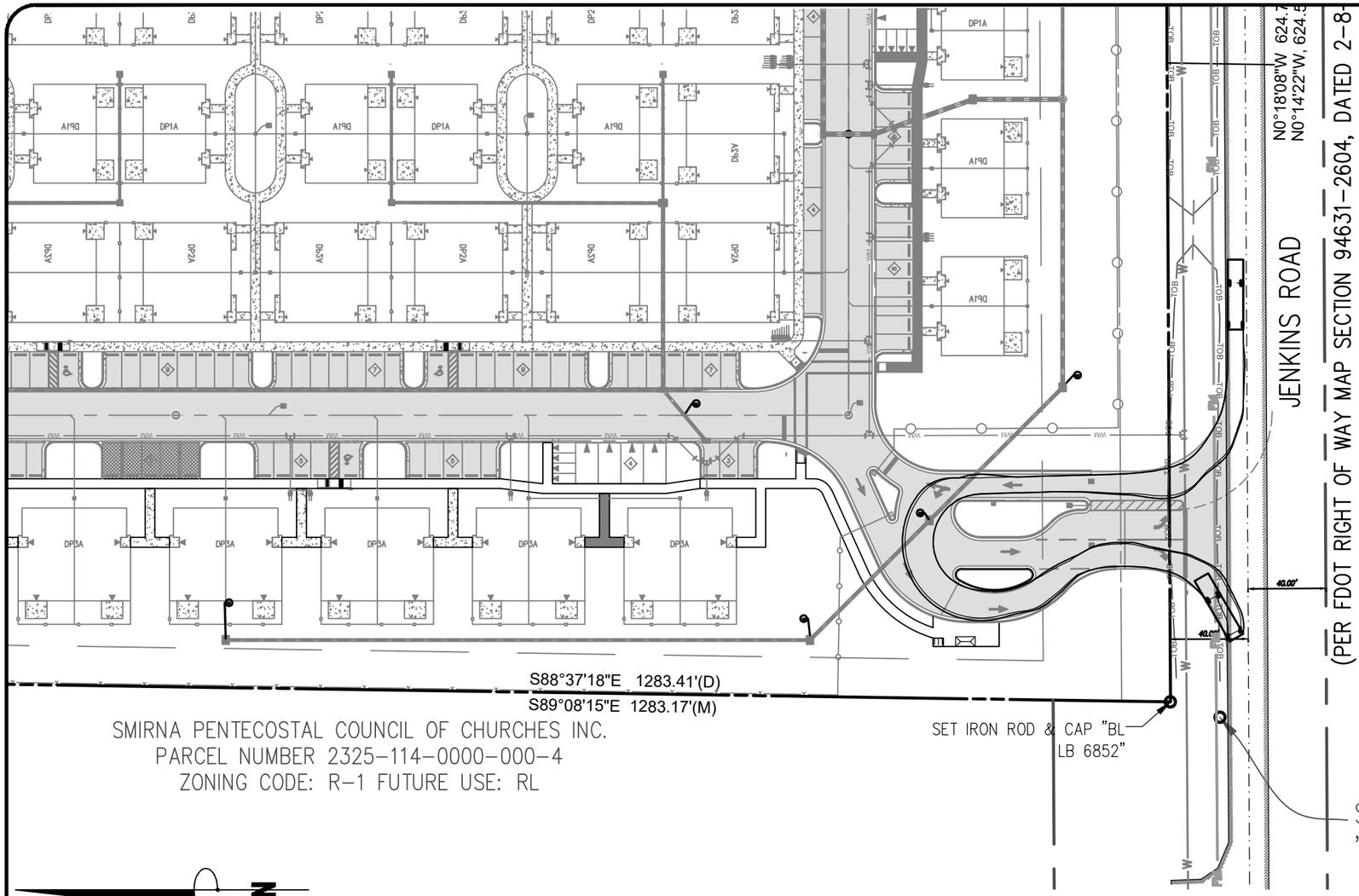
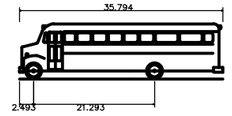


LEGEND
- PROP. CONCRETE
- PROP. ASPHALT
- PROP. ASPHALT (CARPORT)



S-BUS 11 - Conventional School Bus (65 pass.)

Overall Length	35.794ft
Overall Width	8.005ft
Overall Body Height	9.685ft
Min Body Ground Clearance	1.185ft
Track Width	8.005ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	38.911ft

No.	REVISION	DATE
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PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2953
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008656

SCPE

TURNING MOVEMENT

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA
DRAWING NO.	
JOB NO.	2021-119

Stephen Cooper, P.E. #46557

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

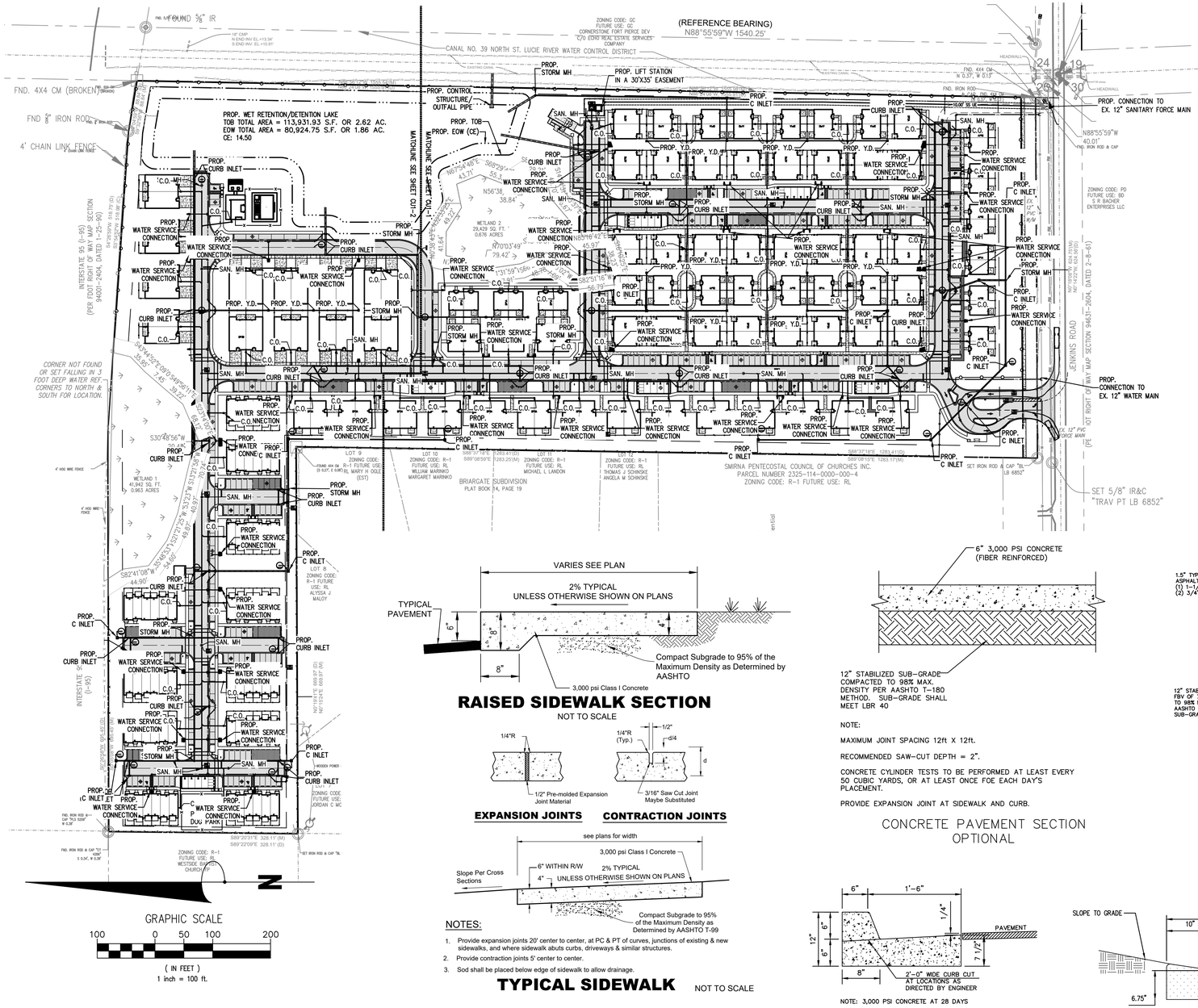
TO:	Technical Review Committee
THROUGH:	Kevin Freeman, Planning Director
FROM:	Ryan Altizer, Senior Planner
RE:	**Site Plan - 23-07000021** **3037 S. Jenkins Rd**
BOARD DATE:	September 21, 2023

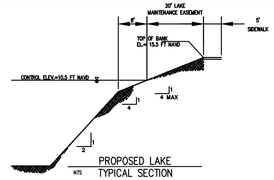
Resubmittal of Site Plan at 3037 S. Jenkins Rd

The above referenced project is being resubmitted for your review and comments. The applicant is requesting a Development Review for a Site Plan at 3037 S. Jenkins Rd.

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

Thank you,
Ryan





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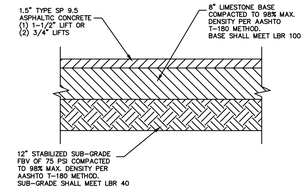

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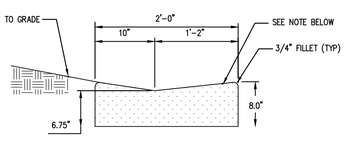

VALLEY GUTTER CURB DETAIL

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Tel 1(772)-336-2593
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SCPE

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CONCEPT UTILITY & OVERALL PLAN

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=80'
VERT. SCALE:	NA

DRAWING NO.
CU 1.0

JOB NO. 2021-119

Stephen Cooper, P.E. #46557

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ZONING CODE: GC
FUTURE USE: GC
CORNERSTONE FORT PIERCE DEV
C/O ECHO REAL ESTATE SERVICES COMPANY

(REFERENCE BEARING)
N88°55'59"W 1540.25'

CANAL NO. 39 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

EXISTING CANAL

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PROP. LIFT STATION IN A 30'X35' EASEMENT

N88°56'12"W 1555.98'(M)
N88°24'08"W, 1555.91'(D)

PROP. C INLET

PROP. CONTROL STRUCTURE/ OUTFALL PIPE

PROP. TOB

PROP. EOW (CE)

555.54'(M)
555.91'(D)

62 AC.
86 AC.

WETLAND 2
29,429 SQ. FT.
0.676 ACRES

WATCHLINE SEE SHEET CU 1.2

WATCHLINE SEE SHEET CU 1.2

PROP. CURB INLET

PROP. WATER SERVICE CONNECTION

PROP. STORM MH

PROP. C INLET

PROP. Y.D.

PROP. WATER SERVICE CONNECTION

PROP. WATER SERVICE CONNECTION

PROP. CURB INLET

PROP. STORM MH

PROP. WATER SERVICE CONNECTION

PROP. C INLET

PROP. WATER SERVICE CONNECTION

PROP. STORM MH

PROP. C INLET

PROP. WATER SERVICE CONNECTION

PROP. CURB INLET

PROP. WATER SERVICE CONNECTION

PROP. C INLET

PROP. CONNECTION TO EX. 12" WATER MAIN

PROP. WATER SERVICE CONNECTION

PROP. CURB INLET

PROP. C INLET

PROP. CONNECTION TO EX. 12" SANITARY FORCE MAIN

HEADWALL

EXISTING CANAL

FND. 4X4 CM
N 0.37', W 0.13'

FND. IRON ROD & CAP FND 4X4 CM
N 0.37', W 0.31'

N88°55'59"W
40.01'

FND. IRON ROD & CAP

ZONING CODE: PD
FUTURE USE: BD
S R BACHER ENTERPRISES LLC

N0°18'08"W 624.75'(M)
N0°14'22"W, 624.56'(D)

JENKINS ROAD
(PER FDOT RIGHT OF WAY MAP SECTION 94631-2604, DATED 2-8-61)

SET 5/8" IR&C

SET IRON ROD & CAP "BL LB 6852"

S88°37'18"E 1283.41'(D)
S89°08'15"E 1283.17'(M)

S88°37'18"E 1283.41'(D)
S89°08'59"E 1283.25'(M)

LOT 10
ZONING CODE: R-1
FUTURE USE: RL
WILLIAM MARINKO
MARGARET MARINKO

BRIARGATE SUBDIVISION
PLAT BOOK 14, PAGE 19

LOT 11
ZONING CODE: R-1
FUTURE USE: RL
MICHAEL L LANDON

LOT 12
ZONING CODE: R-1
FUTURE USE: RL
THOMAS J SCHINSKE
ANGELA M SCHINSKE

SMIRNA PENTECOSTAL COUNCIL OF CHURCHES INC.
PARCEL NUMBER 2325-114-0000-000-4
ZONING CODE: R-1 FUTURE USE: RL

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

N

SITE LOCATION

INTERSTATE 95

EDWARDS RD

LOCATION MAP
NTS

LEGEND
PROP. CONCRETE
PROP. ASPHALT
PROP. ASPHALT (CARPORT)

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STEPHEN COOPER, P.E.
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7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2303
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

CONCEPT UTILITY PLAN
CLOSE UP VIEW PART 1

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
CU 1.1

JOB NO. 2021-119

Stephen Cooper, P.E. #46557

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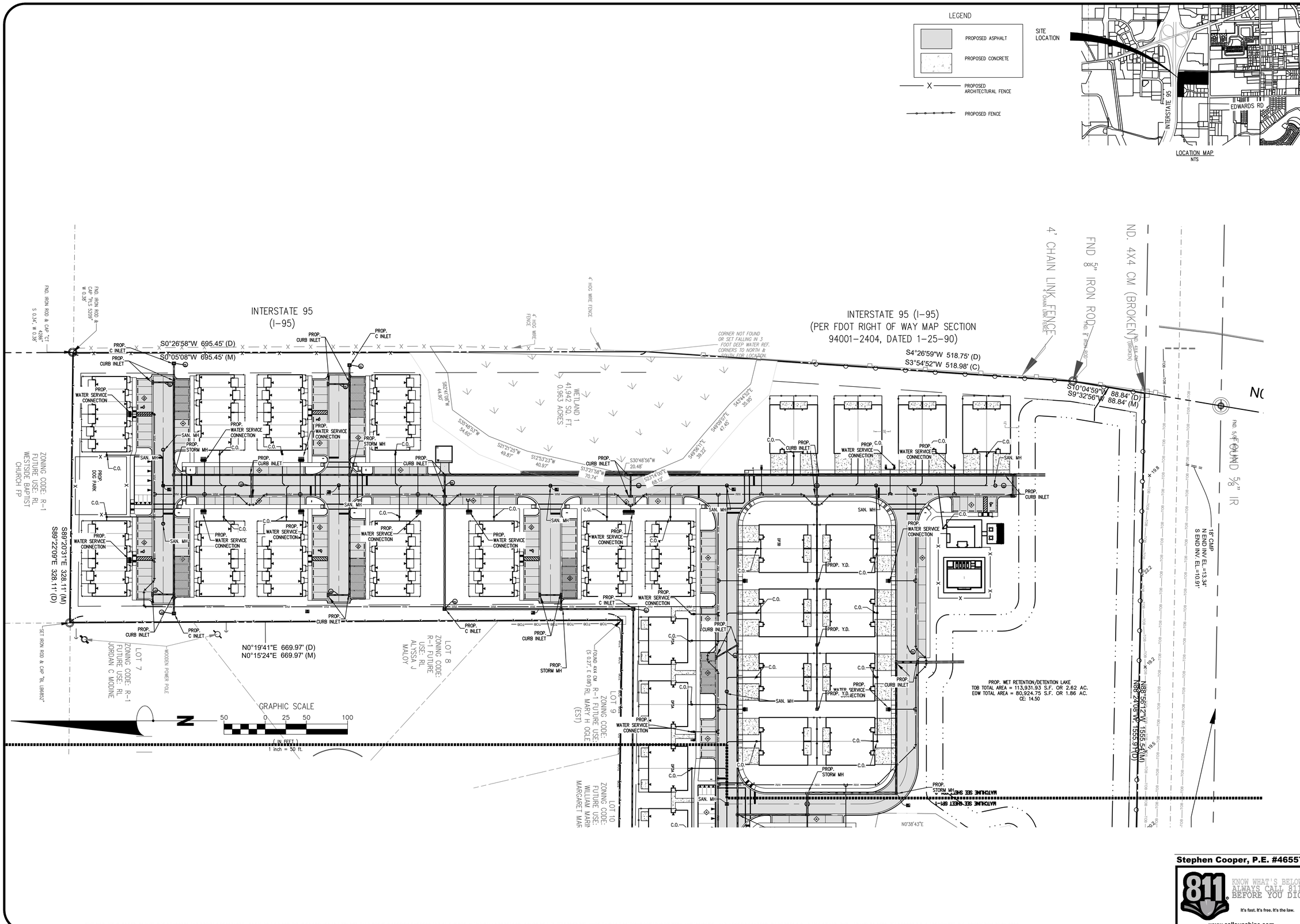

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SCPE

FINAL SITE PLAN CONT.

VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
CU 1.2

JOB NO. 2021-119

Stephen Cooper, P.E. #46557

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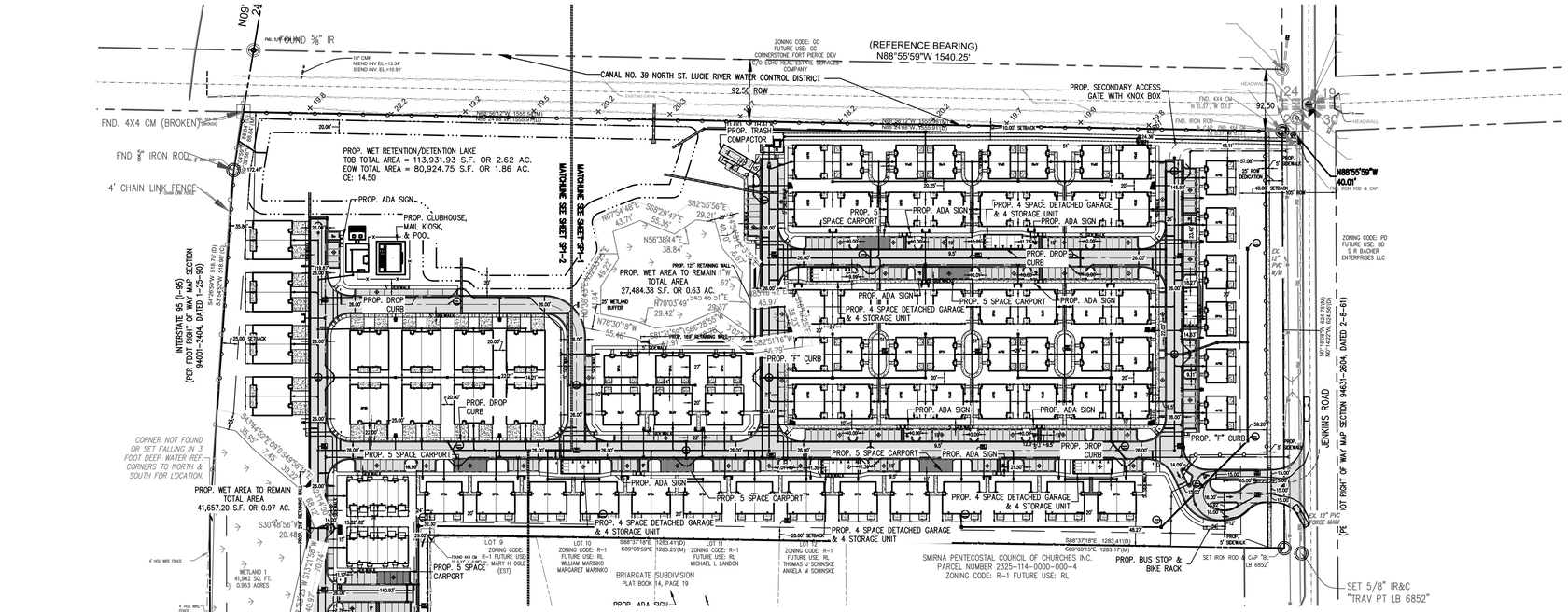


LOCATION MAP
NTS

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- X — PROPOSED ARCHITECTURAL FENCE
- PROPOSED FENCE

SITE DATA	
OWNER:	VIVA COMMUNITIES AT TREASURE COAST WEST LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS	3037 S JENKINS RD
PARCEL ID:	2325-111-0001-000-2
LEGAL DESCRIPTION:	25 35 39 THAT PART OF SEC MPDAF: FROM NE COR OF SEC RUN S 00 14 22 W 40.50 FT,TH N 88 24 08 W 1555.91 FT TO E RD R/W LI OF I-95,TH S 10 04 59 W ALG R/W LI 88.84 FT,TH S 04 26 59 W 518.75 FT,TH S 00 26 58 W 695.45 FT,TH S 89 22 09 E 328.11 FT,TH N 00 19 41 E 669.97 FT,TH S 88 37 18 E 1283.41 FT W RD R/W LI OF JENKINS RD,TH N 00 14 22 E ALG R/W LI 624.56 FT TO POB (27.89 AC)
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	25/35S/39E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	MEDIUM DEN
LOT SIZE:	27.89 AC.

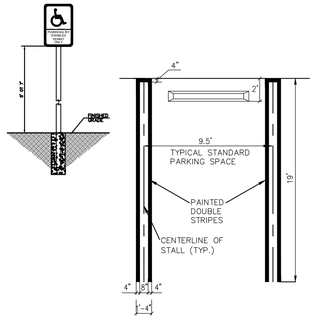
BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:		2
1 BEDROOM UNIT		42
2 BEDROOM UNIT		122
3 BEDROOM UNIT		58
TOTAL UNIT:		222

BUILDING SETBACKS REQUIRED		
	REQUIRED	PROVIDED
FRONT:	25'	42.08'
N SIDE:	10'	24.36'
S SIDE:	20'	24.29'
REAR:	25'	25.52'

PARKING SPACE REQUIRED	
UNITS:	222
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	444
ADA REQUIRED OF REG. SPACES	9

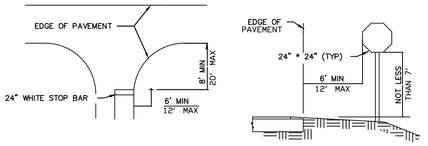
PARKING SPACES PROVIDED	
9' – 6" X 19' 90 DEG PARKING SPACES	306
DRIVEWAY PARKING SPACES	48
12' X 19' 90 DEG. ADA PARKING SPACES	15
9' – 6" X 22' PARALLEL PARKING	71
DETACHED GARAGE PARKING	28
TOTAL SPACES PROVIDED:	468

LAND USE DATA			
USE	AREA (SF)	ACRES	PERCENTAGE
LOT AREA PER ROW DEDICATION	1,215,181.40	27.90	100%
ROW DEDICATION	15,619.92	0.36	1.29%
TOTAL LOT AREA LESS ROW DEDICATION	1,199,561.48	27.54	100%
IMPERVIOUS			
BUILDING	226,567.48	5.20	18.89%
ASPHALT	272,795.44	6.26	22.74%
CONCRETE	128,990.76	2.96	10.75%
NET LAND	69,126.63	1.59	5.76%
LAKE EOW	80,702.26	1.85	6.73%
TOTAL IMPERVIOUS:	778,232.57	17.87	64.88%
PERVIOUS			
OPEN SPACE	421,328.91	9.67	35.12%
TOTAL PERVIOUS:	421,328.91	9.67	35.12%



STANDARD PARKING DETAIL (TYP.)

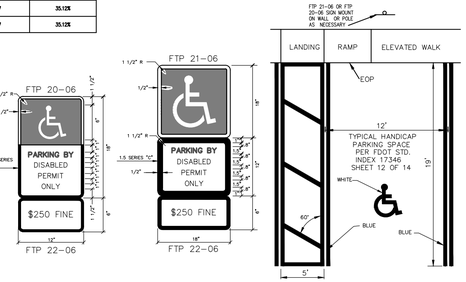
N.T.S.



STOP SIGN LOCATION DETAIL
SCALE: N.T.S.

NOTES

1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 & 21-06 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 20-06 IS FOR AREAS WHERE SPACE IS LIMITED.
5. FTP 22-06 SHALL BE MOUNTED BELOW THE FTP 20-06 OR 21-06 SIGN.
6. ACCESSIBLE MARKINGS ARE PER FDOT DESIGN STANDARD INDEX 17346 DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
7. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
8. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.



HANDICAP SIGN AND PARKING DETAIL (TYP.)

N.T.S.

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No.	REVISION	DATE
10		
9		
8		
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1		

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- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2803
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

FINAL SITE PLAN

VIVA AT TREASURE COAST WEST
FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=100'
VERT. SCALE:	NA

DRAWING NO.
SP1-0

JOB NO. 2021-119

Stephen Cooper, P.E. #46557

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(REFERENCE BEARING)
N88°55'59"W 1540.25'

ZONING CODE: GC
FUTURE USE: GC
CORNERSTONE FORT PIERCE DEV
C/O ECHO REAL ESTATE SERVICES COMPANY

CANAL NO. 39 NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

EXISTING CANAL

92.50 ROW

10.00 SETBACK

N88°56'12"W 1555.58'(M)
N88°24'08"W, 1555.91'(D)

PROP. SECONDARY ACCESS GATE WITH KNOX BOX

FND. 4X4 CM
N 0.37', W 0.13'

FND. IRON ROD & CAP FND 4X4 CM
N 0.37', W 0.31'

HEADWALL

N88°55'59"W
40.01'

FND. IRON ROD & CAP

25' ROW DEDICATION

40.00' SETBACK

PROP. 5' SIDEWALK

ZONING CODE: PD
FUTURE USE: BD
S R BACHER ENTERPRISES LLC

N0°18'08"W 624.75'(M)
N0°14'22"W, 624.56'(D)

(PER FDOT RIGHT OF WAY MAP SECTION 94631-2604, DATED 2-8-61)

JENKINS ROAD

PROP. TRASH COMPACTOR

PROP. WET AREA TO REMAIN
TOTAL AREA
27,484.38 S.F. OR 0.63 AC.
0.676 ACRES

PROP. 5 SPACE CARPORT

PROP. ADA SIGN

PROP. 4 SPACE DETACHED GARAGE & 4 STORAGE UNIT

PROP. DROP CURB

PROP. "I" CURB

PROP. 5' SIDEWALK

PROP. STOP SIGN, STOP BAR & CROSSING

PROP. 120' RETAINING WALL

PROP. 399' RETAINING WALL

20' WETLAND BUFFER

PROP. 4 SPACE DETACHED GARAGE & 4 STORAGE UNIT

PROP. BUS STOP & BIKE RACK

SET IRON ROD & CAP "BL LB 6852"

SET 5/8" IR&C

LOT 10
ZONING CODE: R-1
FUTURE USE: RL
WILLIAM MARINKO
MARGARET MARINKO

S88°37'18"E 1283.41'(D)
S89°08'59"E 1283.25'(M)

LOT 11
ZONING CODE: R-1
FUTURE USE: RL
MICHAEL L LANDON

LOT 12
ZONING CODE: R-1
FUTURE USE: RL
THOMAS J SCHINSKE
ANGELA M SCHINSKE

BRIARGATE SUBDIVISION
PLAT BOOK 14, PAGE 19

SMIRNA PENTECOSTAL COUNCIL OF CHURCHES INC.
PARCEL NUMBER 2325-114-0000-000-4
ZONING CODE: R-1 FUTURE USE: RL

S88°37'18"E 1283.41'(D)
S89°08'15"E 1283.17'(M)

SITE LOCATION

INTERSTATE 95

EDWARDS RD

LOCATION MAP
NTS

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED ARCHITECTURAL FENCE
- PROPOSED FENCE

N

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

No.	REVISION	DATE
1		
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SCPE

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VIVA AT TREASURE COAST WEST

FORT PIERCE FLORIDA

DATE:	FEB 2022
DRAWN BY:	DAD
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
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LEGEND

PROPOSED ASPHALT

PROPOSED CONCRETE

PROPOSED ARCHITECTURAL FENCE

PROPOSED FENCE

SITE LOCATION

LOCATION MAP
NTS

INTERSTATE 95 (I-95)

STOP

PROP. STOP SIGN, STOP BAR & CROSSING

S0°26'58"W 695.45' (D)

S0°05'08"W 695.45' (M)

FND. IRON ROD & CAP "CT 4286" S 0.34' W 0.38'

FND. IRON ROD & CAP "PLS 5209" W 0.38'

PROP. 5 SPACE CARPORT

PROP. ADA SIGN

PROP. ADA SIGN

PROP. 5 SPACE CARPORT

4' HOG WIRE FENCE

4' HOG WIRE FENCE

CORNER NOT FOUND OR SET FALLING IN 3 FOOT DEEP WATER REF. CORNERS TO NORTH & SOUTH FOR LOCATION.

INTERSTATE 95 (I-95)
(PER FDOT RIGHT OF WAY MAP SECTION 94001-2404, DATED 1-25-90)

S4°26'59"W 518.75' (D)

S3°54'52"W 518.98' (C)

4' CHAIN LINK FENCE

FND 5/8" IRON ROD No. 6 IRON ROD

S10°04'59"W 88.84' (D)

S9°32'56"W 88.84' (M)

ND. 4X4 CM (BROKEN)

FND 5/8" IRON ROD

PROP. WET AREA TO REMAIN
TOTAL AREA
41,657.20 S.F. OR 0.97 AC.

41,657.20 SQ. FT. OR 0.97 ACRES

PROP. MAINTANCE BUILDING

S35°49'53"W 56.60'

S21°21'25"W 49.87'

S12°53'23"W 40.97'

PROP. 218' RETAINING WALL

S13°21'58"W 70.74'

S30°48'56"W 20.48'

S23°14'00"E 68.12'

S46°56'11"E 39.25'

S44°44'52"E 33.85'

S39°39'07"E 27.45'

PROP. STOP SIGN, STOP BAR & CROSSING

PROP. ADA SIGN

PROP. ADA SIGN

PROP. 5 SPACE CARPORT

PROP. 5 SPACE CARPORT

PROP. 5 SPACE CARPORT

PROP. 5 SPACE CARPORT

PROP. DROP CURB

PROP. DROP CURB

PROP. DROP CURB

PROP. STOP SIGN, STOP BAR & CROSSING

PROP. STOP SIGN, STOP BAR & CROSSING

PROP. STOP SIGN, STOP BAR & CROSSING

PROP. STOP SIGN, STOP BAR & CROSSING

PROP. STOP SIGN, STOP BAR & CROSSING

PROP. STOP SIGN, STOP BAR & CROSSING

PROP. CLUBHOUSE, MAIL KIOSK, & POOL

PROP. ADA SIGN

PROP. WET RETENTION/DETENTION LAKE
TOP OF BANK = 20.0
EOW TOTAL AREA = 80,924.75 S.F. OR 1.86 AC.
CE: 14.50

PROP. DOG PARK

ZONING CODE: R-1
FUTURE USE: RL
WESTSIDE BAPTIST CHURCH FP

S89°20'31"E 328.11' (M)

S89°22'09"E 328.11' (D)

SET IRON ROD & CAP "BL LB6852"

WOODEN POWER POLE

LOT 7
ZONING CODE: R-1
FUTURE USE: RL
JORDAN C MODINE

N0°19'41"E 669.97' (D)

N0°15'24"E 669.97' (M)

LOT 8
ZONING CODE: R-1 FUTURE USE: RL
ALYSSA J MALOY

FOUND 4X4 CM (S 0.27' E 0.08')

LOT 9
ZONING CODE: R-1 FUTURE USE: RL
MARY H OGLE (EST)

LOT 11
ZONING CODE: R-1 FUTURE USE: RL
WILLIAM MA
MARGARET N

PROP. 4 SPACE DETACHED GARAGE

FND 5/8" IRON ROD

18" CMP
N END INV. EL=10.34'
S END INV. EL=10.91'

N88°56'12"W 1555.54'(M)

N88°24'08"W 1555.91'(D)

MATCHLINE SEE SHEET SP1-1

MATCHLINE SEE SHEET SP1-2

N0°38'43"E

N

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

1 inch = 50 ft.

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SCPE

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