CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, May 18, 2023 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Annexation of Parcel IDs: 2323-501-0011-000-6 & 2323-501-0013-100-1

   b. Minor Site Plan (Development Review) - Bodin Law Office - 215 North 2nd Street

   c. The applicant is requesting the review of an application for a rezoning of 13.20 acres of a parcel from Medium Density Residential to a Planned Development.
   Please send all comments to raltizer@cityoffortpierce.com prior to Tuesday, May 16, 2023.

   d. Villas at Kings Landing - Final Plat - 125 AE Backus Avenue

   e. Savannah Preserve - Preliminary Plat - Parcel ID(s): 2426-333-0015-000-5, 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8

   f. The applicant is requesting the review and approval of a minor replat application.
   Please send all comments to raltizer@cityoffortpierce.com prior to Tuesday May, 16, 2023.

   g. Bev Smith Toyota North - Temporary Use - 3330 S. US Highway 1

   h. The applicant is requesting for the review and approval of a Site Plan for a Carwash.
   Please send all comments to raltizer@cityoffortpierce.com prior to Tuesday, May 16, 2023.

Technical Review Committee **1. a.**

Meeting Date: 05/18/2023

REQUESTED ACTION

Annexation of Parcel IDs: 2323-501-0011-000-6 & 2323-501-0013-100-1

SUMMARY

Leal Two, LLC proposes to annex two (2) parcels into the city of Fort Pierce from Saint Lucie County

LOCATION

2570 S. Rock Road, Fort Pierce, FL 34945

RESPONSIBLE STAFF

Kerry Charles - Planner
Vennis Gilmore - Assistant Planning Director

RECOMMENDATION

N/A

Attachments

Staff Memo
TRC Packet

Form Review

Form Started By: Kerry Charles Started On: 04/27/2023 02:32 PM
Final Approval Date: 05/04/2023

TO:	Technical Review Committee
FROM:	Kerry Charles, Planner
RE:	Technical Review for Project: Rock Road Annexations
TRC DATE:	May 18th, 2023

STAFF REPORT

Requested Action:	Review Proposed Rock Road Annexations
Site Location:	2570 S. Rock Road, Fort Pierce.

Background: Refer to application packet

Summary of Request: Two parcels totaling 20.1 Acres

Please respond with comments to:

Kerry Charles | Planner
kcharles@cityoffortpierce.com

Planning Department
Phone: 772.467.3739 Fax: 772.466.5808

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

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

Application submission shall include the following:

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

In addition to a complete application, packets shall include:

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

1. Address: 2570 S. Rock Road, Fort Pierce, FL 34945

2. Legal description of real property for which annexation is being requested:
Model Land Co's S/D 23 35 39 Lots 11 and 14 in NE 1/4-Less Canal-(18.40acres)

Property Tax ID: 2323-501-0011-000-6 & 2323-501-0013-100-1

3. Size of described property: 18.4 acres & 1.07 acres

4. Project description: Leal Two, LLC proposes to annex two(2) properties into the city of Fort Pierce from Saint Lucie County.

5. Current St. Lucie County Future Land Use Designation: RU &RU (Residential Urban) (Saint Lucie County)

6. Current St. Lucie County Zoning: AR-1 & AR-1(Saint Lucie County)

7. Is this a Historic property? No

8. Appraised value: $196,000 & $160,500

9. Name of Owner(s): Leal Two, LLC

Signature of Owner(s): [signature]
Mailing Address: 5601 Highway A-1-A , Apt. S310
City Vero Beach State FL Zip 32963
Phone 305-336-0881 Fax

10. Name of Representative: Richard Laventure/Atlantic Civil Engineering, Inc.

Signature of representative: _____

Mailing Address: 2552 Peters Road, Suite B

City) Fort Pierce State FL Zip 34945

Phone 772-398-6430 Fax 772-398-6426

E-mail: Gatorrr@msn.com

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

OFFICE USE:

DATE RECEIVED:_____	Signed:_____	
File Number:_____	Check No:_____	Receipt No: _____
TRC Review:_____	Planning Board Review:_____	City Commission: _____
Ordinance No:_____	Date Approved: _____	

Technical Review Committee **1. b.**

Meeting Date: 05/18/2023

REQUESTED ACTION

Minor Site Plan (Development Review) - Bodin Law Office - 215 North 2nd Street

SUMMARY

Attached is an application for a Minor Site Plan Approval for the subject property located within the Downtown historic District. The property is zoned C-4, Central Commercial with a Future Land Use of CBD, Central Business District.
The applicant is requesting the approval of the following modifications:

- A one (1)-story, 1,646 square foot addition to the existing two-(2) story 856 square foot accessory building, with impact windows, new standing seam metal roof, and exterior finishes and materials to match existing building.
- Addition of new wheelchair-accessible covered porch waiting area.
- Addition of photovoltaic panels to be mounted on the south-facing roof of the accessory building.
- Replacement of the front steps, sidewalk and front porch at the primary building.
- New driveway, parking and landscape layout to improve accessibility and curb appeal.

Please review and provide comments at least two days before the meeting date. Please send all comments to mlewicka@cityoffortperce.com and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3738.

Thank you,
Maria Lewicka
Historic Preservation Planner

LOCATION

215 North 2nd Street (Parcel ID: 2410-503-0033-000-9)

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 05/04/2023 10:53 AM
Final Approval Date: 05/04/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 215 NORTH SECOND STREET, FORT PIERCE, FL 34950

Parcel ID #(s) 2410-503-0033-000-9

Project description ONE STORY ADDITION TO EXISTING TWO STORY ACCESSORY BUILDING.

Application Type

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

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 1981SF Site Acreage: _____

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

GLORIA ROA BODIN	ERIC BODIN
Property Owner(s)	**Applicant/Representative, Title, Company**
3815 SOUTH INDIAN RIVER DRIVE	3815 SOUTH INDIAN RIVER DRIVE
Street Address	Street Address
FORT PIERCE FL 34982	FORT PIERCE FL 34982
City State Zip	City State Zip
772-429-2888	305-776-3069
Phone Number	Phone Number
GGLOBO@AOL.COM	EABODIN@GMAIL.COM
Email Address	Email Address

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

Eric Bodin 04/14/2023

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

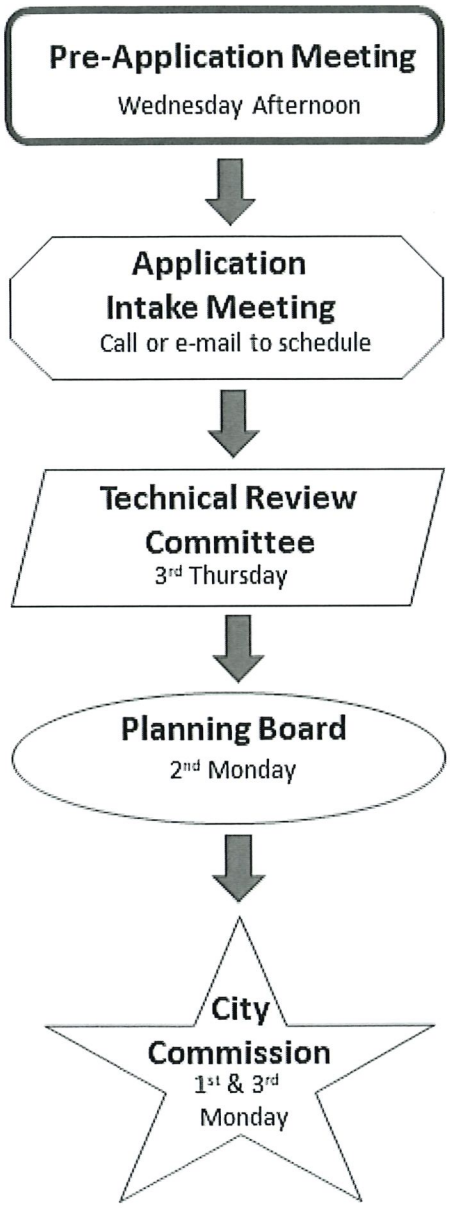
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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



Site Plan submittal requirements:

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

- [x] Complete application
- [x] Warranty Deed
- [x] SLC Property Record Card
- [x] Detailed project description
- [x] General location map (see Section 125-313)
- [x] Survey (see Section 125-313)
- [x] Site Plan (see Section 125-313)
- [x] Landscaping Plan (see Section 123-37)
- [x] Conceptual Drainage Plan (see Section 125-313)
- N/A [ ] Environmental Impact Report
- N/A [ ] Beach/Dune System protection plan, if applicable (see Section 125-313)
- [x] Lighting Plan (see Section 125-313)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report (SEE TRAFFIC STATEMENT ON SHEET C1.1)
- [x] Concurrency Review submittals (see Concurrency Review application)

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4664079 OR BOOK 71 PAGE 1398, Recorded 01/ /2020 02:43:21 PM Doc
Tax: $0.70

Prepared by and Return to:
Bruce R. Abernethy, Jr.
Bruce R. Abernethy, Jr., P.A.
130 S. Indian River Dr., Suite 201
Fort Pierce, FL 34950

Parcel I.D. No: 2426-801-0004-000/1

THIS WARRANTY DEED, Made the 13 day of ~~December, 2019,~~ January, 2020 by **Gloria Roa Bodin, a married woman,** (hereinafter referred to as the "Grantor"), joined by her husband, **Eric A. Bodin,** to **Gloria Roa Bodin, Trustee, or her successors in trust, under the Gloria Roa Bodin Living Trust dated December 6, 2019, as amended and restated from time to time,** whose post office address is **3815 South Indian River Drive, Fort Pierce, Florida 34982,** (hereinafter referred to as the "Grantee"). The Grantee shall have full power and authority to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property herein conveyed as trustee under the provisions of section 689.073 Florida Statutes.

WITNESSETH, That the Grantor, for and in consideration of the sum of $10.00, and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, releases, conveys, and confirms unto the Grantee all that certain land situate in the **County of St. Lucie, State of Florida,** described as follows:

The South half of the following described tract of land to wit:

Begin at the Northwest corner of Lot 2 in CARD'S SUBDIVISION as recorded in Plat Book 4, page 62 of the Public Records of St. Lucie County, Florida, and run Southeasterly along the Westerly boundary of Lot 2, aforesaid, 75 feet for point of beginning; thence run East parallel with the North boundary of said Lot 2 to the water's edge of the Indian River; thence run Southeasterly along the shore line of said Indian River 150 feet; thence West, parallel with the North boundary line of said Lot 2, to the Westerly boundary of Lot 3 in said CARD'S SUBDIVISION, thence Northwesterly along the Westerly boundary of Lots 3 and 2 aforesaid to point of beginning. LESS rights of way for public roads.

Subject to taxes and assessments for the year 2015 and all subsequent years; comprehensive land use plans, zoning and other land use restrictions, prohibitions and other requirements imposed by governmental authority, restrictions and matters appearing on the plat or otherwise common to the subdivision, outstanding oil, gas, and mineral rights of record without right of

entry, and unplatted public utility easements of record, but reference hereto shall not serve to reimpose same.

Subject to Easements, Restrictions, Covenants, Conditions and Limitations of record, if any.

TITLE HAS NOT BEEN EXAMINED BY SCRIVENER.

TOGETHER, with all the tenements, hereditaments, and appurtenances thereto belonging or in any manner appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **DECEMBER 31, 2018**.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered
in the presence of:

Witness Signature
Printed Name: Abigail Maldonado

Witness Signature
Printed Name: Jose Valencio

Grantor Signature
Printed Name: Gloria Roa Bodin

Address
3815 South Indian River Drive
Fort Pierce, Florida 34982

Witness Signature
Printed Name: ~~Abigail~~ Maldonado

Joined By
Printed Name: Eric A. Bodin

Address
3815 South Indian River Drive
Fort Pierce, Florida 34982

Witness Signature
Printed Name: José Valencia

STATE OF FLORIDA
COUNTY OF Miami-Dade

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared **Gloria Roa Bodin** and **Eric A. Bodin,** known to me to be the persons described in and who executed the foregoing instrument, who acknowledged before me that they executed the same, and an oath was not taken. Said person is personally known to me or provided a Florida driver's license as identification.

Witness my hand and official seal in the County and State last aforesaid this 13 day of ~~December, 2019.~~ January, 2020

Notary Public, State of Florida – at Large
Printed Name of Notary: Rafaela Daboin
My Commission Expires: 12/06/2022

Notary Stamp/Seal:

RAFAELA DABOIN
MY COMMISSION #GG282259
EXPIRES: DEC 06, 2022
Bonded through 1st State Insurance

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

Property Identification

Site Address: 215 N 2nd ST
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-503-0033-000-9
Jurisdiction: Fort Pierce

Use Type: 1700
Account #: 23046
Map ID: 24/10N
Zoning: Central Co

Ownership

Gloria Roa Bodin PA

90 Almeria Ave # 200
Coral Gables, FL 33134

Legal Description

AARON LEE'S MAP OF FORT PIERCE BLK E LOT 4 AND N 1/2 OF PALM TERRLYG S OF LOT 4-BEING 25 FT- (MAP24/10B) (OR 2449-1824)

Current Values

Just/Market Value:	$444,400
Assessed Value:	$307,670
Exemptions:	$0
Taxable Value:	$307,670

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):	2,228
Gross Sketched Area (SF):	2,508
Land Size (acres):	0.26
Land Size (SF):	11,250

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 24, 2005	2449 / 1824	XX00	WD	Chmilarski Mary A	$405,000
Jun 25, 2002	1545 / 0673	XX01	QC	Chmilarski Lee A	$100
Jul 16, 1984	0967 / 0854	XX01	QC	Nicholson Frances P	$100
Mar 1, 1980	0327 / 2522	XX00	CV		$55,000
Feb 1, 1977	0264 / 0112	XX00	CV		$40,000

Building Information (1 of 2)

Finished Area: 1,444 SF

Gross Sketched Area: 1,598 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip
Building Type: LROF	Year Built: 1928	Frame: Conc Blk
Grade: Y_A	Effective Year: 1975	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: N/A1	Secondary Wall:

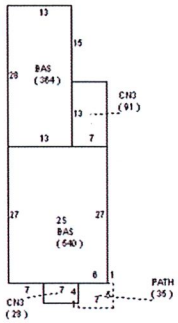
Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:

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

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

Avg Hgt/Floor: 0
Primary Floors: Double Pine
Sprinkled %: 0%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	540	540	94
BAS	BASE AREA	904	904	176
CN3	CANOPY	119	0	62
PATH	Patio High (Flooring over Slab-Tile,Pavers,etc)	35	0	24

Building Information (2 of 2)

Finished Area: 784 SF

Gross Sketched Area: 910 SF

Exterior Data

View:
Building Type: LROF
Grade: Y_A
Story Height: 2 Story

Roof Cover: Metal
Year Built: 1928
Effective Year: 1980
No. Units: 1

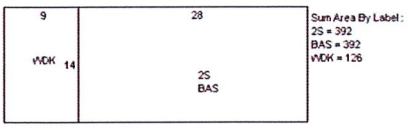
Roof Structure: Hip
Frame: Conc Blk
Primary Wall: CB Stucco
Secondary Wall:

Interior Data

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

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

Primary Int Wall:
Avg Hgt/Floor: 0
Primary Floors: Double Pine
Sprinkled %: 100%



Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	392	392	84
BAS	BASE AREA	392	392	84
WDK	WOOD DECK	126	0	46

Special Features and Yard Items

Type	Qty	Units	Year Blt
CONCRETE LOW	1	1300	2007

Current Year Values

Current Values Breakdown

Building:	$281,300
Land:	$163,100
Just/Market:	$444,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$136,730
Assessed:	$307,670
Exemption(s):	$0
Taxable:	$307,670

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2020	0041	2.4	Fort Pierce Stormwater Charge	$165.60

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$444,400	$307,670	$0	$307,670
2021	$279,700	$279,700	$0	$279,700
2020	$283,000	$283,000	$0	$283,000
2019	$284,700	$284,700	$0	$284,700

Permits

Number	Issue Date	Description	Amount	Fee
CR200632	Apr 6, 2006	Alterations/Remodeling	$25,000	$325
MC2006226	Mar 20, 2007	Air Conditioning Only	$10,000	$175
RF20052497	Aug 17, 2005	Roof	$18,592	$186

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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MAIN BUILDING EAST ELEVATION

ACCESSORY BUILDING EAST ELEVATION

Bodin Law Office Expansion

CODE ANALYSIS

APPLICABLE BUILDING CODE:
FLORIDA BUILDING CODE 2020 EDITION
FLORIDA EXISTING BUILDING CODE 2020 EDITION
FLORIDA ACCESSIBILITY CODE 2020 EDITION
FLORIDA PLUMBING CODE 2020 EDITION
FLORIDA MECHANICAL CODE 2020 EDITION
FLORIDA ENERGY CODE 2020 EDITION
FLORIDA FIRE PREVENTION CODE 2020 EDITION
NFPA 1 & 101

CONSTRUCTION TYPE:
TYPE VB, NON-RATED, COMBUSTIBLE
BUILDING SEPARATION / OCCUPANCY SEPARATION:
SHORTEST DISTANCE TO PROPERTY BOUNDARY IS
4' AT PROPOSED ROOF OVERHANG TO WEST PROPERTY BOUNDARY.

AREA CALCULATIONS AND OCCUPANCY:
ONE-STORY ADDITION: 1,646SF
EXISTING TWO-STORY OFFICE BUILDING: 856SF
GROSS AREA OF ENTIRE BUILDING 2,502 SF
NO CHANGE OF OCCUPANCY FROM B BUSINESS,

B - BUSINESS OCCUPANCY AREA 1981 SF
OCCUPANT LOAD 1 PER 150 SF
13 OCCUPANTS
TOTAL OCCUPANCY: 13 OCCUPANTS

PLUMBING REQUIREMENTS:
13 OCCUPANTS
1 TOTAL TOILETS REQUIRED
1 TOTAL LAVATORIES
DRINKING FOUNTAIN-NOT REQ. UNDER 30 OCCUPANTS
1 UTILITY SINK

PLUMBING FIXTURES PROVIDED:
2 STAFF TOILETS (UNISEX) NOTE: FIRST FLOOR ADA
2 LAVATORIES
NA
1 UTILITY BASIN

SITE DATA

LEGAL DESCRIPTION:

LOT 4, BLOCK "E", AND THE NORTH 1/2 OF PALM TERRACE LYING SOUTH OF LOT 4, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, PAGE 192 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LAND CONTAINS 0.26 ACRES, MORE OR LESS.

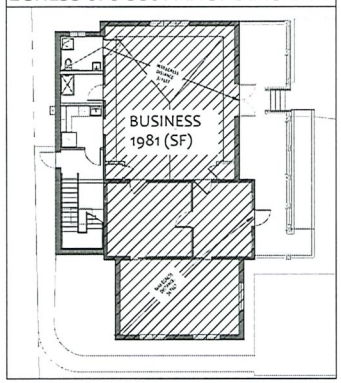
PARCEL ID:
2410-503-0033-000-9

SITE ADDRESS:
215 N 2ND STREET, FORT PIERCE, FL 34950

AUTHORITIES HAVING JURISDICTION:
CITY OF FORT PIERCE BUILDING DEPARTMENT
ST. LUCIE COUNTY FIRE DISTRICT

ZONING:
CENTRAL COMMERCIAL ZONE (C-4)

EGRESS & OCCUPANCY DIAGRAM



PROJECT TEAM

PROPERTY OWNER:
GLORIA ROA BODIN, PA
90 ALMERIA AVE #200
CORAL GABLES, FL 33134
772-429.2888
GGLOBO@AOL.COM

ARCHITECT:
NATIVE DESIGN ARCHITECTURE, L.L.C.
200 S. INDIAN RIVER DRIVE, SUITE 302
FORT PIERCE, FL 34950
VALERIE DEKLE SLACK, AIA, NCARB, LEED BD+C
FL ARCH LIC # AR97303
(772) 801-5224 (OFC)
(772) 519-1216 (CELL)
studio@nativedesign.us

STRUCTURAL ENGINEER:
T. E. SCHLITT ENGINEERING
1575 INDIAN RIVER BLVD SUITE B-145
VERO BEACH, FL 32969
TERRY SCHLITT P. E
(772) 360-4998 (OFC)
info@schlittengineering.com

CONTRACTOR:
BODIN CONSTRUCTION
3815 SOUTH INDIAN RIVER DRIVE
FORT PIERCE, FL 34950
ERIC A. BODIN
(305) 776-3068 (OFC)
eabodin@gmail.com

SCOPE

ONE-STORY ADDITION (1,646SF) TO EXISTING TWO-STORY ACCESSORY BUILDING (856SF), WITH EXTERIOR FINISHES AND MATERIALS TO MATCH EXISTING BUILDING. ADDITION WILL FEATURE NEW WHEELCHAIR-ACCESSIBLE COVERED PORCH WAITING AREA, IMPACT WINDOWS TO MATCH THOSE AT PRIMARY BUILDING, AND NEW STANDING SEAM METAL ROOFING. PHOTOVOLTAIC PANELS WILL BE MOUNTED ON THE SOUTH-FACING ROOF OF THE ACCESSORY BUILDING. THE FRONT STEPS, SIDEWALK AND FRONT PORCH AT THE PRIMARY BUILDING WILL BE REPLACED. NEW DRIVEWAY, PARKING, AND LANDSCAPE LAYOUT WILL IMPROVE ACCESSIBILITY AND CURB APPEAL.

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S1.1 FOUNDATION PLAN
S2.1 FLOOR FRAMING PLAN
S2.2 SECOND FLOOR FRAMING AND STAIRS
S3.1 ROOF/HIGH ROOF FRAMING PLANS
S4.1 STRUCTURAL SECTIONS AND DETAILS
S4.2 STRUCTURAL SECTIONS AND DETAILS
S4.3 DETAILS
S4.4 DETAILS
A1.1 EXISTING & PROPOSED SITE PLANS, LOCATION MAP, RELOCATED SIGN & HARDSCAPE LEGEND
A2.1 DEMOLITION & RENOVATION 1ST & 2ND FLOOR PLANS
A3.1 REFLECTED CEILING LIGHTING & POWER PLANS
A5.1 BUILDING ELEVATIONS
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A8.1 FINISH SCHEDULE, TOILET ROOM, PLAN & ELEVATIONS
A9.1 WINDOW & DOOR SCHEDULES, SECTIONS & DETAIL
LP1.1 PLANTING PLAN & LEGEND

Native Design
Valerie Dekle Slack, AIA, NCARB, LEED BD+C
Native Design Architecture, LLC
200 S Indian River Drive, Suite 302,
Fort Pierce, Florida 34950
(772) 801-5224 vdeslack@gmail.com

OFFICE EXPANSION FOR
GLORIA ROA BODIN, P.A.
ATTORNEY AT LAW

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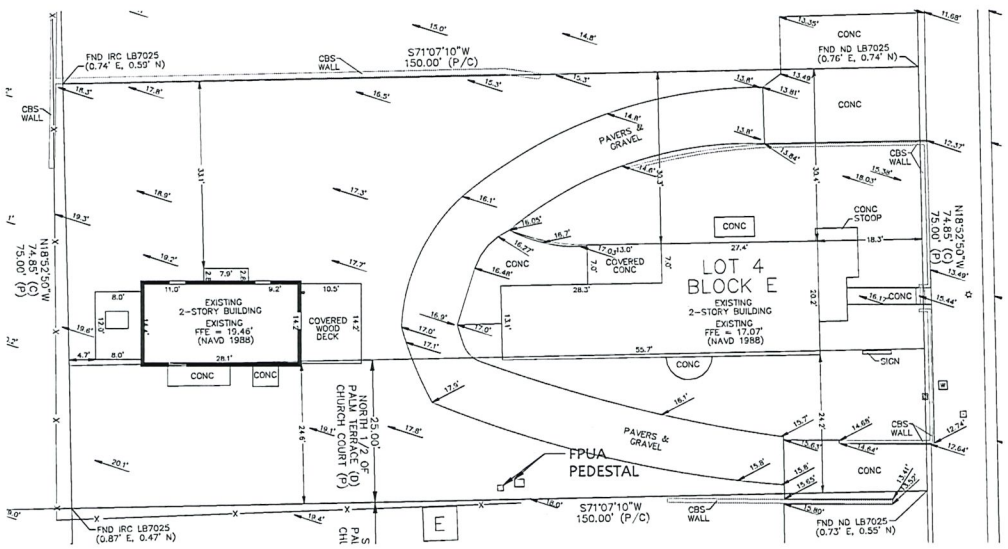
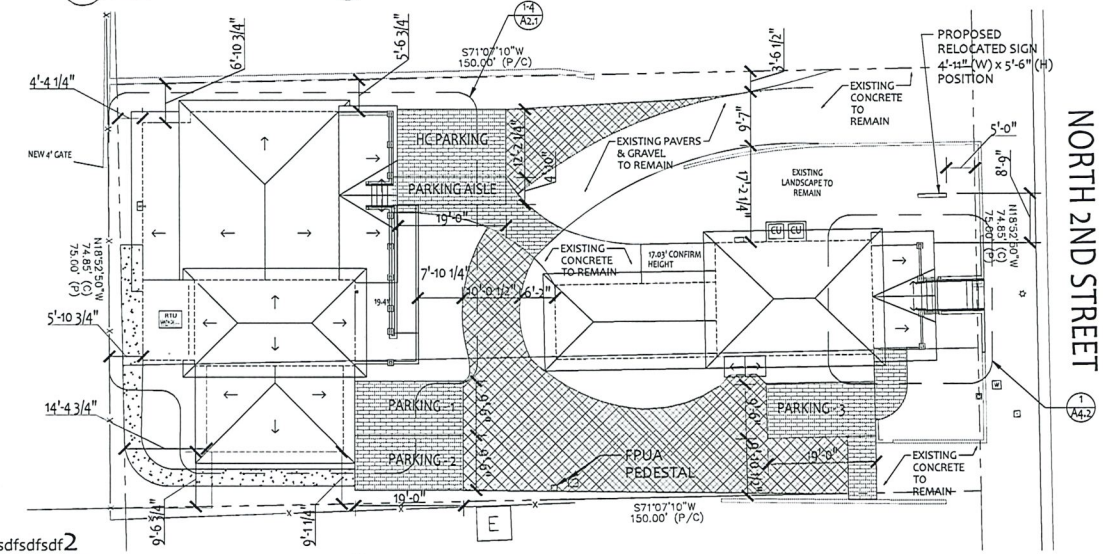
SCALE: AS NOTED
DRAWN: VDS & EAB
CHECKED: VDS
APPLICATION: YDS
DATE: SEPT. 1, 2022
PROJ. NO.: 2022007

TITLE:
COVER SHEET

DRAWING NO.
0.0



1 EXISTING SITE PLAN
1" = 10'-0"



sdfsdfsdf2

2 PROPOSED SITE PLAN
1" = 10'-0"

LOCATION MAP (NOT TO SCALE)

EXISTING SIGN TO BE RELOCATED

HARDSCAPE LEGEND

4x8 PERMEABLE PAVERS 1105 sq. ft.	BELGARD NAPOLI	TREMRON SAND DUNE / SIERRA
TURF BLOCK 1578 sq. ft.	GRAY	NATURAL GREY
NEW BROOM SWEPT CONCRETE	BY CONTRACTOR	

WE ARE INCLUDING BOTH PRODUCT MANUFACTURES ON OUR PLAN AND ARE REQUESTING APPROVAL OF BOTH SO WE HAVE CHOICES DURING CONSTRUCTION.

NO.	ISSUED FOR	DATE
	SCHEMATIC DESIGN	02/09/2022
	CREDIT/CRAFT/APPROPRIATENESS	04/18/2022
	CREDIT/CRAFT/APPROPRIATENESS (REVISED)	05/09/2022

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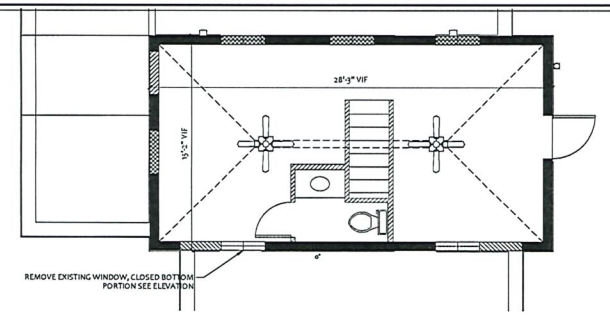
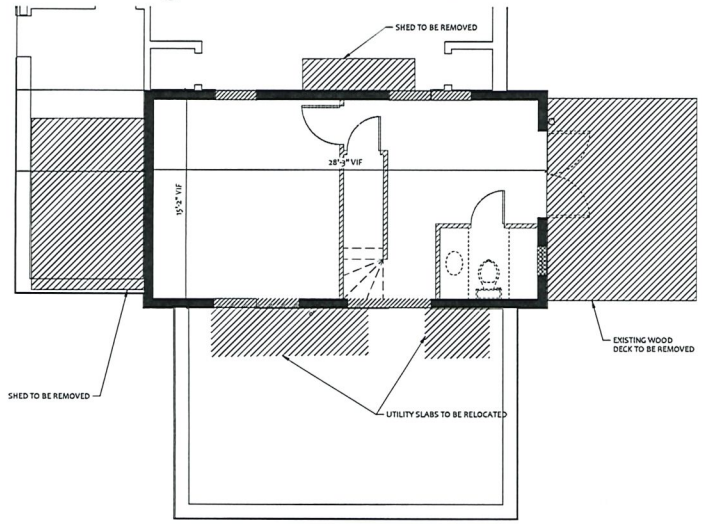
SCALE:	AS NOTED
DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	SEPT. 16, 2022
PROJ. NO.:	202007

TITLE:
EXISTING & PROPOSED SITE PLANS, LOCATION MAP RELOCATED SIGN & HARDSCAPE LEGEND

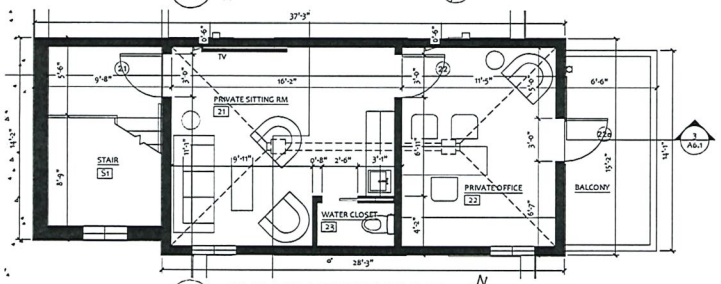
DRAWING NO.
A1.1



1 2ND FLOOR DEMOLITION PLAN
1/4" = 1'-0"

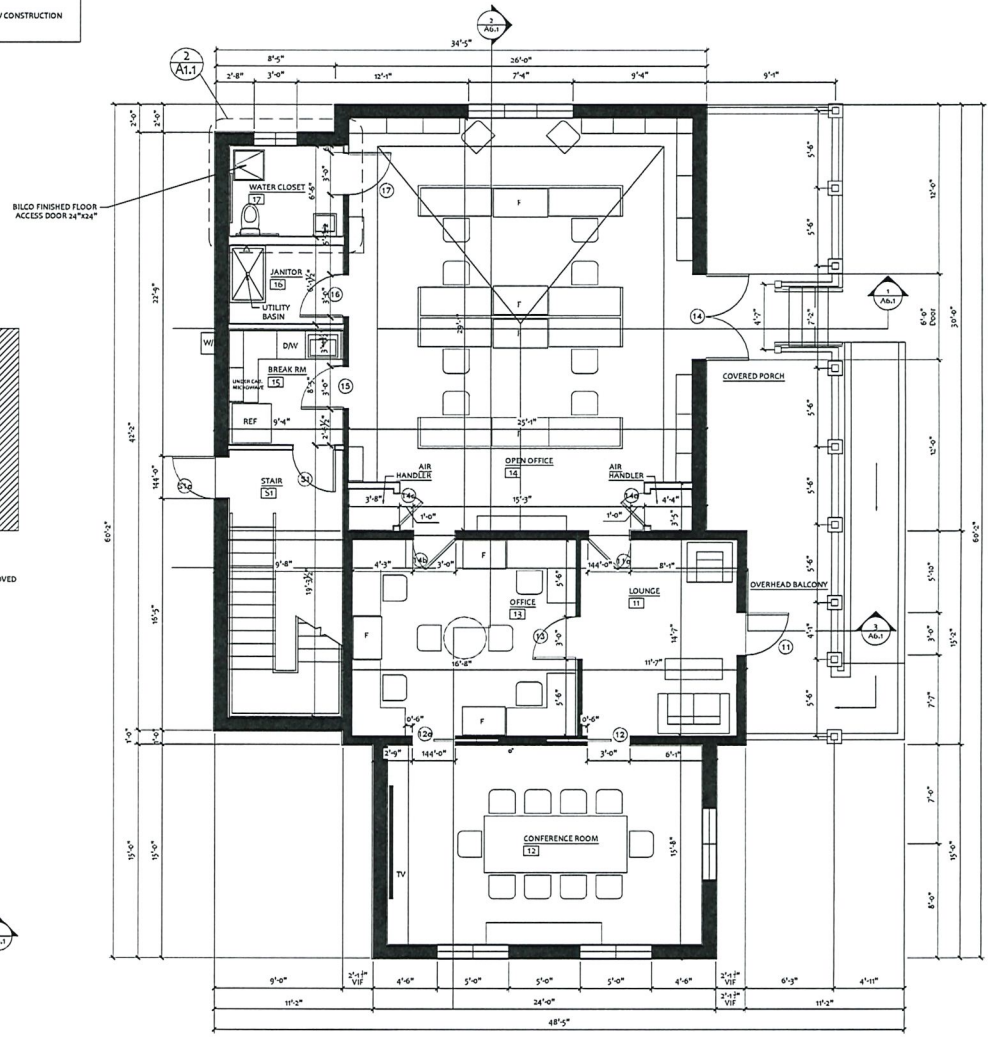


2 1ST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



3 2ND FLOOR RENOVATION PLAN
1/4" = 1'-0"

WALL LEGEND
INFILL OPENING
TO BE REMOVED
EXISTING TO REMAIN
NEW CONSTRUCTION



4 1ST FLOOR RENOVATION PLAN
1/4" = 1'-0"

NO.	ISSUED FOR	DATE
	SCHEMATIC DESIGN	05/20/2022
	CERTIFICATE OF APPROPRIATENESS	DATE: 2022
	RESUBMITTED FOR COMPLIANCE REVIEW	16 SEPT. 2022

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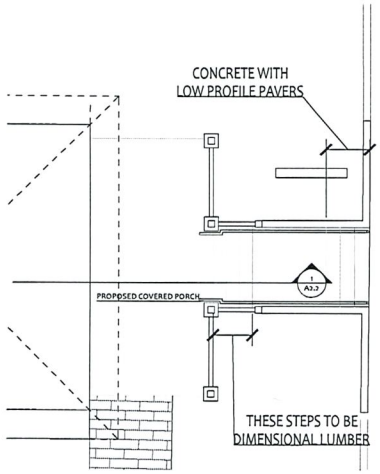
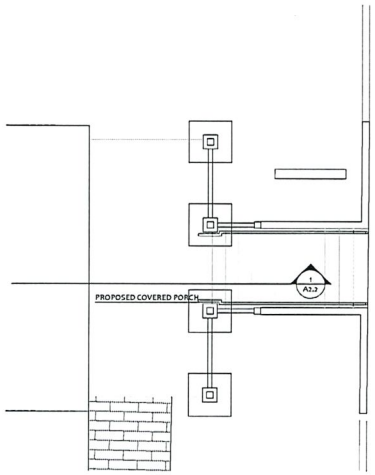
SCALE:	AS NOTED
DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	SEPT. 16, 2022
PROJ. NO.:	202007

TITLE:
DEMOLITION & RENOVATION 1ST & 2ND FLOOR PLANS

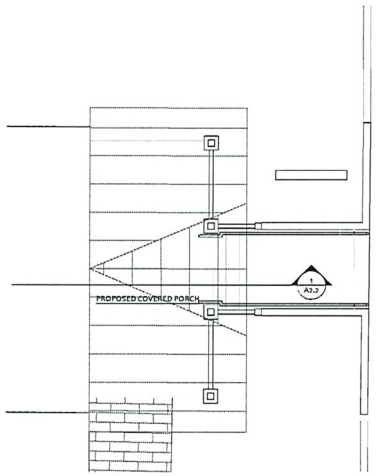
DRAWING NO.
A2.1



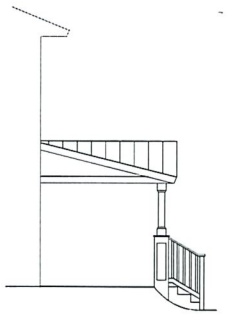
1 MAIN BUILDING PROPOSED PORCH PLAN
1/4" = 1'-0"



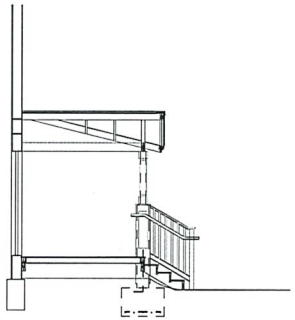
2 MAIN BUILDING PROPOSED PORCH PLAN-FOUNDATION PLAN
1/4" = 1'-0"



3 MAIN BUILDING PROPOSED PORCH PLAN-ROOF FRAMING PLAN
1/4" = 1'-0"



4 MAIN BUILDING PROPOSED PORCH SOUTH ELEVATION
1/4" = 1'-0"



5 MAIN BUILDING PROPOSED PORCH SOUTH SECTION
1/4" = 1'-0"

6 MAIN BUILDING PROPOSED PORCH EAST ELEVATION
1/4" = 1'-0"

NO.	ISSUED FOR	DATE
	SCHEMATIC DESIGN	05/05/2021
	CERTIFICATE OF APPROPRIATENESS	04 FEB. 2022
	CERTIFICATE OF APPROPRIATENESS (COMPLIANCE REVIEW)	16 SEPT. 2022

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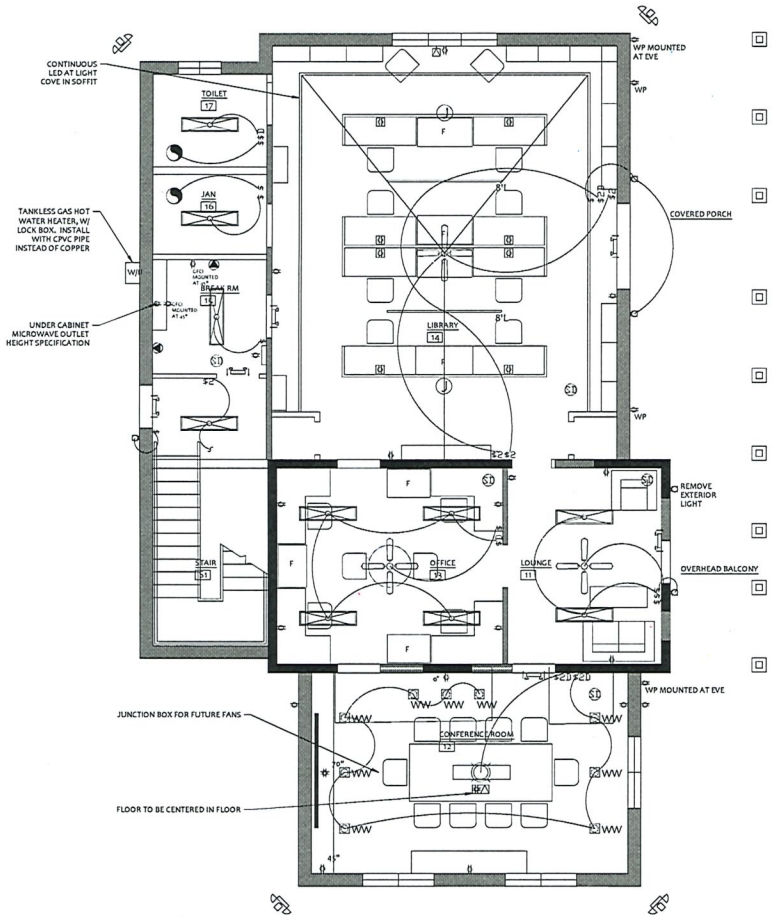
SCALE:	AS NOTED
DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	SEPT. 16, 2022
PROJ. NO.:	202007

TITLE:
MAIN BUILDING PROPOSED PORCH ELEVATIONS & PLAN

DRAWING NO.
A2.2

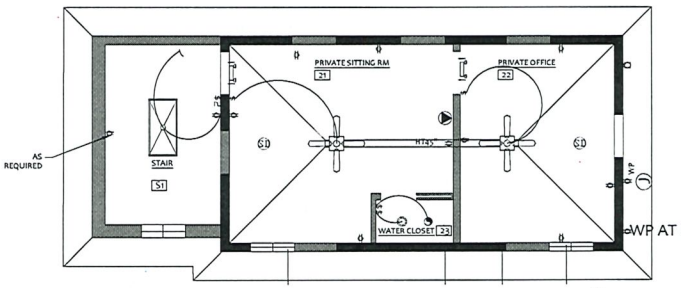


1 1ST FLOOR REFLECTED CEILING LIGHTING & POWER PLAN
1/4" = 1'-0"

REFLECTED CEILING AND ELECTRICAL LEGEND

- 1x8 LED FIXTURE
- 1x4 LED FIXTURE
- 2x4 RECESSED LED LIGHT FIXTURE
- UNDER CABINET LED LIGHTING FIXTURE
- 4"ID ADJUSTABLE LED LIGHT MOUNTED TO JOISTS
- 6" DIAMETER RECESSED DOWNLIGHT
- LED WALL WASHER
- PENDANT FIXTURE-TBD
- LINEAR PENDANT FIXTURE-TBD
- 4" LED SUSPENDED LINEAR FIXTURE (4'-0" LONG)
- 4" LED SUSPENDED LINEAR FIXTURE (8'-0" LONG)
- CEILING MOUNTED LED WALL WASHER LIGHT FIXTURE
- WALL MOUNTED LED SCONCE
- COMBO EXIT/EMERGENCY FIXTURE
- EMERGENCY LIGHTING FIXTURE & CAMERA
- EMERGENCY LIGHTING FIXTURE
- 6" DIAMETER RECESSED WEATHERPROOF FIXTURE
- CEILING FAN
- EXHAUST FAN / LIGHT COMBINATION FIXTURE
- RETURN AIR GRILLE
- 12x12 SUPPLY GRILLE
- 6x12 SUPPLY GRILLE
- RECESSED ELECTRICAL MAIN CIRCUIT BREAKER PANEL
- SUPPLY GRILLE
- DUCTS
- ROOF TOP UNIT
- CEILING HEIGHT A.F.F.
- GYPSUM BOARD CEILING OR SOFFIT
- DROP CEILING GRID
- 24K7 BAR JOISTS @ 5'-4" O.C. TYP.
- ILLUMINATED EXIT SIGN WITH EMERGENCY LIGHTING
- SURFACE MOUNTED ELECTRICAL SUBPANEL
- PROPRIETARY DENTAL UTILITY CENTER, RECESSED IN FLOOR - COORD W/ DENTAL EQPT REP
- LIGHT SWITCH
- DUPLEX RECEPTACLE
- DUPLEX RECEPTACLE
- GFCI GROUND FAULT INTERRUPTER DUPLEX RECEPTACLE
- WP GFCI DUPLEX RECEPTACLE WITH WATER PROOF COVER
- J JUNCTION BOX
- SPECIAL PURPOSE RECEPTACLE
- EXHAUST FAN
- QUAD RECEPTACLE
- QUAD RECEPTACLE
- DUPLEX FLOOR RECEPTACLE
- QUAD FLOOR RECEPTACLE
- WALL MOUNTED DATA OUTLET
- FLOOR DATA OUTLET AND DUPLEX RECEPTACLE
- FLOOR DATA OUTLET AND QUAD RECEPTACLE
- SMOKE DETECTOR

NOTE: EXISTING ROOF AND CANOPY STRUCTURE AREA CALLED OUT ON PLAN.



2 2ND FLOOR REFLECTED CEILING LIGHTING & POWER PLAN
1/4" = 1'-0"

NO.	ISSUED FOR	DATE
	SCHEMATIC DESIGN	05/20/2021
	CERTIFICATE OF APPROPRIATENESS	04 FEB. 2022
	CERTIFICATE OF APPROPRIATENESS REVISION	16 SEPT. 2022

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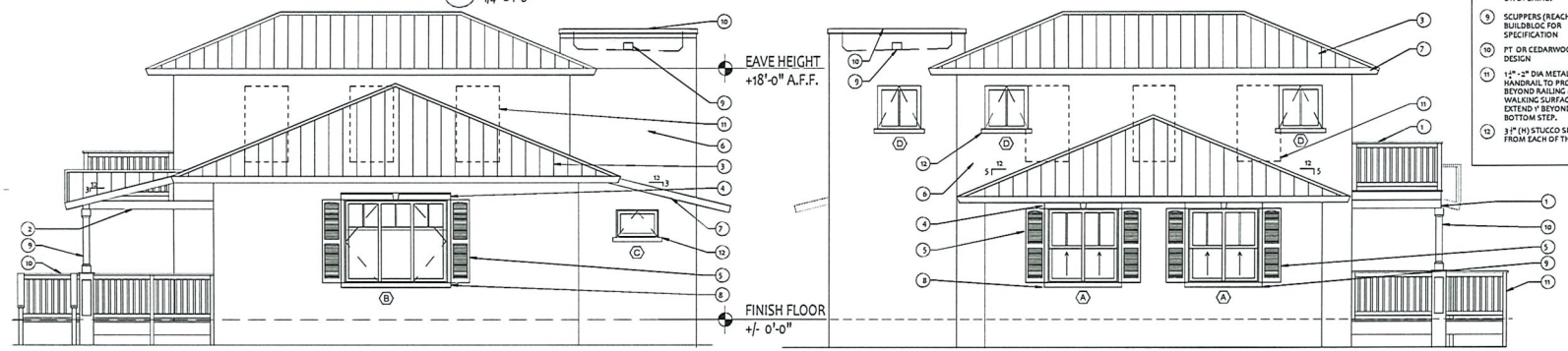
SCALE:	AS NOTED
DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	SEPT. 16, 2022
PROJ. NO.:	202007

TITLE:
REFLECTED CEILING LIGHTING & POWER PLANS

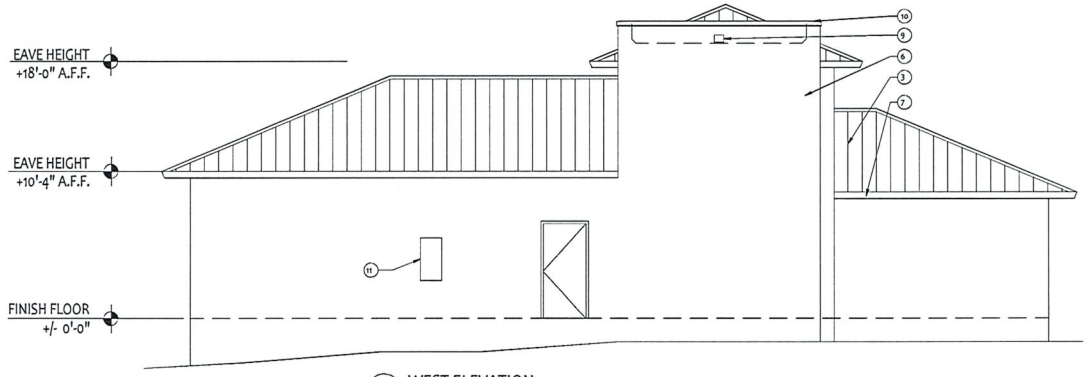
DRAWING NO.
A3.1

1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

3 SOUTH ELEVATION
1/4" = 1'-0"



4 WEST ELEVATION
1/4" = 1'-0"

EXTERIOR ELEVATIONS KEY NOTES

1. 3'-6" (H) PT OR CEDAR WOOD RAILING, PAINTED
2. PAINTED BEAM (SEE STRUCTURAL)
3. GALVANIZED 5 V CRIMP,
4. 5" (H) STUCCO WINDOW HEADER WITH KEYSTONE, EXTENDS 3" FROM EACH SIDE OF WINDOW
5. DECORATIVE VINYL SHUTTER
6. CEMENTITIOUS, WATER BASED STUCCO THROWLED ON FIBERGLASS MESH THEN CAN BE PAINTED AFTER SET
7. PT OR CEDAR WOOD FASCIA, SIZE TO MATCH EXISTING
8. 4" TALL STUCCO SILL, EXTENDS 3" FROM EACH SIDE OF WINDOW
9. 6x6 POST WITH 2x8 WOOD MITTER POST CAP AND 1'-0" x 1'-0" (SQUARE) 3'-6 1/4" (T) ABOVE FINISHED FLOOR WOOD PEDESTAL BASE
10. PARAPHET, SEE DETAIL 1/A9.1
11. EXTENT OF ORIGINAL OPENING, FILLED IN & AS NECESSARY STUCCOED TO MATCH EXISTING, SEE STRUCTURAL
12. GAS INSTANT-ON WATER HEATER, MOUNTED AT LEAST 1'-0" BELOW EAVE & 3'-0" AWAY FROM DOOR OR OPENING.
9. SCUPPERS (REACHED OUT TO BUILDBLOC FOR SPECIFICATION
10. PT OR CEDARWOOD SUN BURST DESIGN
11. 1½" - 2" DIA METAL HANDRAIL. HANDRAIL TO PROTRUDE AT LEAST 12" BEYOND RAILING MOUNTED 3' ABOVE WALKING SURFACE, HANDRAILS TO EXTEND 1' BEYOND FINISH TOP AND BOTTOM STEP.
12. 3½" (H) STUCCO SILL, EXTENDS 3" OUT FROM EACH OF THE WINDOW

NO.	ISSUED FOR	DATE
	SCHEMATIC DESIGN	03/05/2021
	CERTIFICATE OF APPROPRIATENESS	05 FEB. 2022
	PERMIT/PERMIT COMMENTS FEB/05 SEP. 2022	

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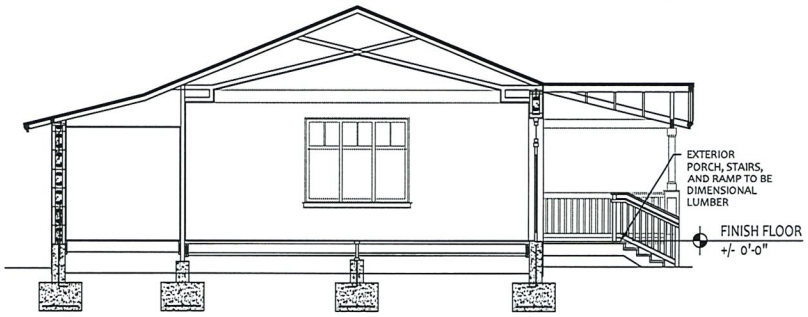
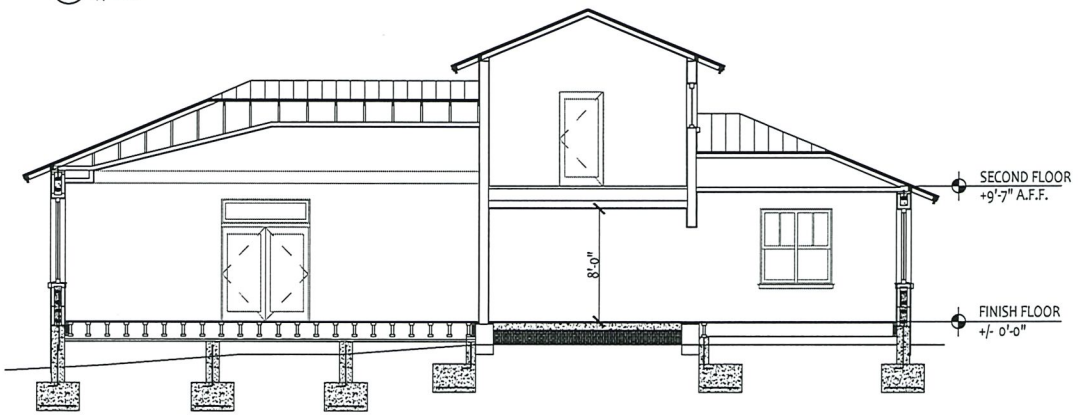
SCALE:	AS NOTED
DRAWN:	MNC & EAC
CHECKED:	VDS
APPROVED:	VDS
DATE:	SEPT. 16, 2022
PROJ. NO.:	202007

TITLE:
BUILDING ELEVATIONS

DRAWING NO.
A5.1

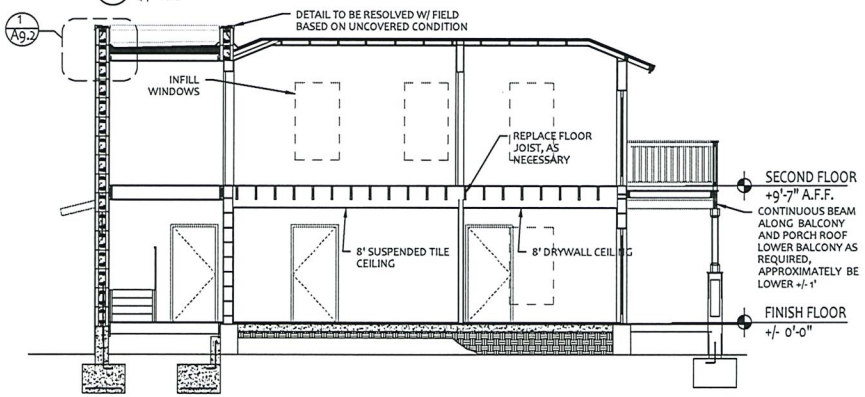


1 NORTH SECTION
1/4" = 1'-0"



2 EAST SECTION
1/4" = 1'-0"

WALL LEGEND
- INFILL OPENING
- TO BE REMOVED
- EXISTING TO REMAIN
- NEW CONSTRUCTION



3 NORTH SECTION-2
1/4" = 1'-0"

NO.	ISSUED FOR	DATE
	SCHEMATIC DESIGN	12/20/2021
	CERTIFICATE OF APPROPRIATENESS	2/17/2022
	CONDEMNATION SET	9/13/2022

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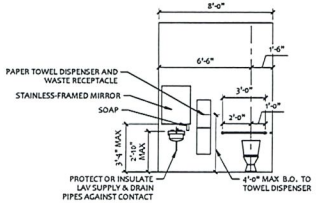
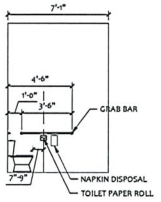
SCALE:	AS NOTED
DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	FEBRUARY 4, 2022
PROJ. NO.:	202007

TITLE:
BUILDING SECTIONS

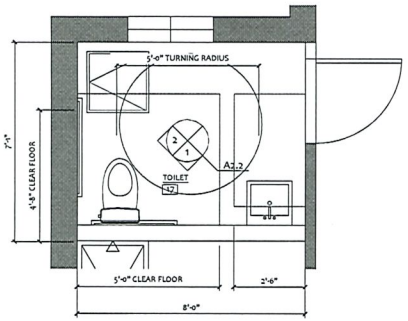
DRAWING NO.
A6.1



1 SOUTH INTERIOR WATER CLOSET ELEVATION
1/4" = 1'-0"



2 WEST INTERIOR WATER CLOSET ELEVATION
1/4" = 1'-0"



3 ENLARGED WATER CLOSET PLAN
1/4" = 1'-0"

N

FINISH SCHEDULE

RM#	ROOM NAME	FLOORING	BASE	WALLS				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST		
11	LOUNGE	TILE	TILE	PTD	GYP	GYP	GYP	PTO GYP	
12	CONFERENCE ROOM	CPT	WD	PTD	GYP	GYP	GYP		
13	OFFICE	CPT	WD	PTD	GYP	GYP	GYP		
14	OPEN OFFICE	TILE, OPT	WD	PTD	GYP	GYP	GYP	PTO GYP	
15	BREAK RM	TILE	TILE	PTD	GYP	GYP	GYP	PTO GYP	SEE PLAN FOR FLOOR FINISH
16	JAN	TILE	TILE	PTD	GYP	GYP	GYP		
17	WATER CLOSET	TILE	TILE	PTD	GYP	GYP	GYP		EPOXY PT. ABOVE 4' TILE
51	STAIR	TILE	TILE	TILE	TILE	GYP	GYP		EPOXY PT. ABOVE 4' TILE
21	PRIVATE SITTING RM	CPT	WD	PTD	GYP	GYP	GYP		TILE BACK AT COUNTER
22	PRIVATE OFFICE	CPT	WD	PTD	GYP	GYP	GYP		
17	WATER CLOSET	TILE	TILE	PG	GYP	GYP	GYP		EPOXY PT FROM TO WALL CABTS.

PLUMBING SCHEDULE

RM#	ROOM NAME	FLOORING	BASE	WALLS				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST		
15	BREAK ROOM	TILE	TILE	PTD	GYP	GYP	GYP	PTO GYP	
12	CONFERENCE ROOM	CPT	WD	PTD	GYP	GYP	GYP		
13	OFFICE	CPT	WD	PTD	GYP	GYP	GYP		
14	OPEN OFFICE	TILE, OPT	WD	PTD	GYP	GYP	GYP	PTO GYP	
15	BREAK RM	TILE	TILE	PTD	GYP	GYP	GYP	PTO GYP	SEE PLAN FOR FLOOR FINISH
16	JAN	TILE	TILE	PTD	GYP	GYP	GYP		
17	WATER CLOSET	TILE	TILE	PTD	GYP	GYP	GYP		EPOXY PT. ABOVE 4' TILE
51	STAIR	TILE	TILE	TILE	TILE	GYP	GYP		EPOXY PT. ABOVE 4' TILE
21	PRIVATE SITTING RM	CPT	WD	PTD	GYP	GYP	GYP		TILE BACK AT COUNTER
22	PRIVATE OFFICE	CPT	WD	PTD	GYP	GYP	GYP		
17	WATER CLOSET	TILE	TILE	PG	GYP	GYP	GYP		EPOXY PT FROM TO WALL CABTS.

NO.	ISSUED FOR	DATE
	SCHEMATIC DESIGN	
	CERTIFICATE OF APPROPRIATENESS	
	PERMIT COMMENTS RESPONSE	

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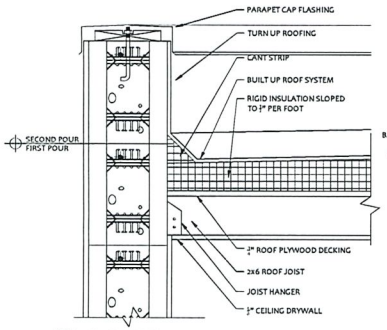
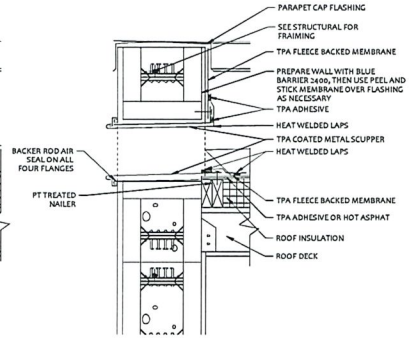
SCALE:	AS NOTED
DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	SEPT. 16, 2022
PROJ. NO.:	202007

TITLE:
INTERIOR ELEVATIONS & PLANS

DRAWING NO.
A8.1



1 PARAPET DETAIL
1 1/2" = 1'-0"



2 PARAPET-SCUPPER DETAIL
1 1/2" = 1'-0"

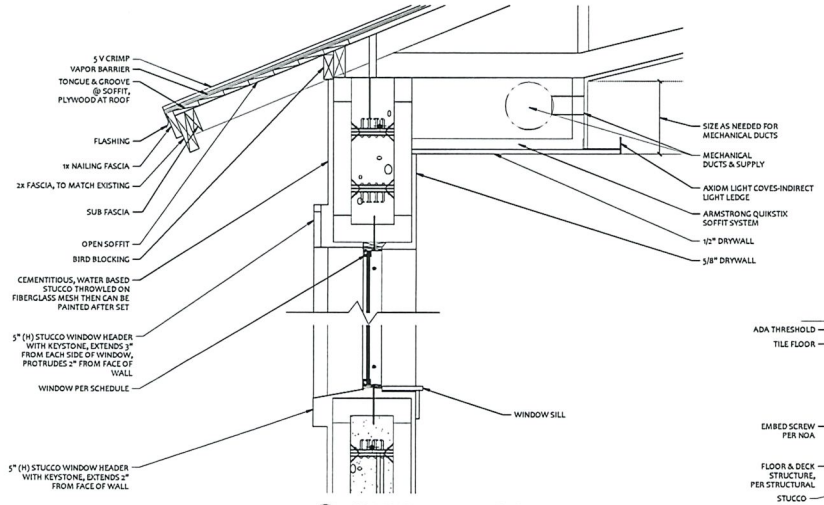
DOOR SCHEDULE

MARK	LOCATION	DOOR	SIZE	MATERIAL	FRAME	HARDWARE	U-VALUE	SHGC	FPA / NOA	REMARKS
11	LOUNGE	ENTRY	3'-0" x 6'-8" x 1 3/4"	ALUMINUM	ALUMINUM	PER NOA	.85	.46	22-0901.11	FRENCH, ADA THRESHOLD, IMPACT RATED
11a	LOUNGE	INTERIOR	3'-0" x 6'-8" x 1 3/8"	MASONITE	WOOD					
12	CONFERENCE ROOM	INTERIOR	3'-0" x 6'-8" x 1 3/8"	MASONITE	WOOD					GLASS LIGHT
12a	CONFERENCE ROOM	INTERIOR	3'-0" x 6'-8" x 1 3/8"	MASONITE	WOOD					GLASS LIGHT
13	OFFICE	INTERIOR	3'-0" x 6'-8" x 1 3/8"	MASONITE	WOOD					GLASS LIGHT
14	OPEN OFFICE	ENTRY	6'-0" x 6'-8" x 1 3/4"	ALUMINUM	ALUMINUM	PER NOA	.85	.40	22-0901.11	DOUBLE FRENCH, ADA THRESHOLD, IMPACT RATED, WITH TRANSOM 6'-0"x 1'-9" NOA 22-0613.03
14a	OPEN OFFICE	INTERIOR	2'-4"x 6'-8" x 1 3/8"	MASONITE	WOOD					W/METAL VENTS FOR AIR HANDLERS
14b	OPEN OFFICE	INTERIOR	3'-0"x 6'-8" x 1 3/8"	MASONITE	WOOD					
14c	OPEN OFFICE	INTERIOR	2'-4"x 6'-8" x 1 3/8"	MASONITE	WOOD					W/METAL VENTS FOR AIR HANDLERS
15	BREAK RM	INTERIOR	3'-0"x 6'-8" x 1 3/8"	MASONITE	WOOD					
16	JAN	INTERIOR	3'-0"x 6'-8" x 1 3/8"	MASONITE	WOOD					
17	TOILET	INTERIOR	3'-0" x 6'-8" x 1 3/8"	MASONITE	WOOD					
51	STAIR	INTERIOR	3'-0" x 6'-8" x 1 3/8"	MASONITE	WOOD					
51a	STAIR	ENTRY	3'-0" x 6'-8" x 1 3/4"	STEEL	STEEL	PER FPA	.14	.01	21132.1	ADA THRESHOLD, IMPACT RATED, INSULATED, THERMA TRU TS100
21	PRIVATE SITTING RM	INTERIOR	3'-0" x 6'-8" x 1 3/8"	MASONITE	WOOD					
22	PRIVATE OFFICE	INTERIOR	2'-6" x 6'-8" x 1 3/8"	MASONITE	WOOD					
22a	PRIVATE OFFICE	EXTERIOR	3'-0" x 6'-8" x 1 3/4"	ALUMINUM	ALUMINUM	PER NOA	.85	.40	22-0901.11	FRENCH, IMPACT RATED, REGULAR NOT ADA THRESHOLD

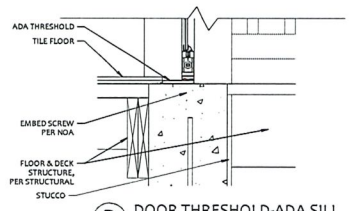
WINDOW SCHEDULE

MARK	LOCATION	MFR & MODEL	UNIT # & SIZE	ROUGH OPG	U-VALUE	SHGC	FPA / NOA	IMPACT	REMARKS
A	CONFERENCE ROOM	LARSON ALUM.			1.10	.64	22-0719.01	YES	2 SINGLE HUNGS MULLED
		7700 SERIES SINGLE	5'-3" x 5'-4"						
B	OPEN OFFICE	LARSON ALUM. 3200 SERIES CASEMENT,			1.09	.60	22-0613.03	YES	2 CASEMENTS WITH CENTER LITE
		6300 SERIES DIRECT SET, 6200 SERIES	7'-6" x 6'-0"				20-0814.07, 22-0509.02		
C	WATER CLOSET 1	LARSON ALUM.			1.09	.60	22-0613.03	YES	AWNING
		3200 SERIES CASEMENT	3'-4" x 2'-2"						
D	STAIR, PRIVATE SITTING RM	LARSON ALUM.			1.09	.60	22-0509.02	YES	AWNING
	PRIVATE OFFICE	3200 SERIES CASEMENT	3'-1" x 3'-2 3/8"						

NOTE: ALL DOOR AND WINDOW UNITS TO BE WHITE



2 SOFFIT & WINDOW SECTION
1 1/2" = 1'-0"



3 DOOR THRESHOLD-ADA SILL
1 1/2" = 1'-0"

NO.	ISSUED FOR	DATE
	SCHEMATIC DESIGN	05/31/2022
	CERTIFICATE OF APPROPRIATENESS	06 FEB. 2023
	INTELLECTUAL PROPERTY COMPLIANCE REVIEW	18 SEPT. 2023

Native Design
Valerie Dale Shell, NCIDQ, LEED AP
Native Design Architecture, L.L.C.
200 S. Indian River Drive, Suite 302,
Fort Pierce, Florida 34950
(772) 801-9224 vdshell@gmail.com

OFFICE EXPANSION FOR GLORIA ROA BODIN, P.A. ATTORNEY AT LAW

215 N. Second Street
Fort Pierce, FL 34950

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SCALE:	AS NOTED
DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	SEPT. 16, 2022
PROJ. NO.:	202007

TITLE:
WINDOW & DOOR SCHEDULES, SECTIONS & DETAIL

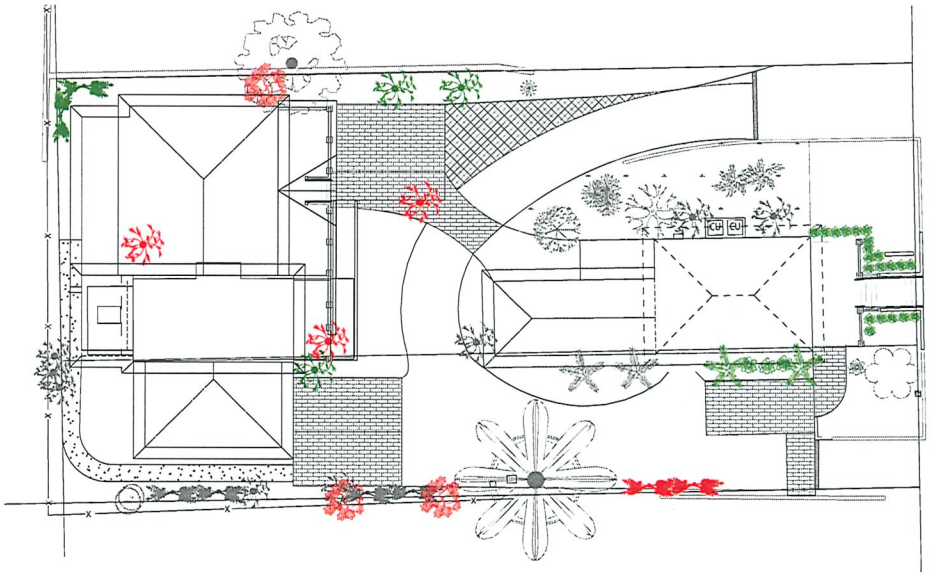
DRAWING NO.
A9.1

COLOR DENOTES PLANT STATUS

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED OR RELOCATED
- NEW OR RELOCATED

PLANT LEGEND

ARECA PALM	DYPSIS LUTESCENS		LAUREL OAK	QUERCUS IMBRICARIA
BANYAN	FICUS BENGHALENSIS		GALLBERRY	ILEX GLABRA
BOTTLE PALM	HYPHORBE LAGENICAULIS		GIANT BIRD OF PARADISE	STRELITZIA NICOLAI
CACTUS	CACTACEAE		GREEN FOUNTAIN GRASS	PENNISETACUM SETACEUM
CARROT WOOD	CUPANIOPSIS ANACARDIOIDES		IXORA	IXORA
CEDAR	JUNIPERUS		LIGUSTRUM	LIGUSTRUM JAPONICUM
CROWN OF THORNS	EUPHORBIA MILII		SABAL PALM	SABAL PALMETTO



1 PLANTING PLAN
1" = 10'-0"

N

NO.	ISSUED FOR	DATE
	SCHEMATIC DESIGN	04.01.2021
	CERTIFICATE OF APPROPRIATENESS	04.FEB.2021
	CODE/ENGINEERING SET	03.SEPT.2021

Native Design
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(772) 631-5223 ndarch@gmail.com

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GLORIA ROA BODIN, P.A.
ATTORNEY AT LAW
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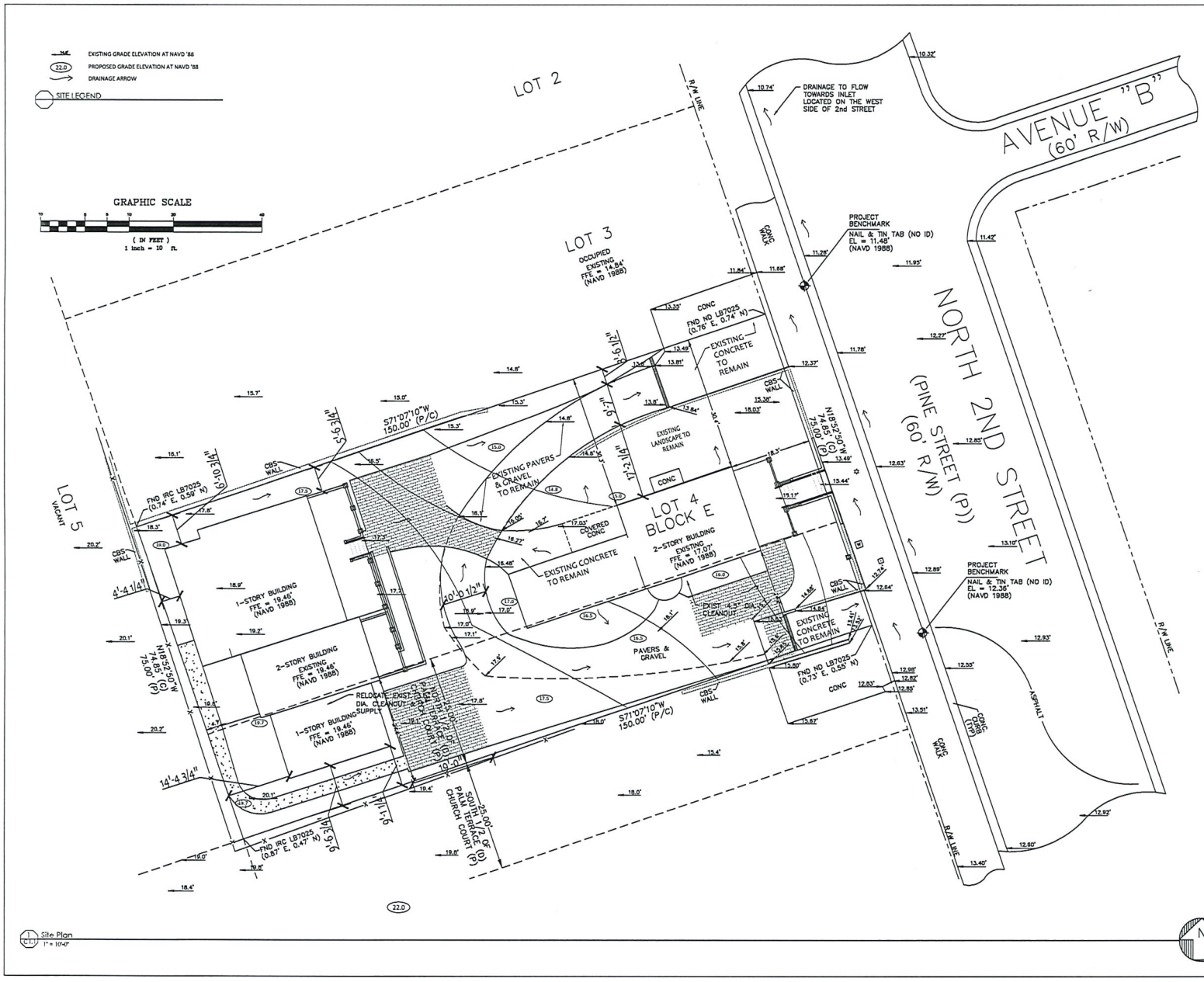
SCALE:	AS NOTED
DRAWN:	MNC & EAG
CHECKED:	VDS
APPROVED:	VDS
DATE:	FEBRUARY 4, 2022
PROJ. NO.:	202007

TITLE:
PLANTING PLAN & LEGEND

DRAWING NO.
LP1.1



SITE INFORMATION

OWNER
GLORIA RDA BODIN
215 N 2ND STREET
FORT PIERCE, FLORIDA 34950

SURVEYOR
LAVENTURE & ASSOCIATES, INC.
2502 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
772-398-6430
JOB #: 21.3553

ZONING
CENTRAL COMMERCIAL ZONE (C-4)

LAND USE
1700 - OFFICE BLDG.

SITE DATA (PROPOSED)

SITE AREA	= 11,229 SF	= 0.28 Ac	= 100.0%
BUILDING AREA	= 3,263 SF	= 0.07 Ac	= 29.1%
TOTAL IMPERVIOUS AREA	= 7,329 SF	= 0.17 Ac	= 67.4%
TOTAL OPEN AREA	= 3,657 SF	= 0.08 Ac	= 32.6%

WATER/WASTEWATER SOURCE
PROPOSED COUNTY WATER, PERMIT BY OTHERS

TAX PARCEL I.D. NUMBER(S)
2410-503-0033-000-9

SITE ADDRESS
215 N 2ND STREET
FORT PIERCE, FLORIDA 34950

PROJECT BENCHMARK
BENCHMARK DESIGNATION: NAIL & TIN TAB (NO ID)
PUBLISHED ELEVATION = 12.36' & 11.48' NAVD'88.

FLOOD ZONE
ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP NUMBER 12111C0179 K, HAVING AN EFFECTIVE DATE FEBRUARY 19TH, 2020. THIS PROPERTY APPEARS TO LIE WITHIN ZONE "X", SEE SURVEY FOR ADDITIONAL INFORMATION.

LEGAL DESCRIPTION
LOT 4, BLOCK "E", AND THE NORTH 1/2 OF PALM TERRACE LYING SOUTH OF LOT 4, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, PAGE 182 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LAND CONTAINS 0.26 ACRES, MORE OR LESS.

PROJECT NOTES
ALL EARTHEN SLOPES SHALL BE NO STEEPER RATIO THAN FOUR-FOOT HORIZONTAL TO ONE-FOOT VERTICAL.

GRADE ADJACENT TO BUILDINGS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET, 5% SLOPE.

ALL PROPOSED IMPROVEMENTS ARE LOCATED IN AREAS ABOVE THE BASE FLOOD ELEVATION AS INDICATED BY THE EXISTING TOPOGRAHIC SURVEY.

TRAFFIC STATEMENT
THIS PROJECT HAS BEEN EVALUATED WITH THE INTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION MANUAL 10TH EDITION. THIS PROJECT IS GENERAL OFFICE BUILDING LAND USE CODE (LUC) 710. GROSS SF = 3,991 SF

DAILY TRIPS: 9.74 TRIPS PER DAY/1000 SF = 35 TRIPS PER DAY

DAILY PEAK HOUR TRIPS: (7AM - 9AM) 1.18 TRIPS PER PEAK HOUR/1000 SF = 4.2 TRIPS PER PEAK HOUR

Terence Schlitt

PROJECT NUMBER: 22S014

No.	Description	Date

ISSUE DATE: 02/22/2023
STATUS: PERMIT SET
DRAWN BY: AM
REVIEWED BY: TS

COL 3:12-17

T.E. SCHLITT ENGINEERING
CA# 32295
1555 INDIAN RIVER BLDV, SUITE B-145
VERO BEACH, FL 32960
772.360.4998
INFO@SCHLITTENGINEERING.COM

STATE OF FLORIDA — REGISTERED — No. 81320 — February 23, 2023 — PROFESSIONAL ENGINEER — TERENCE E. SCHLITT

This item has been digitally signed and sealed by Terence E. Schlitt on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

GLORIA RDA BODIN, P.A.
SITE PLAN
215 N 2ND STREET
FORT PIERCE, FLORIDA 34950 — ST. LUCIE COUNTY

Drainage Plan

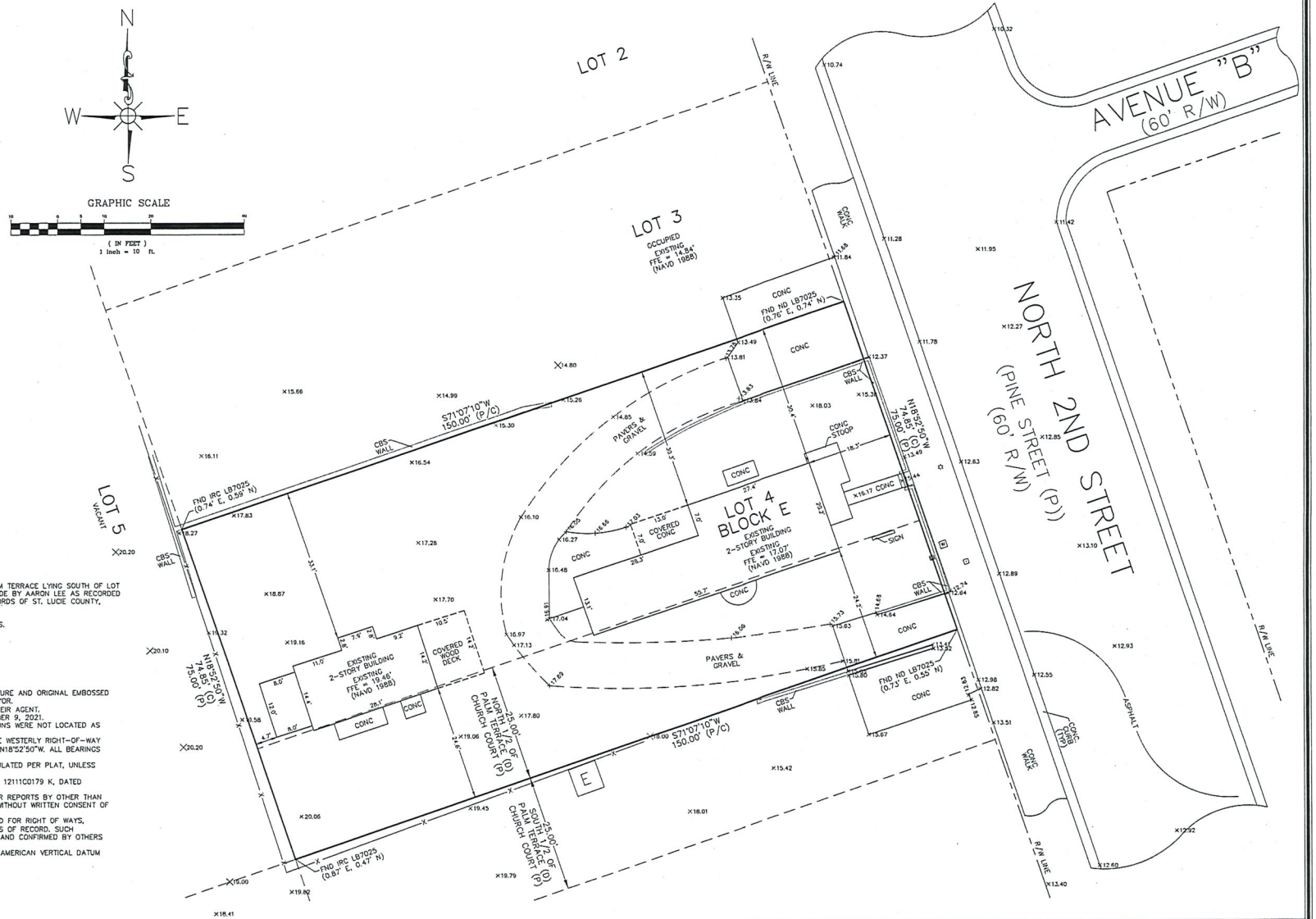
C1.1

1 or 1

LEGEND

Δ = CENTRAL ANGLE
R = CURVE RADIUS
L = CURVE LENGTH
(C) = CALCULATED
(P) = PLAT
(D) = DEED
FND = FOUND
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
CM = CONCRETE MONUMENT
FFE = FINISH FLOOR ELEVATION
FPL = FLORIDA POWER AND LIGHT
OHU = OVERHEAD UTILITIES
ND = NAIL AND DISK
P.L.S. = PROFESSIONAL LAND SURVEYOR
LB = LICENSED BUSINESS
P.B. = PLAT BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
D.E. = DRAINAGE EASEMENT
P.U.E. = PRIVATE UTILITY EASEMENT
TYP. = TYPICAL
CONC. = CONCRETE
CBS = CONCRETE BLOCK STRUCTURE
SF = SQUARE FEET
= CURB INLET
= DRAINAGE STRUCTURE
○ = SET IRC LB 7056
☼ = STREET LIGHT
⊛ = POLE-MOUNTED FPL METER
= WOOD POWER POLE
= GUY WIRE
CONC = CONCRETE
PCR PLAT = AARON LEE'S MAP OF FORT PIERCE, FLORIDA
D.U.E. = DRAINAGE AND UTILITY EASEMENT
= FIRE HYDRANT
= WATER VALVE
= SANITARY VALVE
= GAS VALVE
TOB = TOP OF BANK
ORB = OFFICIAL RECORD BOOK
PG = PAGE
RCP = REINFORCED CONCRETE PIPE
AC. = ACRES
= ELECTRIC TRANSFORMER
= TELECOMMUNICATIONS BOX
= MONITORING WELL
= EXISTING WELL
IR = #5 IRON ROD
IRC = #5 IRON ROD AND CAP
= BACKFLOW PREVENTER
—STORM— = EXISTING STORM PIPE
—x—x— = 6' CHAIN LINK FENCE
= DRAINAGE MANHOLE
= ELECTRIC SERVICE METER
= ELECTRIC TRANSFORMER
IRC = #5 IRON ROD AND CAP

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



DESCRIPTION:

LOT 4, BLOCK "E", AND THE NORTH 1/2 OF PALM TERRACE LYING SOUTH OF LOT 4, ACCORDING TO THE PLAT OF FORT PIERCE MADE BY AARON LEE AS RECORDED IN PLAT BOOK 1, PAGE 192 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SAID LAND CONTAINS 0.26 ACRES, MORE OR LESS.

SURVEY NOTES

1. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. THE LAST DATE OF FIELD WORK WAS SEPTEMBER 9, 2021.
4. UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF NORTH 2ND STREET ASSUMED TO BEAR N18°52'50"W. ALL BEARINGS ARE RELATIVE THERETO.
6. ALL BOUNDARY INFORMATION SHOWN IS CALCULATED PER PLAT, UNLESS OTHERWISE SHOWN.
7. PROPERTY LIES IN FLOOD ZONE "X", PER MAP 12111C0179 K, DATED 2-19-20.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAYS, RESERVATIONS, AGREEMENTS, AND/OR EASEMENTS OF RECORD. SUCH INFORMATION, IF DESIRED, SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION.
10. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 (H 231).

CERTIFIED TO:

GLORIA ROA BODIN PA

BY: _____ 12/10/21
RICHARD C. LAVENTURE — DATE
FLORIDA PROFESSIONAL LAND SURVEYOR #5426

BOUNDARY & TOPOGRAPHIC SURVEY

PREPARED FOR
GLORIA ROA BODIN PA

- REVISIONS -	BY	DATE

	BY	DATE
FIELD	JOE M	9/09/21
CALCS.	JOE M	9/07/21
DRAWN	JOE M	9/09/21
CHECKED	RCL	9/10/21
FILE REF.	19.3250/21.3553	FIELD BK/PG 21-262/7

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34945
(772) 398-6430 PHONE (772) 398-6426 FAX
LB 7056

DATE: 9-28-21
SCALE: 1"=10'
JOB No. 21.3553
SHEET 1 OF 1

ABBREVIATIONS:

AB	ANCHOR BOLT	MATL	MATERIAL
AFF	ABOVE FINISHED FLOOR	MAX	MAXIMUM
ADJ	ADJACENT	MECH	MECHANICAL
ARCH	ARCHITECTURAL	MIN	MINIMUM
BLDG	BUILDING	NTS	NOT TO SCALE
BM	BEAM	O.C.	ON CENTER
BOT	BOTTOM	OPT	OPTIONAL
BRG	BEARING	OSB	ORIENTED STRAND BOARD
CJ	CONTROL JOINT	PLY	PLYWOOD
CL	CENTERLINE	PSI	POUNDS PER SQUARE INCH
CMU	CONCRETE MASONRY UNIT	PSF	POUNDS PER SQUARE FOOT
COL	COLUMN	PT	PRESSURE TREATED
CONC	CONCRETE	REINF	REINFORCEMENT
COND	CONDITION	REQD	REQUIRED
CONT	CONTINUOUS	RO	ROUGH OPENING
CONST	CONSTRUCTION	RTU	ROOF TOP UNIT
CLG	CEILING	SCH	SCHEDULE
DBL	DOUBLE	SHTHG	SHEATHING
DIA	DIAMETER	SIM	SIMILAR
DR	DOOR	SMS	SHEET METAL SCREWS
DWG	DRAWING	SP	SOUTHERN YELLOW PINE
EA	EACH	SPF	SPRUCE PINE FIR
EJ	EXPANSION JOINT	STL	STEEL
ELECT	ELECTRICAL	STR	STRUCTURAL
EOR	ENGINEER OF RECORD	SGD	SLIDING GLASS DOOR
EQUIP	EQUIPMENT	SQ	SQUARE
FF	FINISH FLOOR	T&G	TONGUE AND GROOVE
FT	FOOT / FEET	TOB	TOP OF BEARING
GA	GAUGE	TYP	TYPICAL
GC	GENERAL CONTRACTOR	UNO	UNLESS OTHERWISE NOTED
GYP	GYPSUM	VERT	VERTICAL
HGT	HEIGHT	W/	WITH
HORIZ	HORIZONTAL	WIC	WALK IN CLOSET
HB	HOSE BIB	WD	WOOD
INS	INSULATION	WWF	WELDED WIRE FABRIC
KSI	KIPS PER SQUARE INCH	W/O	WITHOUT
MAS	MASONRY	WDW	WINDOW

Sheet List

Page No	Sheet Name	Sheet Number	Current Revision
1	Structural Notes	S0.1	
2	Foundation Plan	S1.1	
3	Floor Framing Plan	S2.1	
4	Second Floor Framing and Stairs	S2.2	
5	Roof / High Roof Framing Plans	S3.1	
6	Roof Zone and Framing Submittal Plan	S3.2	
7	Structural Sections and Details	S4.1	
8	Structural Sections and Details	S4.2	
9	Details	S4.3	
10	Details	S4.4	

GENERAL NOTES:

1. **PROJECT COORDINATION**
   A. THESE SHEETS SHOW THE STRUCTURAL NOTES AND DETAILS TO ACCOMPANY THE PROJECT DESIGNED BY VALERIE SLACK, NATIVE DESIGN ARCHITECTURE. PROJECT NUMBER 202007 DATED 13 SEPT. 2022. SEE THE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION NOT SHOWN HERE.
2. **DESIGN CODE**
   A. TO THE BEST OF THE DESIGN PROFESSIONALS KNOWLEDGE, THESE DOCUMENTS HAVE BEEN PREPARED WITH AND ARE IN COMPLIANCE WITH THE APPLICABLE MINIMUM BUILDING CODES AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTERS 533 AND 633 OF THE FLORIDA STATUTES. THESE DOCUMENTS MEET OR EXCEED THE REQUIREMENTS OF:
      a. 2020 FLORIDA BUILDING CODE, SEVENTH EDITION, BUILDING, FBC.
      b. 2020 FLORIDA BUILDING CODE, SEVENTH EDITION, RESIDENTIAL FBC-R.
      c. FLORIDA FIRE PREVENTION CODE, SEVENTH EDITION, FFPC.
      d. NATIONAL FIRE PROTECTION ASSOCIATION, NFPA.
3. **DESIGN CRITERIA**
   A. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH AMERICAN CONCRETE INSTITUTE (ACI) 318 AND 332.
   B. ALL MASONRY WORK SHALL BE IN ACCORDANCE WITH ACI 530/530.1: AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE); TMS 402.
   C. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ACI 318.
   D. ALL WOOD FRAMING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS LISTED IN THE FLORIDA BUILDING CODE OF THE FOLLOWING REFERENCED DOCUMENTS:
      1. NATIONAL DESIGN SPECIFICATIONS (NDS) FOR WOOD CONSTRUCTION BY THE AMERICAN WOOD FOREST AND PAPER ASSOCIATION (AFPA)
      2. TIMBER CONSTRUCTION MANUAL BY THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION
      3. NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSSES (ANSI/TPI-1 BY TRUSS PLATE INSTITUTE (TPI))
      4. GUIDE TO WOOD PRACTICE FOR HANDLING INSTALLING AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES (HCSI- 1: BY TPI AND WTCA)
      5. ROOF AND WALL SHEATHING SHALL BE IN ACCORDANCE WITH APA PS1-95 OR NER-108D.
      6. AMERICAN WOOD PROTECTION ASSOCIATION STANDARDS.
4. **DESIGN LOADS**
   A. ROOF DEAD LOAD:
      a. TOP CHORD (ROOF) 7 PSF (METAL)
      b. BOTTOM CHORD (CEILING) 10 PSF (GYPSUM)
   B. ROOF LIVE LOAD: 20 PSF
   C. DEAD LOAD FOR UPLIFT CALCULATION: 10 PSF
   D. ATTIC LIVE LOAD: 10 PSF
   E. FLOOR LOADING:
      a. DEAD LOAD 23 PSF (CERAMIC TILE)
      b. LIVE LOAD (OFFICE) 50 PSF
      c. LIVE LOAD (READING ROOM) 60 PSF
      d. LIVE LOAD (BALCONY/STAIRS) 60 PSF or 300 LB POINT LOAD
   F. GUARDRAIL/HANDRAIL 50 PLF AND 200 LBS IN ANY DIRECTION (NON-CONCURRENTLY)
5. **STRUCTURE SPECIFICATION**
   A. BUILDING OCCUPANCY CATEGORY: II
   B. CONSTRUCTION TYPE: V-B
   C. OCCUPANCY CLASSIFICATION: SEE ARCHITECT
   D. WIND SPEED
      a. ULTIMATE (LRFD) = 161 MPH
      b. ALLOWABLE (ASD) = 125 MPH
   E. WIND EXPOSURE CATEGORY: D
   F. ENCLOSURE CLASSIFICATION: ENCLOSED
   G. INTERNAL PRESSURE COFFFICIENT: +/- 0.18
   H. WIND-BORNE DEBRIS AREA: YES
   I. REFER TO DRAWINGS FOR STRUCTURE HEIGHT AND AREA
   J. STRUCTURAL LOADS AND DESIGN PRESSURES LISTED IN THESE PLANS ARE ALLOWABLE (ASD) UNLESS NOTED OTHERWISE.
6. **PROJECT REQUIREMENTS:**
   A. THESE PLANS SHALL REMAIN ON THE PROJECT AT ALL TIMES.
   B. THE CONTRACTOR AND SUB-CONTRACTORS SHALL STRICTLY ADHERE TO ALL APPLICABLE CODES DURING THE COURSE OF CONSTRUCTION, INCLUDING ALL STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES, AS WELL AS ANY APPLICABLE HOMEOWNER ASSOCIATION REQUIREMENTS.
   C. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE DESIGN PROFESSIONAL OF RECORD OF ANY DISCREPANCIES OR CONFLICT WITH APPLICABLE CODES PRIOR TO CONSTRUCTION.
   D. THE ARCHITECT / ENGINEER SHALL NOT BE RESPONSIBLE FOR SAFETY PROCEDURES, THE MEANS AND METHODS OF CONSTRUCTION, TECHNOLOGIES OR THE FAILURE OF THE CONTRACTOR TO COMPLETE THE WORK IN ACCORDANCE WITH DRAWINGS, SPECIFICATIONS OR THE RELATED CODES.
   E. THE CONTRACTOR SHALL FULLY REVIEW ALL ITEMS CONTAINED IN THE DRAWINGS AND SHALL COORDINATE ALL DIMENSIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, EMBEDS, SLEEVES, ETC.
   F. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE ERECTION PROCEDURES AND SEQUENCING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HIRING A DESIGN PROFESSIONAL FOR TEMPORARY SHORING OR LIFTING PROGRAMS.
   G. NOTES, DETAILS, AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. "TYPICAL" DETAILS SIMPLY REFER TO ALL CONDITIONS TREATED SIMILARLY. CONTRACTOR SHALL MAKE MINOR MODIFICATIONS TO ACCOMMODATE MINOR SIMILAR VARIATIONS.
   H. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES OR MODIFICATIONS WITHOUT EXPRESSED WRITTEN APPROVAL OF THE ENGINEER OF RECORD IN ADVANCE.

SITE WORK:

1. **SOIL**
   A. ALL WORK SHALL CONFORM TO THE FINAL GEOTECHNICAL REPORT AND THE FINAL GRADING PLAN ACCEPTED BY THE AUTHORITY HAVING JURISDICTION.
   B. IF THE SOILS REPORT IS NOT AVAILABLE, SOIL BEARING CAPACITY IS ASSUMED TO BE A MINIMUM OF 1,800 PSF.
   C. CONTRACTOR SHALL VERIFY COMPACTION REQUIREMENTS PRIOR TO THE EXECUTION OF WORK. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN PROFESSIONAL PRIOR TO COMMENCEMENT OF WORK.
   D. FOOTINGS SHALL BE PLACED ON UNDISTURBED SOIL OR COMPACTED FILL FREE OF ORGANIC MATTER AND COMPACTED TO 95% OF THE MODIFIED PROCTOR, UNLESS OTHERWISE NOTED IN THE GEOTECHNICAL REPORT.
   E. THE SOILS WITHIN 15 FEET OF THE PROPOSED BUILDING PAD SHALL BE FREE OF ANY WOOD, VEGETATION, STUMPS, CARDBOARD, TRASH, OR OTHER DELETERIOUS MATERIAL.
   F. WATER MANAGEMENT AT THE PERIMETER SHALL BE MAINTAINED AND SHALL INCLUDE:
      a. CONDENSATE DRAINS AND POOP DOWN SPOUTS SHALL DISCHARGE AT LEAST 12" FROM BUILDING.
      b. IRRIGATION / SPRINKLER SYSTEMS, INCLUDING ALL RISERS AND SPRAY HEADS SHALL NOT BE INSTALLED WITHIN 10" OF BUILDING.
      c. LANDSCAPE SHALL BE INSTALLED AT LEAST 24" AWAY FROM BUILDING PERIMETER.
   G. ANY FILL BROUGHT TO THE SITE SHALL MEET PROJECT REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
2. **SOIL TREATMENT**
   A. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES BAITING SYSTEMS, AND/OR PESTICIDES APPLIED TO WOOD OR OTHER APPROVED METHODS.
   B. BORED AREAS IN CONCRETE FLOORS FOR INSTALLATION OF TRAPS, ETC. SHALL BE MADE WITH PERMANENT METAL OR APPROVED PLASTIC FORMS. FORMS SHALL BE OF A SIZE AND DEPTH THAT WILL ELIMINATE THE DISTURBANCE OF SOIL AFTER INITIAL TREATMENT.
   C. PROVIDE VAPOR BARRIER IMMEDIATELY FOLLOWING SOIL TREATMENT.
   D. A LICENSED PEST CONTROL COMPANY SHALL SUBMIT A CERTIFICATE OF COMPLIANCE TO THE BUILDING DEPARTMENT AT COMPLETION OF TREATMENT.
   E. AFTER COMPLETION OF WORK, ALL LOOSE WOOD, CONSTRUCTION DEBRIS, AND ORGANIC MATERIAL SHALL BE REMOVED FROM WITHIN 16" OF BUILDING PERIMETER.

DEMOLITION NOTES

1. PLANNING AND EXECUTING OF DEMOLITION SHALL BE DONE IN ACCORDANCE WITH APPLICABLE ANSI-A10 STANDARDS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
3. CONTRACTOR SHALL TAKE APPROPRIATE MEASUREMENTS IF LEAD-BASE PAINT OR ASBESTOS IS FOUND OR SUSPECTED TO BE ON THE AREAS TO DEMOLISH.
4. CONTRACTOR SHALL TAKE MEASUREMENTS TO MINIMIZE THE AMOUNT OF DUST CREATED, THE POTENTIAL RELEASE OF MOLD INTO THE ATMOSPHERE, AND THE AMOUNT OF VIBRATION PRODUCED THAT MIGHT AFFECT SURROUNDING STRUCTURES OR THE OPERATION OF NEARBY EQUIPMENT.
5. ERECT AND MAINTAIN TEMPORARY BRACING, SHORING, LIGHTS, BARRICADES, SIGNS AND OTHER MEASURES AS NECESSARY TO PROTECT THE PUBLIC, THE WORKERS AND ADJOINING PROPERTY FROM DAMAGE FROM DEMOLITION WORK.
6. PROTECT ALL EXISTING AREAS AND UTILITIES THAT ARE NOT TO BE DISTURBED.
7. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO STARTING WORK.
8. IN CASE OF ANY DISCREPANCIES BETWEEN PLANS AND EXISTING FIELD CONDITIONS, NOTIFY ENGINEER.
9. ALL MATERIALS TO BE REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED MANNER. BURYING OF TRASH AND DEBRIS ON THE SITE IS NOT PERMITTED.
10. REMOVE AND REPLACE ALL ROTTEN, DECAYED OR DAMAGED WOOD FROM EXISTING STRUCTURE.
11. DURING DEMOLISHING DISCOVERY, ANY MATERIAL THAT IS DAMAGED FROM AGE, WATER, WIND ETC., INCLUDING BUT NOT LIMITED TO ALL CORRODED STEEL, METAL, WATER DAMAGED MATERIALS, OR ROOFING MATERIALS TO BE REPLACED.
12. ANY DAMAGE TO EXISTING FIRE RATED PARTITIONS, SHAFTS OR FIRE PROTECTION SURFACES TO BE REPAIRED TO COMPLY WITH REQUIRED FIRE PROTECTION CODES.

CONCRETE:

1. **MATERIALS**
   A. ALL WORK SHALL BE MIXED, PLACED, AND CURED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 318.
   B. CONCRETE SHALL HAVE THE FOLLOWING SPECIFICATIONS UNLESS NOTED OTHERWISE:

AREA	STRENGTH (PSI)	SLUMP	AGGREGATE SIZE
SLAB	3,000 PSI (28 DAYS)	4"-6"	3/4" - 2"
FOOTER	3,000 PSI (28 DAYS)	4"-6"	3/4" - 2"

   C. GENERAL CONTRACTOR SHALL SUBMIT MIX DESIGN TO THE ENGINEER OF RECORD FOR REVIEW AND APPROVAL PRIOR TO PLACING ANY CONCRETE.
   D. MATERIAL FOR CONCRETE SHALL CONFORM TO THE FOLLOWING:
      a. PORTLAND CEMENT - ASTM C150
      b. AGGREGATES: COURSE AGGREGATE: ASTM C33, LIGHTWEIGHT: ASTM C330, FINE: ASTM C33
   F. WATER SHALL BE FREE OF CONTAMINANTS, CLEAN AND POTABLE.
   F. WATER SHALL NOT BE ADDED TO THE MIX ONSITE UNLESS SPECIFICALLY APPROVED IN THE MIX DESIGN SPECIFICATIONS PER THE SPECIFIED VOLUME.
   G. ADMIXTURES SHALL CONFORM TO THE MIX DESIGN.
2. **TESTING AND SAMPLING**
   A. ALL TESTING SHALL BE DONE BY AN INDEPENDENT TESTING LABORATORY IN ACCORDANCE WITH ASTM REQUIREMENTS. TEST REPORTS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD PRIOR TO FURTHER CONSTRUCTION.
   B. THREE CYLINDER TEST SAMPLES SHALL BE MADE DURING EACH DAYS SEQUENCE PER EVERY 50 YARDS. TWO SLUMP TESTS (PER ASTM C143) SHALL BE PERFORMED AND RECORDED FOR EACH BATCH, ONE AT THE BEGINNING AND ONE AT THE END.
      a. ONE CYLINDER SHALL BE BROKEN AT 7 DAYS AND ONE AT 28 DAYS. RESERVE CYLINDER WILL BE NEEDED IF SECOND TEST FAILS SPECIFICATIONS.
   C. SUBMIT TEST RESULTS TO ENGINEER OF RECORD WITHIN FIVE DAYS OF RESULTS.
3. **GROUT**
   A. GROUT SHALL BE IN ACCORDANCE WITH ASTM C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI.
   B. CONTRACTOR SHALL ADD PLASTICIZER TO GROUT MIXTURE.
   C. FILL CMU CELLS SOLID WITH GROUT AT ALL UNITS RECEIVING REINFORCEMENT AND AS NOTED ON DRAWINGS AND SECTIONS.
   D. FILL SOLID FIRST COURSE BELOW CHANGE IN WALL THICKNESS AND AT TOP OF ALL CMU WALLS.
   F. GROUT SHALL BE PLACED FLUSH TO THE TOP OF ALL UNITLS AND BOND BEAMS. CONSOLIDATE AND RE-CONSOLIDATE GROUT WITH VIBRATOR FOR FULL HEIGHT OF FILLED CELLS, BOND BEAMS, AND LINTELS.
4. **REINFORING**
   A. REINFORCING SHALL HAVE GRADE IDENTIFICATION MARKS AND SHALL CONFORM TO ASTM A615, GRADE 60.
   B. REINFORCING SHALL BE FREE OF RUST, SCALE OR OTHER BOND REDUCING COATINGS.
   C. REINFORCING SHALL BE PLACED IN CONCRETE TO PROVIDE MINIMUM COVERAGE IN ACCORDANCE WITH ACI 318 OR AS INDICATED IN THE DRAWINGS.
      a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH - 3"
      b. CONCRETE EXPOSED TO EARTH OR WEATHER - 1.5"
      c. CONCRETE NOT EXPOSED TO WEATHER OR IN CONTACT WITH GROUND - 3/4"
   D. MINIMUM LAP SPLICE (UNLESS NOTED OTHERWISE)

BAR SIZE	MASONRY	CONCRETE		
	1500 PSI	2000 PSI	3000 PSI	4000 -5000 PSI
#4	24"	21"	27"	15"
#5	30"	26"	27"	19"
#6	36"	31"	26"	22"
#7	42"	46"	27"	22"
#8	48"	53"	43"	37"

   F. ACCURATELY PLACE AND SUPPORT REINFORCING WITH CHAIRS, BAR SUPPORTS, SPACERS, OR HANGERS AS RECOMMENDED BY ACI DETAILING MANUAL.
   F. PLACE (1) ONE ACI STANDARD LAP SPLICE BAR, OF THE SAME SIZE AS FOUNDATION REINFORCING, LOCATED AT THE OUTSIDE BAR OF FOUNDATION CORNERS.
   G. ENGINEER ASSUMES NO RESPONSIBILITY FOR EXPANSION/CONTRACTION CRACKS THAT MAY APPEAR IN CONCRETE SLABS. THE USE OF WELDED WIRE MESH AND/OR FIBER MESH WILL GREATLY REDUCE RISK OF THESE TYPES OF CRACKS. THE USE OF DIAGONAL TEMP. AT RE-ENTRANT CORNERS IS HIGHLY RECOMMENDED BUT NOT REQUIRED UNLESS NOTED ON THE FOUNDATION PLAN. SLAB CRACKS ARE TYPICALLY EXPECTED AND PREVENTATIVE MEASURES SHALL BE TAKEN TO ISOLATE/CONCEAL CRACKS THAT MAY AFFECT ARCHITECTURAL FINISHES.
   H. WELDED WIRE MESH, IF USED, SHALL BE IN ACCORDANCE WITH ASTM A185 AND SHALL BE 6x6-W1.4xW1.4, UNLESS NOTED OTHERWISE ON DRAWINGS.
      a. INSTALL WELDED WIRE MESH IN THE MIDDLE OF THE SLAB AND SUPPORT WITH APPROVED MATERIALS OR SUPPORTS AT SPACING NOT TO EXCEED THREE FEET ON CENTER OR IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATION.
      b. LAP ALL JOINTS IN WELDED WIRE MESH 12 INCHES.
   I. FIBER MESH, IF USED IN LIEU OF WELDED WIRE MESH SHALL BE 2.1 LBS PER CUBIC YARD UNLESS NOTED OTHERWISE.
5. **PLACEMENT AND FINISHING**
   A. ALL CONCRETE PLACED UNDER ROOF PROTECTION SHALL BE PLACED OVER 6 MIL POLYETHYLENE VAPOR BARRIER, LAPPED 8 INCHES MINIMUM WITH ALL SEAMS TAPED UNLESS NOTED OTHERWISE.
   B. PLACE ALL EMBEDDED ITEMS (ANCHOR BOLTS, DOWELS, ETC.) IMMEDIATELY PRIOR TO PLACEMENT OF CONCRETE OR DURING CONCRETE OPERATIONS.
   C. PROTECT ALL CONCRETE FROM DAMAGE AFTER PLACEMENT.
   D. CONCRETE SHALL BE PLACED WITHIN 90 MINUTES OF BATCHING UNLESS MIX DESIGN SPECIFIES OTHERWISE.
   E. CONCRETE SHALL BE PLACED WITHIN THE SLUMP LIMITS SPECIFIED IN THE DESIGN MIX.
   F. WATER ADDED AT THE SITE SHALL BE KEPT TO A MINIMUM AND WITHIN THE SPECIFIED SLUMP. RUN MIXER FOR THIRTY REVOLUTIONS AT 8-12 RPM FOLLOWING THE ADDITION OF WATER AT THE SITE.
   G. CONCRETE SHALL NOT BE PLACED DURING RAIN. FOLLOWING PLACEMENT OF CONCRETE, PROTECT FROM RAIN PRIOR TO INITIAL SET.
   H. PLACEMENT SHALL BE CONTINUOUS UNTIL ALL WORK IS COMPLETED.
   I. DO NO USE CONTAMINATED, DETERIORATED, OR RETEMPERED CONCRETE.
   J. THOROUGHLY WORK CONCRETE AROUND REINFORCING BARS.
   K. PLACE CONCRETE TO GRADES AND ELEVATIONS REQUIRED FOR PROJECT.
   L. REMOVE ALL GRADE STAKES AFTER PLACEMENT OF CONCRETE.
   M. AT SLABS GREATER THAN 20 FEET IN ANY DIRECTION
      a. PROVIDE SAW CUT CONTROL JOINTS IN CONCRETE AFTER INITIAL SET AND PRIOR TO HARDENING
      b. SAWCUT JOINTS SHALL BE 1/3 THE DEPTH OF THE SLAB.
      c. ANY SLAB EXCEEDING 20 FEET SHALL BE DIVIDED AT ALL CORNERS AND SHALL EXTEND IN EACH 90 DEGREE DIRECTION.
   N. PROVIDE SURFACE FINISH REQUIRED FOR INTENDED FINAL APPLICATION.
   O. SILL PLATE ANCHORS SHALL BE AS SPECIFIED IN SPECIFICATIONS.
   P. CONSOLIDATE CONCRETE THOROUGHLY DURING CONCRETE OPERATIONS.
   Q. CURE CONCRETE FOR THREE DAYS TO MINIMIZE SHRINKAGE CRACKS.

MASONRY:

1. **MATERIALS**
   A. ALL HOLLOW LOAD BEARING CONCRETE BLOCK SHALL CONFORM TO ASTM C90, GRADE N, TYPE II.
   B. COMPRESSIVE STRENGTH OF ALL CONCRETE MASONRY UNITS (CMU) SHALL BE 2000 PSI MINIMUM BASED ON THE NET CROSS SECTIONAL AREA.
   C. MORTAR SHALL BE TYPE S AND SHALL CONFORM TO ASTM C270.
   D. GROUTING SHALL BE AS SPECIFIED IN NOTES.
2. **EXECUTION**
   A. ALL CONCRETE MASONRY UNITS SHALL BE LAID IN FULL SETTING BED AND IN RUNNING BOND UNLESS NOTED ON DRAWINGS.
   B. ALL EXTERIOR MASONRY WALLS SHALL HAVE 9 GAUGE "LADDER TYPE" HORIZONTAL REINFORCEMENT LOCATED EVERY 16" ON CENTER VERTICAL. CORNERS SHALL USE PREFAB "L" AND "T" SECTIONS.
   C. OVER ALL MASONRY OPENINGS AND WALLS, PROVIDE PRE-CAST LINTELS, CAST-IN-PLACE CONCRETE TIE-BEAMS, BOND BEAMS, OR OTHER HEADERS AS INDICATED ON DRAWINGS.
      a. LINTELS AND BOND BEAMS SHALL BE REINFORCED AND FULLY GROUTED SOLID UNLESS OTHERWISE INDICATED ON DRAWINGS.
      b. TIE-BEAMS SHALL BE REINFORCED AND POURED SOLID WITH CONCRETE.
      c. VERTICAL REINFORCING AT OPENINGS SHALL BE AS INDICATED ON DRAWINGS.
   D. VERTICAL FILLED CELLS SHALL MEET THE FOLLOWING.
      a. HAVE A MINIMUM OF ONE #5 REBAR, LAPPED FOR FULL LENGTH OF FILLED CELL
      b. VERTICAL REINFORCING SHALL BE LAPPED TO FOUNDATION DOWEL EMBEDDED IN FOOTING.
      c. TERMINATE VERTICAL REINFORCING AT THE TOP WITH A STANDARD ACI HOOK, LAPPED TO HORIZONTAL REINFORCING IN BOND BEAM, TIE-BEAM, OR LINTEL.
      d. REFER TO CONCRETE NOTES FOR GROUT AND REINFORCEMENT REQUIREMENTS.
   F. PROVIDE TEMPORARY BRACING FOR ALL CMU WALLS AND STEM WALLS DURING CONSTRUCTION.
   F. PROVIDE MASONRY CONTROL JOINTS AS REQUIRED BY ACI 530.
   G. IF DOWELS ARE MISPLACED OR MISSING, THE FOLLOWING REMEDIAL ACTION SHALL BE TAKEN AS APPROPRIATE:
      a. IF THE WALL HAS NOT BEEN BUILT; DRILL A 1/4" DIAMETER HOLE 8" DEEP AT THE CORRECT LOCATION, INSTALL A 36" LONG #5 REBAR WITH SULFUR TIE "SET EPOXY". FOLLOW THE MANUFACTURERS REQUIREMENT REQUIRING CLEANING THE HOLE AND MIXING THE EPOXY.
      b. IF THE WALL HAS BEEN BUILT: PRIOR TO UNITS POUR OPEN THE WALL AT THE CORRECT LOCATION, APPROXIMATELY 16" HIGH AND 14" WIDE AT THE FLOOR, DRILL AND EPOXY THE REBAR AS DESCRIBED ABOVE, LAP VERTICAL STEEL TO THE TIE OR BOND BEAM. FORM WALL AND POUR SOLID WITH GROUT, CONSOLIDATING AS NECESSARY.
   H. CURE MASONRY SURFACES FOR 3 DAYS.

METAL AND STEEL BUILDING CONSTRUCTION:

1. **GENERAL**
   A. METAL BUILDING ERECTOR SHALL BE RESPONSIBLE FOR ERECTION OF THE STEEL AND ASSOCIATED WORK IN COMPLIANCE WITH THE METAL BUILDING MANUFACTURERS ASSOCIATION.
   B. THE BUILDER IS RESPONSIBLE FOR DESIGNING, SUPPLYING, LOCATING AND INSTALLING TEMPORARY SUPPORTS AND BRACING DURING ERECTION OF THE BUILDING. METAL BUILDING BRACING IS DESIGNED FOR CODE REQUIRED LOADS AFTER BUILDING COMPLETION AND SHALL NOT BE CONSIDERED AS ADEQUATE ERECTION BRACING.
   C. TENSION BRACE RODS WORK IN PAIRS TO BALANCE FORCES CAUSED BY INITIAL TENSIONING. CARE MUST BE TAKEN WHILE TIGHTENING BRACE RODS SO AS NOT TO CAUSE ACCIDENTAL OR MISALIGNMENT OF COMPONENTS. ALL RODS MUST BE INSTALLED LOOSE AND THEN TIGHTENED. RODS SHALL NOT EXHIBIT EXCESSIVE SAG. FOR LONG OR HEAVY RODS OR ANGLES, IT MAY BE NECESSARY TO SUPPORT THE ROD AT MID-BAY BY SUSPENDING IT FROM A SECONDARY MEMBER.
   D. EQUIPMENT HANGING AND SUSPENSION CONNECTIONS MUST NOT IMPOSE TORSION OR MINOR AXIS LOADS, OR CAUSE LOCAL DISTORTION IN ANY STRUCTURAL COMPONENTS.
   E. ALL FIELD WELDING MUST BE DONE AT THE DIRECTION OF A DESIGN PROFESSIONAL AND ONLY IN ACCORDANCE WITH AWS (AMERICAN WELDING SOCIETY) BY WELDERS QUALIFIED TO PERFORM THE WORK AS DIRECTED BY THE APPLICABLE WELDING PROCEDURE SPECIFICATION (WPS). A WPS SHALL BE PREPARED BY THE CONTRACTOR FOR EACH WELDING VARIATION SPECIFIED. THE CONTRACTOR IS RESPONSIBLE FOR ANY SPECIAL WELDING INSPECTIONS AS REQUIRED BY LOCAL JURISDICTION.
2. **MATERIALS**
   A. ALL STRUCTURAL PLATES, CHANNELS AND MISCELLANEOUS METALS SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATION BELOW.

MATERIAL	ASTM DESCRIPTION	YIELD STRENGTH (min)
STRUCTURAL STEEL PLATE	A529/ A572 / A1011	50 KSI
HOLLOW STRUCTURAL	A500	42 KSI
HOT ROLLED STR. SHAPES	A500 / A572 / A992 / A992	50 KSI
HOT ROLLED ANGLES	A36	36 KSI
COLD FORMED SHAPES	A653 / A1011	
ROOF AND WALL SHEETING	A653 / A792	
BOLTS	A307 / A325	
RODS	A572 / A108	
ANCHOR RODS	F1554	36 KSI

   B. ALL STEEL EXPOSED TO WEATHER SHALL BE GALVANIZED.
   C. ALL ANCHOR BOLTS AND THREADED RODS SHALL BE A MINIMUM GRADE A.
   D. STRUCTURAL EPOXY SHALL BE HILTI HIT-HY 200 OR EQUAL, UNLESS NOTED OTHERWISE.
   F. WELD FILLER MATERIAL SHALL BE 70 KSI TENSILE STRENGTH.
3. **EXECUTION**
   A. INSTALL METALS AS DETAILED ON METAL BUILDING DRAWINGS AND PERMIT DRAWINGS.
   B. STEEL WORK SHALL CONFORM TO THE LATEST EDITION OF THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDING AS ADOPTED BY THE AISC AND METAL BUILDING MANUFACTURERS ASSOCIATION.
   C. ALL STEEL SHALL BE PAINTED WITH ONE COAT OF RED OXIDE PRIMER AND SHALL BE TOUCHED UP AFTER INSTALLATION. UNLESS THE MATERIAL IS STAINLESS STEEL.
   D. ALL DRILLED AND EPOXIED HOLES SHALL BE PROPERLY CLEANED AND VERIFIED BEFORE INSTALLATION OF EPOXY OR ANCHORS.

PRE-ENGINEERED WOOD TRUSSES:

1. **GENERAL**
   A. NO MODIFICATIONS TO THE TRUSS LAYOUT SHOWN ON THIS PLAN SHALL BE MADE WITHOUT THE APPROVAL OF THE ENGINEER OF RECORD.
   B. ALL TRUSSES AND TRUSS DETAILS SHALL BE DESIGNED, SPECIFIED, AND CERTIFIED BY THE REGISTERED ENGINEER OF THE TRUSS MANUFACTURER.
   C. TRUSS TO TRUSS CONNECTIONS SHALL BE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER.
   D. TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS AND SUBMIT SHOP DRAWINGS WITH CALCULATIONS SIGNED BY A FLORIDA REGISTERED TRUSS ENGINEER TO THE ENGINEER OF RECORD AND GENERAL CONTRACTOR FOR APPROVAL PRIOR TO FABRICATION.
   E. TRUSS DESIGN AND FABRICATION SHALL COMPLY WITH TRUSS PLATE INSTITUTE (TPI).
   F. TRUSS MANUFACTURER TO FOLLOW GABLE END DETAIL FOR ADDITIONAL LOADING REQUIREMENTS (AS OCCURS).
2. **MATERIALS**
   A. TRUSS MANUFACTURER SHALL DESIGN ALL TRUSSES AND TRUSS COMPONENTS FOR LOADS SPECIFIED IN NOTES.
   B. TRUSSES SHALL BE DELIVERED TO THE PROJECT SITE WITH THE FOLLOWING MINIMUM DOCUMENTATION SUPPLIED BY THE TRUSS MANUFACTURER.
      a. GABLE END BRACING DETAILS AND RECOMMENDATIONS
      b. LATERAL BRACING AND RESTRAINT DETAILS
      c. CONTINUOUS LATERAL BRACING (CLB) INSTALLATION REQUIREMENTS
      d. FIELD SPACE INSTALLATION DETAILS
      e. CONVENTIONAL FRAMED VALLEY DETAIL
      f. TOE NAIL DETAIL FOR JACK TRUSSES
      g. TWO PLY CONNECTION DETAIL
3. **EXECUTION**
   A. ERECTION OF TRUSSES SHALL BE IN ACCORDANCE WITH THE BUILDING COMPONENTS SAFETY INFORMATION PUBLICATION, BCSI-1-15. THE ERECTION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WOOD TRUSS HANDLING AND FOR PROPER TEMPORARY AND PERMANENT BRACING. TRUSSES SHALL BE MAINTAINED IN PROPER ALIGNMENT AND SHALL NOT BE ISOLATED/FINALLY DAMAGED.
   B. TRUSSES ARE NOT SAFE OR STABLE UNTIL ALL SHEATHING, CONNECTORS, AND BRACING HAS BEEN INSTALLED. CONTRACTOR SHALL NOT REMOVE SHORING UNTIL SYSTEM IS COMPLETE.
   C. TRUSSES SHALL BE INSTALLED AS INDICATED IN THE LAYOUT SUPPLIED BY THE TRUSS MANUFACTURER AND NOT GREATER THAN 24" ON CENTER.
   D. PERMANENT 2x4 HORIZONTAL BRACING SHALL BE INSTALLED ON TOP OF THE BOTTOM CHORDS OF ALL ROOF TRUSSES WITH SPANS GREATER THAN 20'. BRACING SHALL BE NAILED WITH (2) 10d NAILS AT EACH TRUSS AND SPACED NO MORE THAN 10' ON CENTER.
   E. FLOOR FRAMING SHALL BE PRE-ENGINE

Foundation Schedule

Mark	WxDxL	Type	Reinforcement
F-1	32" x 16" x Cont.	Stem Wall Footer	(4) #5 Bars Cont.
F-2	32" x 16" x 32"	Pad Footer	(3) #5 Bars Each Way
F-3	36" x 16" x 36"	Pad Footer	(4) #5 Bars Each Way
F-5	18" x 30" x 18"	Post Footer	(1) #5 Bar Each Way Through Post
F-6	6" x 6" x Cont.	Thickened Edge	(1) #5 Bar Cont.

Structural Column Schedule

Mark	Type	Size	Reinforcement	Comments
C-1	Concrete	16" x 16"	(2) #5 Vert. Bars & #4 Hoops at 12" O.C. Max.	
C-2	Wood - SYP P.T.	6" x 6"	See Detail	
C-3	Wood - SYP P.T.	4" x 4"	See Detail	
C-4	Steel - HSS	4" x 4" x 1/4"	See Detail	Fully Weld Cap and Base Plate w/ 5/16" Min.

#5 BAR VERTICAL IN FILLED CELL AT STEMWALL

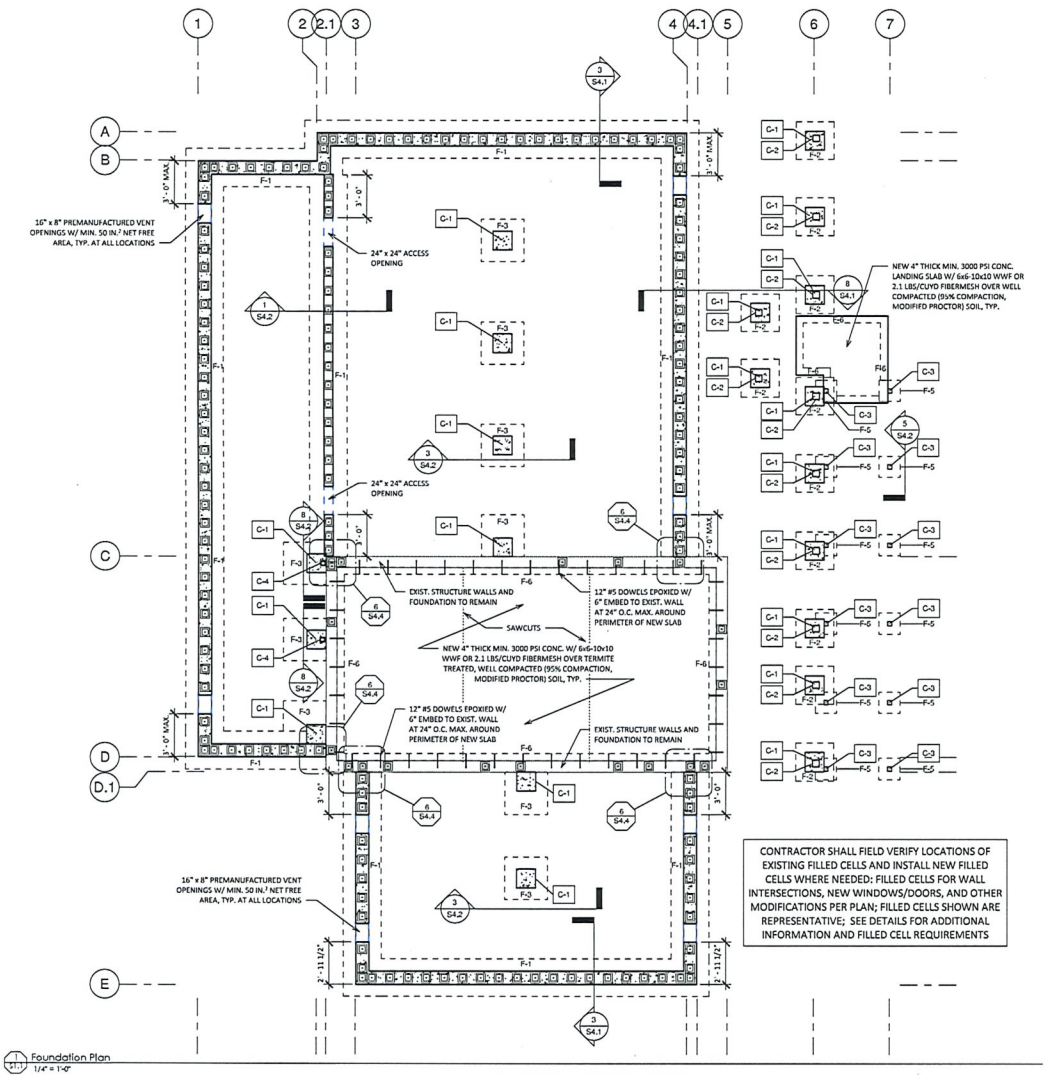
#5 BAR VERTICAL IN FILLED CELL

6' LONG #5 RE-ENTRANT BAR IN MIDDLE OF SLAB

LINE OF FOUNDATION

4" STEP DOWN IN SLAB

Foundation Legend
1/4" = 1'-0"



CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF EXISTING FILLED CELLS AND INSTALL NEW FILLED CELLS WHERE NEEDED: FILLED CELLS FOR WALL INTERSECTIONS, NEW WINDOWS/DOORS, AND OTHER MODIFICATIONS PER PLAN; FILLED CELLS SHOWN ARE REPRESENTATIVE; SEE DETAILS FOR ADDITIONAL INFORMATION AND FILLED CELL REQUIREMENTS

1 S1.1 Foundation Plan
1/4" = 1'-0"

PROJECT NUMBER: 17R010

No.	Description	Date

ISSUE DATE: 9/19/2022
STATUS: PERMIT SET
DRAWN BY: ZH
REVIEWED BY: TS

MATTHEW 7:24-29

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Foundation Plan

S1.1

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9/19/2022 7:24:53 PM

Connector Schedule

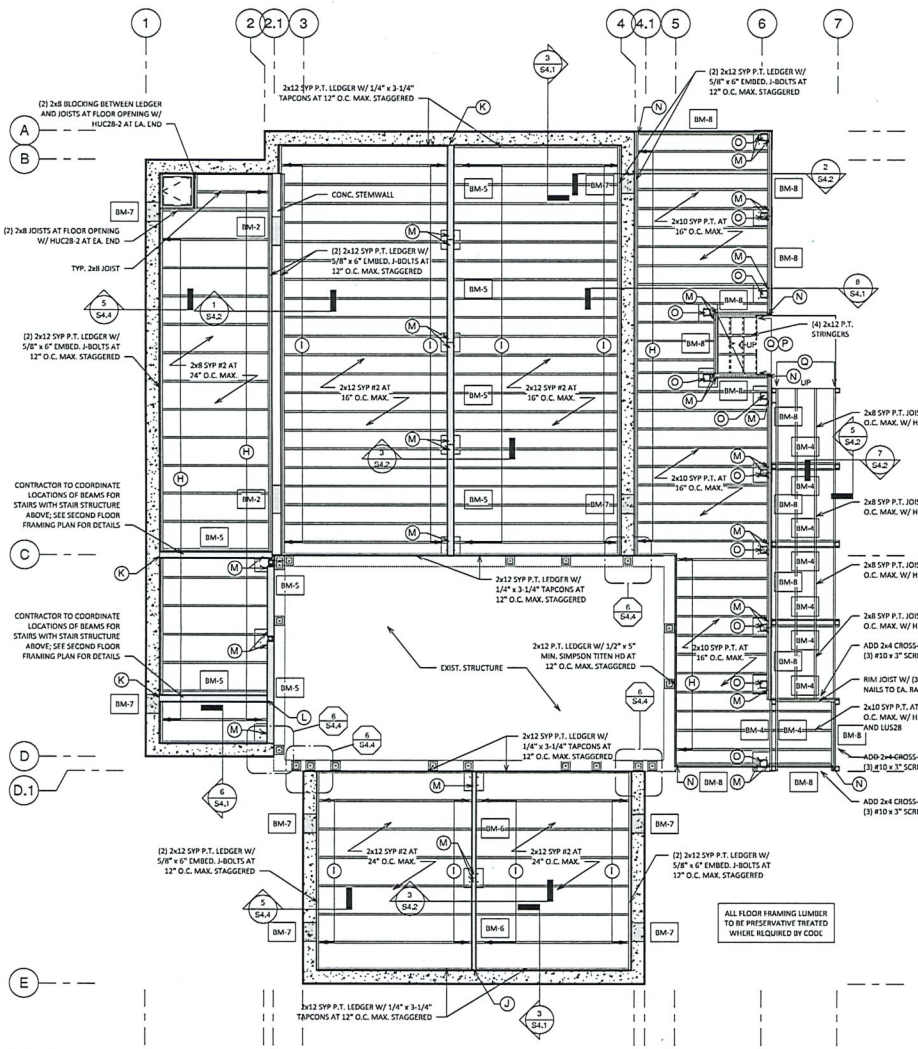
Member Type/ Mark	Connector Type	Connectors	Load Needed	Load Provided	Comments
A - Truss Strap at Wood	MTS16	(14) 0.148" x 1.5" Nails	-650 lbs	990 lbs	Simpson or Equal
B - Truss Strap at CMU/Conc.	META16	(8) 0.148" x 1.5" Nails	-550 lbs	1,450 lbs	Simpson or Equal
C - Flat Strap	MSTA18	(14) 0.148" x 1.5" Nails	-850 lbs	1,010 lbs	Simpson or Equal
D - Post Cap	LPC6Z	(16) 0.148" x 3" Nails	-850 lbs	920 lbs	Combine w/ Strap
E - Post Cap at Corner	LCE4Z (Mitered Corner)	(24) 0.162" x 3.5" Nails	-850 lbs	850 lbs	Combine w/ Stra
F - Framing Clip	A34	(8) 0.131" x 1.5" Nails	-300 lbs	480 lbs	Simpson or Equal
G - Joist Hanger to Wood	LUS26	(8) 0.148" x 3" Nails	550 lbs	860 lbs	Simpson or Equal
H - Joist Hanger to Wood	LUS28	(6) 0.148" x 1.5" Nails & (4) 0.148" x 3" Nails	600 lbs	725 lbs	Simpson or Equal
I - Joist Hanger to Wood	LUS210	(8) 0.148" x 1.5" Nails & (4) 0.148" x 3" Nails	1,020 lbs	1,015 lbs	Simpson or Equal
J - Beam Hanger to Conc.	HUC212-2	(22) 1/4" x 1-3/4" Titen Turbo & (10) 0.148" x 3" Nails	2,500 lbs	5,085 lbs	Install Hanger Directly to Concrete
K - Beam Hanger to Conc.	HUC212-3	(22) 1/4" x 1-3/4" Titen Turbo & (10) 0.148" x 3" Nails	3,300 lbs	5,085 lbs	Install Hanger Directly to Concrete
L - Beam Hanger to Wood	HUC212-3	(22) 0.162" x 3.5" Nails & (10) 0.148" x 3" Nails	3,000 lbs	3,275 lbs	Simpson or Equal
M - Framing Clip at CMU/Conc.	HGAM10	(4) 1/4" x 2-3/4" Titen Turbo & (4) 1/4" x 1-1/2" Strong Drive Screws	N/A	N/A	Simpson or Equal
N - Beam Hanger to Wood	HUC28-2	(14) 0.148" x 1.5" Nails & (6) 0.148" x 6" Nails	350 lbs	1,605 lbs	Simpson or Equal
O - Post Base	ABU66Z	(1) 5/8" x 12" Anchor Bolt & (12) 0.162" x 3.5" Nails	-850 lbs	2,475 lbs	Hook at End or Set in Epoxy
P - Stringer Hanger	LSC2	(17) 0.148" x 1.5" Nails	300 lbs	755 lbs	Simpson or Equal
Q - Framing Clip to CMU/Conc.	A34	(4) 3/16" x 1-1/2" Titen Turbo & (4) 0.131" x 1.5" Nails	N/A	N/A	Simpson or Equal
R - Framing Clip	H3	(8) 0.131" x 2.5" Nails	N/A	N/A	Simpson or Equal
S - Joist Hanger to Wood	LUC26Z	(10) 0.148" x 1.5" Nails	350 lbs	540 lbs	Simpson or Equal
T - Ledger Hanger at ICF	ICFVL & ICFVL-W	(8) ICF-D3.25	1,500 lbs	1,940 lbs	Simpson or Equal
U - Holdown	HDU4-SDS2.5	(1) 5/8" x 12" Embed. A.B. & (10) 1/4" x 2-1/2" Strong Drive Screws	3,250 lbs	4,565 lbs	Set Anchor Bolts w/ Simpson SET-XP
V - Beam Hanger to Wood	HUC28-4	(20) 0.162" x 3.5" Nails	1,200 lbs	2,085 lbs	Simpson or Equal

Note: Two Ply Members may require 16d's, See Manufacturer's Specs. Typ. Truss Strap at CMU/Conc. To Be "B" UNO.

Beam Schedule

Mark	Beam	Beam Size	Reinforcement	Comment
BM-1	Reinforced Concrete	8" x 8"	(1) #5 T&B w/ #3 Hoops at 6" O.C. Max.	Dowels to Existing Wall Per Detail
BM-2	Reinforced Concrete	8" x 16"	(2) #5 T&B w/ #3 Hoops at 6" O.C. Max.	Dowels to Existing Wall Per Detail
BM-3	Wood - SYP #2	(2) Ply 2x8	W/ Plywood Fitch Over Openings As Occur	Use P.T. Where Required
BM-4	Wood - SYP P.T.	2x8	See Detail	See Detail
BM-5	Wood - SYP #2	(3) Ply 2x12	W/ Plywood Fitch Over Openings As Occur	See Detail
BM-6	Wood - SYP #2	(2) Ply 2x12	W/ Plywood Fitch Over Openings As Occur	See Detail
BM-7	ICF Lintel	6" x 16"	(1) #5 T&B w/ #3 Hoops at 6" O.C. Max.	(2) #5 Vert. Bars at Each Jamb
BM-8	Wood - SYP P.T.	(2) Ply 2x10	See Detail	See Detail
BM-9	Wood - SYP #2	(3) Ply 2x8	See Detail	See Detail
BM-10	Reinforced Concrete	11" x 12"	(2) #5 T&B w/ #3 Hoops at 6" O.C. Max.	(2) #5 Vert. Bars at Each Jamb

Note: Contractor may use BM-2 in lieu of BM-1 for consistency if preferred.



1 Floor Framing Plan
S2.1 1/4" = 1'-0"

2x4 SYP BRACING W/ (2) 12d NAILS TO BOT. CHORD OF EACH TRUSS

A CONNECTOR - SEE SCHEDULE

BM-1 BEAM - SEE SCHEDULE

C-1 COLUMN - SEE SCHEDULE

Framing Legend
1/4" = 1'-0"

PROJECT NUMBER: 17R010

No.	Description	Date

ISSUE DATE: 9/19/2022
STATUS: PERMIT SET
DRAWN BY: ZN
REVIEWED BY: TS

MATTHEW 7:24-29

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Floor Framing Plan

S2.1

3 OF 10

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Connector Schedule

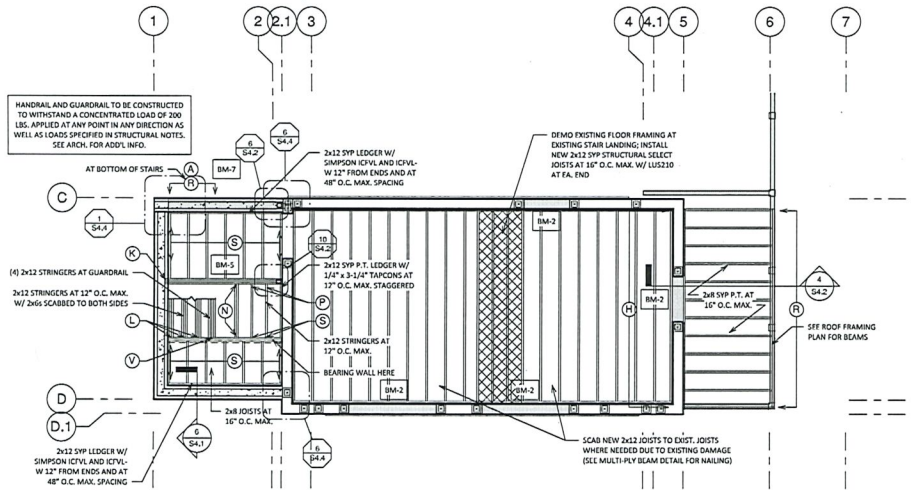
Member Type/ Mark	Connector Type	Connectors	Load Needed	Load Provided	Comments
A - Truss Strap at Wood	MTS16	(14) 0.148" x 1.5" Nails	-650 lbs	990 lbs	Simpson or Equal
B - Truss Strap at CMU/Conc.	META16	(8) 0.148" x 1.5" Nails	-550 lbs	1,450 lbs	Simpson or Equal
C - Flat Strap	MSTA18	(14) 0.148" x 1.5" Nails	-850 lbs	1,010 lbs	Simpson or Equal
D - Post Cap	LPC6Z	(16) 0.148" x 3" Nails	-850 lbs	920 lbs	Combine w/ Strap
E - Post Cap at Corner	LCE4Z (Mitered Corner)	(24) 0.162" x 3.5" Nails	-850 lbs	850 lbs	Combine w/ Stra
F - Framing Clip	A34	(8) 0.131" x 1.5" Nails	-300 lbs	480 lbs	Simpson or Equal
G - Joist Hanger to Wood	LUS26	(8) 0.148" x 3" Nails	550 lbs	860 lbs	Simpson or Equal
H - Joist Hanger to Wood	LUS28	(6) 0.148" x 1.5" Nails & (4) 0.148" x 3" Nails	600 lbs	725 lbs	Simpson or Equal
I - Joist Hanger to Wood	LUS210	(8) 0.148" x 1.5" Nails & (4) 0.148" x 3" Nails	1,020 lbs	1,025 lbs	Simpson or Equal
J - Beam Hanger to Conc.	HUC212-2	(22) 1/4" x 1-3/4" Titen Turbo & (10) 0.148" x 3" Nails	2,500 lbs	5,085 lbs	Install Hanger Directly to Concrete
K - Beam Hanger to Conc.	HUC212-3	(22) 1/4" x 1-3/4" Titen Turbo & (10) 0.148" x 3" Nails	3,300 lbs	5,085 lbs	Install Hanger Directly to Concrete
L - Beam Hanger to Wood	HUC212-3	(22) 0.162" x 3.5" Nails & (10) 0.148" x 3" Nails	3,000 lbs	3,275 lbs	Simpson or Equal
M - Framing Clip at CMU/Conc.	HGAM10	(4) 1/4" x 2-3/4" Titen Turbo & (4) 1/4" x 1-1/2" Strong Drive Screws	N/A	N/A	Simpson or Equal
N - Beam Hanger to Wood	HUC28-2	(14) 0.148" x 1.5" Nails & (6) 0.148" x 6" Nails	350 lbs	1,605 lbs	Simpson or Equal
O - Post Base	ABU66Z	(1) 5/8" x 12" Anchor Bolt & (12) 0.162" x 3.5" Nails	-850 lbs	2,475 lbs	Hook at End or Set in Epoxy
P - Stringer Hanger	LSCZ	(17) 0.148" x 1.5" Nails	300 lbs	755 lbs	Simpson or Equal
Q - Framing Clip to CMU/Conc.	A34	(4) 3/16" x 1-1/2" Titen Turbo & (4) 0.131" x 1.5" Nails	N/A	N/A	Simpson or Equal
R - Framing Clip	H3	(8) 0.131" x 2.5" Nails	N/A	N/A	Simpson or Equal
S - Joist Hanger to Wood	LUC26Z	(10) 0.148" x 1.5" Nails	350 lbs	540 lbs	Simpson or Equal
T - Ledger Hanger at ICF	ICFVL & ICFVL-W	(8) ICF-D3.25	1,500 lbs	1,940 lbs	Simpson or Equal
U - Holdown	HDU4-SDS2.5	(1) 5/8" x 12" Embed. A.B. & (10) 1/4" x 2-1/2" Strong Drive Screws	3,250 lbs	4,565 lbs	Set Anchor Bolts w/ Simpson SET-XP
V - Beam Hanger to Wood	HUC28-4	(20) 0.162" x 3.5" Nails	1,200 lbs	2,085 lbs	Simpson or Equal

Note: Two Ply Members may require 16d's, See Manufacturer's Specs. Typ. Truss Strap at CMU/Conc. To Be "B" UNO.

Beam Schedule

Mark	Beam	Beam Size	Reinforcement	Comment
BM-1	Reinforced Concrete	8" x 8"	(1) #5 T&B w/ #3 Hoops at 6" O.C. Max.	Dowels to Existing Wall Per Detail
BM-2	Reinforced Concrete	8" x 16"	(2) #5 T&B w/ #3 Hoops at 6" O.C. Max.	Dowels to Existing Wall Per Detail
BM-3	Wood - SYP #2	(2) Ply 2x8	W/ Plywood Fitch Over Openings As Occur	Use P.T. Where Required
BM-4	Wood - SYP P.T.	2x8	See Detail	See Detail
BM-5	Wood - SYP #2	(3) Ply 2x12	W/ Plywood Fitch Over Openings As Occur	See Detail
BM-6	Wood - SYP #2	(2) Ply 2x12	W/ Plywood Fitch Over Openings As Occur	See Detail
BM-7	ICF Lintel	6" x 16"	(1) #5 T&B w/ #3 Hoops at 6" O.C. Max.	(2) #5 Vert. Bars at Each Jamb
BM-8	Wood - SYP P.T.	(2) Ply 2x10	See Detail	See Detail
BM-9	Wood - SYP #2	(3) Ply 2x8	See Detail	See Detail
BM-10	Reinforced Concrete	11" x 12"	(2) #5 T&B w/ #3 Hoops at 6" O.C. Max.	(2) #5 Vert. Bars at Each Jamb

Note: Contractor may use BM-2 in lieu of BM-1 for consistency if preferred.



1 / S2.2 Second Floor Framing
1/4" = 1'-0"

2x4 SYP BRACING W/ (2) 12d NAILS TO BOT. CHORD OF EACH TRUSS

A CONNECTOR - SEE SCHEDULE

BM-1 BEAM - SEE SCHEDULE

C-1 COLUMN - SEE SCHEDULE

Framing Legend
1/4" = 1'-0"

PROJECT NUMBER: 17R010

No.	Description	Date

ISSUE DATE: 9/19/2022
STATUS: PERMIT SET
DRAWN BY: ZN
REVIEWED BY: TS

MATTHEW 7:24-29

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Second Floor Framing and Stairs

S2.2

4 OF 10

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Connector Schedule

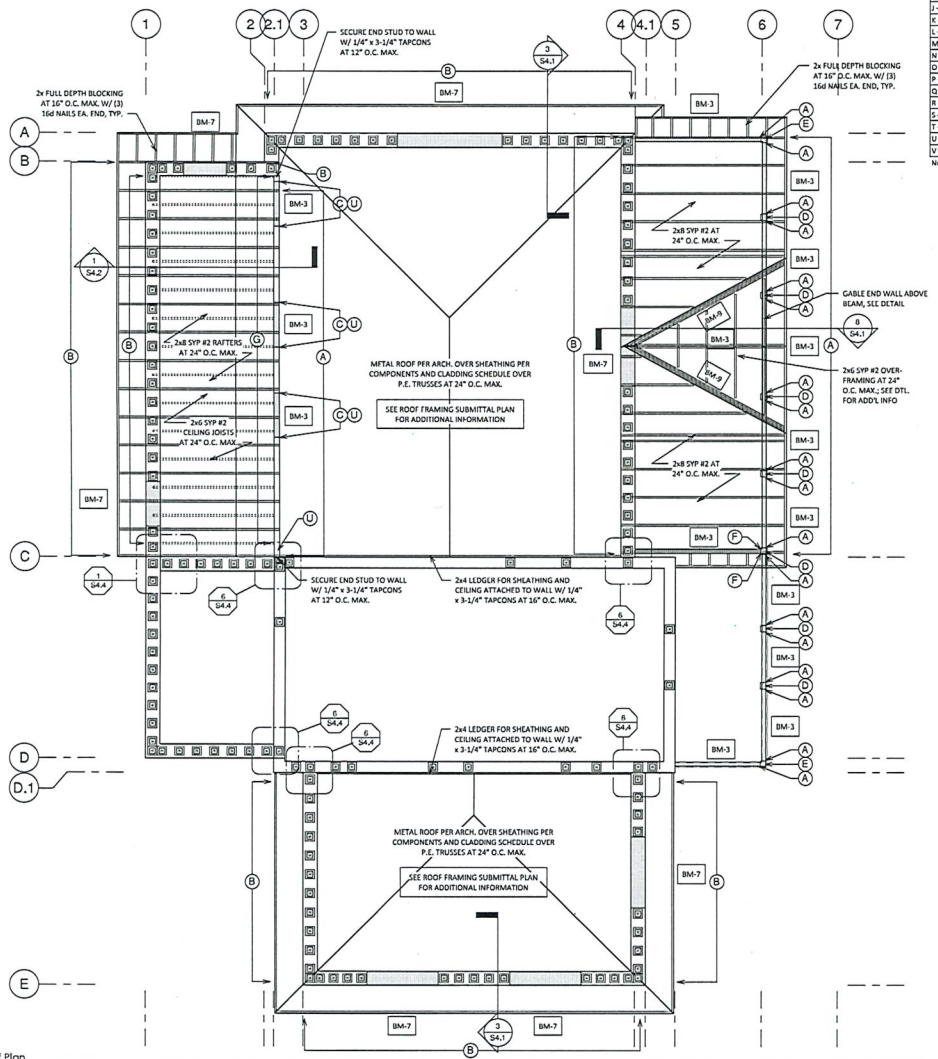
Member Type/ Mark	Connector Type	Connectors	Load Needed	Load Provided	Comments
A - Truss Strap at Wood	MTS16	(14) 0.148" x 1.5" Nails	-650 lbs	990 lbs	Simpson or Equal
B - Truss Strap at CMU/Conc.	META16	(8) 0.148" x 1.5" Nails	-550 lbs	1,450 lbs	Simpson or Equal
C - Flat Strap	MSTA18	(14) 0.148" x 1.5" Nails	-850 lbs	1,010 lbs	Simpson or Equal
D - Post Cap	LPC6Z	(16) 0.148" x 3" Nails	-850 lbs	920 lbs	Combine w/ Strap
E - Post Cap at Corner	LCE4Z (Mitered Corner)	(24) 0.162" x 3.5" Nails	-850 lbs	850 lbs	Combine w/ Stra
F - Framing Clip	A34	(8) 0.131" x 1.5" Nails	-300 lbs	480 lbs	Simpson or Equal
G - Joist Hanger to Wood	LUS26	(8) 0.148" x 3" Nails	550 lbs	860 lbs	Simpson or Equal
H - Joist Hanger to Wood	LUS28	(6) 0.148" x 1.5" Nails & (4) 0.148" x 3" Nails	600 lbs	725 lbs	Simpson or Equal
I - Joist Hanger to Wood	LUS210	(8) 0.148" x 1.5" Nails & (4) 0.148" x 3" Nails	1,020 lbs	1,025 lbs	Simpson or Equal
J - Beam Hanger to Conc.	HUC212-2	(22) 1/4" x 1-3/4" Titen Turbo & (10) 0.148" x 3" Nails	2,500 lbs	5,085 lbs	Install Hanger Directly to Concrete
K - Beam Hanger to Conc.	HUC212-3	(22) 1/4" x 1-3/4" Titen Turbo & (10) 0.148" x 3" Nails	3,300 lbs	5,085 lbs	Install Hanger Directly to Concrete
L - Beam Hanger to Wood	HUC212-3	(22) 0.162" x 3.5" Nails & (10) 0.148" x 3" Nails	3,000 lbs	3,275 lbs	Simpson or Equal
M - Framing Clip at CMU/Conc.	HGAM10	(4) 1/4" x 2-3/4" Titen Turbo & (4) 1/4" x 1-1/2" Strong Drive Screws	N/A	N/A	Simpson or Equal
N - Beam Hanger to Wood	HUC28-2	(14) 0.148" x 1.5" Nails & (6) 0.148" x 6" Nails	350 lbs	1,605 lbs	Simpson or Equal
O - Post Base	ABU66Z	(1) 5/8" x 12" Anchor Bolt & (12) 0.162" x 3.5" Nails	-850 lbs	2,475 lbs	Hook at End or Set in Epoxy
P - Stringer Hanger	LSCZ	(17) 0.148" x 1.5" Nails	300 lbs	755 lbs	Simpson or Equal
Q - Framing Clip to CMU/Conc.	A34	(4) 3/16" x 1-1/2" Titen Turbo & (4) 0.131" x 1.5" Nails	N/A	N/A	Simpson or Equal
R - Framing Clip	H3	(8) 0.131" x 2.5" Nails	N/A	N/A	Simpson or Equal
S - Joist Hanger to Wood	LUC26Z	(10) 0.148" x 1.5" Nails	350 lbs	540 lbs	Simpson or Equal
T - Ledger Hanger at ICF	ICFVL & ICFVL-W	(8) ICF-D3.25	1,500 lbs	1,940 lbs	Simpson or Equal
U - Holdown	HDU4-SDS2.5	(1) 5/8" x 12" Embed. A.B. & (10) 1/4" x 2-1/2" Strong Drive Screws	3,250 lbs	4,565 lbs	Set Anchor Bolts w/ Simpson SET-XP
V - Beam Hanger to Wood	HUC28-4	(20) 0.162" x 3.5" Nails	1,200 lbs	2,085 lbs	Simpson or Equal

Note: Two Ply Members may require 16d's, See Manufacturer's Specs. Typ. Truss Strap at CMU/Conc. To Be "B" UNO.

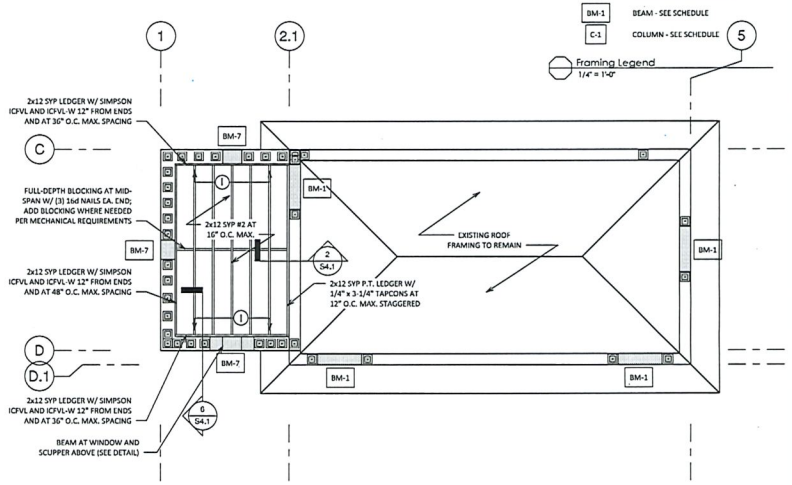
Beam Schedule

Mark	Beam	Beam Size	Reinforcement	Comment
BM-1	Reinforced Concrete	8" x 8"	(1) #5 T&B w/ #3 Hoops at 6" O.C. Max.	Dowels to Existing Wall Per Detail
BM-2	Reinforced Concrete	8" x 16"	(2) #5 T&B w/ #3 Hoops at 6" O.C. Max.	Dowels to Existing Wall Per Detail
BM-3	Wood - SYP #2	(2) Ply 2x8	W/ Plywood Fitch Over Openings As Occur	Use P.T. Where Required
BM-4	Wood - SYP P.T.	2x8	See Detail	See Detail
BM-5	Wood - SYP #2	(3) Ply 2x12	W/ Plywood Fitch Over Openings As Occur	See Detail
BM-6	Wood - SYP #2	(2) Ply 2x12	W/ Plywood Fitch Over Openings As Occur	See Detail
BM-7	ICF Lintel	6" x 16"	(1) #5 T&B w/ #3 Hoops at 6" O.C. Max.	(2) #5 Vert. Bars at Each Jamb
BM-8	Wood - SYP P.T.	(2) Ply 2x10	See Detail	See Detail
BM-9	Wood - SYP #2	(3) Ply 2x8	See Detail	See Detail
BM-10	Reinforced Concrete	11" x 12"	(2) #5 T&B w/ #3 Hoops at 6" O.C. Max.	(2) #5 Vert. Bars at Each Jamb

Note: Contractor may use BM-2 in lieu of BM-1 for consistency if preferred.



1 Roof Plan
1/4" = 1'-0"



2 High Roof Plan
1/4" = 1'-0"

PROJECT NUMBER: 17R010

No.	Description	Date

ISSUE DATE: 9/19/2022
STATUS: PERMIT SET
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REVIEWED BY: TS

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Roof / High Roof Framing Plans

S3.1

5 OF 10

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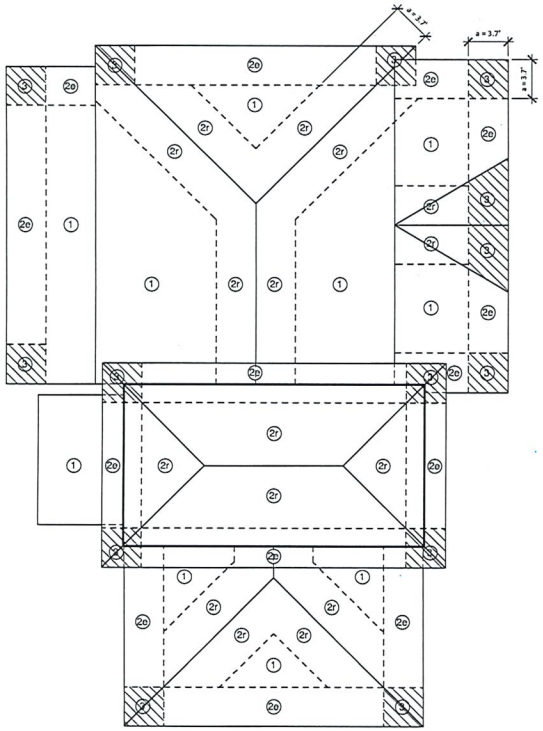
COMPONENTS AND CLADDING WIND PRESSURE FOR ROOF SHEATHING (PSF)		
	ASD	NAIL SPACING
ZONE 1 - INTERIOR:	+27/-50	6" O.C.
ZONE 2e - PERIMETER:	+10/-88	4" O.C.
ZONE 2r - RIDGE:	+27/-70	6" O.C.
ZONE 3 - CORNER:	+10/-108	4" O.C.

NOTES: EDGE DISTANCE = 3.7'
THE EFFECTIVE AREA FOR ZONES 1 AND 2 ARE 32 SF.
THE EFFECTIVE AREA FOR ZONE 3 IS 13 SF.
ROOF SHEATHING SHALL BE 23/32" MIN.
ATTACHMENT SHALL BE 10d RINGSHANK NAILS 0.120" DIAMETER x 1.5" EMBEDMENT, FIELD AND EDGE SPACING SHALL BE THE SAME.

COMPONENTS AND CLADDING WIND PRESSURE FOR T&G (PSF)		
	ASD	NAIL SPACING
ZONE 1 - INTERIOR:	+34/-61	(1) PER BOARD
ZONE 2e - PERIMETER:	+10/-97	(2) PER BOARD
ZONE 2r - RIDGE:	+34/-84	(1) PER BOARD
ZONE 3 - CORNER:	+10/-120	(2) PER BOARD

THE EFFECTIVE AREA FOR ZONES 1 AND 2 ARE 1 SF.
THE EFFECTIVE AREA FOR ZONE 3 IS 1 SF.
T&G SHALL BE 1x6 STRUCTURAL LUMBER.
ATTACHMENT SHALL BE 10d RINGSHANK NAILS 0.120" DIAMETER x 1.5" EMBEDMENT, FIELD AND EDGE SPACING SHALL BE THE SAME.



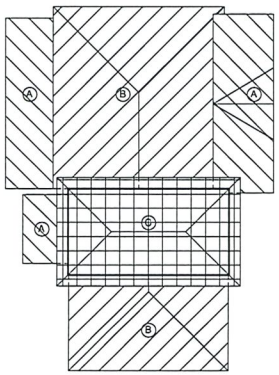
1 A2.2 Roof Zone Plan
3/16" = 1'-0"

ZONE A - HAND FRAMED RAFTERS DESIGNED AND SPECIFIED BY THE ENGINEER OF RECORD

ZONE B - PRE-ENGINEERED TRUSSES: PER FBC 107.3.4.1 THE TRUSS INFORMATION FOR THIS PROJECT SHALL BE A DEFERRED SUBMITTAL. THE TRUSS FRAMING PLAN IS PRELIMINARY. THE CONTRACTOR SHALL SUBMIT THE MANUFACTURER'S SHOP DRAWINGS TO THE ENGINEER OF RECORD PRIOR TO THE START OF CONSTRUCTION.

ZONE C - EXISTING ROOF FRAMING/STRUCTURE TO REMAIN

Framing Submittal Legend



2 A2.2 Roof Framing Submittal Plan
1" = 10'-0"

PROJECT NUMBER: 17R010

No.	Description	Date

ISSUE DATE: 9/19/2022
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DRAWN BY: ZN
REVIEWED BY: TS

MATTHEW 7:24-29

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ST. LUCIE COUNTY, 34950

Roof Zone and Framing Submittal Plan

S3.2

6 OF 10

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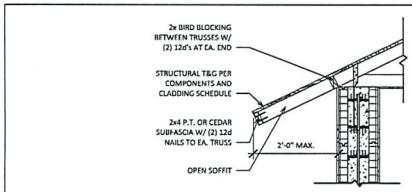
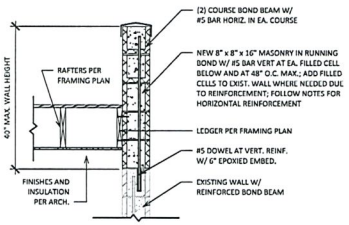
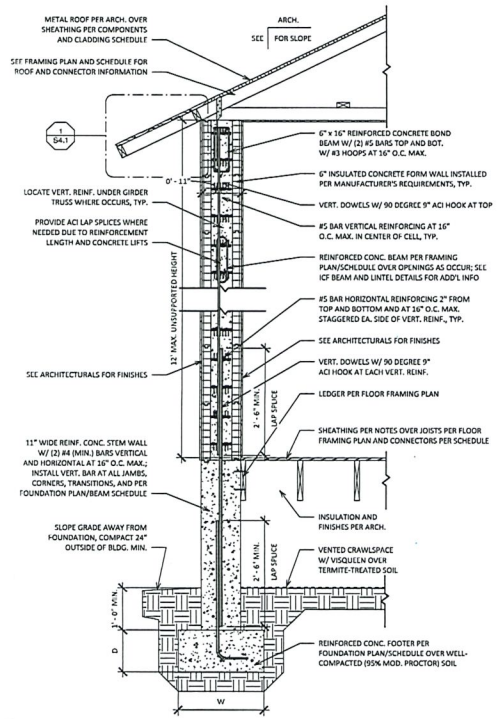


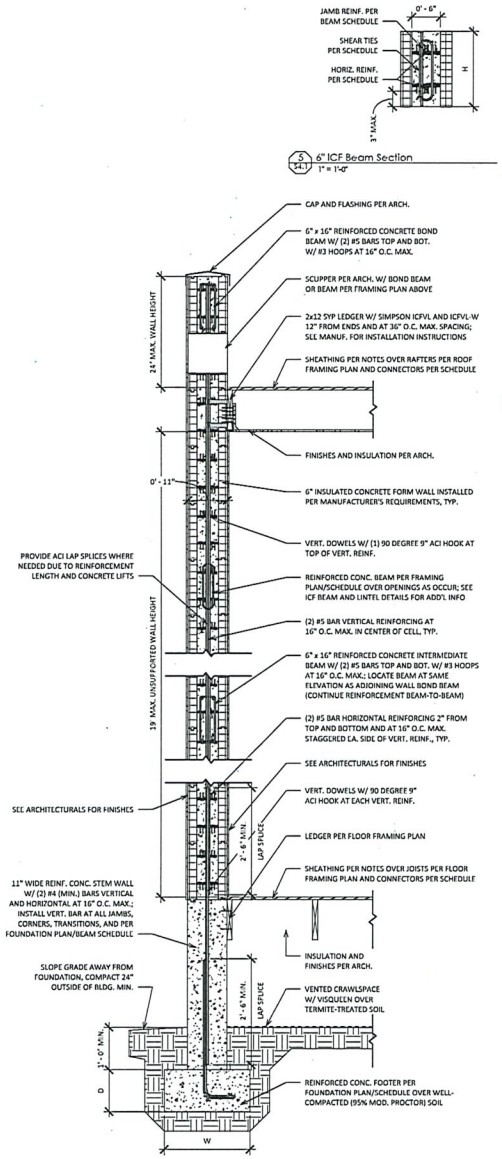
1 S4.1 Soffit Detail
3/4" = 1'-0"



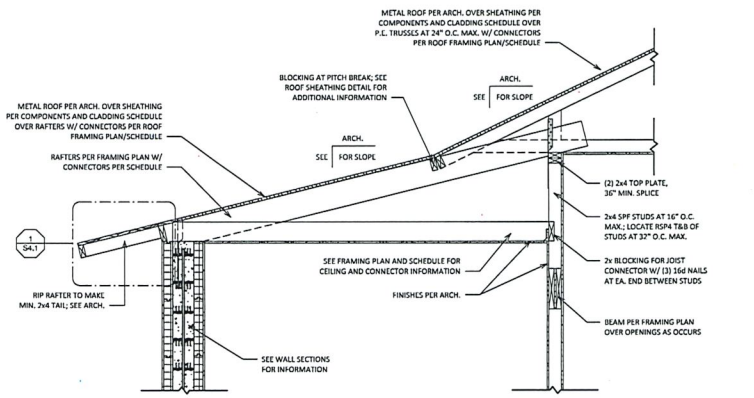
2 S4.1 Section at Parapet at Existing Wall
3/4" = 1'-0"



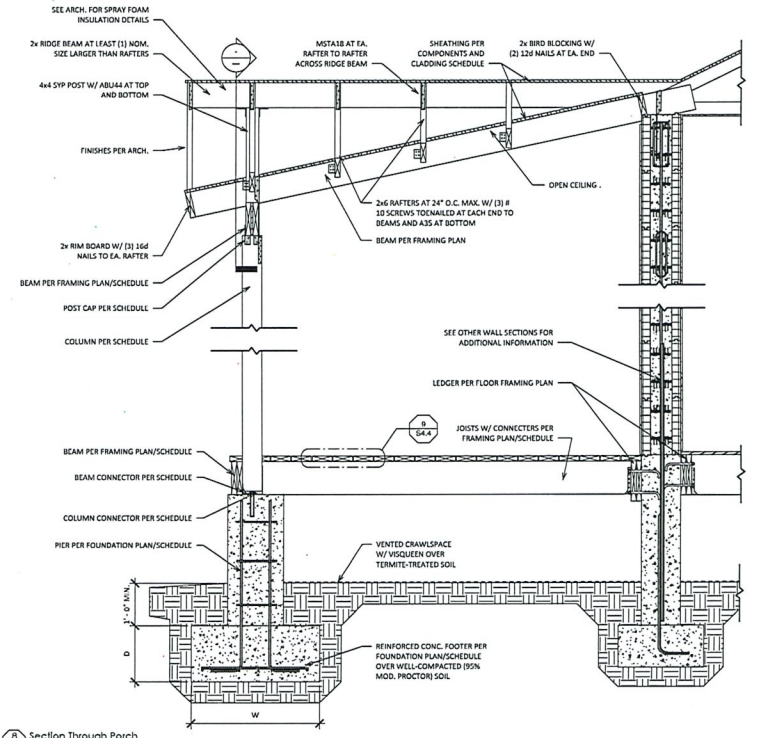
3 S4.1 Typical 1-Story Wall Section (12' Max.)
3/4" = 1'-0"



4 S4.1 Typical Tall Wall Section (19' Max.)
3/4" = 1'-0"



7 S4.1 Section Through Roof at Int. Bearing Wall
3/4" = 1'-0"



8 S4.1 Section Through Porch
3/4" = 1'-0"

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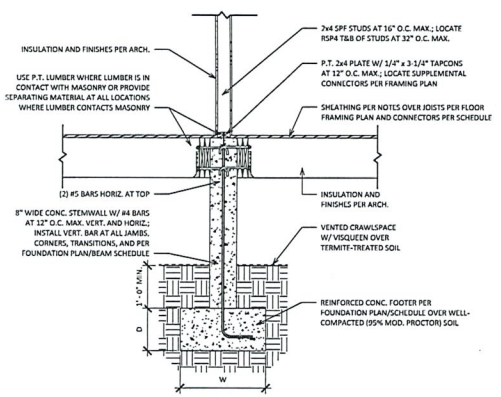
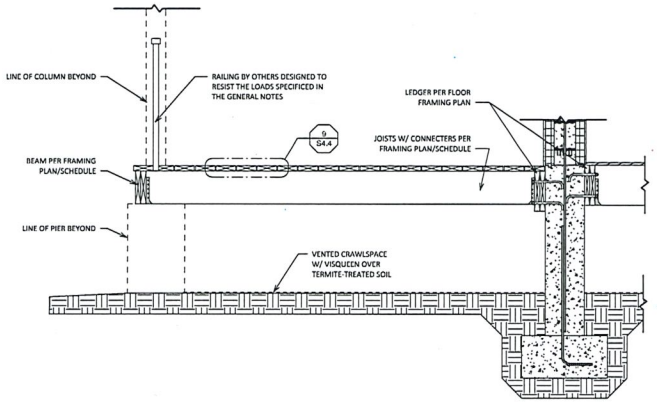
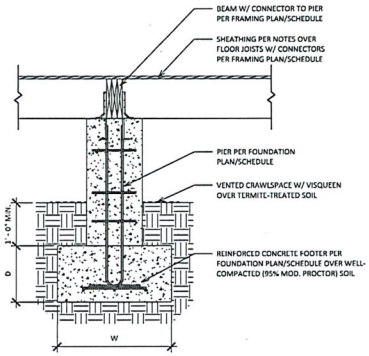


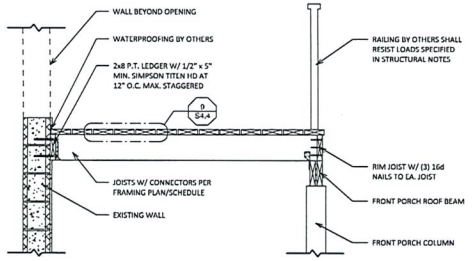
1 S4.2 Section at Interior Load-Bearing Wall
3/4" = 1'-0"



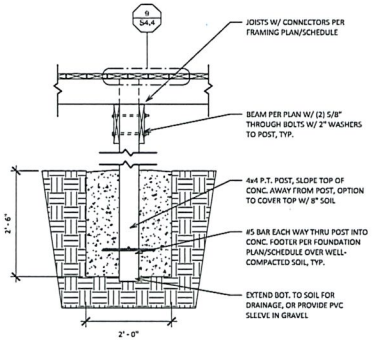
2 S4.2 Section Through Porch at Beam
3/4" = 1'-0"



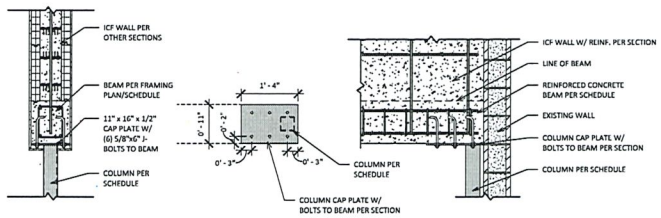
3 S4.2 Section at Pier
3/4" = 1'-0"



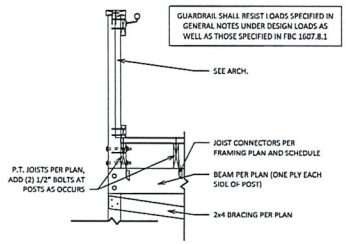
4 S4.2 New Balcony Section
3/4" = 1'-0"



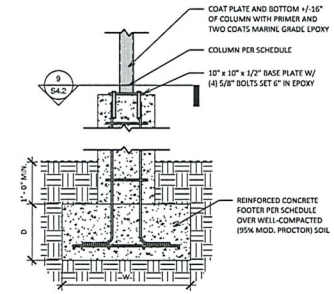
5 S4.2 Post at Ramp
3/4" = 1'-0"



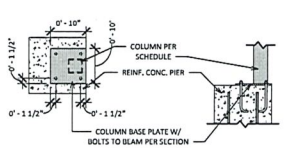
6 S4.2 Steel Column Cap Plate to Conc. Beam
3/4" = 1'-0"



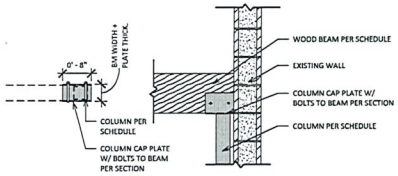
7 S4.2 Ramp Section
3/4" = 1'-0"



8 S4.2 Section at Steel Column to Pier
3/4" = 1'-0"



9 S4.2 Steel Column Base Plate to Pier
3/4" = 1'-0"



10 S4.2 Steel Column Cap Plate to Wood Beam
3/4" = 1'-0"

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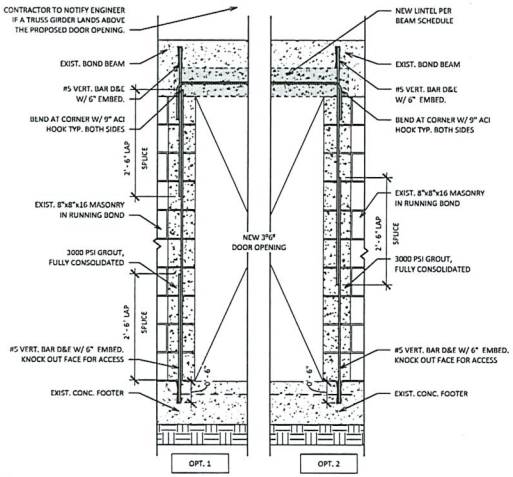
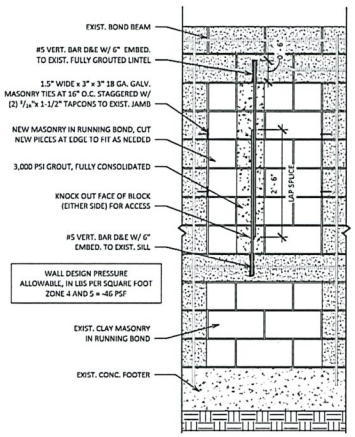
OPENING WIDTH	NUMBER OF FILLED CELLS PER JAMB
LESS THAN 8' WIDE	ONE F.C. PER JAMB
BETWEEN 8' AND 12'	TWO F.C.s PER JAMB
BETWEEN 12' AND 16'	THREE F.C.s PER JAMB

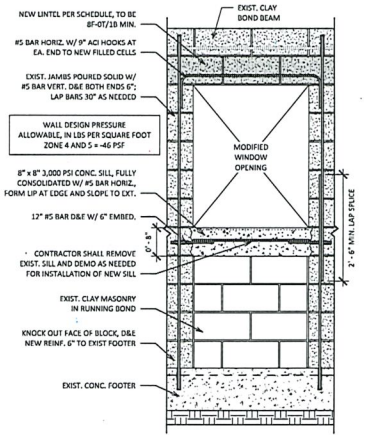
WALL DESIGN PRESSURE ALLOWABLE, IN LBS PER SQUARE FOOT ZONE 4 AND 5 = -42 PSF



1 S4.3 Clay New Door Detail
3/4" = 1'-0"

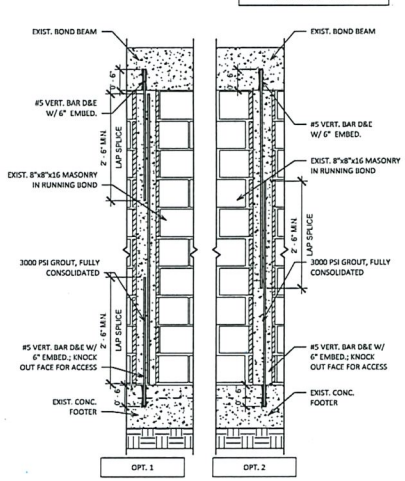


2 S4.3 Clay-CMU Infill Window Detail
3/4" = 1'-0"

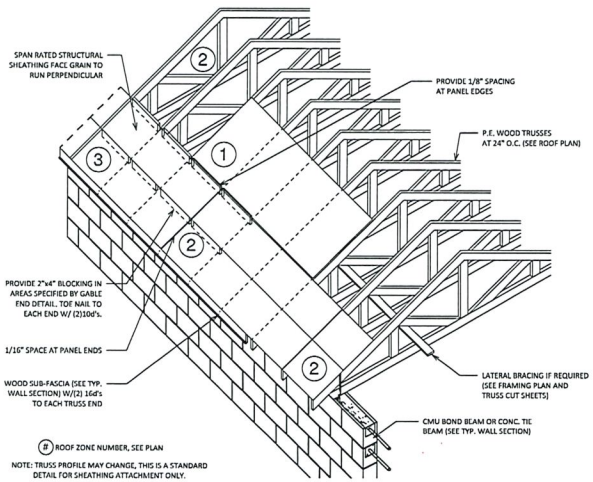


3 S4.3 Clay New Window Detail
3/4" = 1'-0"

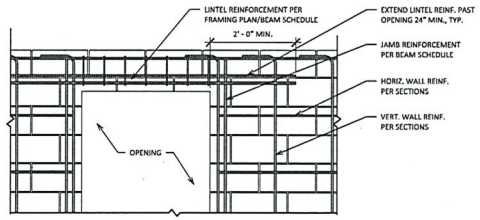
WALL DESIGN PRESSURE ALLOWABLE, IN LBS PER SQUARE FOOT ZONE 4 AND 5 = -54 PSF



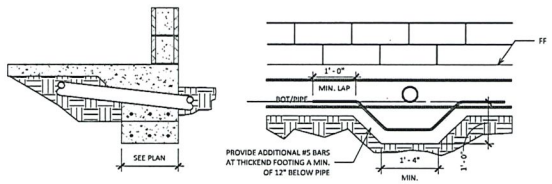
4 S4.3 Filled Cell Detail
3/4" = 1'-0"



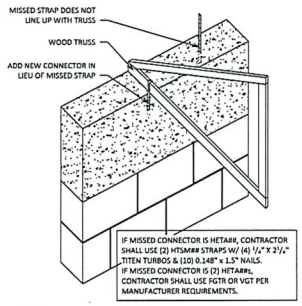
5 S4.3 Roof Sheathing Attachment Detail
1/4" = 1'-0"



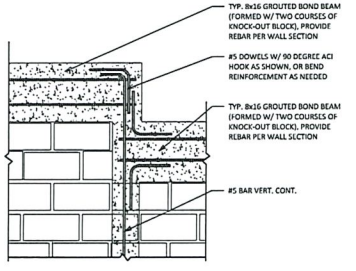
6 S4.3 ICF Reinforcement at Openings
3/4" = 1'-0"



7 S4.3 Footing Penetration Detail
3/4" = 1'-0"



8 S4.3 Missed Strap Detail
1/2" = 1'-0"



9 S4.3 Stepped Bond Beam - CMU
3/4" = 1'-0"

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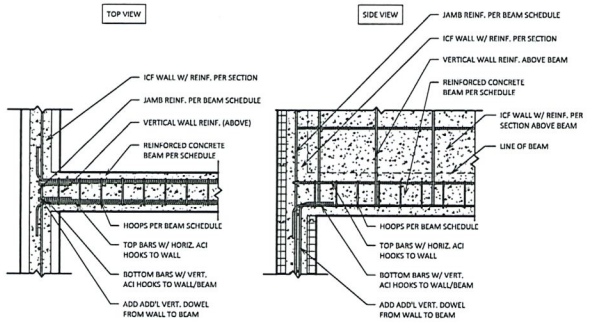
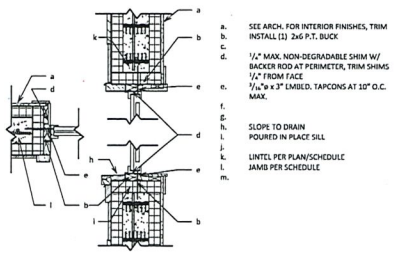
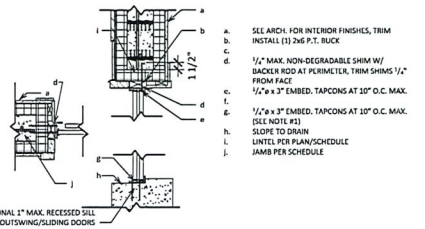


1 S4.4 Conc. Beam - ICF Wall Intersection
3/4" = 1'-0"



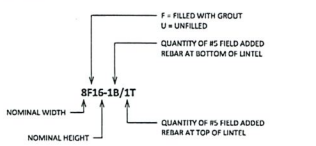
NOTES:
1. DO NOT INSTALL ANCHORS IN WINDOW SILL UNLESS NOTED BY PRODUCT APPROVAL.
2. THE FLASHING SHALL EXTEND PAST THE SURFACE OF THE EXTERIOR WALL FINISH. ALL LISTED PRODUCTS BELOW ARE APPROVED ALONG WITH ADDITIONAL PRODUCTS THAT MEET OR EXCEED THEIR PERFORMANCE SPECIFICATIONS.
   a. LIQUID FLASHING: OSI QUAD FLASH, PROTECTOWRAP LWM200, OR TREMCO DYMONIC 100.
3. SEE PRODUCT APPROVAL FOR ALTERNATE ATTACHMENT METHOD.

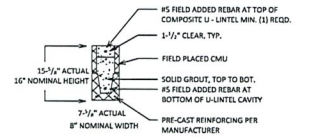
2 S4.4 Window Detail at ICF STR
1" = 1'-0"



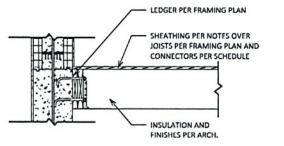
NOTES:
1. DO NOT INSTALL ANCHORS IN SILL UNLESS NOTED BY PRODUCT APPROVAL.
2. LIQUID WATERPROOFING SHALL MEET FBC R-703.4 OR FBC 1405.4 AS APPLICABLE, SEE GENERAL NOTES.
3. SEE PRODUCT APPROVAL FOR ALTERNATE ATTACHMENT METHOD.

3 S4.4 Door Detail at ICF STR
1" = 1'-0"

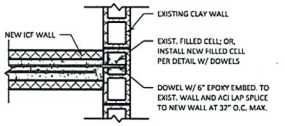




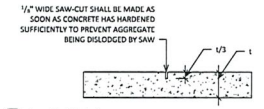
4 S4.4 Masonry Bond Beam Detail
3/4" = 1'-0"



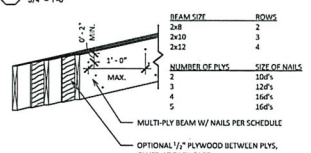
5 S4.4 Section at Perimeter Ledger
3/4" = 1'-0"



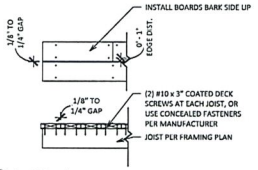
6 S4.4 ICF-Clay Wall Intersection
3/4" = 1'-0"



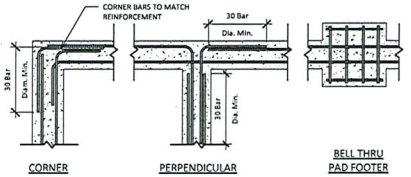
7 S4.4 Saw Cut Detail
3/4" = 1'-0"



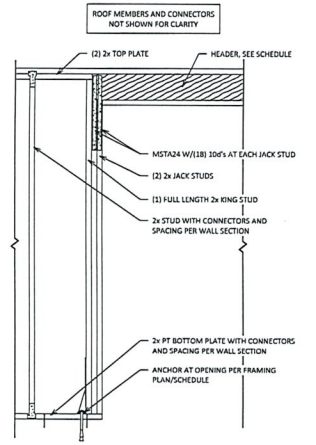
8 S4.4 Multi Ply Beam Detail
1" = 1'-0"



9 S4.4 Deck Boards
3/4" = 1'-0"



10 S4.4 Footer Intersection Detail
3/4" = 1'-0"



11 S4.4 Typical Wood-Frame Header Detail
3/4" = 1'-0"

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Technical Review Committee **1. c.**

Meeting Date: 05/18/2023

REQUESTED ACTION

The applicant is requesting the review of an application for a rezoning of 13.20 acres of a parcel from Medium Density Residential to a Planned Development.
Please send all comments to raltizer@cityoffortpierce.com prior to Tuesday, May 16, 2023.

SUMMARY

The applicant is requesting approval of a rezoning application for 13.20 acres from Medium Density Residential to a Planned Development Zone. A phased development is being proposed. Phase 1 would include a 31,000 sf fitness/wellness dome along with 12,800 sf of kiosks, dining area and locker rooms totaling 43,820 sf. Phase 2 would include a 31,000 sf K-12 school dome along with a prayer tower, loading, storage and fitness area. Phase 3 would include a 31,000 sf church dome along with associated covered hallways and connections.

LOCATION

- 1910 S. Jenkins Road
- Parcel ID: 2418-322-0001-000-5

RESPONSIBLE STAFF

- Ryan Altizer, Senior Planner
- Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Traffic Report

Form Review

Form Started By: Ryan Altizer Started On: 05/04/2023 11:40 AM

Final Approval Date: 05/04/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

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

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

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

In addition to a complete application, packets shall include:

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

1. Property Address/Location: 1910 S. Jenkins Road
2. Property Tax ID(s): 2418-322-0001-000-5
3. Total Acreage: 13.20
4. Existing Future Land Use Designation: RM
5. Existing Zoning Classification: R-4
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: Parcel is currently vacant.

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

10. The reason for making this request: To allow for the construction of a phased institutional development which would include a fitness / wellness dome, a K-12 school dome and a church dome with associated site improvements.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	RM	PD
South	Vacant (Proposed multifamily)	RM	R-4
East	Residential Development (Celebration Pointe)	RM	PD
West	W: Residential Parcel	RU (SLC)	RS-2 (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	12 DU/ Acre	13.20	X
Proposed	RM	PD	124,151 sf Assembly / School	13.20	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	Total gallons per day	41,184 gpd
Proposed Zoning	Total gallons per day	15.51888 gpd
Change in Demand	**Total gallons per day**	decrease of 25,665.13 gpd

B. Wastewater:		
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot	
Demand Analysis	Maximum	
Current Zoning	Total gallons per day	41,184 gpd
Proposed Zoning	Total gallons per day	15,518.88 gpd
Change in Demand	**Total gallons per day**	decrease of 25,665.13 gpd

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	Not applicable		
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	Not applicable - private school	Not applicable - private school
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

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

Demand Analysis	Maximum
Current Zoning	1,280 lbs
Proposed Zoning	4,656 lbs
Change in Demand	increase of 3,376 lbs

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

Impact	Stormwater will be collected in a series of inlets that are connected via underground pipes. Stormwater is then conveyed to an on site lake for treatment and attenuation prior to discharging off site to the NSLRWCD Canal No. 36. The proposed lake will provide water quality treatment and attenuation prior to discharging off site.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning	717	55 AM / 62 PM
Proposed Zoning	595	192 AM / 127 PM
Change in Demand	Trips decrease of 122 trips	Trips increase 137 AM / 65 PM
Impact to Capacity	decrease in AADT, increase in AM & PM peak.	

12. Name of Owner(s): Resurrection Life Family Worship Center, Inc.
Mailing Address: 405 Ixoria Avenue
City Fort Pierce State FL Zip 34982
Phone # 772-979-0363
E-mail: trbanksjr@trbanks.com

13. Name of Applicant: Same as owner
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

14. Name of Representative: Engineering Design & Construction, Inc., Bradley J. Currie, AICP
Mailing Address: 10250 SW Village Parkway, Suite 201
City Port St. Lucie State FL Zip 34987
Phone # 772-462-2455 Fax # 772-408-4208
E-mail: bradcurrie@edc-inc.com

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

I certify that: (Check One)

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

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

(Auth Agent)

Applicant's Signature April 11, 2023 Date

405 Ixoria Avenue, Fort Pierce	FL	34982
Address	State	Zip

772-979-0363		trbanksjr@trbanks.com
Phone	Fax	E-mail Address

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

Resurrection Life Family Worship Center, Inc.	772-979-0363	
Property Owner's Name (Please Print)	Phone	

405 Ixoria Avenue, Fort Pierce	FL	34982
Address	State	Zip

(auth agent)	April 11, 2023
Property Owner's Signature	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 11th day of April, 2023, by Bradley J. Currie who is personally known to me or has produced n/a as ident

Patricia M. Sesta
Signature of Notary (seal)

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3773912 OR BOOK 3458 PAGE 167, Recorded 11/29/2012 at 11:19 AM

Document Prepared by:
TREVOR BANKS
2316 JO HAYWOOD DR.
FT. PIERCE FL 34946

Return to after Recording:
TREVOR BANKS
2316 JO HAYWOOD DRIVE
FT PIERCE FL. 34946

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3759664 10/18/2012 at 04:16 PM
OR BOOK 3444 PAGE 922 - 923 Doc Type: DEED
RECORDING: $18.50
D DOC STAMP COLLECTION: $0.70

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of; 1) where to return this form; 2) preparer; 3) party requesting recording.]

Corrective
Quitclaim Deed

Assessor's Property Tax Parcel/Account Number(s): PARCEL ID 2418-322-0001-000-5 / account # 27284

THIS QUITCLAIM DEED, executed this 18th day of October, 2012, by first party, Grantor, TREVOR BANKS, whose mailing address is 2316 JO HAYWOOD DRIVE FT.PIERCE FL. 34946, to second party, Grantee, Resurrection Life Family Worship Center Church, whose mailing address is 405 IVORIA AVE Fort Pierce FL. 34982.

WITNESSETH that the said first party, for good consideration and for the sum of ϕ Dollars ($ ϕ) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim, which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of St. Lucie, State of Florida

to wit:

Full Legal Description
18 35 40 W 1/2 OF NW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W AND LESS N 44.5 FT FOR NSLWMD CANAL NO 36 R/W- (17.43 AC) (OR 3360-1913)

ϕ This deed is being re-recorded to Correct the legal description ϕ

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Martha Banks
Signature of Witness
Martha Banks
Print Name of Witness

Lori Clarke
Signature of Witness
Lori Clarke
Print Name of Witness

Trevor Banks
Signature of Grantor
TREVOR BANKS
Print Name of Grantor

Signature of Grantor

Print Name of Grantor

State of Florida)
County of St. Lucie)

On 10/18/2012, before me, Sandra Scille,
appeared Trevor Banks, personally known to me (or 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.

WITNESS my hand and official seal.

S. Scille
Signature of Notary
Sandra Scille
Print Name of Notary

(Seal)

Affiant ✓ Known ____ Produced ID
Type of ID ____

S. SCILLE
Commission # EE 129669
Expires September 12, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

Resurrection Life Family Worship Center Inc.
405 Ixoria Avenue
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Resurrection Life

Parcel ID: 2418-322-0001-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Trevor Banks, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14 day of Dec, 2022, by Trevor Banks (Name of Person Acknowledging) who is personally known to me or who has produced FL DL (type of identification) as identification and who did (did not) take an oath.

--Notary Signature----

Jason Hendry
Printed Name of Notary

Jason Hendry
Commission # GG3[illegible]
Expires: February 23, 2023
Bonded Thru Aaron Notary

(Notary Seal)

02/23/2023
My commission expires

Owner's Signature

Trevor Banks
Owner's Name

405 Ixoria Ave
Street Address

Fort Pierce, FL 34982
City, State, Zip

772-465-0036 / trbanksjr@trbanks.com
Telephone / Email

LEGAL DESCRIPTION

RESURRECTION LIFE

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY AND LESS THE NORTH 44.5 FEET FOR THE N.S.L.R.D.D. CANAL NO. 36 RIGHT OF WAY AND EXCEPT ROAD AND CANAL RIGHTS OF WAY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3458, PAGE 167 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER (1/4) CORNER OF SAID SECTION 18; THENCE SOUTH 00°15'46" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18, A DISTANCE OF 1324.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (80' WIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94631-2604, SAID POINT BEING THE POINT OF BEGINNING.

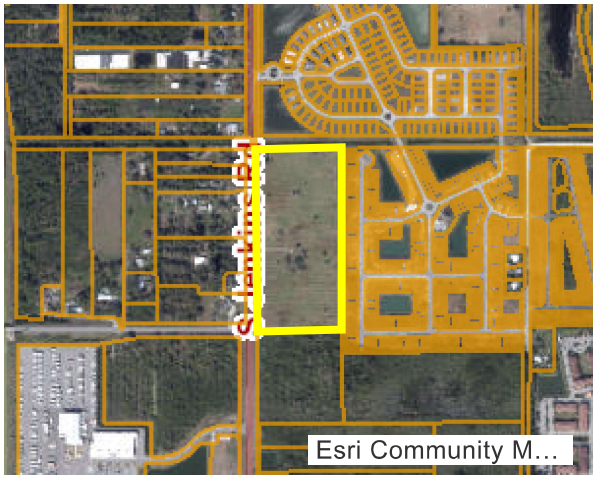
THENCE CONTINUE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 614.25 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 00°08'26" WEST, ALONG SAID EAST LINE, A DISTANCE OF 342.92 FEET; THENCE SOUTH 89°44'04" WEST, LEAVING SAID EAST LINE, A DISTANCE OF 614.94 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD; THENCE SOUTH 00°15'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.20 ACRES, MORE OR LESS.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Wednesday, December 14, 2022

Parcel Report



Parcel

PARCELNO: 2418-322-0001-000-5

Property ID: 27284

Owner1: Resurrection Life Family Worship Center Inc

SiteAddress: 1910 S JENKINS RD

Owner

Owner1: Resurrection Life Family Worship Center Inc

Owner2:

Owner3:

MailingAddress: PO Box 1224 Fort Pierce, FL 34954-1224

Overview

PrimaryLandUse: 0000 - Vac Res

DistrictGroup: 0022 - Fort Pierce

Subdivision: Metes and Bounds

Just/Market Value: $815,600

FinishedArea:

Acres: 17.43

TotalArea: 759,251

Legal Description

LegalDescription: 18 35 40 W 1/2 OF NW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W AND LESS N 44.5 FT FOR NSLWMD CANAL NO 36 R/W- (17.43 AC) (OR 3444-922: 3458-167)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$815,600	$0	$815,600	$0	$400,210	$400,210	$0	$415,390	$0
2021	$563,500	$0	$563,500	$0	$363,828	$363,828	$0	$199,672	$0
2020	$350,900	$0	$350,900	$0	$330,753	$330,753	$0	$20,147	$0
2019	$350,900	$0	$350,900	$0	$300,685	$300,685	$0	$50,215	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	17.43	361.67

Exemptions

Description	Tax Year	Grant Year	Amount
Church	2022	2013	$400,210

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	17.43	Acre

Permits

Permit Number	Issue Date	Description
BP13-1908	06/28/2013	Demolition
BP13-1909	06/26/2013	Demolition
BP09-1253	08/05/2009	Demolition
C99-020505	03/09/1999	Carport

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
10/18/2012	$0	0111	QC	Banks Trevor R	3458-167	Clerk of Courts
10/18/2012	$100	0111	QC	Banks Trevor R	3444-922	Clerk of Courts
12/05/2011	$250,000	0112	SPWD	Integrity Bank	3360-1913	Clerk of Courts
08/28/2008	$100	XX01	CT	TLH-Chess LLC	3016-2346	Clerk of Courts
07/28/2005	$100	XX04	PR	TLH-Chess LLC	2322-1912	Clerk of Courts
07/28/2005	$2,391,900	XX04	WD	Chesser Kathryn C	2322-1910	Clerk of Courts
12/20/2004	$0	XX01	MS	Chesser Kathryn C	2122-2413	Clerk of Courts
02/12/1996	$100	XX01	QC	Chesser Mitchell J	1000-1744	Clerk of Courts
03/01/1978	$35,000	XX01	CV		286-682	Clerk of Courts

Photos

version: 12/9/2022

ENGINEERS SURVEYORS ENVIRONMENTAL

LETTER OF JUSTIFICATION

PD Application
Resurrection Life Church
April 14, 2023

REQUEST

On behalf of the applicant, Engineering, Design, & Construction, Inc. (EDC) is requesting review and approval of the attached Planned Development (PD) application. The development totals approximately 13.20 acres +/-. The proposed phased development includes three domes and a proposed prayer tower with associated site improvements. The subject parcel is identified below:

Parcel ID #	Acreage	Current FLU	Current Zoning	Proposed Zoning
2418-322-0001-000-5	13.20	RM	R-4	PD

The subject property is located east of Jenkins Road and north of the future Graham Road Extension in Fort Pierce, Florida and is undeveloped. This application is requesting approval of a rezone application for 13.20 acres from Medium Density Residential Zone (R-4) to Planned Development Zone (PD).

The applicant is proposing a phased development. Phase 1 would include a 31,000 sf fitness / wellness dome along with 12,820 sf of kiasks, dining area and locker rooms totaling 43,820 sf. Phase 2 would include a 31,000 sf K-12 school dome along with a prayer tower, loading, storage and fitness area. Phase 3 would include a 31,000 sf church dome along with associated covered hallways and connections.

PLANNED DEVELOPMENT REQUIREMENTS

The following items are described as Planned Development Requirements stated in City of Fort Pierce Land Development Code Section 125-212. Responses are written in ***Bold Italics.***

a. *Comprehensive plan consistency.*

The proposed zoning is consistent with the proposed Future Land Use designation of Residential Medium (RM).

b. *Perimeter setbacks*

The proposed planned development reflects adequate perimeter setbacks to abutting properties.

c. *Open space*

Please see the attached preliminary development which depicts 23.56% of the site as open space. Please see attached open space plan included with this application.

d. *Applicability to other code of ordinances not in conflict herein*

The proposed is not in conflict with other building, housing or land use regulation codes.

e. *Easements*

Should easement be required for any utilities being conveyed to the utility provider, the appropriate utility easements will be supplied.

f. *Phasing*

The proposed development includes three (3) phases. Phases are outlined below:

Phase 1 Dome:	***Health and Wellness***
Phase 2 Dome:	***Education (K-12 school) – Approximately 240 students.***
Phase 3 Dome:	***Sanctuary / Church***

g. *Other standards.*

Acknowledged.

h. *Additional requirements*.

Acknowledged.

i. *Variances are not necessary*.

Acknowledged.

As outlined in section 125-212(c) of the City of Fort Pierce Land Development code, the application requirements are as follows:

1. *Project Narrative*

A description of the proposed development is outlined in this narrative. The overall parcel totals 18.08 acres. This PD application encompasses the 13.20 acres of the parcel which is currently undeveloped. The planned development is proposing a phased fitness / wellness / K-12 school / assembly with associated site improvements.

2. *Unified Control and Property Ownership*

The parcel is under control by the applicant, Resurrection Life Family Worship Center, Inc. A copy of the deed and agent authorization is included as part of this application package.

3. *Phasing*

The proposed development includes three (3) phases. Phases are outlined below:

Phase 1 Dome:	***Health and Wellness***
Phase 2 Dome:	***Education (K-12 school) – Approximately 240 students.***
Phase 3 Dome:	***Sanctuary / Church***

4. *Quantitative data:*

   The attached Planned Development includes quantitative data as required. Platting is not proposed at this time. Overall impervious / pervious area proposed is noted on the plan along with total square footage, proposed parking and proposed open space.

5. *Exceptions from Standard Zoning:*

   The proposed PD meets minimum code standards.

6. *Agreements, provisions and covenants which govern the use:*

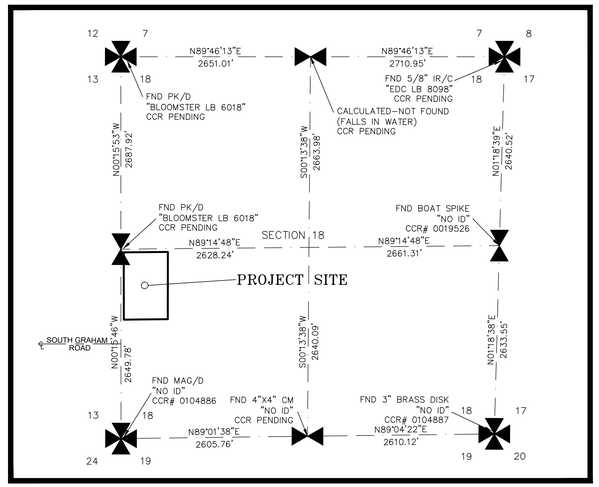
   Common areas will be governed by the owner or property owner's association and will be determined at the time of detail plan review process.

Based on the above and attached information, the applicant respectfully requests review and approval of this application.

Z:\EDC-2022\22-439 - Trevor Banks - Resurrection Life\ENGINEERING\Documents\Submittal Documents\Justification Statement\2023-04-14_Resurrection_Life_Assembly_PD_Justification_Statement_22-439.docx

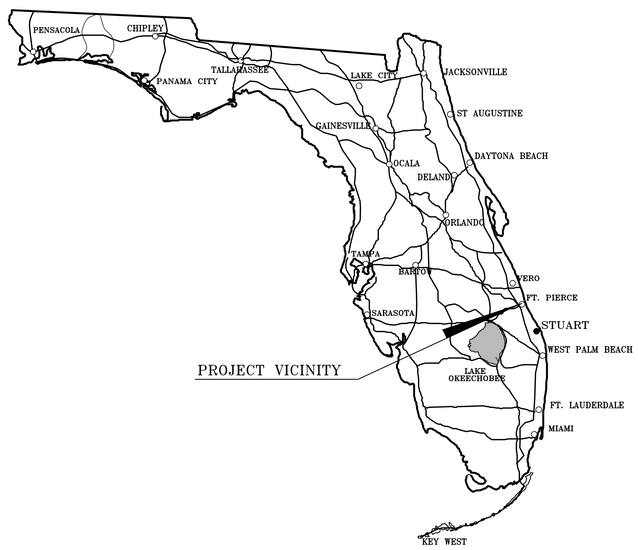
BOUNDARY SURVEY

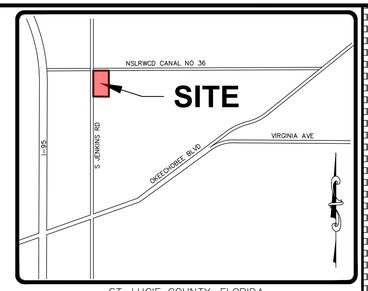
FOR: RESURRECTION LIFE FAMILY WORSHIP CENTER INC



SECTION DETAIL

1" = 1000'





ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

(P)	PLAT DATA	℄	CENTERLINE
(C)	CALCULATED FROM FIELD MEASUREMENTS	PL	PROPERTY LINE
(D)	DEED	No.	NUMBER
P.O.C.	POINT OF COMMENCEMENT	TYP	TYPICAL
P.O.B.	POINT OF BEGINNING	EL.	ELEVATION
P.L.S.	PROFESSIONAL LAND SURVEYOR	INV.	INVERT
L.B.	LICENSED BUSINESS	CONC	CONCRETE
PRM	PERMANENT REFERENCE MONUMENT	CATV	CABLE TELEVISION
IR&C	5/8" IRON ROD & CAP	SQ.	SQUARE
C.M.	CONCRETE MONUMENT	FT.	FEET
IR	IRON ROD	INFO.	INFORMATION
FND	FOUND	TOB	TOP OF BANK
O.R.B.	OFFICIAL RECORDS BOOK	OHU	OVERHEAD UTILITIES
PB	PLAT BOOK	SAT	SATELLITE
PG	PAGE	ELEC	ELECTRIC
Δ	CENTRAL ANGLE		WOOD POWER POLE
R	RADIUS		FIRE HYDRANT
L	ARC LENGTH		VALVE
CB	CHORD BEARING		DRAINAGE MANHOLE
CD	CHORD DISTANCE		SANITARY MANHOLE
UGE	UNDERGROUND ELECTRIC		HAND HOLE
UG AT&T	UNDERGROUND AT&T		CONCRETE POWER POLE
R/W	RIGHT OF WAY		WELL
A/C	AIR CONDITIONING		CABLE TV JUNCTION BOX
CBS	CONCRETE BLOCK STRUCTURE		SIGN
WM	WATER MAIN		SANITARY CLEAN OUT
U.E.	UTILITY EASEMENT		WATER METER
D.E	DRAINAGE EASEMENT		
◎	SET 5/8" IRON ROD & CAP "LB 7673"		LIGHT POLE
-OHU-	OVERHEAD UTILITY LINE		GUY ANCHOR
F.F.E.	FINISHED FLOOR ELEVATION		
C.M.P.	CORRUGATED METAL PIPE		

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY AND LESS THE NORTH 44.5 FEET FOR THE N.S.L.R.D.D. CANAL NO. 36 RIGHT OF WAY AND EXCEPT ROAD AND CANAL RIGHTS OF WAY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

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CONTAINING 13.20 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 23, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS FEBRUARY 16, 2023.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 3360, PAGE 1913, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 13.20 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, OR AREA OF 1% ANNUAL CHANCE FLOOD HAZARD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

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

SIGNATURE DATE:

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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

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

DRAWN BY	BK/SJB
CHECKED BY	MTO
FIELD CREW	JR
FILENAME	22-439 BOUNDARY SPLIT PARCEL.dwg
SCALE	AS SHOWN
DATE	February 23, 2023

REVISION COMMENTS

DATE

BOUNDARY SURVEY

FOR: RESURRECTION LIFE FAMILY WORSHIP CENTER INC

LAND LYING IN
SEC. 18, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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

22-439
OLD# S-12-174

1 OF 2

Z:\EDC-2022\22-439 - Trevor Banks - Resurrection Life\SURVEY\Dwg - PDF\Survey\22-439 BOUNDARY SPLIT PARCEL.dwg, 2/23/2023 11:24 AM
COPYRIGHT 2020 BY EDC-INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
DOCUMENTS PREPARED BY EDC-INC. FOR A SPECIFIC PROJECT ARE NOT TO BE USED ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY EDC-INC. WILL BE WITHOUT LIABILITY TO EDC, INC.

BOUNDARY SURVEY

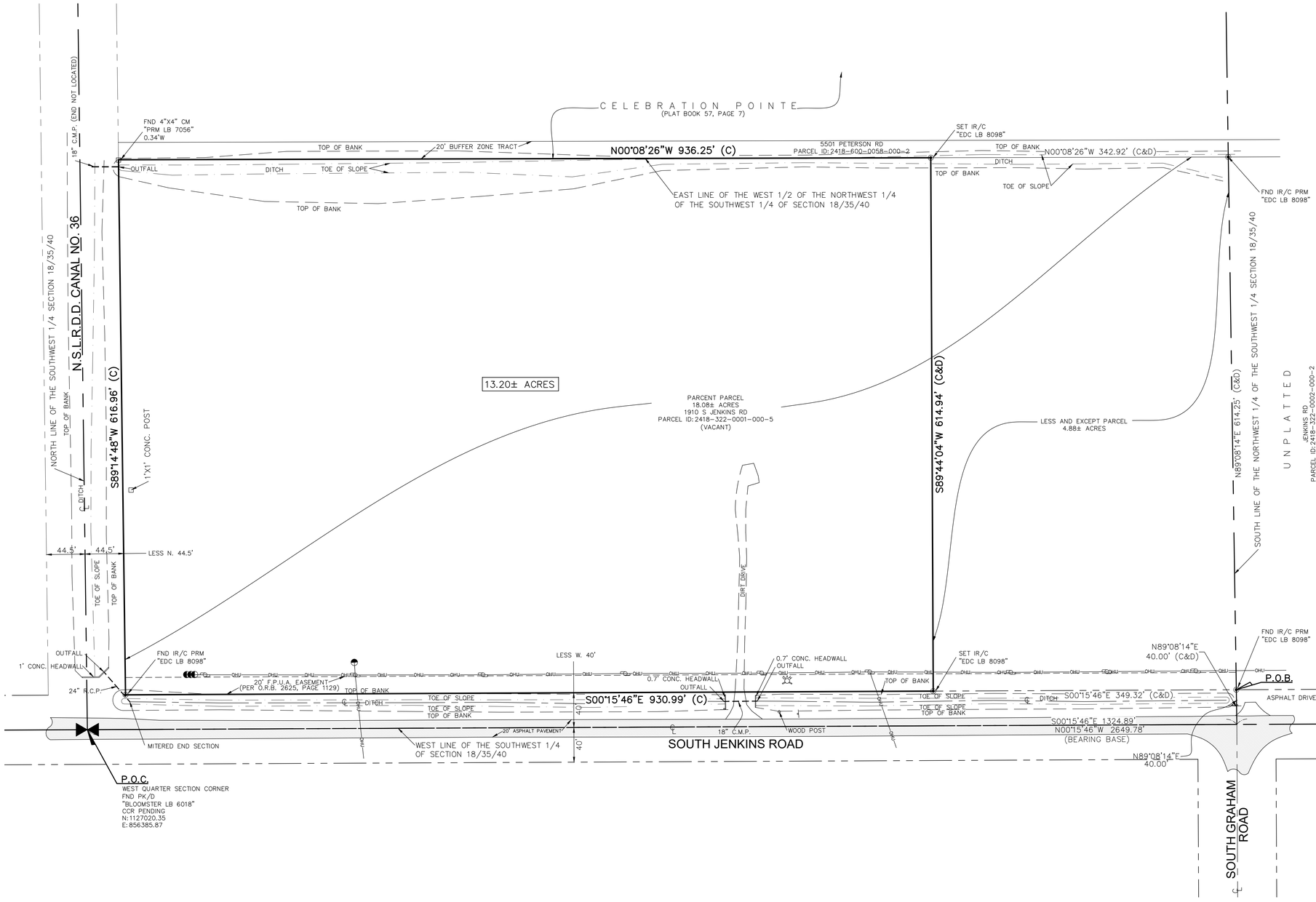
FOR: RESURRECTION LIFE FAMILY WORSHIP CENTER INC

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.



ENGINEERS & SURVEYORS
ENVIRONMENTAL

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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
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DRAWN BY	BK/SJB
CHECKED BY	MTO
FIELD CREW	JR
FILENAME	22-439 BOUNDARY-SPLIT PARCEL.dwg
SCALE	AS SHOWN
DATE	February 23, 2023

REVISION COMMENTS

DATE

BOUNDARY SURVEY

FOR: RESURRECTION LIFE FAMILY WORSHIP CENTER INC

LAND LYING IN
SEC. 18, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

22-439
OLD# S-12-174

2 OF 2

Z:\EDC-2022\22-439 - Trevor Banks - Resurrection Life\SURVEY\Dwg - PDP,Survey\22-439 BOUNDARY-SPLIT PARCEL.dwg, 2/23/2023 11:25 AM
COPYRIGHT 2020 BY EDC, INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
ANY UNAUTHORIZED USE, REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY EDC, INC. WILL BE WITHOUT LIABILITY TO EDC, INC.

October 27, 2022

Trevor Banks
Resurrection Life Family Worship Center Inc.
PO Box 1224
Fort Pierce, FL 34954-1224

VIA Email: **trbankssjr@trbanks.com**

Reference: **Environmental Assessment**

1910 S Jenkins Rd – 17.43 acres
Saint Lucie County, Florida

Site Address	Parcel ID	Land Size (Acres)
1910 S Jenkins Rd	2418-322-0001-000-5	17.43

Dear Mr. Banks,

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

The following report details the findings of our on-site and desktop investigations of the properties as they pertain to the City of Fort Pierce developmental review regulations.

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

Respectfully submitted,

EDC, Inc.

Drew Liddick, M.A.
Environmental Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2418-322-0001-000-5
1910 S Jenkins Rd - 17.43 acres
Fort Pierce, Florida

Date: October 27, 2022
Project # 22-439

Prepared For:
Trevor Banks
Resurrection Life Family Worship Center Inc.
PO Box 1224
Fort Pierce, FL 34954-1224

Email: **trbankssjr@trbanks.com**

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

The subject property evaluated as part of this Environmental Assessment consists of tax parcel 2418-322-0001-000-5 comprised of 17.43 acres. The subject parcel is located on the east side of S Jenkins Rd. The subject parcel has a City of Fort Pierce Future Land Use Designation of Medium Density Residential (land use code RM). The subject property has a zoning designation of R-4. The subject property is further located within Section 18, Township 35 South and Range 40 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on October 26, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The subject parcel historically consisted of citrus grove until 2014. Since then, the citrus trees have been cleared and successional vegetation has become established on site.

The habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC code was identified onsite; 210 – cropland/pasture. Due to the dominant vegetative regimes present on site, there is no native habitat on the subject parcel.

Common Name	Species Name
Slash Pine	*Pinus elliottii*
Cabbage Palm	*Sabal Palmetto*
Live Oak	*Quercus virginiana*
Dwarf Palmetto	*Sabal minor*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar's Weed**	*Urena lobata*
Guinea Grass**	*Panicum maximum*
Cogon Grass**	*Imperata cylindrica*

***Nuisance Vegetation**
****Exotic/Invasive Vegetation**

Table 1: This table lists a representative sample of vegetative species observed during the site visit.

WETLAND DELINEATION:

According to aerial photographs and site visit, it appears that there no State jurisdictional wetland on site. Based on the State definition, a wetland consists of three components: 1) hydric soils, 2) wetland plants, and 3) hydrologic indicators. None of these components were found during the field reconnaissance on the property.

WILDLIFE EVALUATION:

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No state or federally listed plant/animal species or their habitat(s) were observed on site.

Due to anthropogenic disturbances onsite such as, periodically cleared areas, many listed species may not be found onsite due to the lack of suitable foraging and nesting habitat. No other state or federally listed plant/animal species were found on site.

SOIL COMPOSITION:

Based on a review of the U.S. Department of Agriculture (USDA) Web Soil Survey the site is composed of the following soil series:

Wabasso sand, 0 to 2 percent slopes (11.0 AC)- The Wabasso series consists of poorly drained sediment, with 6 to 18 inches in depth to the water table. This is the dominant soil series of the subject parcel. The series often experiences 46 to 55 inches of annual precipitation. Wabasso sands are associated with other vegetative classifications such as South Florida Flatwoods on marine terraces, sandy soils on flats of mesic or hydric lowlands.

Arents, 0 to 5 percent slopes (3.5 AC)- The Arents series consists of somewhat poorly drained soils with high runoff potential. The series has about 18 to 36 inches in depth to the water table. Areas with this type of soil typically experiences 49 to 58 inches of mean annual precipitation.

Winder Loamy Sand (1.7 AC)- The Winder series consists of poorly drained sediment with high runoff potential. The depth to water table is about 12 inches. Winder sands are also characterized as loamy and clayey soils on flats of hydric or mesic lowlands. The first 12 inches of sediment (typical profile can extend to 80 inches) consists of loamy sands. After 12 inches up to 33 inches, clay deposits begin to mix with the sandy loam.

Nettles and Oldsmar sands (1.6 AC)- The Nettles series consists of very deep, poorly and very poorly drained, slow or very slow permeable soils on broad areas of flats and depressions of Peninsular Florida. They formed in sandy and loamy marine sediments. Near the type location, the mean annual temperature is about 72 degrees F., and the mean annual precipitation is about 55 inches. Slopes range from 0 to 2 percent.

CITY OF FORT PIERCE:

The following section references the City of Fort Pierce Land Development Code that apply to the subject property. As part of the local approval process, the applicant will be required to comply with the below items.

The regulation will be quoted in black; interpretation and consultation will be will be in red.

Sec. 123-64. - Permit required.

(a) Tree removal permit. No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit. But the following activities may be done without applying for a permit:

Before further land clearing activities commence, a Tree Removal Permit must be obtained from the City of Fort Pierce.

Sec. 107-6. - Design requirements.

(a) Grading, erosion control practices, sediment control practices, and waterway crossings shall be adequate to prevent transportation of sediment from the site to the satisfaction of city engineer. Cut and fill slopes shall be no greater than 4:1 to meet city environmental objectives.

(b) Clearing and grading of natural resources, such as forests and wetlands, shall not be permitted, except when in compliance with all other chapters of this Code and other agency permits. Clearing techniques that retain natural vegetation and drainage patterns shall be implemented to the satisfaction of the city engineer.

(c) Clearing, except that necessary to establish sediment control devices, shall not begin until all sediment control devices have been installed and have been stabilized.

In addition to a Tree Removal Permit, a Sediment and Erosion Control Plan must be established. This plan should identify control measures, and sensitive habitat (GTs) that may be affected.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of a single tax parcel: (Parcel ID # 2418-322-0001-000-5) comprised of 17.43 acres. The subject parcel is located on the east side of S Jenkins Rd. The subject parcel has a City of Fort Pierce Future Land Use Designation of Medium Density Residential (land use code RM). The subject property has a zoning designation of R-4. The subject property is further located within Section 18, Township 35 South and Range 40 East.

A Tree Inventory and/or survey will be required prior to obtaining a Vegetation Removal Permit. Trees with DBH of 14 inches or greater are protected and will require mitigation if the site plan requires for removal of all native trees.

It is the professional opinion of EDC that approximately 17.43 acres of cropland/pasture is located onsite. In addition, trees meeting the “protected trees” criteria for the City of Fort Pierce were observed onsite. Through the action of conducting the environmental assessment on the subject parcel, EDC staff did not identify any native habitat nor species of concern. Furthermore, no wetlands were identified within the parcel boundary.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

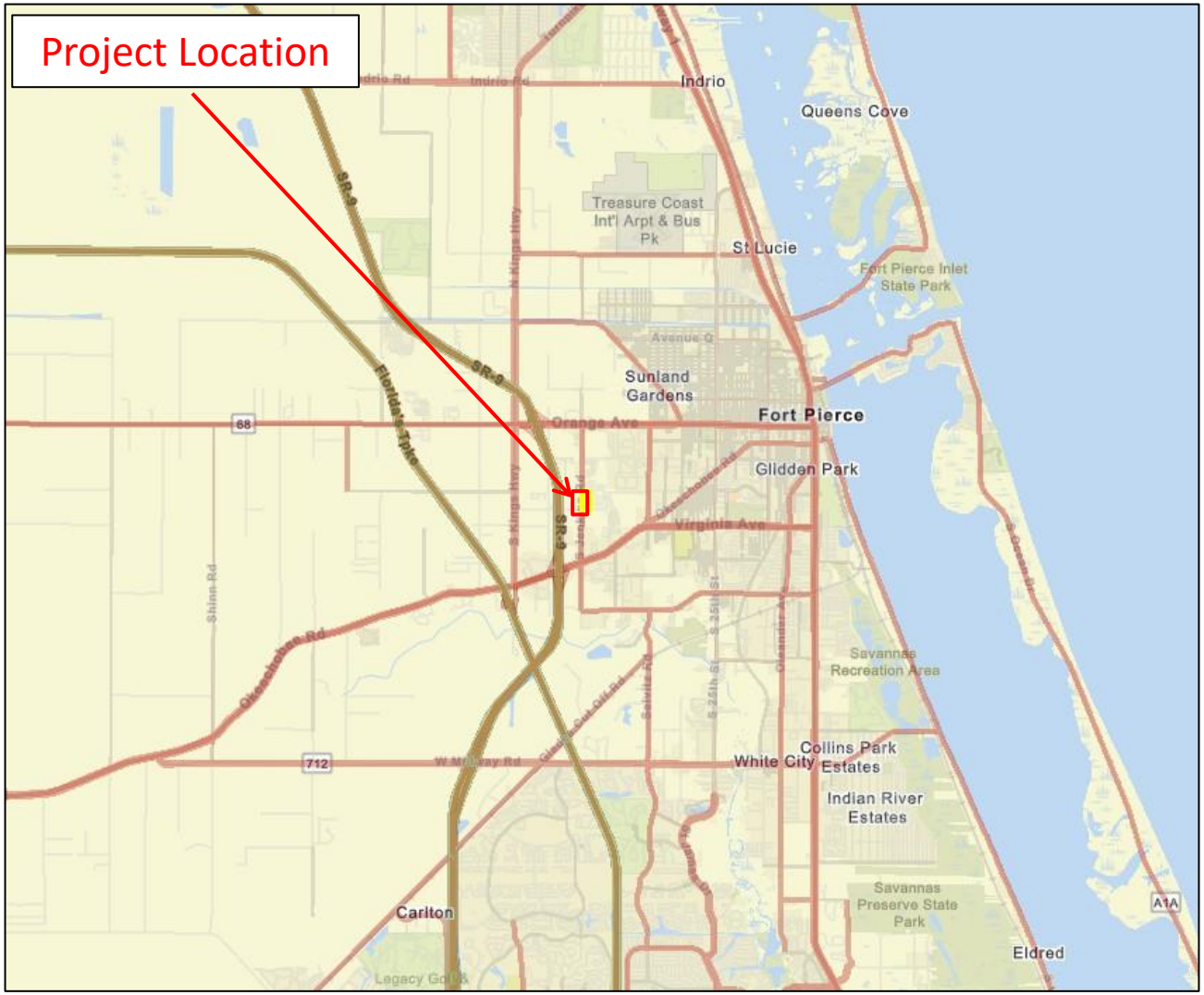
1910 S Jenkins Rd

City of Fort Pierce, FL

Location Map

Project: 22-439	Resurrection Life	10/27/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

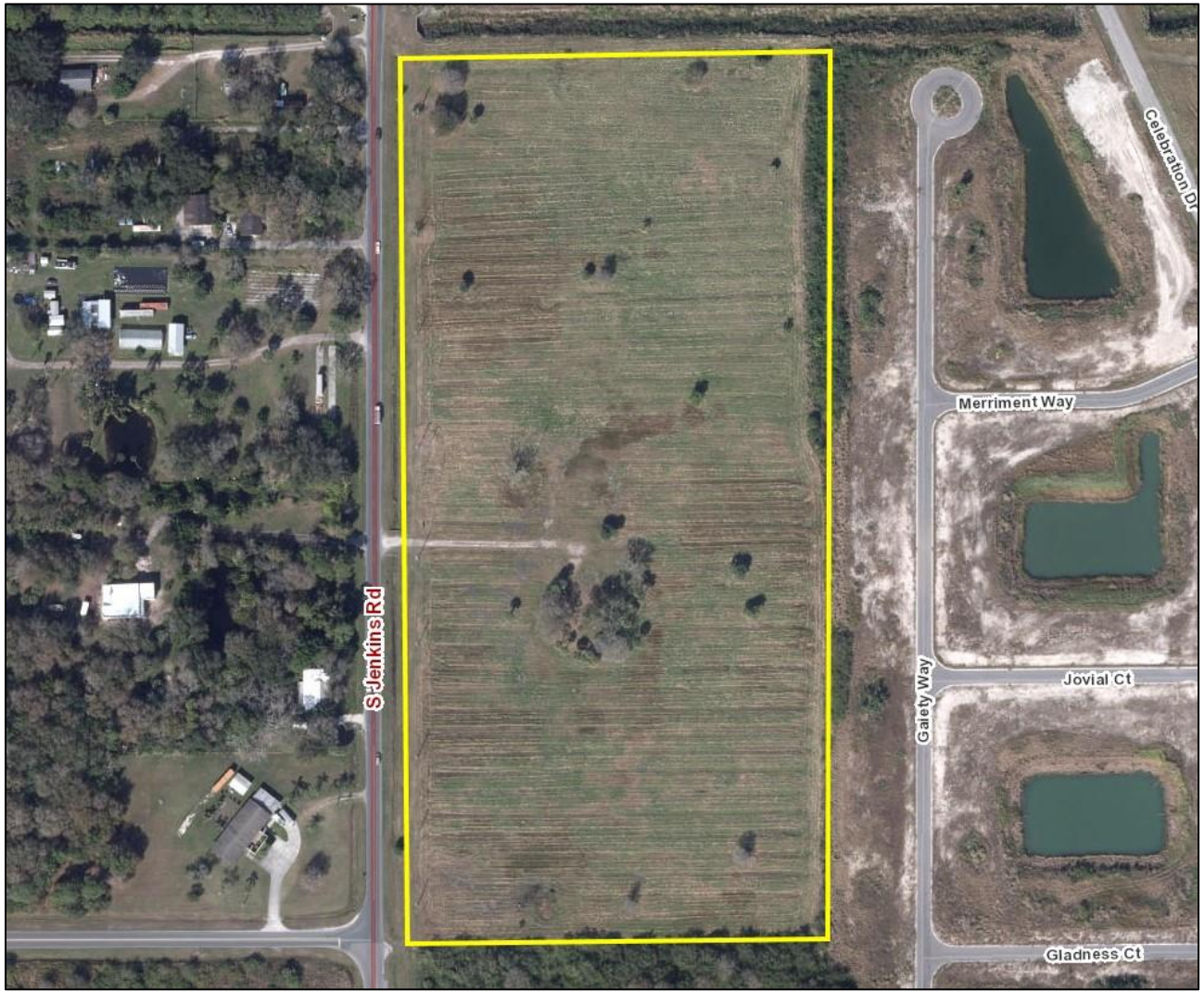
1910 S Jenkins Rd

City of Fort Pierce, FL

Property Appraiser Map

Project: 22-439	Resurrection Life	10/27/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

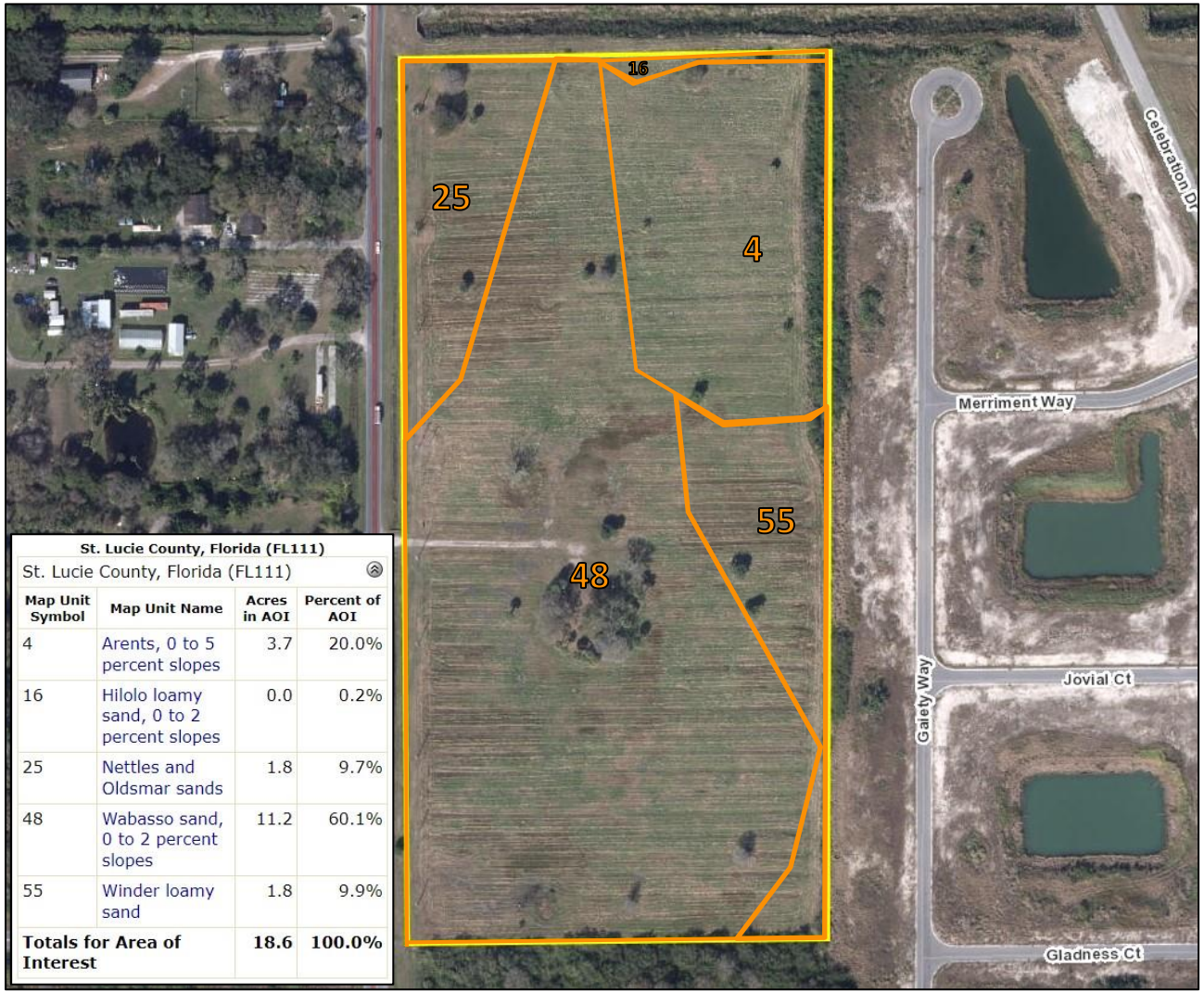
1910 S Jenkins Rd

City of Fort Pierce, FL

Soil Map

Project: 22-439	Resurrection Life	10/27/2022

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Arents, 0 to 5 percent slopes	3.7	20.0%
16	Hilolo loamy sand, 0 to 2 percent slopes	0.0	0.2%
25	Nettles and Oldsmar sands	1.8	9.7%
48	Wabasso sand, 0 to 2 percent slopes	11.2	60.1%
55	Winder loamy sand	1.8	9.9%
Totals for Area of Interest		**18.6**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

1910 S Jenkins Rd

City of Fort Pierce, FL

Florida Cooperative Land Cover (CLC) Map

Project: 22-439	Resurrection Life	10/27/2022

N

Florida CLC Codes	
210	Cropland/Pasture 17.43 AC

***This map demonstrates an approximation of habitat boundaries on site.**

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential Development	RM	PD
South	Vacant (Proposed Multi-Family)	RM	R-4
East	Residential (Celebration Pointe)	RM	PD
West	S: ROW / Residential Parcels	RU (SLC)	RS-2 (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	Up to 12 UPA	13.20	X
****Proposed**	RM	PD	124,151 sf Assembly / School	13.20	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 41,184 gpd
**Proposed Zoning/FLU	Total gallons per day 15,518.88 gpd
**Change in Demand	Total gallons per day decrease of 25,665.13 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 41,184 gpd
**Proposed Zoning/FLU	Total gallons per day 15,518.88 gpd
**Change in Demand	Total gallons per day decrease of 25,665.13 gpd

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	Not Applicable		
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	Not applicable - private school	Not applicable - private school
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	1,280 lbs
****Proposed Zoning/FLU**	4,656 lbs
***Change in Demand**	increase of 3,376 lbs

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

Impact	Stormwater will be collected in a series of inlets that are connected via underground pipes. Stormwater is then conveyed to an on site lake for treatment and attenuation prior to discharging off site to the NSLRWCD Canal No. 36. The proposed lake will provide water quality treatment and attenuation prior to discharging off site.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	717	55 AM / 62 PM
****Proposed Zoning/FLU**	595	192 AM / 127 PM
***Change in Demand**	Trips decrease 122 trips	Trips increase 137 AM / 65 PM
Impact to Capacity	decrease in AADT, increase in AM & PM peak.	

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): 124,151 sf			
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**
Health & Wellness Center / Dining Area / Lockers	1	43,820 sf		2025	2026
K-12 School / Fitness	2	48,910 sf		2026	2027
Church / Hallways	3	31,421 sf		2027	2028

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

From:	Vovsi, Eman M.
To:	Patricia Sesta
Subject:	RE: 1910 S Jenkins Road
Date:	Monday, November 28, 2022 12:21:06 PM
Attachments:	image001.png Template_102.pdf

Completed; no cultural resources detected

From: Patricia Sesta <patriciasesta@edc-inc.com>
Sent: Monday, November 28, 2022 12:12 PM
To: FMSFILE <FMSFILE@dos.myflorida.com>
Cc: Vovsi, Eman M. <Eman.Vovsi@DOS.MyFlorida.com>; Brad Currie <bradcurrie@edc-inc.com>
Subject: 1910 S Jenkins Road

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

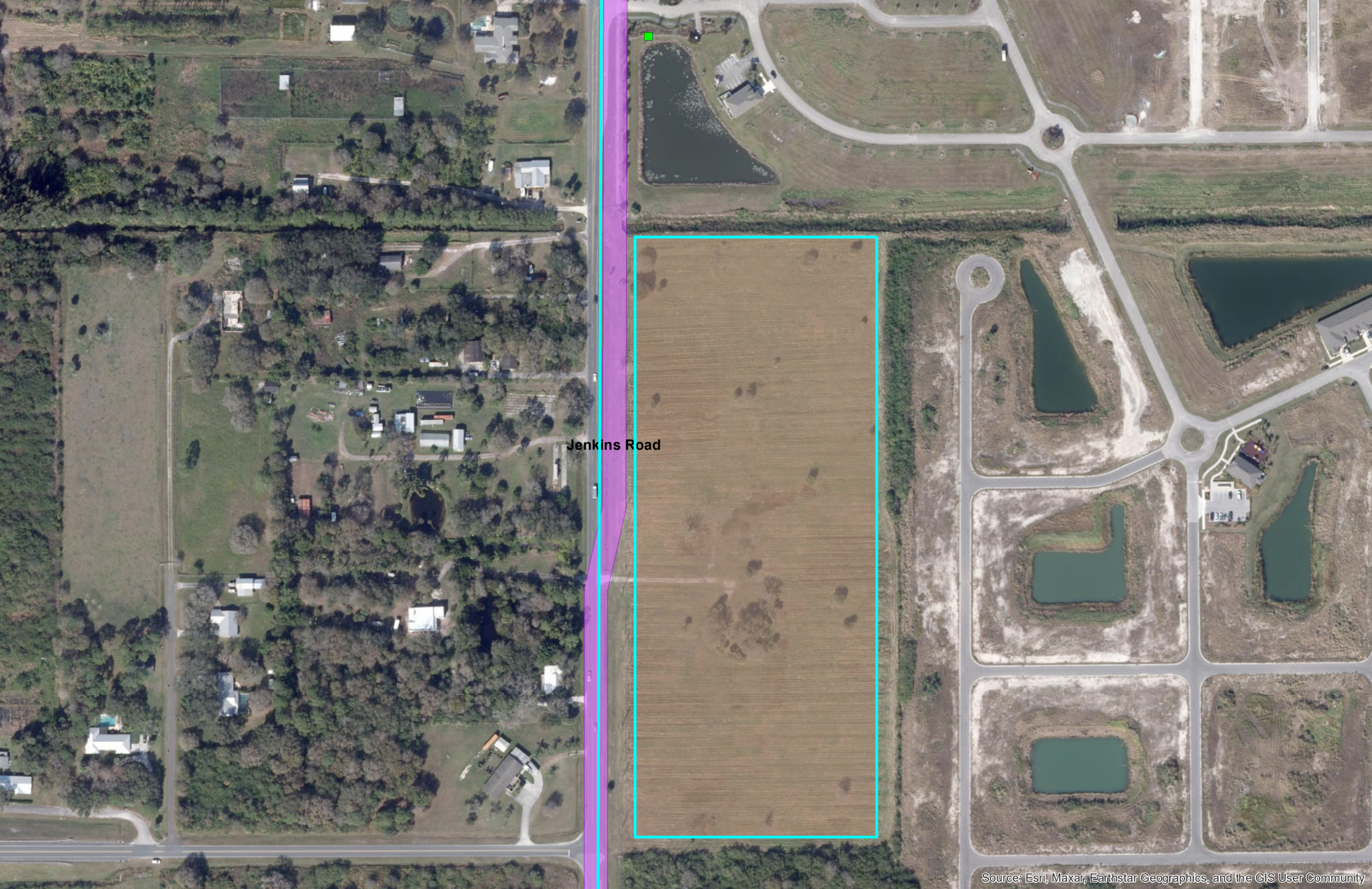
Good afternoon,

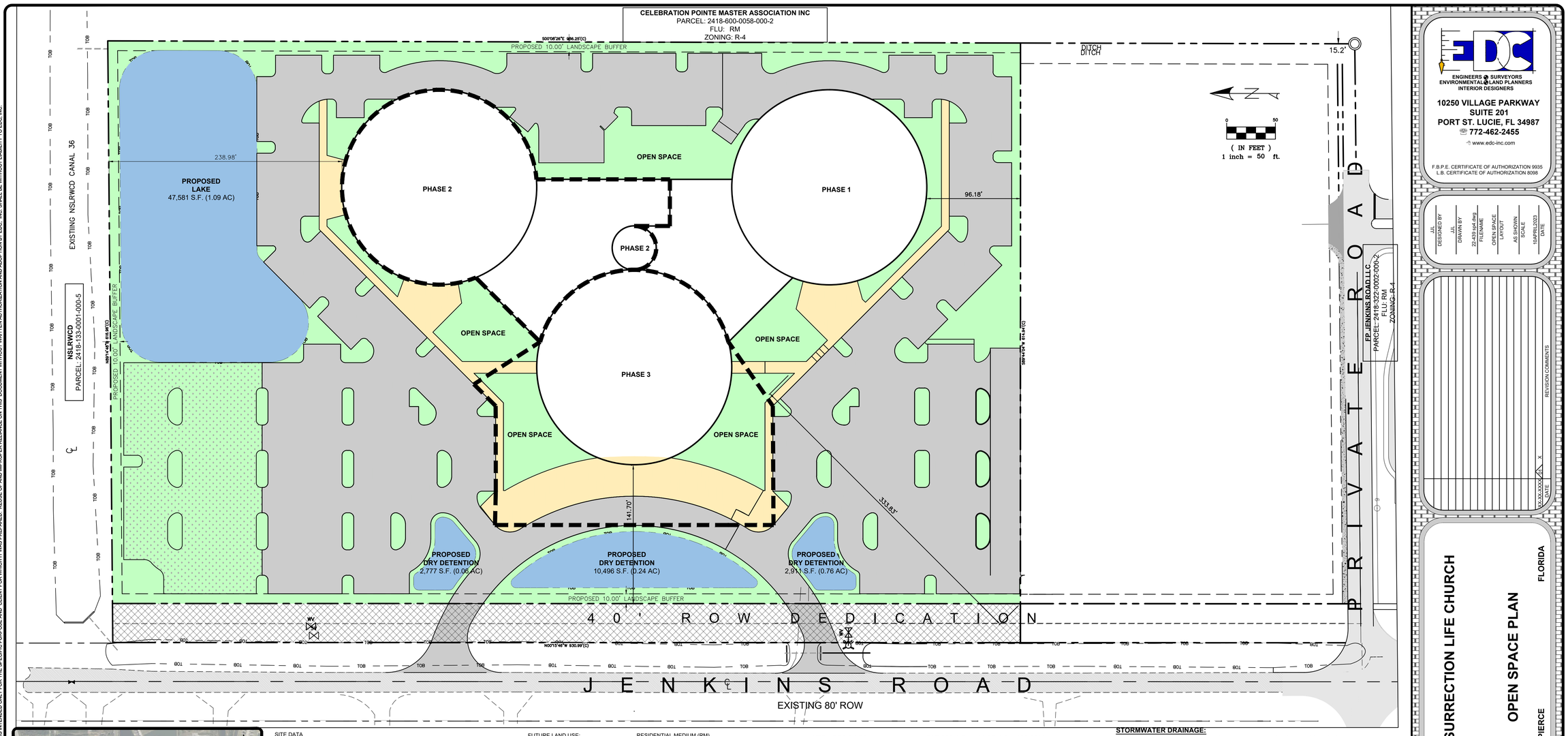
I'm looking for any State Historical records on the attached property. Please find the completed request form and project boundary. Please forward at your earliest convenience.

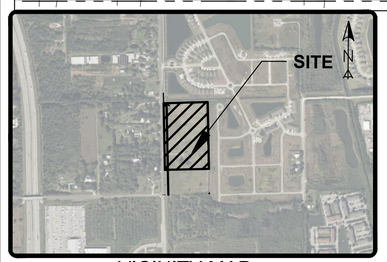
Thank you.

Patricia "Trish" Sesta
Planner | Planning Division

ENGINEERS SURVEYORS ENVIRONMENTAL
10250 SW Village Parkway - Suite 201
Port Saint Lucie, Florida 34987
O: 772.462.2455 X 125
patriciasesta@edc-Inc.com | www.EDC-Inc.com


Jenkins Road
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community





VICINITY MAP

SCALE: 1:1,000

ZONING CODE FOR: (R-4) MEDIUM DENSITY RESIDENTIAL ZONE						
	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT
	FRONT	REAR	SIDE	CORNER		
R-4	25	15	10	15	50% MAX.	45' MAX.
PROPOSED	141	50.11	96	333	27.04%	X'

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
SOLID WASTE: WASTE PRO

SITE DATA

LEGAL DESCRIPTION

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY AND LESS THE NORTH 44.5 FEET FOR THE N.S.L.R.D.D. CANAL NO. 36 RIGHT OF WAY AND EXCEPT ROAD AND CANAL RIGHTS OF WAY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3458, PAGE 167 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER (1/4) CORNER OF SAID SECTION 18; THENCE SOUTH 00°15'46" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18, A DISTANCE OF 1324.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (80' WIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94631-2604, SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 614.25 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 00°08'26" WEST, ALONG SAID EAST LINE, A DISTANCE OF 342.92 FEET; THENCE SOUTH 89°44'04" WEST, LEAVING SAID EAST LINE, A DISTANCE OF 614.94 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD; THENCE SOUTH 00°15'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.20 ACRES, MORE OR LESS.

PARCEL ID #: 2418-322-0001-000-5
PROJECT NAME: RESURRECTION LIFE CHURCH
OWNER: RESURRECTION LIFE FAMILY WORSHIP CENTER, INC
PO BOX 1224
FORT PIERCE, FL 34954

FUTURE LAND USE:	RESIDENTIAL MEDIUM (RM)
CURRENT ZONING:	MEDIUM DENSITY RESIDENTIAL (R-4)
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)

LAND SIZE: **(TOTAL SITE)**		
(COMPLEX SITE) PARCEL 2	575,052 S.F.	(13.20 AC)
(40' ROW DEDICATION)		
(COMPLEX SITE) PARCEL 2	37,247 S.F.	(0.86 AC)
(LESS ROW DEDICATION)		
(COMPLEX SITE) PARCEL 2	537,805 S.F.	(12.35 AC)
BUILDING DATA		
GROSS SQUARE FOOTAGE	124,151 S.F.	(2.85 AC)
PHASE 1		
PROPOSED DOME 1 (HEATLH & WELLNESS)	±31,000 S.F.	(0.71 AC)
KIOSKS, DINING & LOCKER ROOMS	12,820 S.F.	(0.30 AC)
PHASE 2		
PROPOSED DOME 2 (K-12)	±31,000 S.F.	(0.71 AC)
TOWER, LOADING, STORAGE, FITNESS	17,910 S.F.	(0.41 AC)
PHASE 3		
PROPOSED DOME 3 (CHURCH)	±31,000 S.F.	(0.71 AC)
HALLS AND CONNECTIONS	421 S.F.	(0.01 AC)

PARKING DATA

PARKING REQUIRED	
MULTI-USE COMPLEX	464 SPACES
TOTAL REQUIRED PARKING	**464 SPACES**
TOTAL PROPOSED PARKING	**464 SPACES**

SITE AREA DATA	**537,805 S.F.**	**12.35 AC**	**100.00%**
IMPERVIOUS DATA	**331,683 S.F.**	**7.61 AC**	**61.67%**
PROPOSED BUILDINGS	124,151 S.F.	2.85 AC	23.08%
PROPOSED PAVEMENT	179,435 S.F.	4.12 AC	33.36%
PROPOSED CONCRETE	28,097 S.F.	0.65 AC	5.22%
PERVIOUS DATA	**206,122 S.F.**	**4.73 AC**	**38.33%**
OPEN SPACE	126,729 S.F.	2.91 AC	23.56%
PROPOSED DETENTION	63,766 S.F.	1.46 AC	11.86%
OFF-SITE DRY-DETENTION	15,627 S.F.	0.36 AC	2.91%

FIRE HYDRANT:

1. FIRE HYDRANT 5' WEST OF PROPERTY LINE

VERTICAL DATUM NOTE:

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

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

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

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO	EDC-SEE EA DATED OCT. 27TH, 2022		
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	NO			

STORMWATER DRAINAGE:

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

SOLID WASTE:

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

HAZARDOUS WASTE:

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

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

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LEGEND

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

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

JJL DESIGNED BY
JJL DRAWN BY
22-439 ssd.dwg FILENAME
OPEN SPACE LAYOUT
AS SHOWN SCALE
10APRIL2023 DATE

REVISION COMMENTS
X X/X/XXXX X DATE

RESURRECTION LIFE CHURCH

OPEN SPACE PLAN

FORT PIERCE FLORIDA

ENGINEERS ⊕ SURVEYORS
ENVIRONMENTAL ⊕ LAND PLANNERS
INTERIOR DESIGNERS
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

22-439

1 OF 1

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

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CELEBRATION POINTE MASTER ASSOCIATION INC
PARCEL: 2418-600-0058-000-2
FLU: RM
ZONING: R-4

PROPOSED 10.00' LANDSCAPE BUFFER

S00°08'26"E 986.25'(C)

DITCH

15.2'

EXISTING NSLRWCD CANAL 36

NSLRWCD
PARCEL: 2418-133-0001-000-5

N89°44'04"W 332.64'(C)

PROPOSED 10.00' LANDSCAPE BUFFER

238.98'

PROPOSED LAKE
47,581 S.F. (1.09 AC)

PHASE 2

PHASE 1

PROPOSED BUILDING

PHASE 2

PHASE 3

96.18'

S89°44'04"E 331.44'(C)

141.70'

333.83'

PROPOSED PARKING

PROPOSED PARKING

PROPOSED DRY DETENTION
2,777 S.F. (0.06 AC)

PROPOSED DRY DETENTION
10,496 S.F. (0.24 AC)

PROPOSED DRY DETENTION
2,911 S.F. (0.76 AC)

VEHICULAR CIRCULATION

VEHICULAR CIRCULATION

N00°15'46"W 930.99'(C)

4 0 ' R O W D E D I C A T I O N

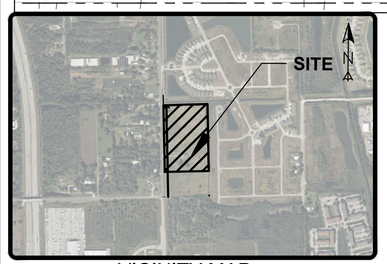
J E N K I N S R O A D

EXISTING 80' ROW

P R I V A T E R O A D

FP JENKINS ROAD LLC
PARCEL: 2418-322-0002-000-2
FLU: RM
ZONING: R-4

0 50
(IN FEET)
1 inch = 50 ft.



VICINITY MAP

SCALE: 1:1,000

ZONING CODE FOR: (R-4) MEDIUM DENSITY RESIDENTIAL ZONE

	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT
R-4	25	15	10	15	50% MAX.	45' MAX.
PROPOSED	141	50.11	96	333	27.04%	TOWER-79' DOME-52'

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
SOLID WASTE: WASTE PRO

SITE DATA

LEGAL DESCRIPTION
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY AND LESS THE NORTH 44.5 FEET FOR THE N.S.L.R.D.D. CANAL NO. 36 RIGHT OF WAY AND EXCEPT ROAD AND CANAL RIGHTS OF WAY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3458, PAGE 167 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER (1/4) CORNER OF SAID SECTION 18; THENCE SOUTH 00°15'46" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18, A DISTANCE OF 1324.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (80' WIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94631-2604, SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 614.25 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 00°08'26" WEST, ALONG SAID EAST LINE, A DISTANCE OF 342.92 FEET; THENCE SOUTH 89°44'04" WEST, LEAVING SAID EAST LINE, A DISTANCE OF 614.94 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD; THENCE SOUTH 00°15'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.20 ACRES, MORE OR LESS.

PARCEL ID #: 2418-322-0001-000-5
PROJECT NAME: RESURRECTION LIFE CHURCH
OWNER: RESURRECTION LIFE FAMILY WORSHIP CENTER, INC
PO BOX 1224
FORT PIERCE, FL 34954

FUTURE LAND USE: RESIDENTIAL MEDIUM (RM)
CURRENT ZONING: MEDIUM DENSITY RESIDENTIAL (R-4)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)

LAND SIZE: **(TOTAL SITE)**

(COMPLEX SITE) PARCEL 2	575,052 S.F.	(13.20 AC)
(40' ROW DEDICATION)		
(COMPLEX SITE) PARCEL 2	37,247 S.F.	(0.86 AC)
(LESS ROW DEDICATION)		
(COMPLEX SITE) PARCEL 2	537,805 S.F.	(12.35 AC)

BUILDING DATA

GROSS SQUARE FOOTAGE	124,151 S.F.	(2.85 AC)
PHASE 1		
PROPOSED DOME 1 (HEATLH & WELLNESS)	±31,000 S.F.	(0.71 AC)
KIOSKS, DINING & LOCKER ROOMS	12,820 S.F.	(0.30 AC)
PHASE 2		
PROPOSED DOME 2 (K-12)	±31,000 S.F.	(0.71 AC)
TOWER, LOADING, STORAGE, FITNESS	17,910 S.F.	(0.41 AC)
PHASE 3		
PROPOSED DOME 3 (CHURCH)	±31,000 S.F.	(0.71 AC)
HALLS AND CONNECTIONS	421 S.F.	(0.01 AC)

PARKING DATA

PARKING REQUIRED	
MULTI-USE COMPLEX	464 SPACES
TOTAL REQUIRED PARKING	**464 SPACES**
TOTAL PROPOSED PARKING	**464 SPACES**

SITE AREA DATA	**537,805 S.F.**	**12.35 AC** **100.00%**
IMPERVIOUS DATA	**331,683 S.F.**	**7.61 AC** **61.67%**
PROPOSED BUILDINGS	124,151 S.F.	2.85 AC 23.08%
PROPOSED PAVEMENT	179,435 S.F.	4.12 AC 33.36%
PROPOSED CONCRETE	28,097 S.F.	0.65 AC 5.22%
PERVIOUS DATA	**206,122 S.F.**	**4.73 AC** **38.33%**
OPEN SPACE	126,729 S.F.	2.91 AC 23.56%
PROPOSED DETENTION	63,766 S.F.	1.46 AC 11.86%
OFF-SITE DRY-DETENTION	15,627 S.F.	0.36 AC 2.91%

FIRE HYDRANT:
1. FIRE HYDRANT 5' EAST OF PROPERTY LINE

VERTICAL DATUM NOTE:
ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) AND ARE GIVEN IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

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

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO	EDC-SEE EA DATED OCT. 27TH, 2022		
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	NO			

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

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

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

LANDSCAPE:
SEE PAGE 2

ACCESSIBILITY AND ADA COMPLIANCE:
ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

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LEGEND

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

ENGINEERS ⊕ SURVEYORS
ENVIRONMENTAL ⊕ LAND PLANNERS
INTERIOR DESIGNERS

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

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

JJL DESIGNED BY
JJL DRAWN BY
22-439 sp4.dwg FILENAME
PDP LAYOUT
AS SHOWN SCALE
18APR2023 DATE

REVISION COMMENTS

NO.	XX/XX/XXXX	X
DATE		

RESURRECTION LIFE CHURCH

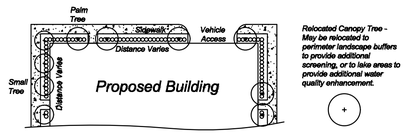
PRELIMINARY DEVELOPMENT PLAN

FORT PIERCE FLORIDA

ENGINEERS ⊕ SURVEYORS
ENVIRONMENTAL ⊕ LAND PLANNERS
INTERIOR DESIGNERS

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

22-439



Relocated Canopy Tree - May be relocated to perimeter landscape buffers to provide additional screening, or to lake areas to provide additional water quality enhancement.

Perimeter Landscaping Adjacent to Building Foundation

Notes:

1. Required on all facades except where ingress/egress is provided into building or utilities, air conditioner(s), etc. prevent plantings.

2. Driveways, sidewalks, and ADA ramp connections to the building may be removed from shrub calculations.

3. Two (2) Palms may be used in place of one (1) Canopy tree.

4. Two (2) small trees may be used in place of one Canopy (1) tree.

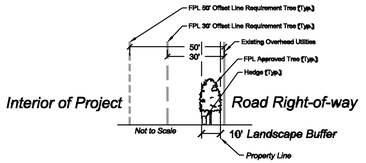
5. Trees / Palms may be planted in perimeter landscape buffers to provide additional screening or in wet / dry retention areas for water quality enhancement if building and sidewalk area have conflicts and do not allow for planting in that area (utilities, ADA ramps, etc.).

Trees

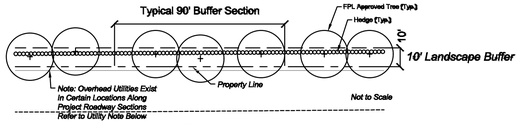
Required: (1 Tree/30 l.f.) - 90 l.f./30 = 3 Trees

Shrubs

Required: Continuous Hedge 2' O.C. = 45 Shrubs



Interior of Project



Road

Perimeter Landscaping Adjacent to Road Right-of-way - West Buffer / Jenkins Road

Trees

Required - (1 Tree/30 l.f.)- 90 l.f./30 = 3 Trees

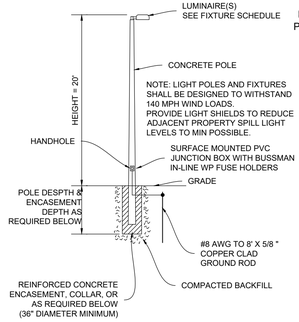
Shrubs

Required - Continuous Hedge 2' O.C. = 45 Shrubs

7.09.03.E.2.l - Planting Under Utility Lines

Note: Small trees shall be utilized to meet code section 7.09.03.E.2.l.

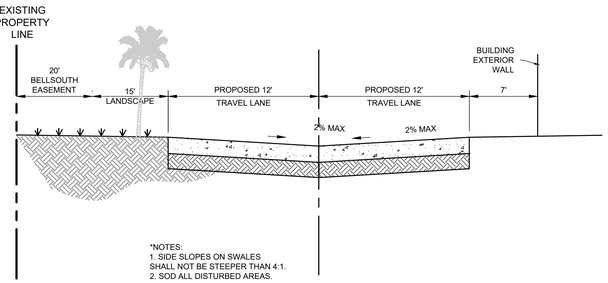
No tree shall be planted where it could, at mature height, conflict with overhead power lines. Larger trees (trees with a mature height of thirty (30) feet or more) shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium trees (trees with a mature height between twenty (20)—thirty (30) feet) shall be off-set at least twenty (20) feet horizontally from the nearest overhead power line. Small trees (trees with a mature height of less than twenty (20) feet) shall not be required to meet a minimum off-set, except that no tree, regardless of size shall be planted within five (5) feet of any existing or proposed utility pole, guy wire, pad mounted electrical transformer or other utility transmission/ collection structure or equipment.



POLE MOUNTING DETAIL

N.T.S.

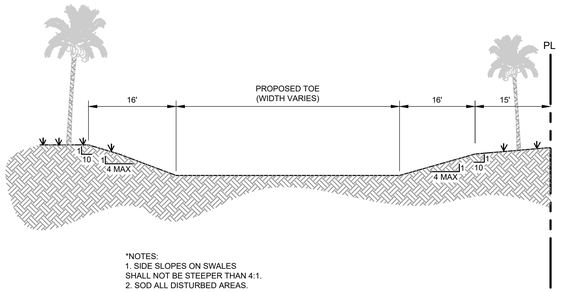
NOTE:
PROVIDE SHOP DRAWINGS SIGNED AND SEALED BY A FLORIDA REGISTERED PROFESSIONAL ENGINEER. SHOP DRAWINGS SHALL INCLUDE THE POLE LUMINAIR, AND REINFORCED CONCRETE ENCASEMENT CALCULATIONS TO SHOW COMPLIANCE WITH FLORIDA BUILDING CODE , FOR WIND LOADING. SHOP DRAWINGS MAY BE FOR WORSE CASE SOIL CONDITIONS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



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

CROSS SECTION A-A

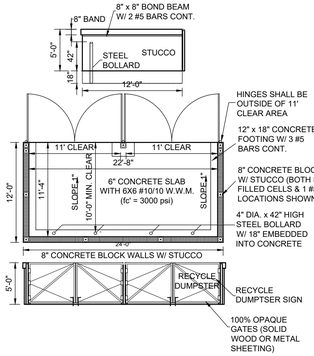
N.T.S.



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

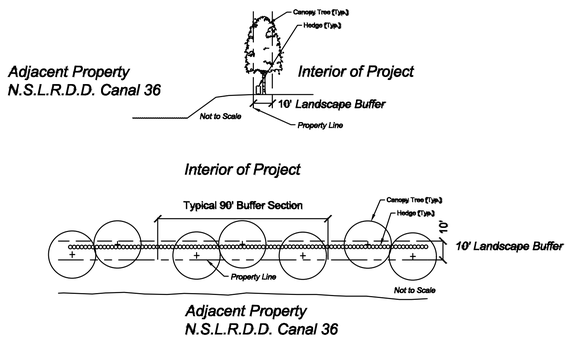
CROSS SECTION B-B

N.T.S.



24' x 12' DUMPSTER DETAIL

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



Interior of Project

Adjacent Property
N.S.L.R.D.D. Canal 36

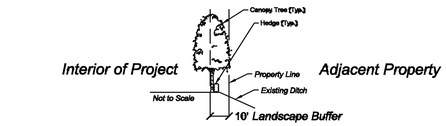
Perimeter Landscaping Adjacent to Another Property - North Buffer

Trees

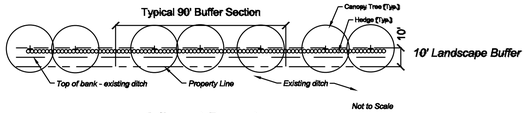
Required: (1 Tree/30 l.f.) - 90 l.f./30 = 3 Trees

Shrubs

Required: Continuous Hedge 2' O.C. = 45 Shrubs



Interior of Project



Adjacent Property

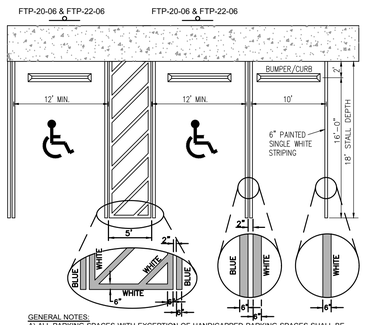
Perimeter Landscaping Adjacent to Another Property - East Buffer

Trees

Required: (1 Tree/30 l.f.) - 90 l.f./30 = 3 Trees

Shrubs

Required: Continuous Hedge 2' O.C. = 45 Shrubs



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

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

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

HANDICAPPED SPACE DETAIL 18' PARKING STALL DETAIL

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

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22-439 ssd.dwg	FILENAME
DETAILS	LAYOUT
AS SHOWN	SCALE
18APR2023	DATE

REVISION COMMENTS

DATE

RESURRECTION LIFE CHURCH

DETAILS

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2 OF 2

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Z:\EDC 2022\22-439 - Trevor Banks - Resurrection Life\ENGINEERING\AutoCAD\DWGs\22-439 SP4.dwg, DETAILS, 4/12/2023 11:16:23 AM, James, EDC, Inc., EDC, Inc.

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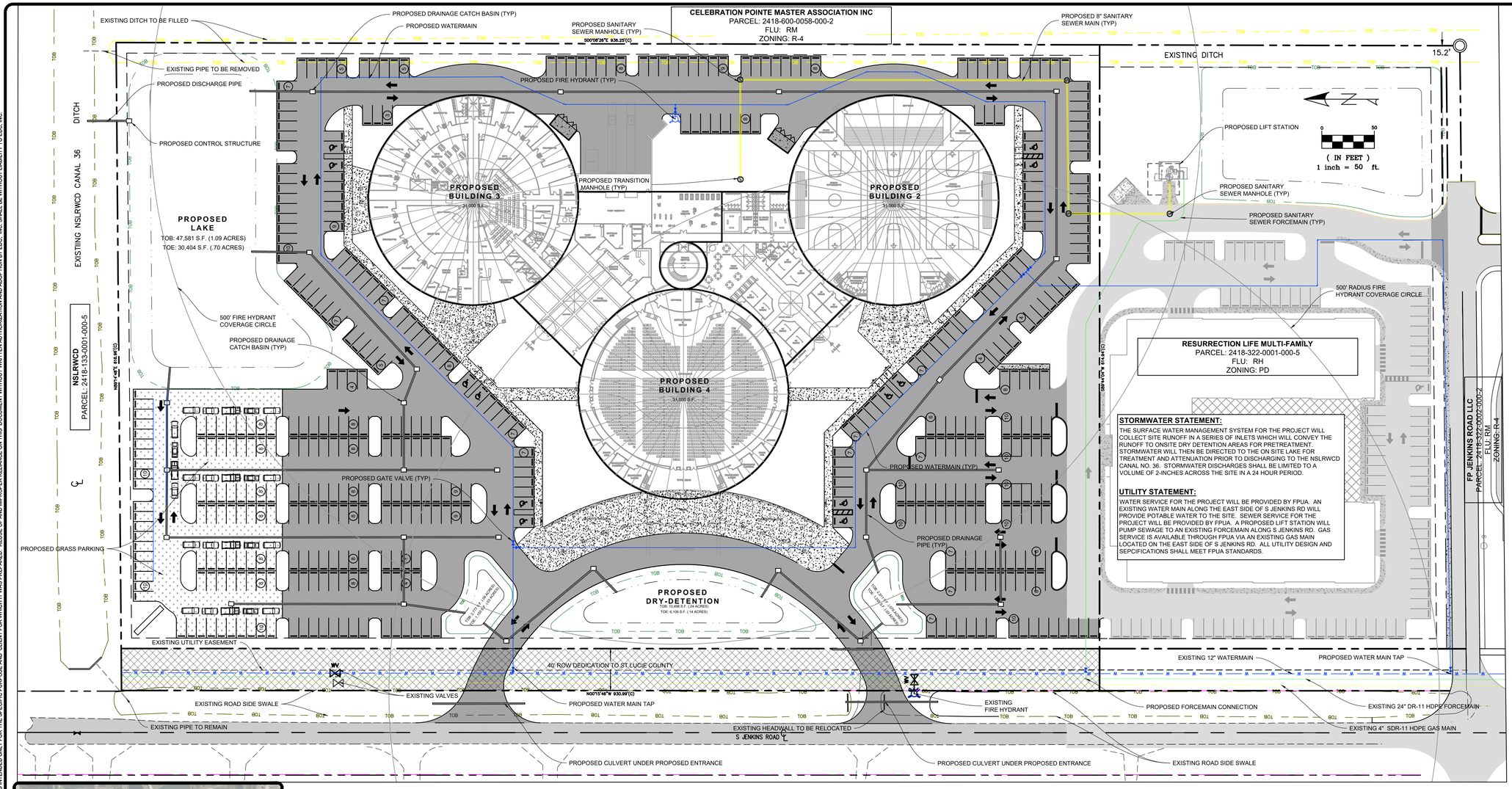
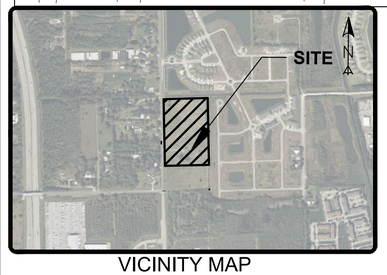




VICINITY MAP

SCALE: 1:1,000

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
SOLID WASTE: WASTE PRO

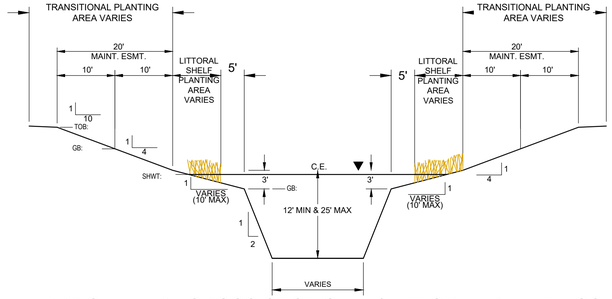
VERTICAL DATUM NOTE:

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

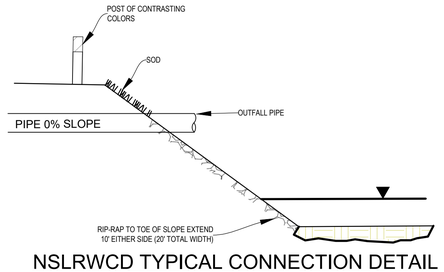
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

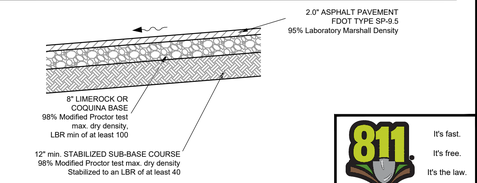
THE PROPERTY OWNER, CONTRACTOR, AND AUTHORIZED REPRESENTATIVES SHALL PROVIDE PICKUP, REMOVAL, AND DISPOSAL OF LITTER WITHIN THE PROJECT LIMITS AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE AREA FROM THE EDGE OF PAVEMENT TO THE PROPERTY LINE WITHIN THE RIGHT-OF-WAY



TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS



NSLRWCD TYPICAL CONNECTION DETAIL



TYPICAL LIGHT DUTY PAVEMENT SECTION

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

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RESURRECTION LIFE CHURCH

FORT PIERCE, FLORIDA

TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
ENGINEERING DESIGN & CONSTRUCTION, INC.

Prepared by:

JFO GROUP INC
COA Number 32276
6671 W Indiantown Road
Suite 50-324
Jupiter, FL 33458

April 12, 2023

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on April 12, 2023, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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Exhibit 4: UF BEBR Populations Projections

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1. EXECUTIVE SUMMARY

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the City of Fort Pierce *Traffic Performance Standards* (TPS) as defined in *Chapter 105 - Concurrency Management of the City of Fort Pierce Unified Land Development Code (ULDC)* associated with a site plan application for the Resurrection Life project to build 62,000 SF of Church uses and a 240-student K-12 private school on the subject site. The project is located at the northeast corner of Jenkins Road and Graham Road in the City of Fort Pierce, Florida.

There is a concurrent Plat and Future Land Use (FLU) Map Amendment application associated with this request which will split the site into two (2) stand-alone parcels. The northern portion will be the Church for which this traffic analysis is being provided while the southern portion will be a 113-multifamily development being processed under a separate application.

The net Daily, AM and PM peak hour trips potentially generated due to the planned development are 972, 206 (130 In/76 Out) and 65 (28 In/37 Out) trips respectively. Two (2) F-DOT Category B full driveways separated ±300 feet are being proposed on Jenkins Road where the southernmost driveway is proposed to be located ±500 feet north of Graham Road. In order to accommodate Sunday demand, northbound right turn lanes and southbound left turn lanes are recommended at both driveways.

The proposed Resurrection Life Church Property project has been evaluated following the City of Fort Pierce *Traffic Performance Standards (TPS) as defined in Chapter 105 - Concurrency Management of the City of Fort Pierce Unified Land Development Code (ULDC)*. This analysis shows that the proposed development will be in compliance with Level of Service standards of the governmental entities with jurisdiction over the analyzed roadways in the immediate project vicinity.

At the time this traffic analysis was prepared, no special exceptions or variances were required.

2. INTRODUCTION

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the City of Fort Pierce *Traffic Performance Standards* (TPS) as defined in *Chapter 105 - Concurrency Management of the City of Fort Pierce Unified Land Development Code (ULDC)* associated with a site plan application for the Resurrection Life project. The property is located at the northeast corner of Jenkins Road and Graham Road in the City of Fort Pierce, Florida.

Figure 1: Project Location

Parcel Control Number associated with this project is 2418-322-0001-000-5. Exhibit 1 includes information from the Saint Lucie County Property Appraiser's office for the parcel included in the proposed site plan. Figure 1 shows an aerial location of the site in relation to the transportation network. The Resurrection Life project is proposing 62,000 SF of Church uses and a 240-student K-12 private school to be developed in three (3) phases. Exhibit 2 includes a preliminary development plan. Project build-out is expected in the year 2028.

3. TRIP GENERATION

Project traffic potentially generated by the proposed project was calculated using the Institute of Transportation Engineers (ITE) publication *Trip Generation Manual, 11th Edition*. When fitted curve equations were not available, weighted average rates were used. Similarly, when data plots had at least 20 data points and a fitted curve equation with an R^2 of at least 0.75, fitted curve equations were used. Exhibit 3 includes an excerpt from the ITE Trip Generation manual for the trip generation rates used in this analysis.

Table 1 shows the rates used in order to determine the trip generation for Daily, AM, and PM peak hour conditions. As part of a conservative analysis and for simplification purposes, no traffic credit was taken for vested uses on the subject site.

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Private School (K-12)	532	2.48	63%	37%	0.79	43%	57%	0.17
Church	560	7.60	62%	38%	0.32	44%	56%	0.49

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 972, 206 (130 In/76 Out) and 65 (28 In/37 Out) trips respectively. Therefore, according to Table A from the City of Fort Pierce TPS and given the trip generation characteristics from Table 2, a 2-mile Radius of Impact for Transportation Concurrency Management System needs to be considered for traffic impact analysis.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Private School (K-12)	240 Students	595	120	70	190	18	23	41
Church	62,000 SF	471	12	8	20	13	17	30
	∑	**1,066**	**132**	**78**	**210**	**31**	**40**	**71**
Internal Capture		**8.82%**	**1.90%**			**8.45%**		
Private School (K-12)		47	1	1	2	2	1	3
Church		47	1	1	2	1	2	3
	∑	**(94)**	**(2)**	**(2)**	**(4)**	**(3)**	**(3)**	**(6)**
Net Proposed Traffic		***972***	***130***	***76***	***206***	***28***	***37***	***65***

4. TRIP DISTRIBUTION AND ASSIGNMENT

Trip distribution and assignment incorporates the characteristics of the proposed development as well as the surrounding network configuration. Table 3 shows the project trip distribution for all roadway links within the Radius of Impact for Transportation Concurrency Management System while Figure 2 provides a graphic representation.

Table 3: Project Impact

Roadway	From	To	LOS Capacity	Traffic Assignment	Project Traffic	Project Impact
Kings Hwy	Okeechobee Rd	Crossroads	880	15%	20	2.30%
Kings Hwy	Crossroads Pkwy	Graham Rd	700	15%	20	2.90%
Kings Hwy	Graham Rd	Picos Rd	700	10%	13	1.90%
Kings Hwy	Picos Rd	Orange Ave	880	10%	13	1.50%
Jenkins Rd	Edwards Rd	Okeechobee Rd	880	10%	13	1.50%
Jenkins Rd	Okeechobee Rd	Graham Rd	920	45%	59	6.40%
Jenkins Rd	Graham Rd	Peterson Rd	630	30%	39	6.20%
Jenkins Rd	Peterson Rd	Orange Ave	920	30%	39	4.20%
Edwards Rd	Jenkins Rd	McNeil Rd	630	10%	13	2.10%
Okeechobee Rd	Kings Hwy	Crossroads Pkwy	4240	5%	7	0.20%
Okeechobee Rd	Crossroads Pkwy	I-95	4240	5%	7	0.20%
Okeechobee Rd	I-95	Jenkins Rd	4240	10%	13	0.30%
Okeechobee Rd	Jenkins Rd	McNeil Rd	4040	25%	33	0.80%
Okeechobee Rd	McNeil Rd	Virginia Ave	3170	20%	26	0.80%
Graham Rd	Kings Hwy	Jenkins Rd	630	25%	33	5.20%
Orange Ave	Kings Hwy	I-95	2100	10%	13	0.60%
Orange Ave	I-95	Jenkins Rd	2100	10%	13	0.60%
Orange Ave	Jenkins Rd	Hartman Rd	2100	20%	26	1.20%

As can be seen in Table 3, the project impact on the first connection to the Major Road Network will consume more than one percent (1%) of the peak-hour peak-direction capacity while with the exception of Graham Road, the remaining Major Roadway Segments will consume less than five percent (5%).

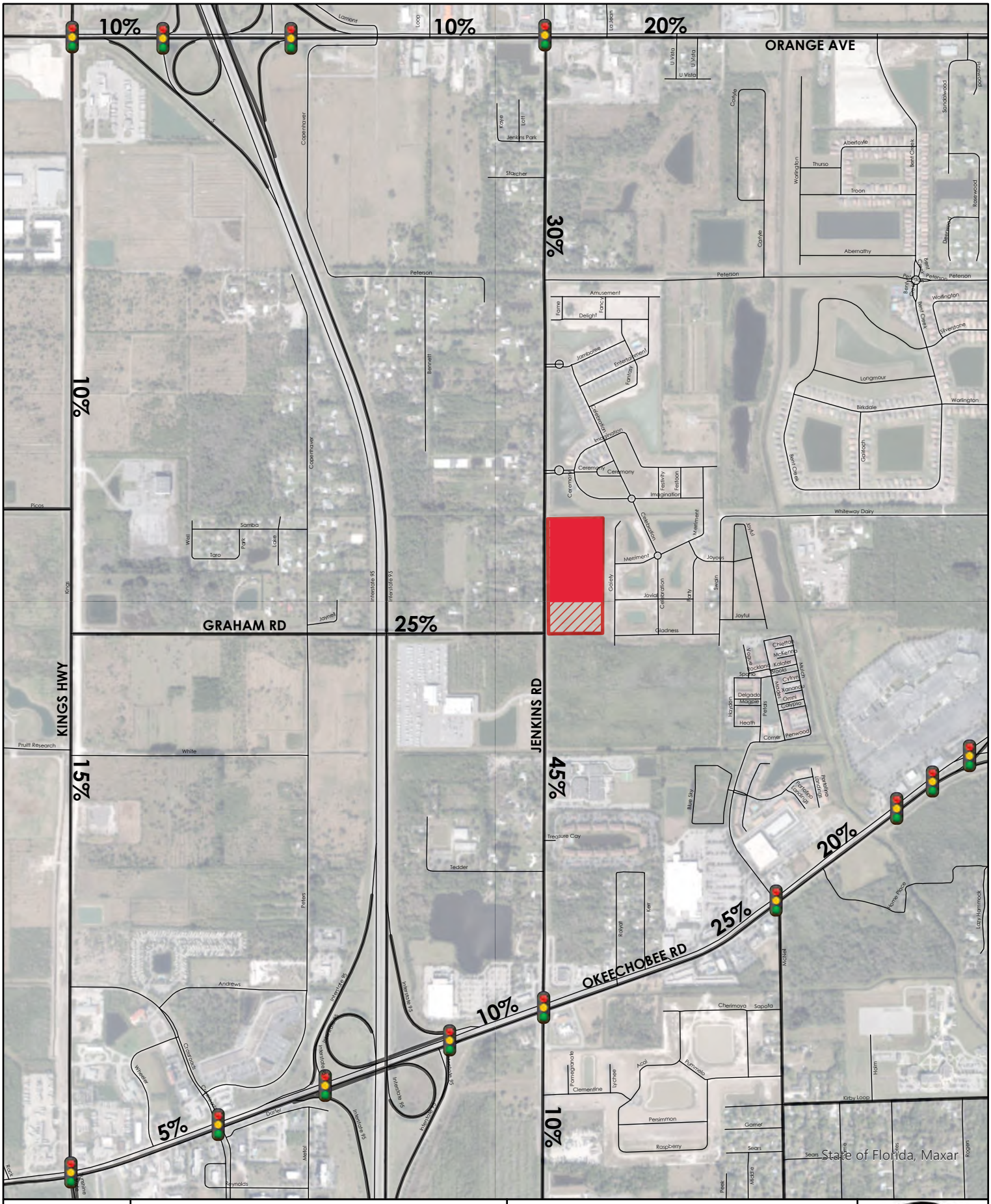


Figure 2:
Traffic Assignment
Resurrection Life Church

5. EXISTING CONDITIONS

Jenkins Road and Graham Road are the major roadways serving as primary access to the project.

6. BACKGROUND TRAFFIC

The University of Florida's Bureau of Economic and Business Research (BEBR) from the College of Liberal Arts and Sciences calculates population projections for Florida and Its Counties. Table 4 includes the St. Lucie County BEBR growth rates for Year 2025 based on data included in the BEBR Bulletin 193 from October 2022. Exhibit 4 includes the applicable excerpts from the BEBR bulletin.

Table 4: 2025 UF-BEBR Growth Rate

County	BEBR Population Estimate April 1, 2021	BEBR Population Projections (April 1)		2025
		Range	2025	
St. Lucie	340,060	Low	348,200	0.48%
		Medium	370,400	1.78%
		High	392,600	3.10%

In order to provide a conservative analysis, the BEBR medium growth rate (1.78%) was used in this analysis to determine background traffic on the transportation network five years from the project's opening date.

7. LEVEL OF SERVICE - LINKS

Exhibit 5 includes excerpts from the St. Lucie Transportation Planning Organization 2021 Traffic Counts and Level of Service Report used in this analysis. Table 5 includes Level of Service analysis on all links within the Radius of Impact in the year 2028. As shown in Table 5, all links meet the adopted service volume at project build-out.

Table 5: Peak Hour Link Analysis

Road	From	To	Ln	2017/2020/2021 Traffic		2028 Background Traffic[1]		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS?
				AM	PM	AM	PM		AM	PM	AM	PM		
Kings Hwy	Okeechobee Rd to Crossroads		2	363	371	418	427	15%	20	6	438	433	880	YES
Kings Hwy	Crossroads Pkwy to Graham Rd		2	363	371	418	427	15%	20	6	438	433	700	YES
Kings Hwy	Graham Rd to Picos Rd		2	337	324	388	373	10%	13	4	401	377	700	YES
Kings Hwy	Picos Rd to Orange Ave		2	337	324	388	373	10%	13	4	401	377	880	YES
Jenkins Rd	Edwards Rd to Okeechobee Rd		2	541	593	612	671	10%	13	4	625	675	880	YES
Jenkins Rd	Okeechobee Rd to Graham Rd		2	517	523	585	592	45%	59	17	644	609	920	YES
Jenkins Rd	Graham Rd to Peterson Rd		2	517	523	585	592	30%	39	11	624	603	630	YES
Jenkins Rd	Peterson Rd to Orange Ave		2	517	523	585	592	30%	39	11	624	603	920	YES
Edwards Rd	Jenkins Rd to McNeil Rd		2	529	533	599	603	10%	13	4	612	607	630	YES
Okeechobee Rd	Kings Hwy to Crossroads Pkwy		8	1,028	1,085	1,184	1,249	5%	7	2	1,191	1,251	4,240	YES
Okeechobee Rd	Crossroads Pkwy to I-95		8	1,213	1,240	1,397	1,428	5%	7	2	1,404	1,430	4,240	YES
Okeechobee Rd	I-95 to Jenkins Rd		8	1,981	1,713	2,281	1,973	10%	13	4	2,294	1,977	4,240	YES
Okeechobee Rd	Jenkins Rd to McNeil Rd		8	1,981	1,713	2,281	1,973	25%	33	9	2,314	1,982	4,040	YES
Okeechobee Rd	McNeil Rd to Virginia Ave		6	1,468	1,531	1,691	1,763	20%	26	7	1,717	1,770	3,170	YES
Graham Rd	Kings Hwy to Jenkins Rd		2	262	250	318	304	25%	33	9	351	313	630	YES
Orange Ave	Kings Hwy to I-95		4	856	863	986	994	10%	13	4	999	998	2,100	YES
Orange Ave	I-95 to Jenkins Rd		4	797	750	918	864	10%	13	4	931	868	2,100	YES
Orange Ave	Jenkins Rd to Hartman Rd		4	705	655	812	754	20%	26	7	838	761	2,100	YES

AM IN = 130. PM OUT = 37. ROI = 2.0 Miles.

[1] Calculated GR = 1.78%. See Table 4.

8. LEVEL OF SERVICE - INTERSECTIONS

Traffic counts should be performed on typical midweek days (Tuesday, Wednesday, or Thursday). All counts collected followed the Florida Department of Transportation's Manual on Uniform Traffic Studies (MUTS) and other applicable standards. Traffic volumes were adjusted by applying the seasonal factor as established in the FDOT Project Forecasting Handbook. Exhibit 6 includes a summary of all traffic data collection efforts as well as Peak Seasonal Factors from F-DOT.

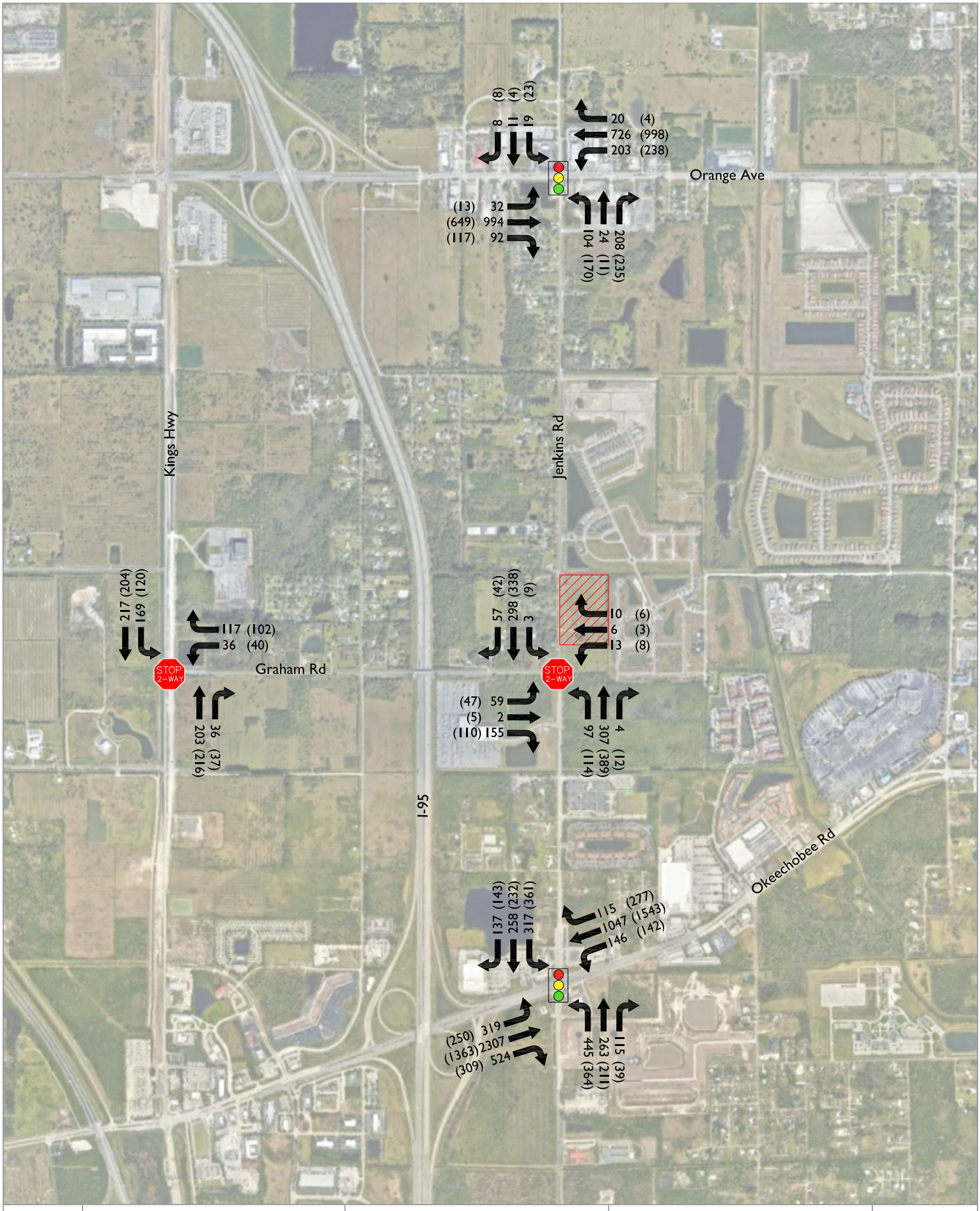
Intersection turning movement counts were collected on Tuesday February 14, 2023 from 7AM to 9AM, and from 4PM to 6PM at all intersections significantly impacted within the Radius of Impact for Transportation Concurrency Management System:

a. Jenkins Rd and Graham Rd;
b. Jenkins Rd and Okeechobee Rd;
c. Graham Rd and Kings Hwy; and
d. Jenkins Rd and Orange Ave.

Figure 3 summarizes 2028 AM and PM peak hour traffic calculated using the field data collection counts, F-DOT Peak Season Factors, background traffic and project traffic. According to the City of Fort Pierce TPS:

1. *For any individual turning movement or through movement within any signalized intersection included in the analysis: no individual movement or lane group can be reported to have a volume-to-capacity (v/c) ratio greater than 1.20 or a total delay estimate greater than 1.20 times signal cycle length.*
2. *For any individual signalized intersection approach for any intersection included in the analysis, no approach can be reported to have a volume-to-capacity (v/c) ratio greater than 1.0 or a total delay estimate greater than the signal cycle length.*
3. *For any individual signalized intersection included in the analysis, the overall signalized intersection v/c cannot exceed 1.20, NOR can the total intersection delay estimate be greater than the signal cycle length. Also, only one of the mainline approaches can operate below LOS "D" (regardless of delay).*

Table 6 and Table 7 include HCM AM and PM operational analysis at the anticipated project build-out. As shown in Table 6 and Table 7, all movements where the project is adding traffic in the year 2028 will meet the City of Fort Pierce TPS.



LEGEND

AM Peak Hour	=	XX
PM Peak Hour	=	(XY)
Daily	=	YY

RESURRECTION LIFE CHURCH
NEC Jenkins Rd & Graham Rd
City of Fort Pierce

FIGURE 3: BUILD OUT TRAFFIC

Table 6: HCM Operational Analyses – AM Summary

	MOEs	Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
Project Driveway S.	Volume	-	-	-	42	-	8	-	281	58	13	314	-
	95% Queue Length, Q_{95} (veh)	-			0.4			-			0.0		
	HCM Lane V/C Ratio	-			0.12			-			0.011		
	Level of Service (LOS)	-			B			-			A		
Project Driveway N.	Volume	-	-	-	11	-	15	-	248	33	26	316	-
	95% Queue Length, Q_{95} (veh)	-			0.2			-			0.1		
	HCM Lane V/C Ratio	-			0.049			-			0.022		
	Level of Service (LOS)	-			B			-			A		
Jenkins & Graham	Volume	59	2	155	13	6	10	97	307	4	3	298	57
	95% Queue Length, Q_{95} (veh)	2.8			0.4			0.3			0.0		
	HCM Lane V/C Ratio	0.508			0.124			0.086			0.003		
	Level of Service (LOS)	C			C			A			A		
Kings & Graham	Volume	-	-	-	36	-	117	-	203	36	169	217	-
	95% Queue Length, Q_{95} (veh)	-			1.0			-			0.5		
	HCM Lane V/C Ratio	-			0.255			-			0.136		
	Level of Service (LOS)	-			B			-			A		
Jenkins & Okeechobee	Volume	319	2,307	524	146	1,047	115	445	263	115	317	258	137
	95% Queue Length, Q_{95} (veh)	4.0	20.1	0.0	5.4	8.4	3.5	10.4	11.7	12.0	7.6	7.1	8.4
	V/C Ratio	0.49	0.79	-	0.80	0.37	0.16	0.73	0.84	0.87	0.63	0.66	0.78
	Level of Service (LOS)	B	C	-	D	C	B	D	E	F	D	D	E
	Approach Delay/LOS	26.9 (C)			23.3 (C)			59.9 (E)			50.8 (D)		
	Intersection Delay/LOS	34.1 (C)											
Jenkins & Orange	Volume	32	994	92	203	726	20	104	24	208	19	11	8
	95% Queue Length, Q_{95} (veh)	0.9	12.5	1.6	9.8	5.7	0.3	3.3	0.4	5.7	0.6	0.2	0.2
	V/C Ratio	0.52	0.94	0.20	0.98	0.54	0.03	0.78	0.08	0.82	0.47	0.06	0.04
	Level of Service (LOS)	C	C	B	E	B	B	D	C	C	D	C	C
	Approach Delay/LOS	33.3 (C)			28.3 (C)			34.1 (C)			29.0 (C)		
	Intersection Delay/LOS	31.4 (C)											

Table 7: HCM Operational Analyses – PM Summary

	MOEs	Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
Project Driveway S.	Volume	-	-	-	20	-	4	-	383	12	3	360	-
	95% Queue Length, Q_{95} (veh)	-			0.2			-			0.0		
	HCM Lane V/C Ratio	-			0.066			-			0.003		
	Level of Service (LOS)	-			C			-			A		
Project Driveway N.	Volume	-	-	-	6	-	7	-	376	7	6	357	-
	95% Queue Length, Q_{95} (veh)	-			0.1			-			0.0		
	HCM Lane V/C Ratio	-			0.029			-			0.005		
	Level of Service (LOS)	-			B			-			A		
Jenkins & Graham	Volume	47	5	110	8	3	6	114	389	12	9	338	42
	95% Queue Length, Q_{95} (veh)	2.5			0.3			0.3			0.0		
	HCM Lane V/C Ratio	0.482			0.089			0.104			0.008		
	Level of Service (LOS)	C			C			A			A		
Kings & Graham	Volume	-	-	-	40	-	102	-	216	37	120	204	-
	95% Queue Length, Q_{95} (veh)	-			0.9			-			0.3		
	HCM Lane V/C Ratio	-			0.23			-			0.098		
	Level of Service (LOS)	-			B			-			A		
Jenkins & Okeechobee	Volume	250	1,363	309	142	1,543	277	364	211	39	361	232	143
	95% Queue Length, Q_{95} (veh)	3.1	10.4	0.0	3.6	11.9	8.8	8.6	7.3	7.6	8.4	6.3	8.8
	V/C Ratio	0.57	0.46	-	0.51	0.52	0.38	0.61	0.64	0.66	0.61	0.58	0.80
	Level of Service (LOS)	B	C	-	B	C	C	D	E	E	D	D	E
	Approach Delay/LOS	20.3 (C)			21.1 (C)			49.0 (D)			49.6 (D)		
	Intersection Delay/LOS	28.6 (C)											
Jenkins & Orange	Volume	13	649	117	238	998	4	170	11	235	23	4	8
	95% Queue Length, Q_{95} (veh)	0.5	6.7	2.2	14.7	8.9	0.0	8.4	0.2	7.0	0.7	0.1	0.2
	V/C Ratio	0.45	0.66	0.27	1.15	0.74	0.01	0.95	0.03	0.84	0.49	0.02	0.05
	Level of Service (LOS)	D	C	B	F	B	B	E	B	D	C	C	C
	Approach Delay/LOS	20.6 (C)			40.0 (D)			52.9 (D)			30.6 (C)		
	Intersection Delay/LOS	35.9 (D)											

9. DRIVEWAY ANALYSIS

The Resurrection Life development is proposing two (2) F-DOT Category B full driveways separated ±300 feet on Jenkins Road where the southernmost driveway is proposed to be located ±500 feet north of Graham Road.

According to National Cooperative Highway Research Program (NCHRP) Report 457, a left-turn lane is recommended on the unstopped approach of any intersection when the combination of intersection volumes intersect above or to the right of the appropriate trend line shown in Figure 2-5 of the NCHRP Report. On the other hand, the November 2019 FDOT Access Management Guidebook includes recommended guidelines for exclusive right-turn lanes to unsignalized driveways based on NCHRP Report 420, Impacts of Access Management Techniques. Exhibit 8 includes turn lane analyses at the proposed project driveways.

Figure 4 provides Daily, AM and PM peak hour, and Sunday driveway volumes for the Resurrection Life Church Property project. Based on the information presented in this figure, NCHRP Reports 457 and 420, turn lanes are not warranted at the project driveway during AM or PM weekday peak hour conditions. However, in order to accommodate Sunday demand, northbound right turn lanes and southbound left turn lanes are recommended at both driveways.

Daily Traffic	AM Peak Hour		PM Peak Hour		Sunday	
	In	Out	In	Out	In	Out
972	130	76	28	37	315	327

LEGEND

AM Peak Hour	=	XX
PM Peak Hour	=	(XY)
Sunday	=	[YY]

RESURRECTION LIFE CHURCH
NEC Jenkins Rd & Graham Rd
City of Fort Pierce

FIGURE 4: DRIVEWAY VOLUMES

10. CONCLUSIONS AND RECOMMENDATIONS

The Resurrection Life Church project is located at the northeast corner of Jenkins Road and Graham Road in the City of Fort Pierce, Florida. The project is proposing 62,000 SF of Church uses and a 240-student K-12 private school to be developed in three (3) phases.

The proposed project will likely generate 972 net daily trips where 206 (130 In/76 Out) trips will occur during the AM peak hour and 65 (28 In/37 Out) during the PM peak hour. Project build-out is expected in the year 2028.

In order to accommodate Sunday demand, northbound right turn lanes and southbound left turn lanes are recommended at both driveways along Jenkins Road.

The proposed Resurrection Life Church Property project has been evaluated following the City of Fort Pierce *Traffic Performance Standards* (TPS) as defined in *Chapter 105 - Concurrency Management of the City of Fort Pierce Unified Land Development Code (ULDC)*.

Furthermore, at the time this traffic analysis was prepared, the *St Lucie TPO Transportation Improvement Program (TIP) - FY 2022/23 - FY 2026/2027* shows four (4) improvements/studies within the study area: 1. A PD&E/EMO Study on Jenkins Rd from Midway Rd to Orange Ave; 2. Add lanes and reconstruct on Kings Highway; 3. Skid hazard overlay at the I-95 and Orange Ave interchange; and 4. ATMS along Orange Ave. Exhibit 9 includes excerpts from the TIP for the programed improvements within the Radius of Impact for the Resurrection Life Church project.

This analysis shows the proposed development will be in compliance with Level of Service standards of the governmental entities with jurisdiction over the analyzed roadways in the immediate project vicinity.

Exhibit 1: Property Appraiser

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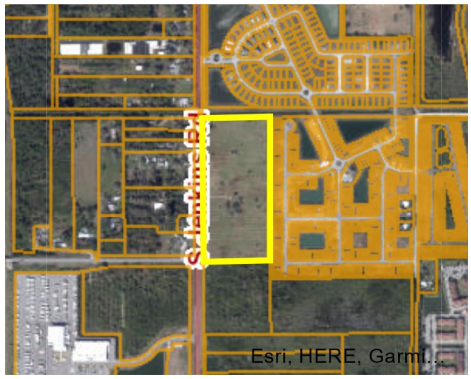
Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, August 18, 2022

Parcel Report



Parcel

PARCELNO:	2418-322-0001-000-5
Property ID:	27284
Owner1:	Resurrection Life Family Worship Center Inc
SiteAddress:	1910 S JENKINS RD

Owner

Owner1:	Resurrection Life Family Worship Center Inc
Owner2:	
Owner3:	
MailingAddress:	PO Box 1224 Fort Pierce, FL 34954-1224

Overview

PrimaryLandUse:	0000 - Vac Res
DistrictGroup:	0022 - Fort Pierce
Subdivision:	Metes and Bounds
Just/Market Value:	$563,500
FinishedArea:	
Acres:	17.43
TotalArea:	759,251

Legal Description

LegalDescription: 18 35 40 W 1/2 OF NW 1/4 OF SW 1/4- LESS W 40 FT FOR RD R/W AND LESS N 44.5 FT FOR NSLWMD CANAL NO 36 R/W- (17.43 AC) (OR 3444-922: 3458-167)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$815,600	$0	$815,600	$0	$400,210	$400,210	$0	$415,390	$0
2021	$563,500	$0	$563,500	$0	$363,828	$363,828	$0	$199,672	$0
2020	$350,900	$0	$350,900	$0	$330,753	$330,753	$0	$20,147	$0
2019	$350,900	$0	$350,900	$0	$300,685	$300,685	$0	$50,215	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	17.43	374.75

Exemptions

Description	Tax Year	Grant Year	Amount
Church	2022	2013	$400,210

Improvements

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

Land Lines

Line Number	Units	Unit Type
1	17.43	Acre

Permits

Permit Number	Issue Date	Description
BP13-1908	06/28/2013	Demolition
BP13-1909	06/26/2013	Demolition
BP09-1253	08/05/2009	Demolition
C99-020505	03/08/1999	Carport

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
10/18/2012	$100	0111	QC	Banks Trevor R	3444-922	Clerk of Courts
10/18/2012	$0	0111	QC	Banks Trevor R	3458-167	Clerk of Courts
12/04/2011	$250,000	0112	SP	Integrity Bank	3360-1913	Clerk of Courts
08/28/2008	$100	XX01	CT	TLH-Chess LLC	3016-2346	Clerk of Courts
07/28/2005	$2,391,900	XX04	WD	Chesser Kathryn C	2322-1910	Clerk of Courts
07/28/2005	$100	XX04	PR	TLH-Chess LLC	2322-1912	Clerk of Courts
12/19/2004	$0	XX01	MS	Chesser Kathryn C	2122-2413	Clerk of Courts
02/11/1996	$100	XX01	QC	Chesser Mitchell J	1000-1744	Clerk of Courts
02/28/1978	$35,000	XX01	CV		286-682	Clerk of Courts

Photos

Exhibit 2: Preliminary Development Plan

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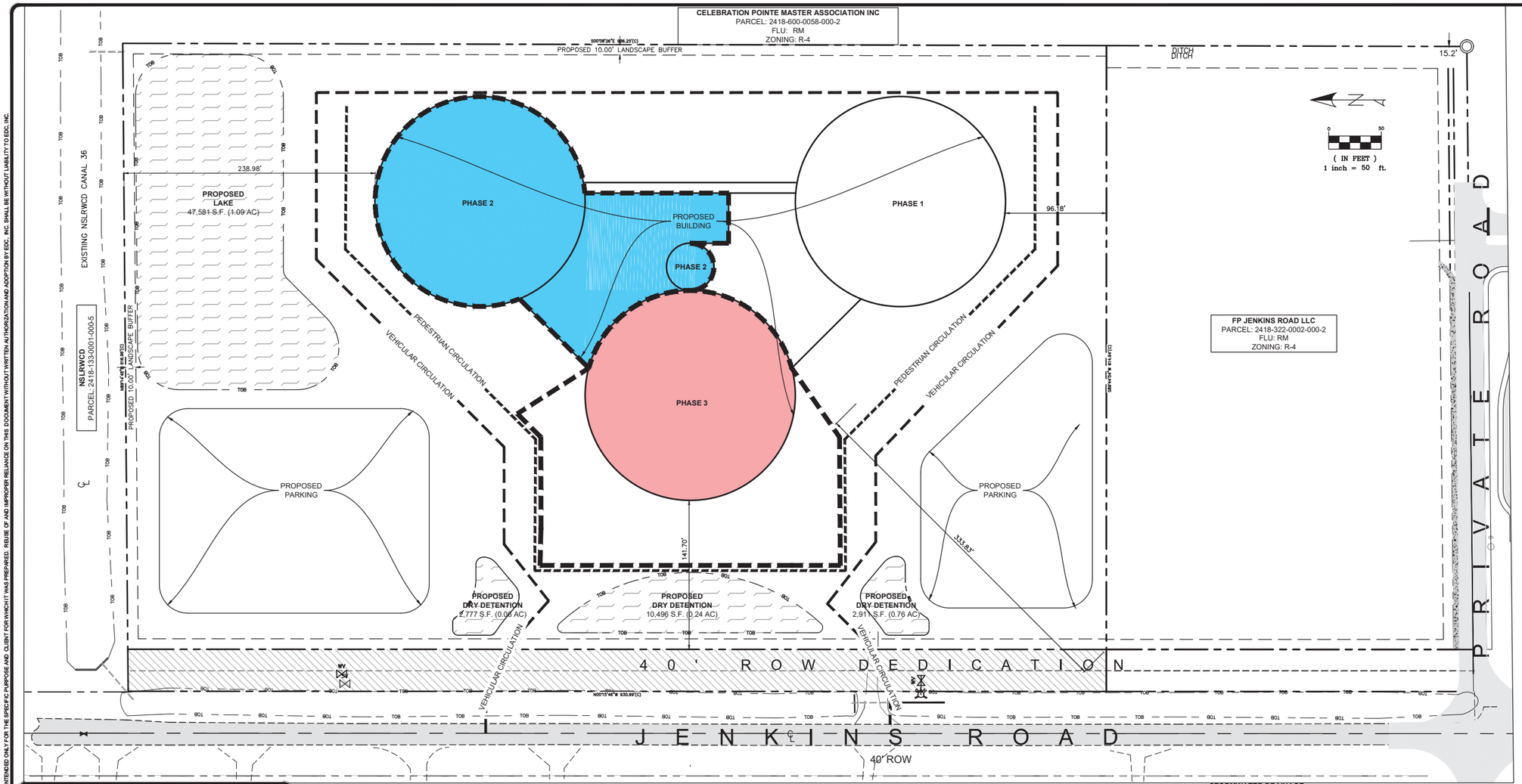

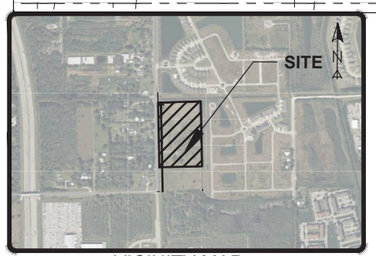

VICINITY MAP

SCALE: 1:1,000

ZONING CODE FOR: (R-4) MEDIUM DENSITY RESIDENTIAL ZONE						
	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT
	FRONT	REAR	SIDE	CORNER		
R-4	25	15	10	15	50% MAX.	45' MAX.
PROPOSED	141	50.11	96	333	27.04%	X'

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
SOLID WASTE: WASTE PRO

SITE DATA

LEGAL DESCRIPTION

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY AND LESS THE NORTH 44.5 FEET FOR THE N.S.L.R.D.D. CANAL NO. 36 RIGHT OF WAY AND EXCEPT ROAD AND CANAL RIGHTS OF WAY.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3458, PAGE 167 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER (1/4) CORNER OF SAID SECTION 18; THENCE SOUTH 00°15'46" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18, A DISTANCE OF 1324.89 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 40.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (80' WIDE PUBLIC RIGHT-OF-WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 94631-2604, SAID POINT BEING THE POINT OF BEGINNING.

THENCE CONTINUE NORTH 89°08'14" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 614.25 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SAID SECTION 18; THENCE NORTH 00°08'26" WEST, ALONG SAID EAST LINE, A DISTANCE OF 342.92 FEET; THENCE SOUTH 89°44'04" WEST, LEAVING SAID EAST LINE, A DISTANCE OF 614.94 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD; THENCE SOUTH 00°15'46" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 349.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.20 ACRES, MORE OR LESS.

PARCEL ID #: 2418-322-0001-000-5
PROJECT NAME: RESURRECTION LIFE CHURCH
OWNER: RESURRECTION LIFE FAMILY WORSHIP CENTER, INC
PO BOX 1224
FORT PIERCE, FL 34954

FUTURE LAND USE:	RESIDENTIAL MEDIUM (RM)
CURRENT ZONING:	MEDIUM DENSITY RESIDENTIAL (R-4)
PROPOSED ZONING:	PLANNED DEVELOPMENT (PD)

LAND SIZE: **(TOTAL SITE)**		
(COMPLEX SITE) PARCEL 2	575,052 S.F.	(13.20 AC)
(40' ROW DEDICATION)		
(COMPLEX SITE) PARCEL 2	37,247 S.F.	(0.86 AC)
(LESS ROW DEDICATION)		
(COMPLEX SITE) PARCEL 2	537,805 S.F.	(12.35 AC)
BUILDING DATA		
GROSS SQUARE FOOTAGE	124,151 S.F.	(2.85 AC)
PHASE 1		
PROPOSED DOME 1 (HEATLH & WELLNESS)	±31,000 S.F.	(0.71 AC)
KIOSKS, DINING & LOCKER ROOMS	12,820 S.F.	(0.30 AC)
PHASE 2		
PROPOSED DOME 2 (K-12)	±31,000 S.F.	(0.71 AC)
TOWER, LOADING, STORAGE, FITNESS	17,910 S.F.	(0.41 AC)
PHASE 3		
PROPOSED DOME 3 (CHURCH)	±31,000 S.F.	(0.71 AC)
HALLS AND CONNECTIONS	421 S.F.	(0.01 AC)

PARKING DATA

PARKING REQUIRED	
MULTI-USE COMPLEX	464 SPACES
TOTAL REQUIRED PARKING	**464 SPACES**
TOTAL PROPOSED PARKING	**464 SPACES**

SITE AREA DATA	**537,805 S.F.**	**12.35 AC**	**100.00%**
IMPERVIOUS DATA	**331,683 S.F.**	**7.61 AC**	**61.67%**
PROPOSED BUILDINGS	124,151 S.F.	2.85 AC	23.08%
PROPOSED PAVEMENT	179,435 S.F.	4.12 AC	33.36%
PROPOSED CONCRETE	28,097 S.F.	0.65 AC	5.22%
PERVIOUS DATA	**206,122 S.F.**	**4.73 AC**	**38.33%**
OPEN SPACE	126,729 S.F.	2.91 AC	23.56%
PROPOSED DETENTION	63,766 S.F.	1.46 AC	11.86%
OFF-SITE DRY-DETENTION	15,627 S.F.	0.36 AC	2.91%

VERTICAL DATUM NOTE:

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

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

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

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	NO	EDC-SEE EA DATED OCT. 27TH, 2022		
RARE HABITAT	NO			
THREATENED SPECIES	NO			
ENDANGERED SPECIES	NO			
SPECIES OF SPECIAL CONCERN	NO			
INVASIVE/EXOTIC VEGETATION	NO			

STORMWATER DRAINAGE:

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

SOLID WASTE:

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

HAZARDOUS WASTE:

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

LANDSCAPE:

SEE PAGE 2

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

811 It's fast. It's free. It's the law.
Know what's **below.** **Call** before you dig.
www.callsunshine.com

LEGEND

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

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

J.E. DESIGNED BY
J.E. DRAWN BY
22-439.spf.dwg FILENAME
PDP LAYOUT
AS SHOWN SCALE
10APRIL2023 DATE

REVISION COMMENTS
XX/XX/XXXX X DATE

RESURRECTION LIFE CHURCH

PRELIMINARY DEVELOPMENT PLAN

FORT PIERCE FLORIDA

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

22-439

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

Z:\EDC-2022\22-439 - Trevor Banks - Resurrection Life\ENGINEERING\AutoCAD\DWG\22-439 SP4.dwg, PDP, 4/10/2023 3:26:46 PM, James, EDC, Inc., EDC, Inc.

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Exhibit 3: ITE Trip Generation Rates

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Land Use: 532
Private School (K-12)

Description

A private school (K-12) serves students attending kindergarten through the 12th grade. The school may also offer pre-kindergarten classes and extended care and day care. Students may travel a long distance from their residence to the private school. Elementary school (Land Use 520), middle school/junior high school (Land Use 522), high school (Land Use 525), private school (K-8) (Land Use 530), private high school (Land Use 534), charter elementary school (Land Use 536), and charter school (K-12) (Land Use 538) are related uses.

Additional Data

Some of the schools included in this land use provided bus service. One study reported that carpooling was used instead of bus service.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Delaware, Florida, Maryland, Montana, Oregon, Texas, and Washington.

Source Numbers

283, 355, 370, 536, 571, 613, 906

Private School (K-12)
(532)

Vehicle Trip Ends vs: Students
On a: Weekday

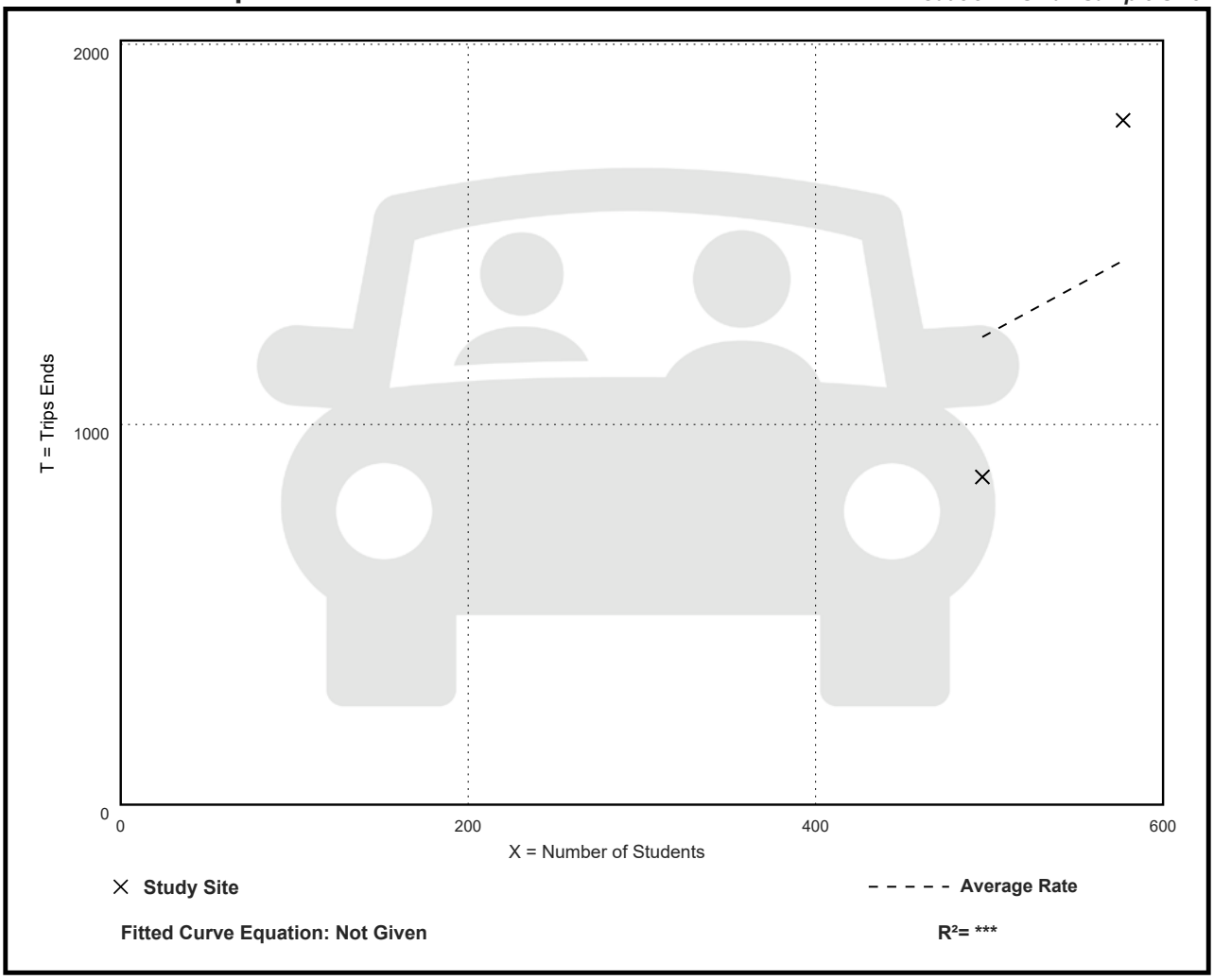
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Students: 537
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
2.48	1.74 - 3.12	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

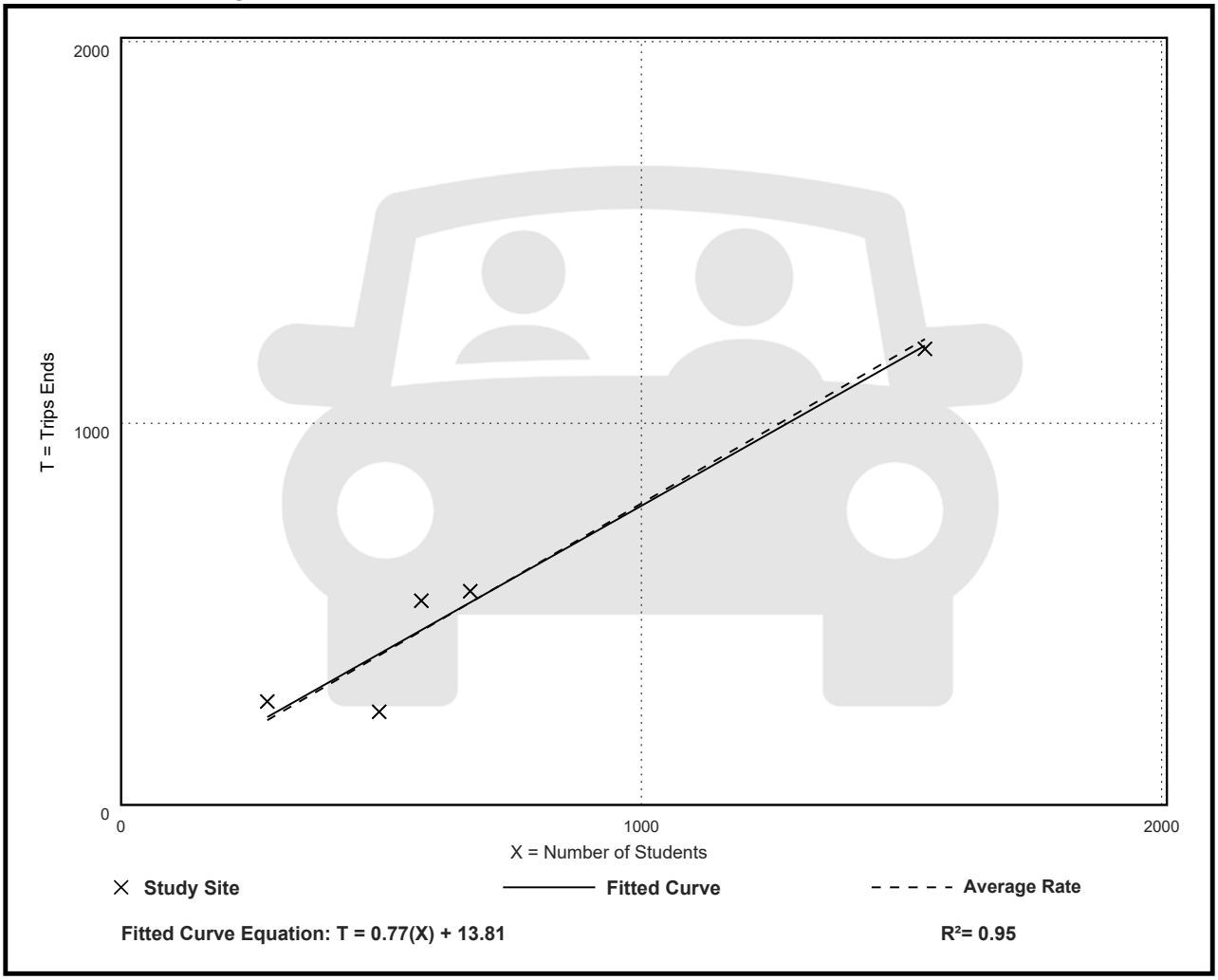
Private School (K-12)
(532)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Students: 714
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.49 - 0.96	0.15

Data Plot and Equation



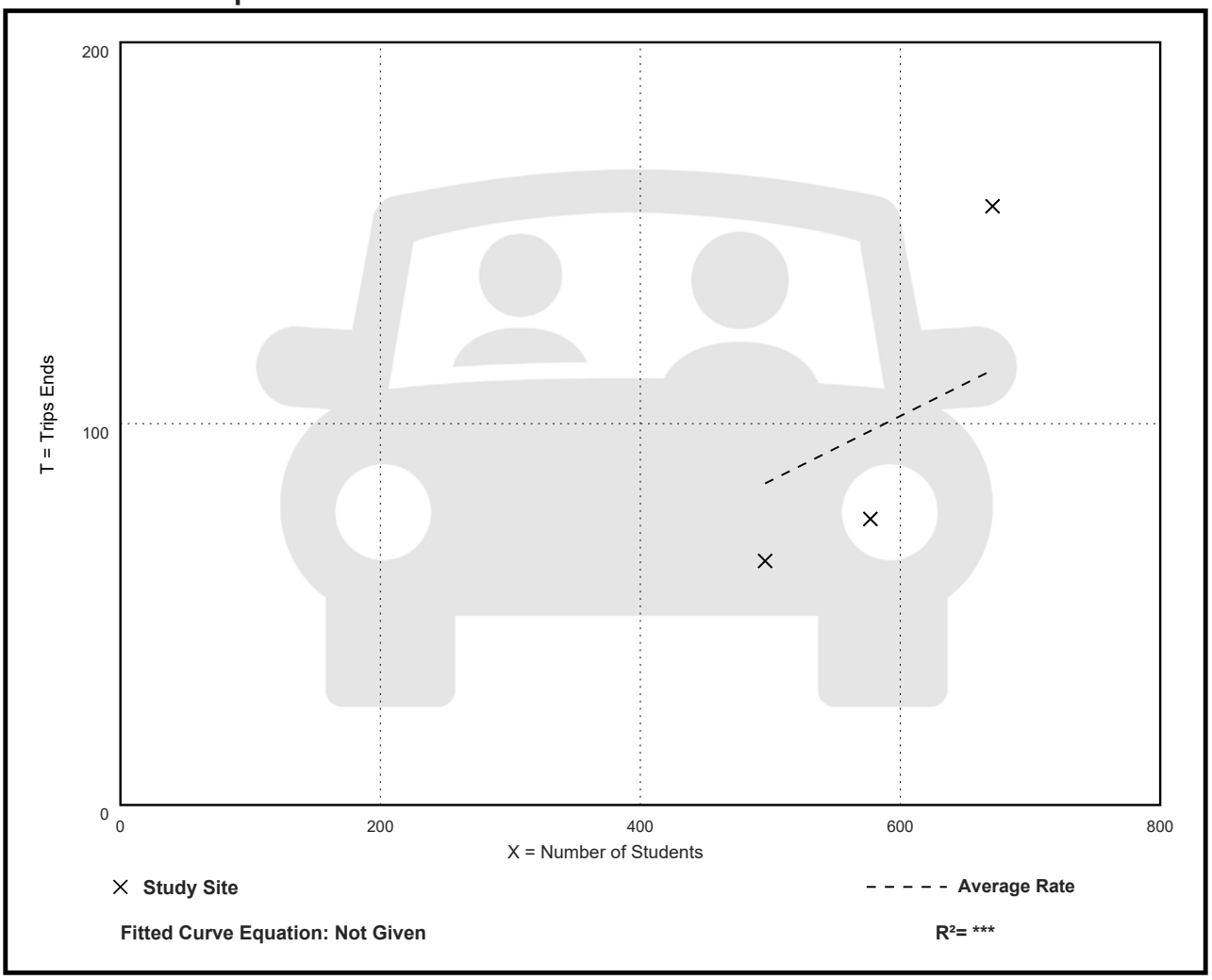
Private School (K-12)
(532)

Vehicle Trip Ends vs: Students
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Students: 581
Directional Distribution: 43% entering, 57% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.17	0.13 - 0.23	0.06

Data Plot and Equation



Land Use: 560
Church

Description

A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary. It may also house meeting rooms, classrooms, and, occasionally, dining, catering, or event facilities. Synagogue (Land Use 561) and mosque (Land Use 562) are related uses.

Additional Data

Worship services are typically held on Sundays. Some of the surveyed churches offered day care or extended care programs during the week.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Colorado, Florida, New Hampshire, New Jersey, New York, Oregon, Pennsylvania, Texas, and Virginia.

Source Numbers

169, 170, 423, 428, 436, 554, 571, 583, 629, 631, 704, 903, 904, 957, 971, 981, 1080

Church
(560)

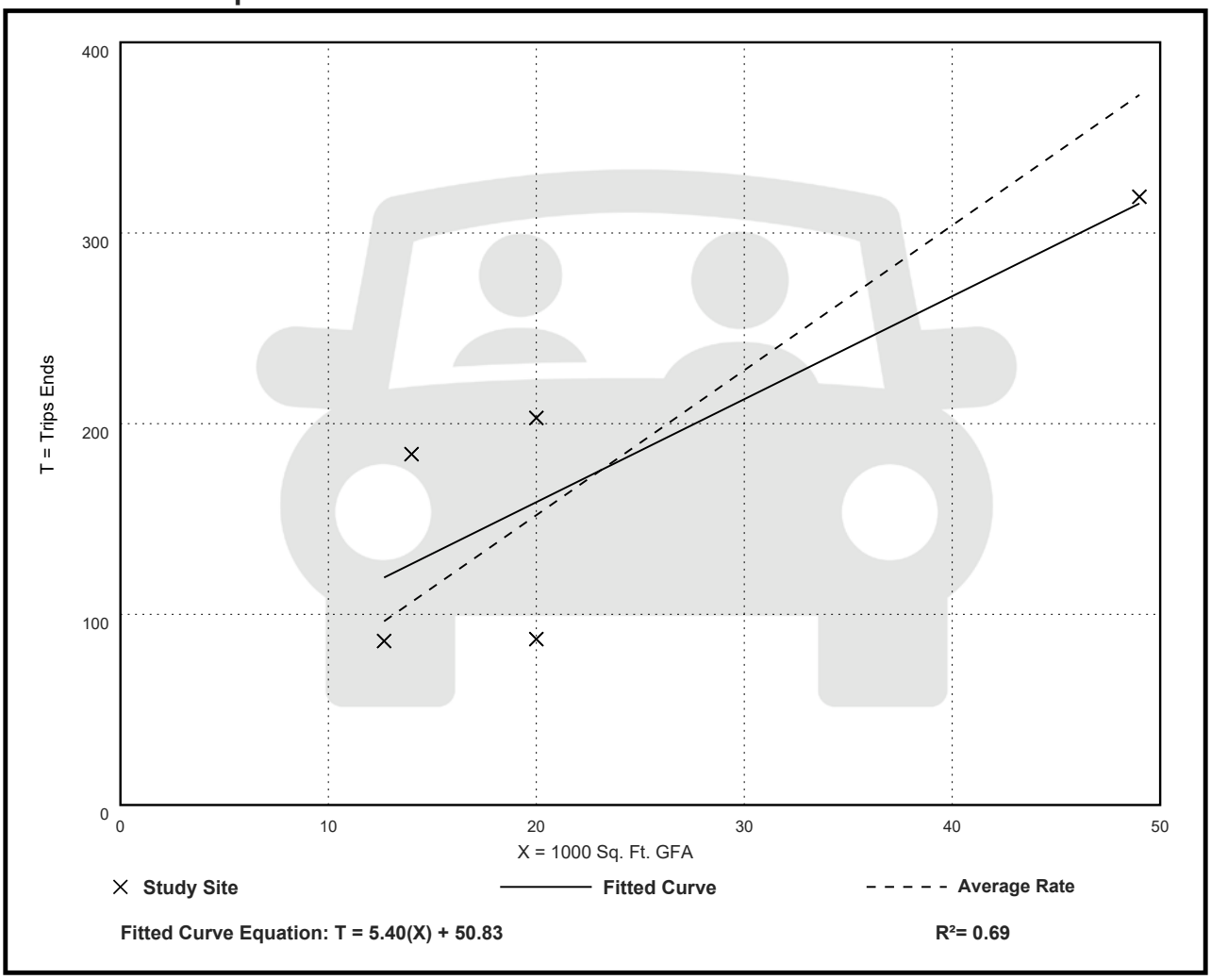
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 23
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
7.60	4.35 - 13.14	3.01

Data Plot and Equation



Fitted Curve Equation: T = 5.40(X) + 50.83

R^2= 0.69

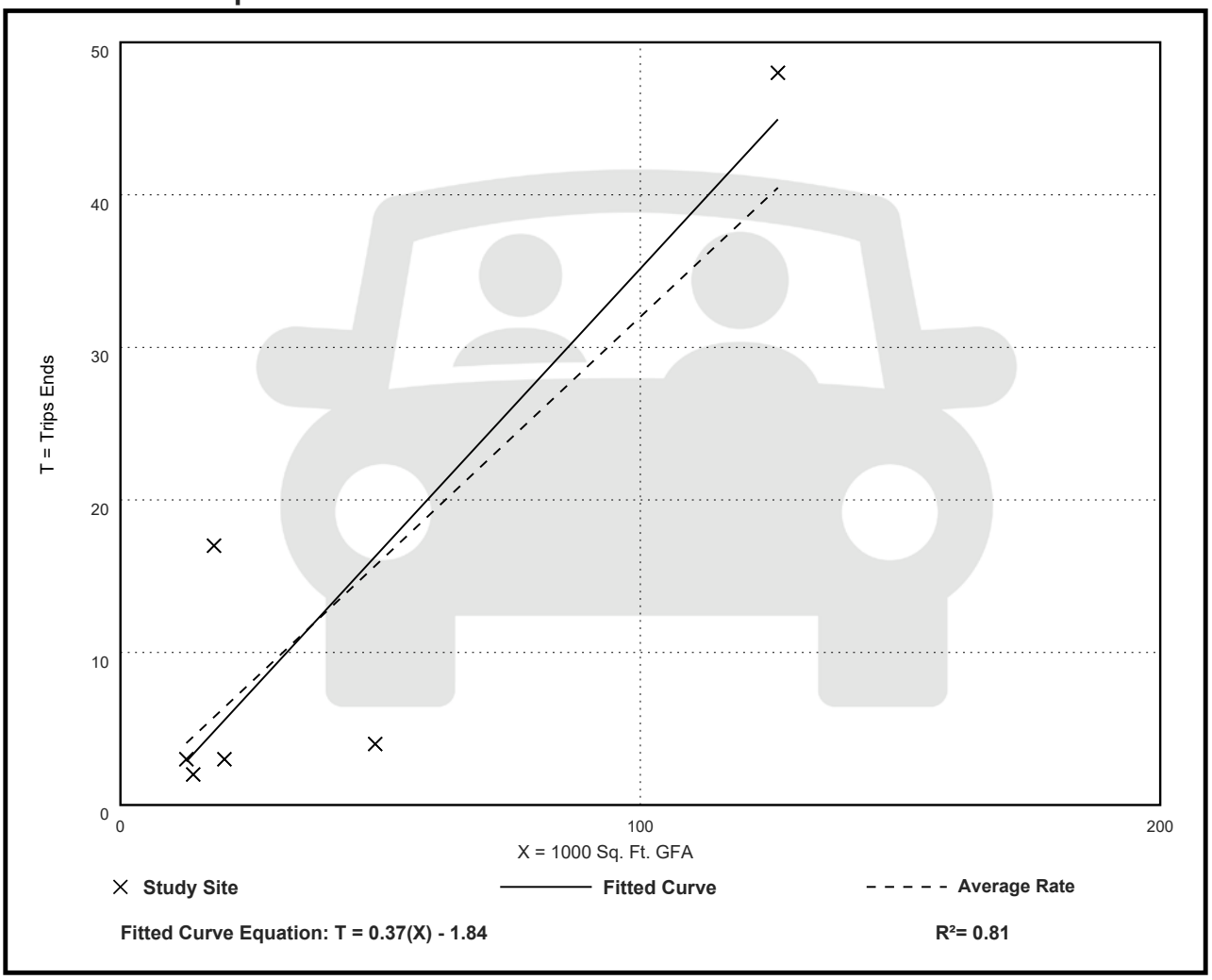
Church
(560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 40
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.32	0.08 - 0.94	0.24

Data Plot and Equation



Fitted Curve Equation: T = 0.37(X) - 1.84

R^2= 0.81

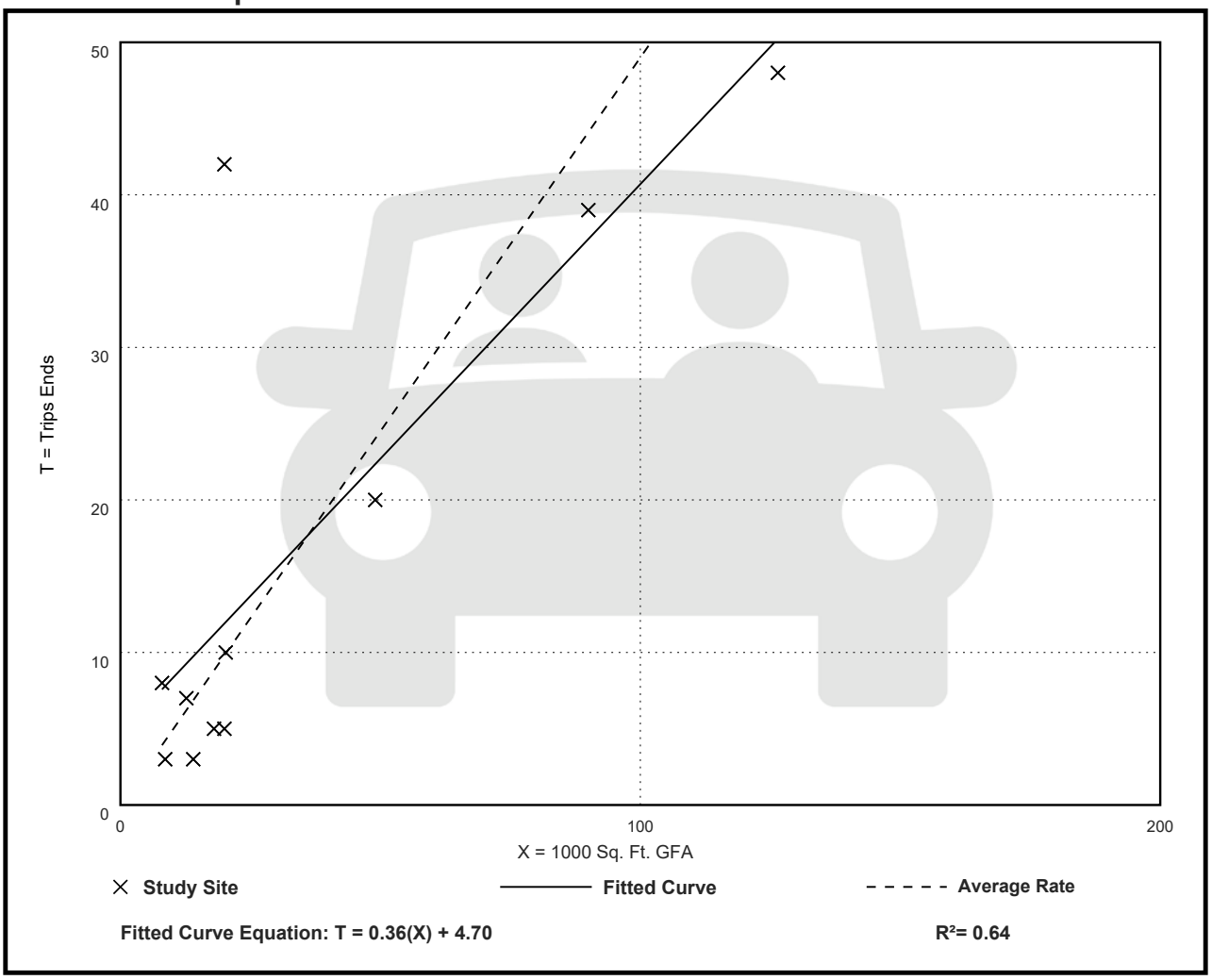
Church
(560)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. 1000 Sq. Ft. GFA: 35
Directional Distribution: 44% entering, 56% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.49	0.21 - 2.10	0.41

Data Plot and Equation



Fitted Curve Equation: T = 0.36(X) + 4.70

R^2= 0.64

Church
(560)

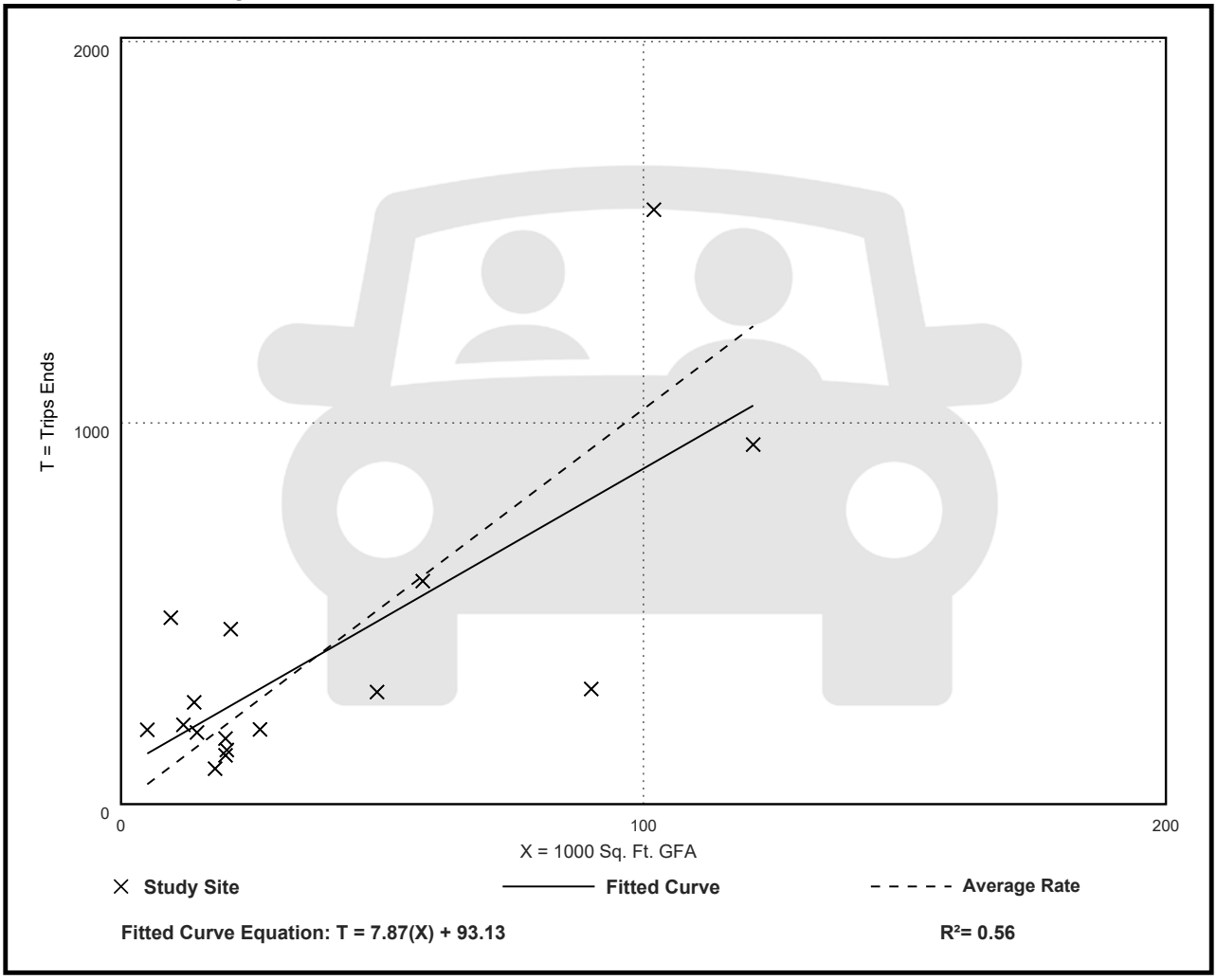
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 38
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.36	3.36 - 51.31	7.83

Data Plot and Equation



Fitted Curve Equation: T = 7.87(X) + 93.13

R^2= 0.56

Church
(560)

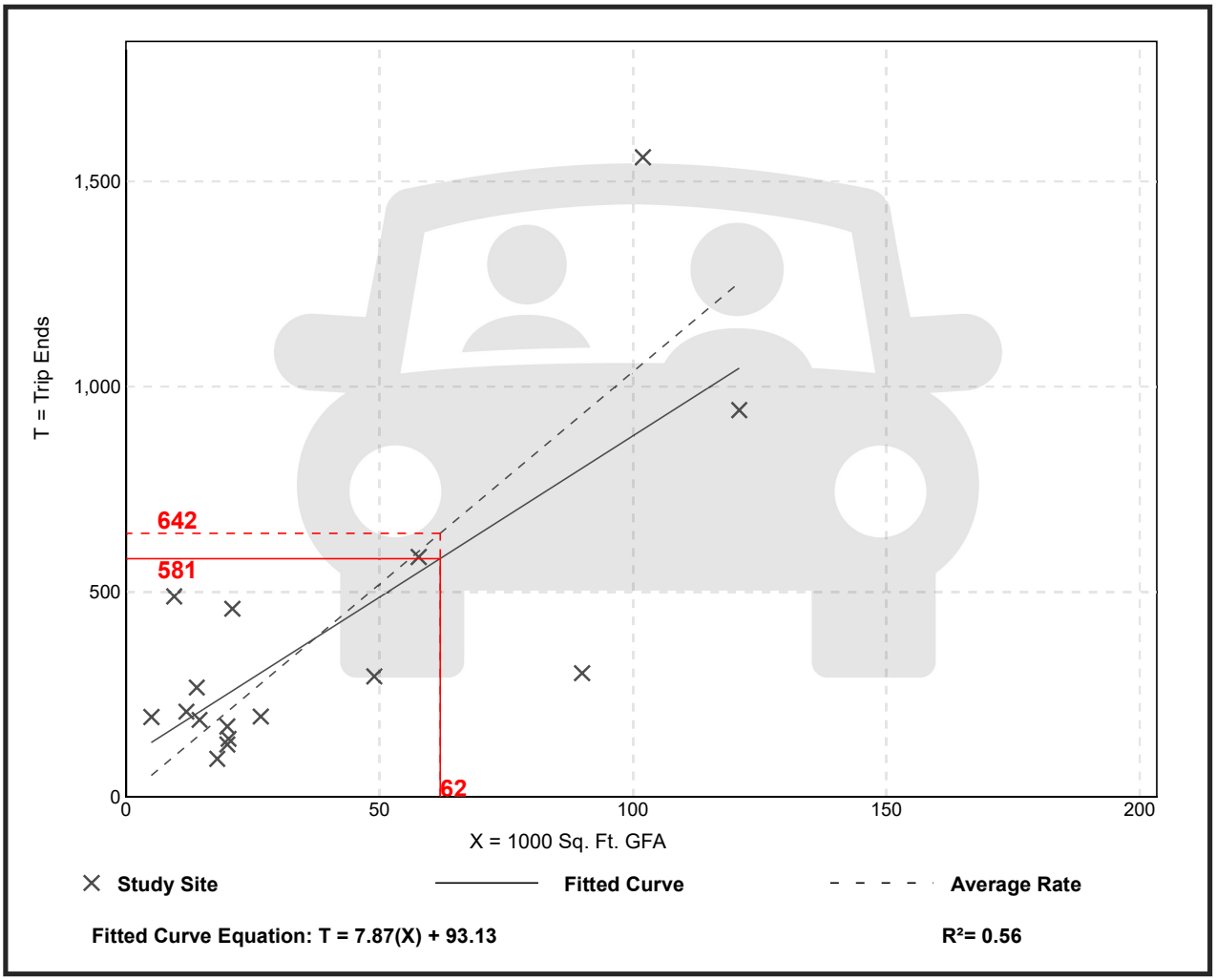
Vehicle Trip Ends vs: **1000 Sq. Ft. GFA**
On a: **Sunday, Peak Hour of Generator**

Setting/Location: **General Urban/Suburban**
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 38
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.36	3.36 - 51.31	7.83

Data Plot and Equation



Trip Gen Manual, 11th Edition ● Institute of Transportation Engineers

Exhibit 4: UF BEBR Populations Projections

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College of Liberal Arts and Sciences
Bureau of Economic and Business Research

BEBR

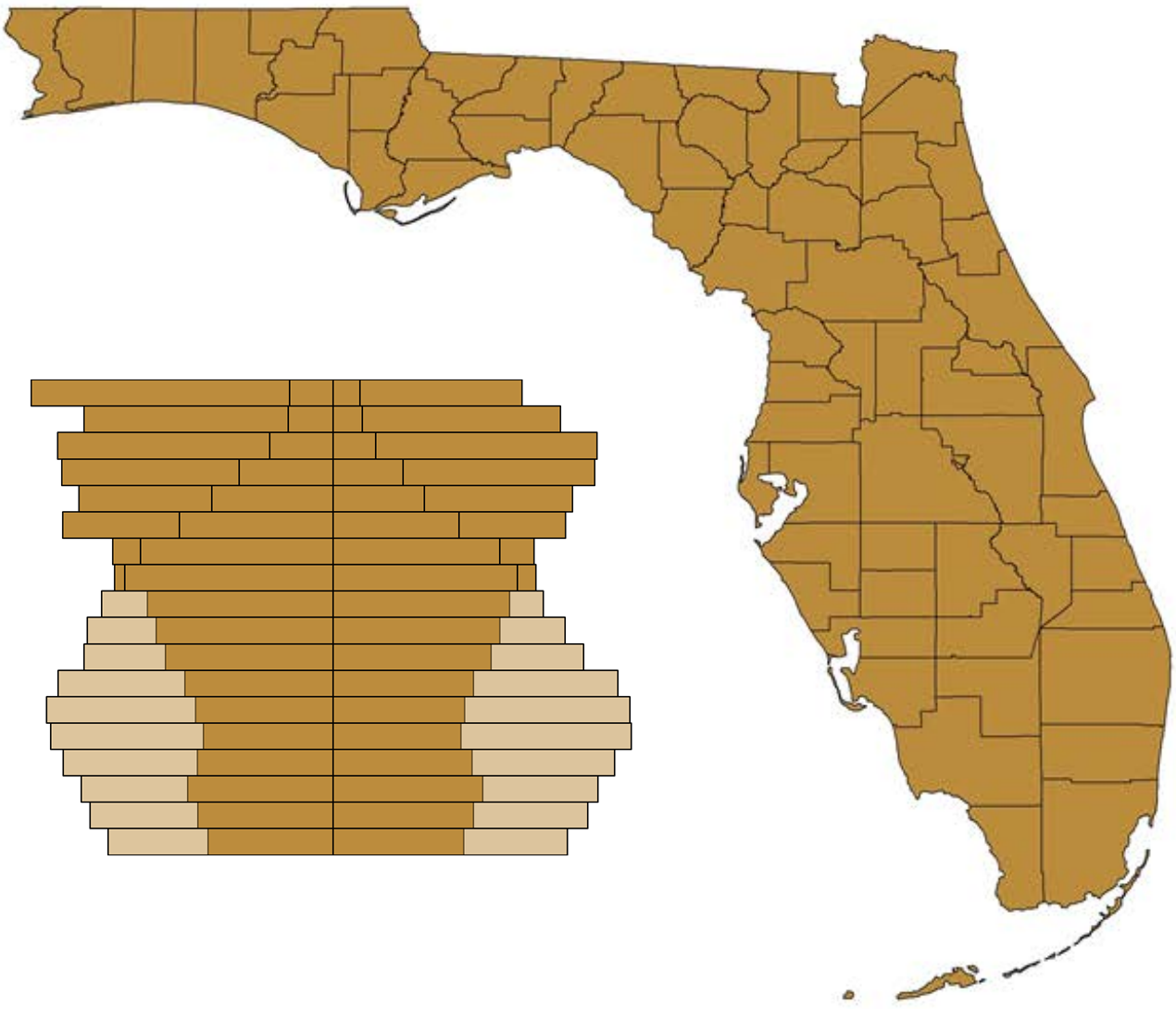
Florida Population Studies

Bulletin 193, October 2022

Population Projections

By Age, Sex, Race, and Hispanic Origin

For Florida and Its Counties, 2025–2050, With Estimates for 2021



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Projections of Florida Population by County, 2025–2050, with Estimates for 2021 (continued)

County and State	Estimates April 1, 2021	Projections, April 1 2025	2030	2035	2040	2045	2050
MIAMI-DADE	2,731,939						
Low		2,682,600	2,674,200	2,649,100	2,615,800	2,579,400	2,543,700
Medium		2,823,800	2,922,600	3,001,800	3,068,400	3,126,600	3,179,600
High		2,965,000	3,171,000	3,354,500	3,521,000	3,673,700	3,815,500
MONROE	83,411						
Low		79,200	76,600	73,900	71,300	68,800	66,400
Medium		84,300	85,100	85,700	86,200	86,500	86,800
High		89,300	93,600	97,500	101,000	104,300	107,200
NASSAU	93,012						
Low		94,600	98,200	99,800	100,500	100,300	99,600
Medium		101,700	110,900	118,500	125,300	131,100	136,500
High		108,800	123,700	137,200	150,000	162,000	173,300
OKALOOSA	213,204						
Low		210,200	210,400	208,700	206,000	202,600	198,900
Medium		223,600	233,800	241,900	248,900	254,800	260,000
High		237,000	257,100	275,200	291,900	307,100	321,100
OKEECHOBEE	39,148						
Low		37,900	37,100	36,100	35,100	34,100	33,300
Medium		39,900	40,500	40,900	41,200	41,400	41,600
High		41,900	44,000	45,700	47,200	48,600	49,900
ORANGE	1,457,940						
Low		1,483,000	1,534,200	1,558,500	1,566,800	1,565,400	1,559,200
Medium		1,577,700	1,704,700	1,807,000	1,893,400	1,969,000	2,038,200
High		1,672,300	1,875,100	2,055,500	2,220,000	2,372,700	2,517,200
OSCEOLA	406,460						
Low		431,000	465,100	484,400	496,100	502,700	506,100
Medium		463,500	525,500	575,000	618,200	657,100	693,200
High		495,900	586,000	665,500	740,400	811,600	880,400
PALM BEACH	1,502,495						
Low		1,492,900	1,504,200	1,502,700	1,492,900	1,478,700	1,462,900
Medium		1,571,500	1,643,900	1,702,700	1,751,200	1,792,300	1,828,700
High		1,650,100	1,783,600	1,902,800	2,009,500	2,106,000	2,194,400
PASCO	575,891						
Low		585,900	605,100	614,800	617,900	617,200	614,600
Medium		623,300	672,400	712,800	746,700	776,300	803,400
High		660,700	739,600	810,800	875,500	935,500	992,200
PINELLAS	964,490						
Low		940,300	924,800	908,300	891,900	876,500	862,700
Medium		979,500	994,400	1,006,400	1,016,500	1,025,200	1,033,100
High		1,018,700	1,064,000	1,104,500	1,141,000	1,173,900	1,203,600
POLK	748,365						
Low		762,300	790,000	804,500	810,300	810,500	808,000
Medium		810,900	877,800	932,700	979,200	1,019,500	1,056,200
High		859,600	965,500	1,061,000	1,148,100	1,228,500	1,304,400
PUTNAM	73,673						
Low		70,300	68,100	65,900	63,900	62,000	60,300
Medium		74,000	74,400	74,700	75,000	75,200	75,400
High		77,700	80,700	83,500	86,000	88,300	90,500
ST. JOHNS	285,533						
Low		302,100	324,200	337,100	345,000	349,200	351,200
Medium		324,800	366,400	400,200	429,900	456,500	481,100
High		347,600	408,500	463,200	514,800	563,800	611,100
ST. LUCIE	340,060						
Low		348,200	362,900	370,700	373,200	373,400	372,500
Medium		370,400	403,200	429,800	451,000	469,700	486,900
High		392,600	443,500	488,900	528,800	566,000	601,400

Exhibit 5: 2021 Traffic Counts and LOS Report

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Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,900	2020	880	363	C	0.413	371	C	0.422
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,900	2020	700	363	C	0.519	371	C	0.530
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2020	700	337	C	0.481	324	C	0.463
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2020	880	337	C	0.383	324	C	0.368
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.830
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,500	2021	630	529	C	0.840	533	C	0.846
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	22,500	2020	4,240	1,028	C	0.242	1,085	C	0.256
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,500	2020	4,240	1,213	C	0.286	1,240	C	0.292
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.490	1,713	C	0.424
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,500	2020	3,170	1,468	C	0.463	1,531	C	0.483
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,833	2017	630	262	C	0.416	250	C	0.397
ORANGE AVE	KINGS HWY to I-95	940041	19,000	2020	2,100	856	C	0.408	863	C	0.411
ORANGE AVE	I-95 to JENKINS RD	940035	14,700	2020	2,100	797	C	0.380	750	C	0.357
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312

St. Lucie Transportation Planning Organization

Coco Vista Centre
466 SW Port St. Lucie Blvd, Suite 111
Port St. Lucie, FL 34953
772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,424	2020	1,070	477	C	0.446	479	C	0.448
JUANITA AVE	53RD ST to 25TH ST	122	2,176	2017	750	140	C	0.187	128	C	0.171
JUANITA AVE	25TH ST to US 1	120	3,226	2017	750	180	C	0.24	177	C	0.236
KEEN RD	ANGLE RD to JUANITA AVE	129	2,926	2019	630	176	C	0.279	206	C	0.327
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	2,926	2019	630	176	C	0.279	206	C	0.327
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	7,900	2020	880	363	C	0.413	371	C	0.422
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	7,900	2020	700	363	C	0.519	371	C	0.53
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,000	2020	700	337	C	0.481	324	C	0.463
KINGS HWY	PICOS RD to ORANGE AVE	940076	7,000	2020	880	337	C	0.383	324	C	0.368
KINGS HWY	ORANGE AVE to ANGLE RD	940077	14,100	2020	920	662	C	0.72	666	C	0.724
KINGS HWY	ANGLE RD to ST LUCIE BLVD	940751	10,500	2020	880	531	C	0.603	533	C	0.606
KINGS HWY	ST LUCIE BLVD to INDRIO RD	940006	13,200	2020	880	744	C	0.845	699	C	0.794
KIRBY LOOP RD	EDWARDS RD to 35TH ST	677	2,400	2021	630	139	C	0.221	129	C	0.205
KITTERMAN RD	OLEANDER AVE to US 1	124	3,482	2018	750	229	C	0.305	208	C	0.277
KITTERMAN RD	US 1 to LENNARD EXT	678	2,233	2017	750	127	C	0.169	129	C	0.172
LENNARD RD	US 1 to MARIPOSA AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	325	20,078	2019	1,630	1,034	D	0.634	1,068	D	0.655
LENNARD RD	JENNINGS RD to HILLMOOR DR	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	HILLMOOR DR to TIFFANY AVE	325	20,078	2019	1,710	1,034	D	0.605	1,068	D	0.625
LENNARD RD	TIFFANY AVE to WALTON RD	323	5,764	2016	1,710	301	C	0.176	305	C	0.178
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	679	3,600	2021	790	249	C	0.315	236	C	0.299
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	306	10,536	2020	920	659	C	0.716	701	C	0.762
LYNGATE DR	MORNINGSIDE BLVD to US 1	306	10,536	2020	920	659	C	0.716	701	C	0.762
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	166	6,912	2019	880	524	C	0.595	741	C	0.842

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

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	48,500	2020	7,320	2,470	B	0.337	2,274	B	0.311
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	6,600	2020	800	310	C	0.388	355	C	0.444
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,500	2020	750	260	C	0.347	253	C	0.337
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	7,200	2020	840	344	C	0.41	405	D	0.482
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	7,200	2020	540	344	C	0.637	405	D	0.75
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	850	2020	1,080	40	B	0.037	43	B	0.04
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	850	2020	3,240	40	B	0.012	43	B	0.013
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2020	3,240	480	B	0.148	505	B	0.156
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2020	700	480	C	0.686	505	C	0.721
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2020	880	480	C	0.545	505	C	0.574
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	8,600	2020	920	471	C	0.512	397	C	0.432
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	8,600	2020	790	471	D	0.596	397	D	0.503
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,909	2020	840	378	C	0.45	370	C	0.44
INDRIO RD	SLASH PINE TRL to US 1	114	5,909	2020	920	378	C	0.411	370	C	0.402
INDRIO RD	US 1 to OLD DIXIE HWY	672	900	2016	750	63	C	0.084	85	C	0.113
JENNINGS RD	US 1 to LENNARD RD	673	4,633	2016	2,100	306	C	0.146	250	C	0.119
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.83
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
JOHNSTON RD	ANGLE RD to L20	674	2,700	2016	1,070	183	B	0.171	177	B	0.165
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,333	2017	1,070	148	B	0.138	144	B	0.135
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,424	2020	1,070	477	C	0.446	479	C	0.448

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
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2021

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

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St. Lucie Transportation Planning Organization

Coco Vista Centre
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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OHIO AVE	SUNRISE BLVD to COLONIAL RD	686	4,400	2017	540	261	C	0.483	255	C	0.472
OHIO AVE	COLONIAL RD to US 1	686	4,400	2017	750	261	C	0.348	255	C	0.34
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	687	11,000	2021	1,580	575	B	0.364	618	B	0.391
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	687	11,000	2021	2,000	575	B	0.288	618	B	0.309
OKEECHOBEE RD	CARLTON RD to SNEED RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	940039	7,500	2020	2,100	349	B	0.166	341	B	0.162
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	940039	7,500	2020	2,450	349	B	0.142	341	B	0.139
OKEECHOBEE RD	MIDWAY RD to SHINN RD	940039	7,500	2020	3,110	349	B	0.112	341	B	0.11
OKEECHOBEE RD	SHINN RD to MCCARTY RD	940195	5,584	2020	3,240	303	B	0.094	303	B	0.094
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,600	2020	3,240	391	B	0.121	405	B	0.125
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,600	2020	2,100	391	C	0.186	405	C	0.193
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	22,500	2020	4,240	1,028	C	0.242	1,085	C	0.256
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,500	2020	4,240	1,213	C	0.286	1,240	C	0.292
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.49	1,713	C	0.424
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,500	2020	3,170	1,468	C	0.463	1,531	C	0.483
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,171	2020	2,100	669	C	0.319	708	C	0.337
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,171	2020	1,630	669	C	0.41	708	C	0.434
OKEECHOBEE RD	35TH ST to 33RD ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	33RD ST to 25TH ST	689	15,993	2020	1,630	868	D	0.533	849	D	0.521
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,110	2020	1,630	754	D	0.463	716	C	0.439
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,110	2020	1,710	754	C	0.441	716	C	0.419
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	5,233	2017	790	407	D	0.515	369	C	0.467
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,750	2020	750	82	C	0.109	82	C	0.109

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St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	667	4,778	2020	750	295	C	0.393	266	C	0.355
GEORGIA AVE	17TH ST to 13TH ST	508	4,723	2019	600	263	C	0.438	267	C	0.445
GEORGIA AVE	13TH ST to 7TH ST	506	2,165	2019	600	133	C	0.222	136	C	0.227
GEORGIA AVE	7TH ST to US 1	504	1,939	2019	600	122	C	0.203	135	C	0.225
GILSON RD	MARTIN C.L. to BECKER RD	111	10,500	2021	710	880	F	1.239	910	F	1.282
GILSON RD	BECKER RD to LAKERIDGE DR	111	10,500	2021	540	880	F	1.63	910	F	1.685
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,967	2017	1,070	209	B	0.195	264	B	0.247
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	3,634	2016	1,070	336	B	0.314	336	B	0.314
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,967	2017	390	209	B	0.536	264	C	0.677
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,400	2020	920	187	C	0.203	171	C	0.186
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	8,500	2021	790	510	D	0.646	540	D	0.684
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,575	2020	830	368	C	0.443	384	C	0.463
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,833	2017	630	262	C	0.416	250	C	0.397
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,700	2021	1,070	395	C	0.369	359	B	0.336
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,000	2021	750	286	C	0.381	280	C	0.373
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,000	2021	540	286	D	0.53	280	D	0.519
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,000	2021	790	286	C	0.362	280	C	0.354
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	570	2019	670	47	B	0.07	57	B	0.085
HILLMOOR DR	US 1 to LENNARD RD	671	7,057	2019	790	366	C	0.463	465	D	0.589
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	80,500	2020	5,500	4,122	C	0.749	3,723	C	0.677
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	66,431	2018	5,500	3,736	C	0.679	3,222	B	0.586
I-95	MIDWAY RD to OKEECHOBEE RD	941902	79,206	2018	5,500	5,004	D	0.91	4,063	C	0.739
I-95	OKEECHOBEE RD to ORANGE AVE	940260	60,386	2020	7,320	2,804	B	0.383	2,804	B	0.383

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2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,019	2016	790	148	C	0.187	115	C	0.146
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,350	2020	870	63	C	0.072	63	C	0.072
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,900	2021	540	168	C	0.311	190	C	0.352
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	5,500	2021	750	320	C	0.427	320	C	0.427
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	7,055	2020	750	386	D	0.515	418	D	0.557
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	7,055	2020	580	386	D	0.666	418	D	0.721
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	11,500	2021	580	555	E	0.957	526	D	0.907
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	11,500	2021	800	555	D	0.694	526	D	0.658
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,200	2021	800	558	D	0.698	464	D	0.58
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,200	2021	580	558	E	0.962	464	D	0.8
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,200	2021	840	558	D	0.664	464	D	0.552
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,553	2019	640	259	C	0.405	269	C	0.42
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	4,600	2021	670	269	C	0.401	256	C	0.382
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,700	2020	1,070	148	B	0.138	148	B	0.138
ORANGE AVE	KINGS HWY to I-95	940041	19,000	2020	2,100	856	C	0.408	863	C	0.411
ORANGE AVE	I-95 to JENKINS RD	940035	14,700	2020	2,100	797	C	0.38	750	C	0.357
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	14,400	2020	2,100	705	C	0.336	655	C	0.312
ORANGE AVE	ANGLE RD to 25TH ST	945044	10,449	2020	1,710	507	C	0.296	590	C	0.345
ORANGE AVE	25TH ST to 17TH ST	945040	11,700	2020	1,630	534	C	0.328	586	C	0.36
ORANGE AVE	17TH ST to 13TH ST	945040	11,700	2020	1,710	534	C	0.312	586	C	0.343
ORANGE AVE	13TH ST to 10TH ST	945040	11,700	2020	750	534	D	0.712	586	D	0.781
ORANGE AVE	10TH ST to 7TH ST	940155	9,200	2020	600	418	D	0.697	481	D	0.802

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Exhibit 6: Field Data Collection

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KMF Traffic Group, LLC
www.kmftraffic.net - (772) 924-6993

Manual Traffic Count - All Traffic
Jenkins Rd and Graham Rd
Fort Pierce, FL

File Name : JEGR
Site Code : SW2305
Start Date : 2/14/2023
Page No : 1

Groups Printed- All Traffic

	Jenkins Rd NB		Jenkins Rd SB		Graham Rd EB		
Start Time	Left	Thru	Thru	Right	Left	Right	Int. Total
07:00 AM	25	43	54	4	5	35	166
07:15 AM	32	48	65	5	10	50	210
07:30 AM	19	53	51	7	3	34	167
07:45 AM	22	79	64	12	4	28	209
Total	98	223	234	28	22	147	752
08:00 AM	16	47	62	11	7	30	173
08:15 AM	20	38	73	9	4	29	173
08:30 AM	18	27	63	8	7	24	147
08:45 AM	15	25	58	7	6	18	129
Total	69	137	256	35	24	101	622
*** BREAK ***							
04:00 PM	26	79	74	12	8	36	235
04:15 PM	25	82	76	11	13	17	224
04:30 PM	26	90	73	6	4	21	220
04:45 PM	29	84	62	5	7	27	214
Total	106	335	285	34	32	101	893
05:00 PM	24	88	83	8	13	36	252
05:15 PM	24	77	71	8	9	22	211
05:30 PM	18	70	67	4	7	24	190
05:45 PM	25	68	66	6	2	22	189
Total	91	303	287	26	31	104	842
Grand Total	364	998	1062	123	109	453	3109
Apprch %	26.7	73.3	89.6	10.4	19.4	80.6	
Total %	11.7	32.1	34.2	4	3.5	14.6	

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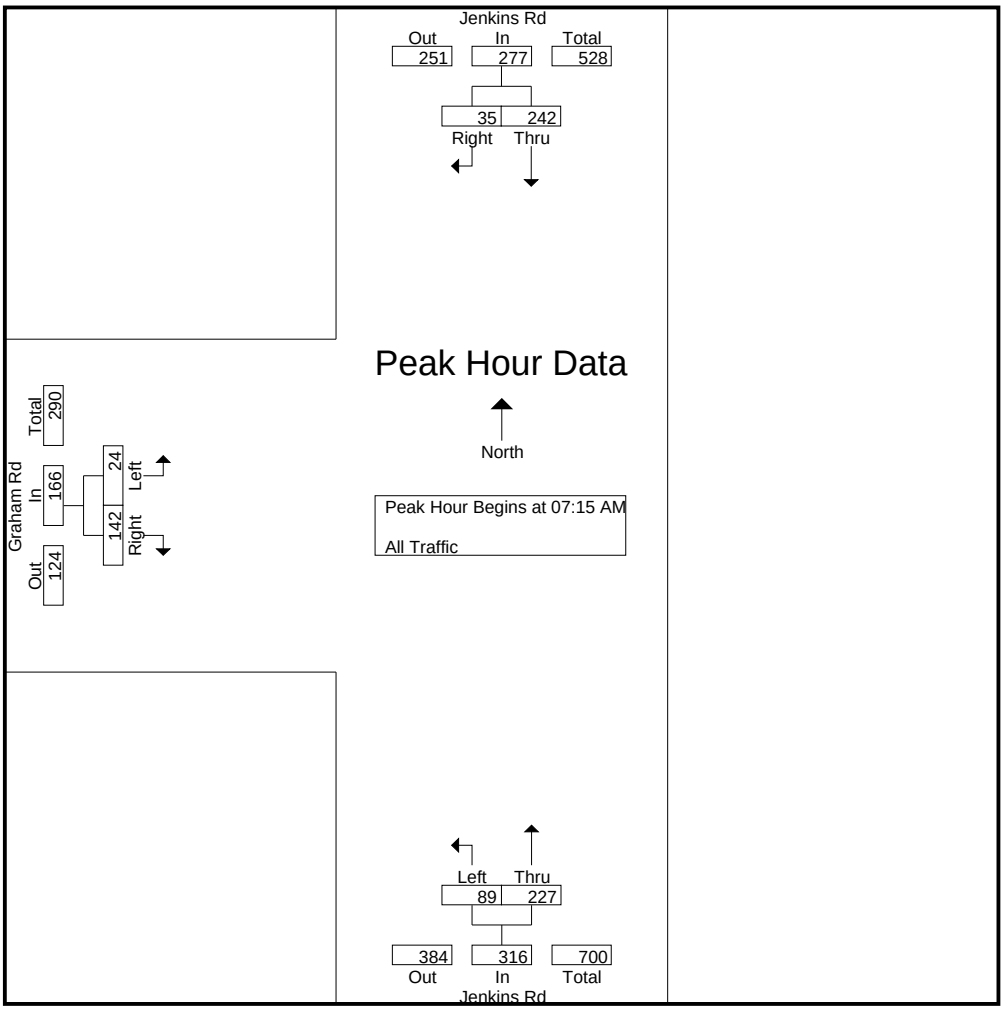
Manual Traffic Count - All Traffic
Jenkins Rd and Graham Rd
Fort Pierce, FL

File Name : JEGR
Site Code : SW2305
Start Date : 2/14/2023
Page No : 2

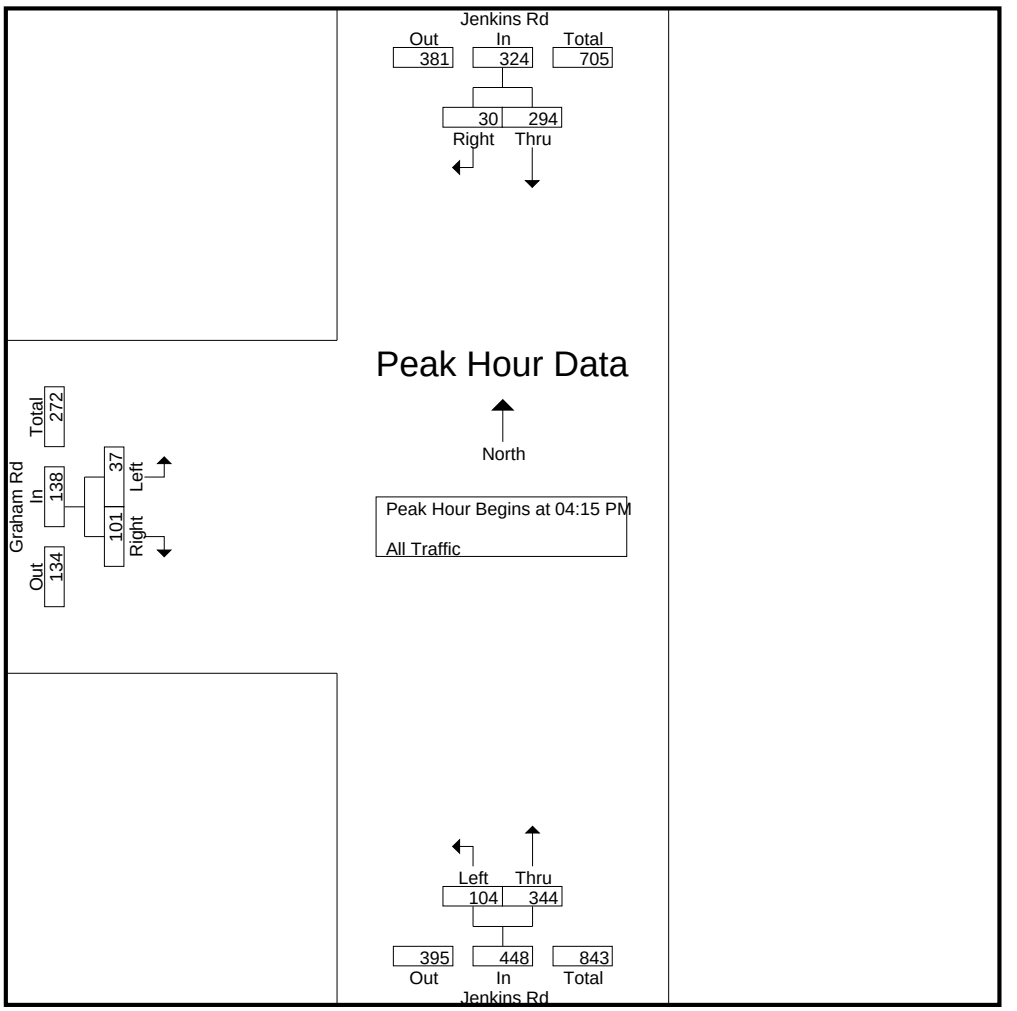
	Jenkins Rd NB			Jenkins Rd SB			Graham Rd EB			
Start Time	Left	Thru	App. Total	Thru	Right	App. Total	Left	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	32	48	80	65	5	70	10	50	60	210
07:30 AM	19	53	72	51	7	58	3	34	37	167
07:45 AM	22	79	101	64	12	76	4	28	32	209
08:00 AM	16	47	63	62	11	73	7	30	37	173
Total Volume	89	227	316	242	35	277	24	142	166	759
% App. Total	28.2	71.8		87.4	12.6		14.5	85.5		
PHF	.695	.718	.782	.931	.729	.911	.600	.710	.692	.904



Manual Traffic Count - All Traffic
Jenkins Rd and Graham Rd
Fort Pierce, FL

File Name : JEGR
Site Code : SW2305
Start Date : 2/14/2023
Page No : 3

	Jenkins Rd NB			Jenkins Rd SB			Graham Rd EB			
Start Time	Left	Thru	App. Total	Thru	Right	App. Total	Left	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:15 PM										
04:15 PM	25	82	107	76	11	87	13	17	30	224
04:30 PM	26	90	116	73	6	79	4	21	25	220
04:45 PM	29	84	113	62	5	67	7	27	34	214
05:00 PM	24	88	112	83	8	91	13	36	49	252
Total Volume	104	344	448	294	30	324	37	101	138	910
% App. Total	23.2	76.8		90.7	9.3		26.8	73.2		
PHF	.897	.956	.966	.886	.682	.890	.712	.701	.704	.903



KMF Traffic Group, LLC
www.kmftraffic.net - (772) 924-6993

Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKJE
Site Code : JO2305
Start Date : 2/14/2023
Page No : 1

Groups Printed- All Traffic

	Jenkins Rd NB			Jenkins Rd SB			Okeechobee Rd EB				Okeechobee Rd WB				
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Int. Total
07:00 AM	90	33	4	24	51	31	36	407	110	13	7	179	29	4	1018
07:15 AM	83	48	6	44	65	37	37	517	140	23	16	228	17	19	1280
07:30 AM	108	63	37	62	63	26	55	557	110	16	24	239	25	13	1398
07:45 AM	110	72	46	76	59	31	69	543	125	28	26	246	19	14	1464
Total	391	216	93	206	238	125	197	2024	485	80	73	892	90	50	5160
08:00 AM	106	45	16	84	39	21	35	495	105	16	10	246	12	12	1242
08:15 AM	108	28	5	90	34	15	50	365	59	22	15	241	33	25	1090
08:30 AM	73	26	12	66	60	29	45	377	67	22	19	190	53	15	1054
08:45 AM	88	33	6	85	24	16	38	383	80	34	9	222	28	14	1060
Total	375	132	39	325	157	81	168	1620	311	94	53	899	126	66	4446
*** BREAK ***															
04:00 PM	78	43	8	115	71	40	39	224	70	22	10	337	45	15	1117
04:15 PM	101	64	10	83	48	28	34	226	78	15	9	335	40	16	1087
04:30 PM	34	7	1	71	48	19	4	100	16	4	13	331	52	12	712
04:45 PM	97	44	10	87	41	41	31	278	59	16	14	317	121	13	1169
Total	310	158	29	356	208	128	108	828	223	57	46	1320	258	56	4085
05:00 PM	82	57	6	70	56	35	38	336	68	21	15	445	47	15	1291
05:15 PM	84	48	9	68	56	28	19	357	86	34	12	350	43	23	1217
05:30 PM	70	39	11	94	54	21	36	277	70	28	26	301	30	12	1069
05:45 PM	65	32	8	87	49	19	12	256	61	19	23	296	27	9	963
Total	301	176	34	319	215	103	105	1226	285	102	76	1392	147	59	4540
Grand Total	1377	682	195	1206	818	437	578	5698	1304	333	248	4503	621	231	18231
Apprch %	61.1	30.3	8.7	49	33.2	17.8	7.3	72	16.5	4.2	4.4	80.4	11.1	4.1	
Total %	7.6	3.7	1.1	6.6	4.5	2.4	3.2	31.3	7.2	1.8	1.4	24.7	3.4	1.3	

KMF Traffic Group, LLC
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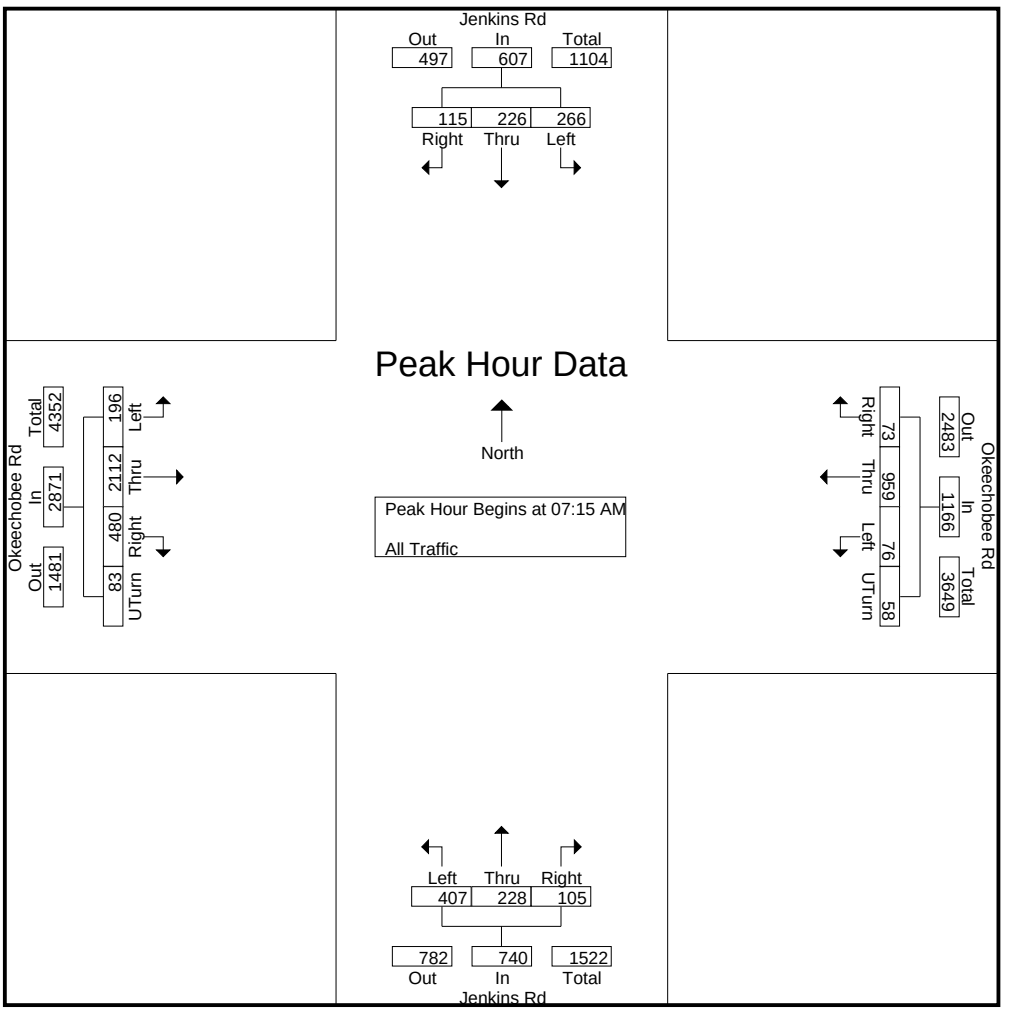
Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKJE
Site Code : JO2305
Start Date : 2/14/2023
Page No : 2

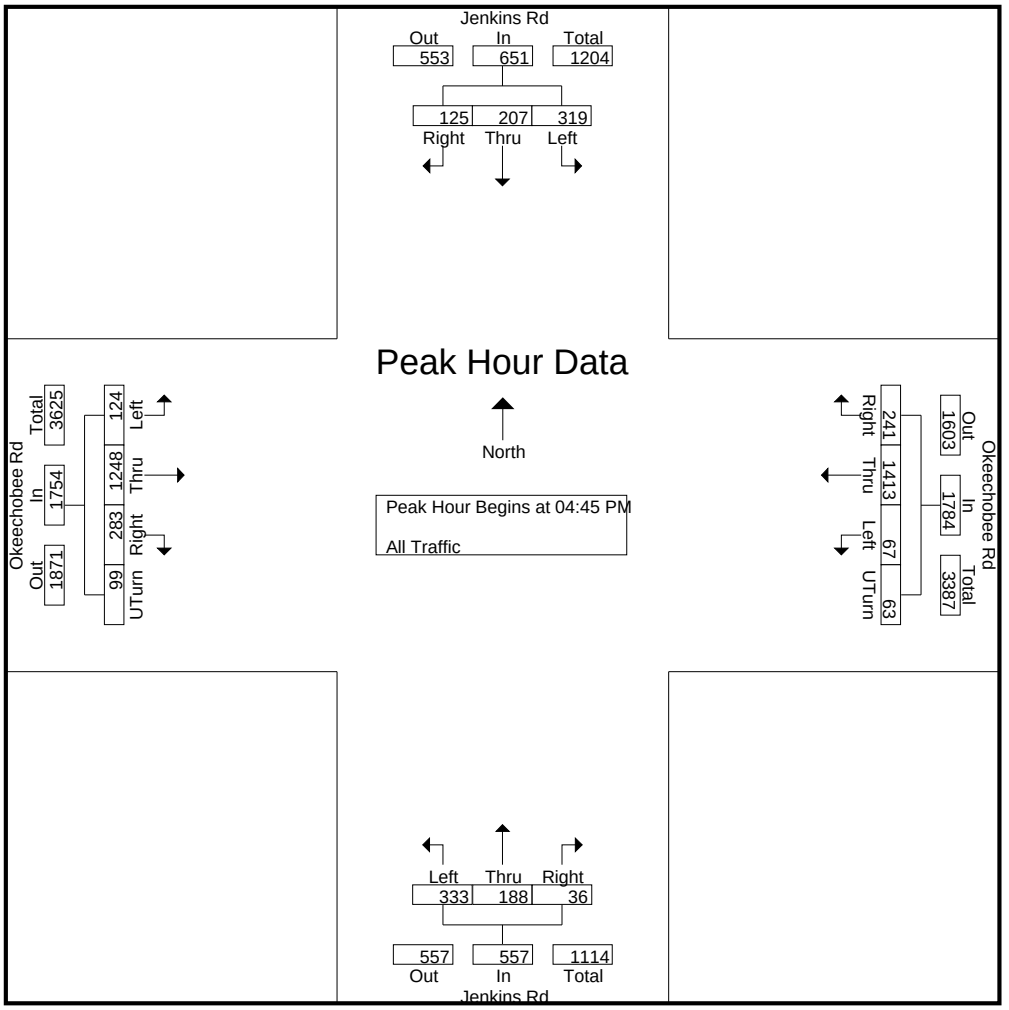
	Jenkins Rd NB				Jenkins Rd SB				Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	UTurn	App. Total	Left	Thru	Right	UTurn	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 07:15 AM																			
07:15 AM	83	48	6	137	44	65	37	146	37	517	140	23	717	16	228	17	19	280	1280
07:30 AM	108	63	37	208	62	63	26	151	55	557	110	16	738	24	239	25	13	301	1398
07:45 AM	110	72	46	228	76	59	31	166	69	543	125	28	765	26	246	19	14	305	1464
08:00 AM	106	45	16	167	84	39	21	144	35	495	105	16	651	10	246	12	12	280	1242
Total Volume	407	228	105	740	266	226	115	607	196	2112	480	83	2871	76	959	73	58	1166	5384
% App. Total	55	30.8	14.2		43.8	37.2	18.9		6.8	73.6	16.7	2.9		6.5	82.2	6.3	5		
PHF	.925	.792	.571	.811	.792	.869	.777	.914	.710	.948	.857	.741	.938	.731	.975	.730	.763	.956	.919



Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

File Name : OKJE
Site Code : JO2305
Start Date : 2/14/2023
Page No : 3

	Jenkins Rd NB				Jenkins Rd SB				Okeechobee Rd EB					Okeechobee Rd WB					
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	UTurn	App. Total	Left	Thru	Right	UTurn	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																			
Peak Hour for Entire Intersection Begins at 04:45 PM																			
04:45 PM	97	44	10	151	87	41	41	169	31	278	59	16	384	14	317	121	13	465	1169
05:00 PM	82	57	6	145	70	56	35	161	38	336	68	21	463	15	445	47	15	522	1291
05:15 PM	84	48	9	141	68	56	28	152	19	357	86	34	496	12	350	43	23	428	1217
05:30 PM	70	39	11	120	94	54	21	169	36	277	70	28	411	26	301	30	12	369	1069
Total Volume	333	188	36	557	319	207	125	651	124	1248	283	99	1754	67	1413	241	63	1784	4746
% App. Total	59.8	33.8	6.5		49	31.8	19.2		7.1	71.2	16.1	5.6		3.8	79.2	13.5	3.5		
PHF	.858	.825	.818	.922	.848	.924	.762	.963	.816	.874	.823	.728	.884	.644	.794	.498	.685	.854	.919



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Manual Traffic Count - All Traffic
Kings Hwy and Graham Rd.
Fort Pierce, FL

File Name : KINGRA
Site Code : JO2305
Start Date : 2/14/2023
Page No : 1

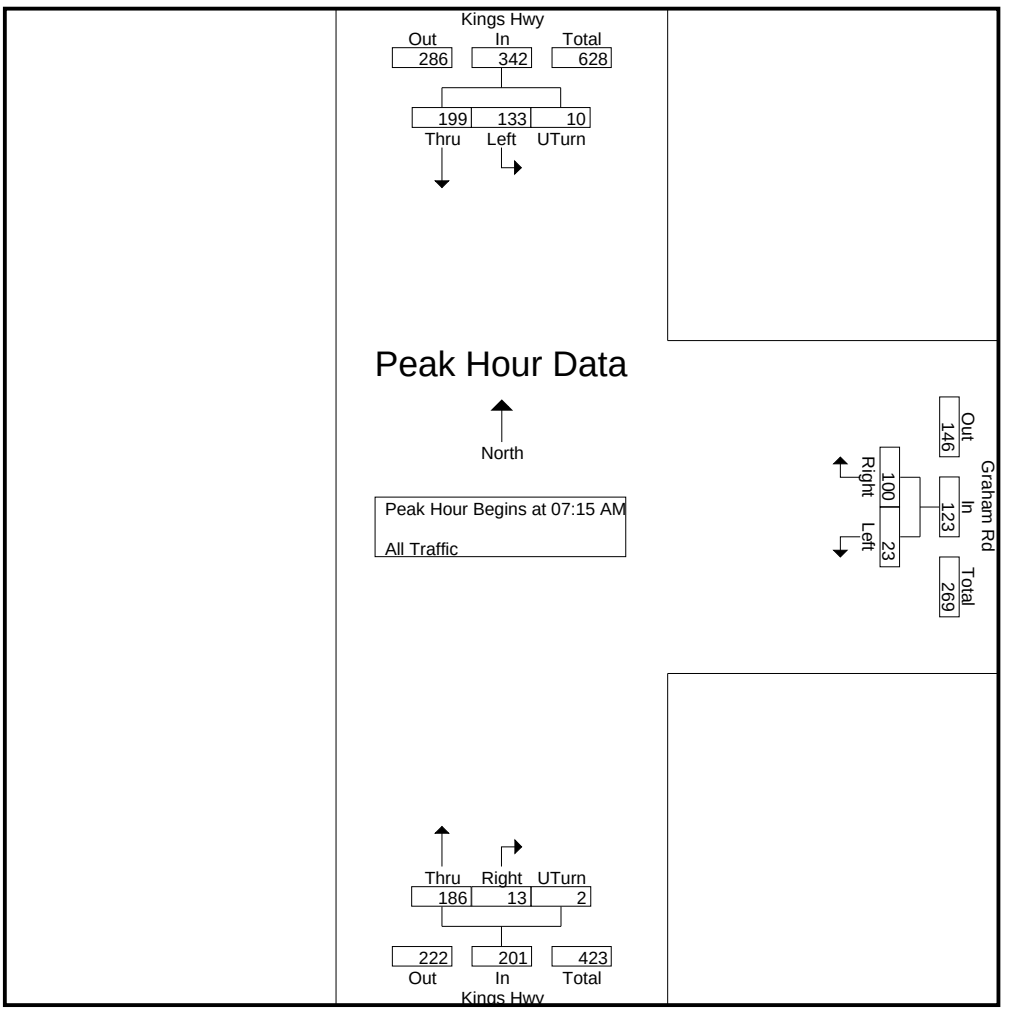
Groups Printed- All Traffic

	Kings Hwy NB			Kings Hwy SB			Graham Rd WB		
Start Time	Thru	Right	UTurn	Left	Thru	UTurn	Left	Right	Int. Total
07:00 AM	40	1	0	25	41	5	3	12	127
07:15 AM	53	3	1	40	47	3	5	33	185
07:30 AM	42	0	0	40	56	4	4	22	168
07:45 AM	51	3	1	27	47	2	4	29	164
Total	186	7	2	132	191	14	16	96	644
08:00 AM	40	7	0	26	49	1	10	16	149
08:15 AM	35	0	0	28	32	0	2	11	108
08:30 AM	51	7	0	26	47	2	8	12	153
08:45 AM	44	4	0	18	39	0	5	10	120
Total	170	18	0	98	167	3	25	49	530
*** BREAK ***									
04:00 PM	45	6	0	26	40	0	9	13	139
04:15 PM	49	10	0	33	47	0	11	19	169
04:30 PM	52	10	1	23	50	0	13	20	169
04:45 PM	53	6	0	24	45	4	2	27	161
Total	199	32	1	106	182	4	35	79	638
05:00 PM	44	3	0	22	45	1	5	24	144
05:15 PM	37	8	0	38	59	0	8	17	167
05:30 PM	48	4	0	19	62	2	12	20	167
05:45 PM	46	8	1	28	53	0	8	12	156
Total	175	23	1	107	219	3	33	73	634
Grand Total	730	80	4	443	759	24	109	297	2446
Apprch %	89.7	9.8	0.5	36.1	61.9	2	26.8	73.2	
Total %	29.8	3.3	0.2	18.1	31	1	4.5	12.1	

Manual Traffic Count - All Traffic
Kings Hwy and Graham Rd.
Fort Pierce, FL

File Name : KINGRA
Site Code : JO2305
Start Date : 2/14/2023
Page No : 2

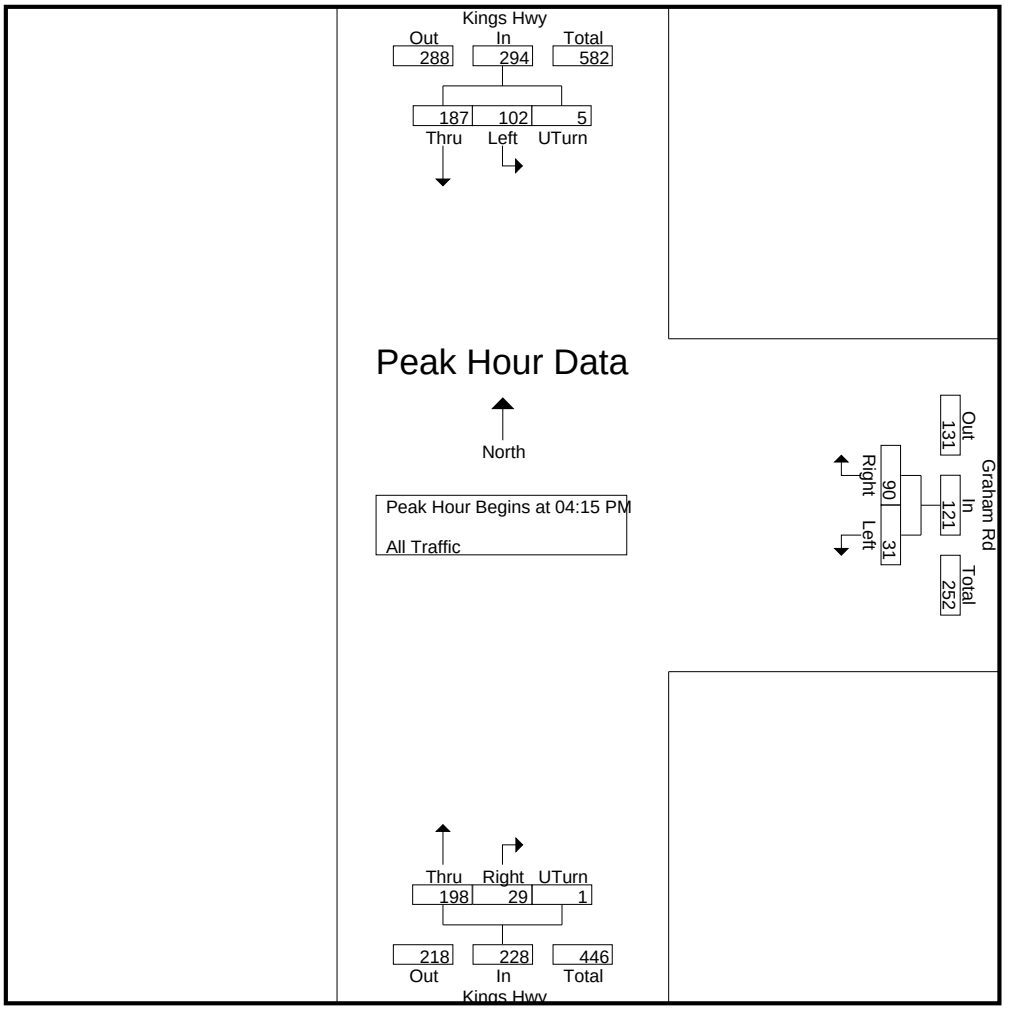
	Kings Hwy NB				Kings Hwy SB				Graham Rd WB			
Start Time	Thru	Right	UTurn	App. Total	Left	Thru	UTurn	App. Total	Left	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 07:15 AM												
07:15 AM	53	3	1	57	40	47	3	90	5	33	38	185
07:30 AM	42	0	0	42	40	56	4	100	4	22	26	168
07:45 AM	51	3	1	55	27	47	2	76	4	29	33	164
08:00 AM	40	7	0	47	26	49	1	76	10	16	26	149
Total Volume	186	13	2	201	133	199	10	342	23	100	123	666
% App. Total	92.5	6.5	1		38.9	58.2	2.9		18.7	81.3		
PHF	.877	.464	.500	.882	.831	.888	.625	.855	.575	.758	.809	.900



Manual Traffic Count - All Traffic
Kings Hwy and Graham Rd.
Fort Pierce, FL

File Name : KINGRA
Site Code : JO2305
Start Date : 2/14/2023
Page No : 3

	Kings Hwy NB				Kings Hwy SB				Graham Rd WB			
Start Time	Thru	Right	UTurn	App. Total	Left	Thru	UTurn	App. Total	Left	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1												
Peak Hour for Entire Intersection Begins at 04:15 PM												
04:15 PM	49	10	0	59	33	47	0	80	11	19	30	169
04:30 PM	52	10	1	63	23	50	0	73	13	20	33	169
04:45 PM	53	6	0	59	24	45	4	73	2	27	29	161
05:00 PM	44	3	0	47	22	45	1	68	5	24	29	144
Total Volume	198	29	1	228	102	187	5	294	31	90	121	643
% App. Total	86.8	12.7	0.4		34.7	63.6	1.7		25.6	74.4		
PHF	.934	.725	.250	.905	.773	.935	.313	.919	.596	.833	.917	.951



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Manual Traffic Count - All Traffic
Orange Ave and Jenkins Rd
Fort Pierce, FL

File Name : ORJEN
Site Code : JO2309
Start Date : 2/14/2023
Page No : 1

Groups Printed- All Traffic

	Jenkins Rd NB			Jenkins Rd SB			Orange Ave EB				Orange Ave WB				
Start Time	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	UTurn	Left	Thru	Right	UTurn	Int. Total
07:00 AM	21	4	34	2	0	0	7	188	21	0	44	135	5	0	461
07:15 AM	9	3	41	5	2	2	6	206	20	2	42	162	4	2	506
07:30 AM	20	8	55	6	4	3	8	294	15	0	34	212	4	0	663
07:45 AM	38	7	47	4	4	2	5	222	16	1	42	156	5	0	549
Total	88	22	177	17	10	7	26	910	72	3	162	665	18	2	2179
08:00 AM	19	4	26	1	3	2	3	157	17	0	34	128	0	2	396
08:15 AM	15	2	24	3	4	4	7	156	22	0	48	135	3	0	423
08:30 AM	14	1	0	2	0	3	5	142	18	0	47	129	2	1	364
08:45 AM	18	2	38	3	0	3	4	129	16	0	41	135	4	1	394
Total	66	9	88	9	7	12	19	584	73	0	170	527	9	4	1577
*** BREAK ***															
04:00 PM	28	2	65	7	8	8	4	126	27	2	69	183	6	1	536
04:15 PM	23	3	57	3	4	4	7	119	28	0	49	168	4	0	469
04:30 PM	34	3	53	7	1	3	5	136	35	0	51	229	1	0	558
04:45 PM	44	3	42	7	2	3	4	136	14	0	44	205	1	0	505
Total	129	11	217	24	15	18	20	517	104	2	213	785	12	1	2068
05:00 PM	34	1	54	3	1	1	1	168	30	0	55	227	1	12	588
05:15 PM	40	3	60	4	0	0	2	154	25	0	62	253	1	2	606
05:30 PM	18	0	38	0	3	2	1	145	19	1	48	157	0	4	436
05:45 PM	19	2	38	0	0	1	0	137	11	0	51	113	0	0	372
Total	111	6	190	7	4	4	4	604	85	1	216	750	2	18	2002
Grand Total	394	48	672	57	36	41	69	2615	334	6	761	2727	41	25	7826
Apprch %	35.4	4.3	60.3	42.5	26.9	30.6	2.3	86.5	11	0.2	21.4	76.7	1.2	0.7	
Total %	5	0.6	8.6	0.7	0.5	0.5	0.9	33.4	4.3	0.1	9.7	34.8	0.5	0.3	

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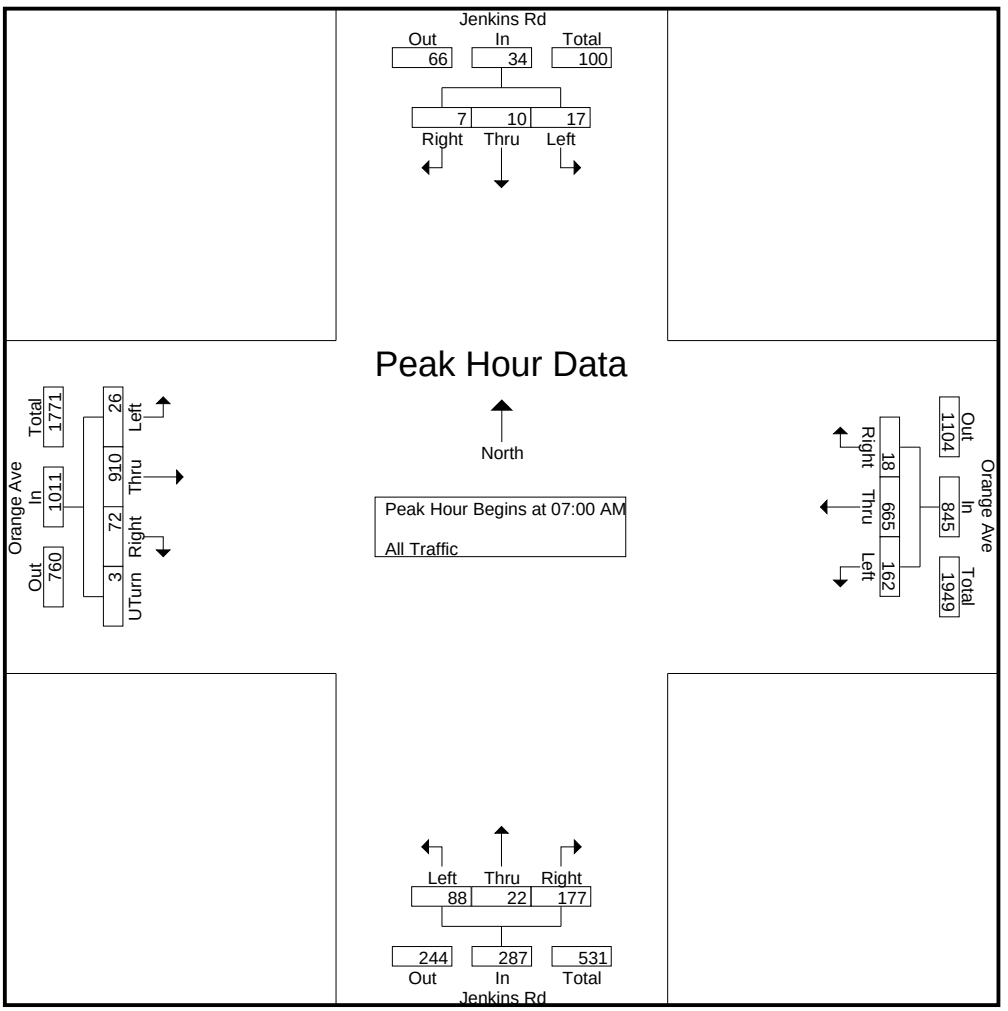
Manual Traffic Count - All Traffic
Orange Ave and Jenkins Rd
Fort Pierce, FL

File Name : ORJEN
Site Code : JO2309
Start Date : 2/14/2023
Page No : 2

	Jenkins Rd NB				Jenkins Rd SB				Orange Ave EB					Orange Ave WB				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	UTurn	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 07:00 AM																		
07:00 AM	21	4	34	59	2	0	0	2	7	188	21	0	216	44	135	5	184	461
07:15 AM	9	3	41	53	5	2	2	9	6	206	20	2	234	42	162	4	208	504
07:30 AM	20	8	55	83	6	4	3	13	8	294	15	0	317	34	212	4	250	663
07:45 AM	38	7	47	92	4	4	2	10	5	222	16	1	244	42	156	5	203	549
Total Volume	88	22	177	287	17	10	7	34	26	910	72	3	1011	162	665	18	845	2177
% App. Total	30.7	7.7	61.7		50	29.4	20.6		2.6	90	7.1	0.3		19.2	78.7	2.1		
PHF	.579	.688	.805	.780	.708	.625	.583	.654	.813	.774	.857	.375	.797	.920	.784	.900	.845	.821



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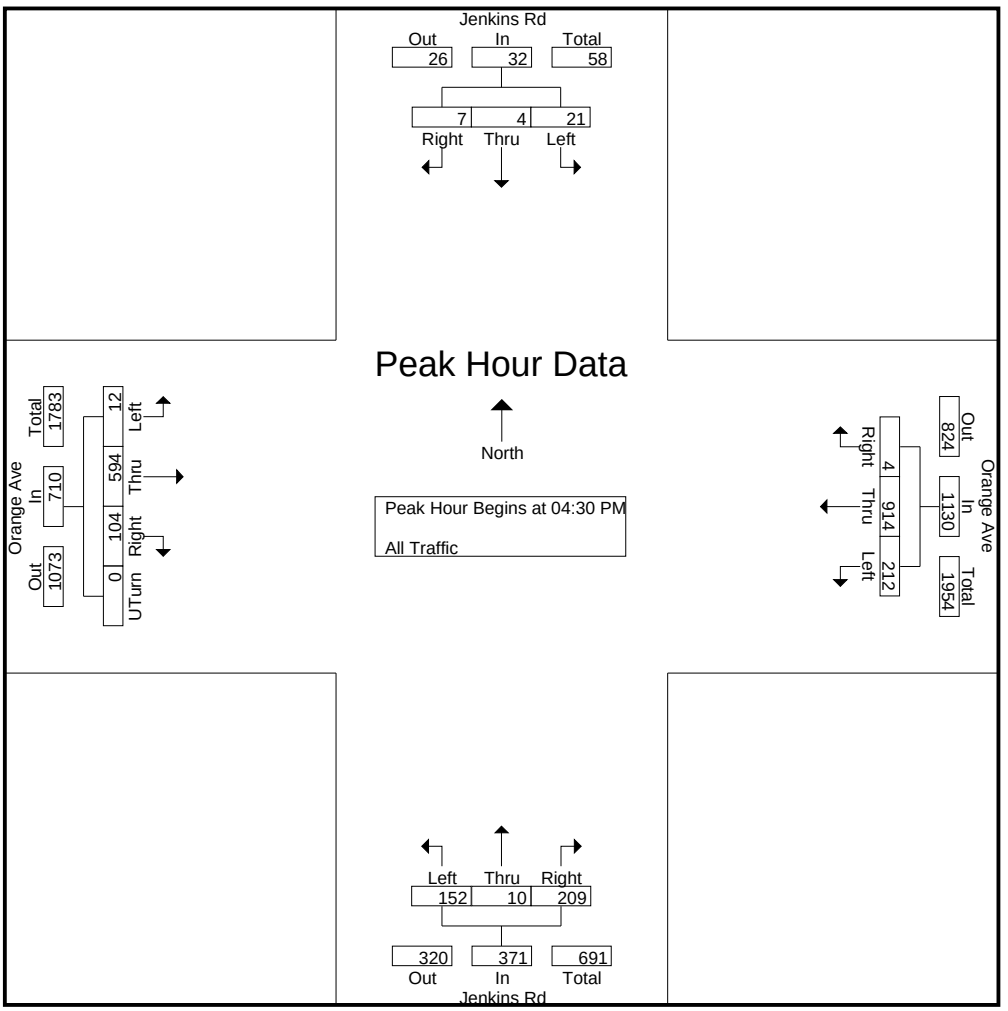
Manual Traffic Count - All Traffic
Orange Ave and Jenkins Rd
Fort Pierce, FL

File Name : ORJEN
Site Code : JO2309
Start Date : 2/14/2023
Page No : 3

	Jenkins Rd NB				Jenkins Rd SB				Orange Ave EB					Orange Ave WB				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	UTurn	App. Total	Left	Thru	Right	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																		
Peak Hour for Entire Intersection Begins at 04:30 PM																		
04:30 PM	34	3	53	90	7	1	3	11	5	136	35	0	176	51	229	1	281	558
04:45 PM	44	3	42	89	7	2	3	12	4	136	14	0	154	44	205	1	250	505
05:00 PM	34	1	54	89	3	1	1	5	1	168	30	0	199	55	227	1	283	576
05:15 PM	40	3	60	103	4	0	0	4	2	154	25	0	181	62	253	1	316	604
Total Volume	152	10	209	371	21	4	7	32	12	594	104	0	710	212	914	4	1130	2243
% App. Total	41	2.7	56.3		65.6	12.5	21.9		1.7	83.7	14.6	0		18.8	80.9	0.4		
PHF	.864	.833	.871	.900	.750	.500	.583	.667	.600	.884	.743	.000	.892	.855	.903	1.00	.894	.928



2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9401 CEN.-W OF US1 TO I95

MOCF: 0.97

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	1.00	1.03
2	01/03/2021 - 01/09/2021	1.01	1.04
3	01/10/2021 - 01/16/2021	1.01	1.04
4	01/17/2021 - 01/23/2021	1.00	1.03
5	01/24/2021 - 01/30/2021	1.00	1.03
6	01/31/2021 - 02/06/2021	0.99	1.02
7	02/07/2021 - 02/13/2021	0.99	1.02
* 8	02/14/2021 - 02/20/2021	0.98	1.01
* 9	02/21/2021 - 02/27/2021	0.97	1.00
*10	02/28/2021 - 03/06/2021	0.97	1.00
*11	03/07/2021 - 03/13/2021	0.96	0.99
*12	03/14/2021 - 03/20/2021	0.95	0.98
*13	03/21/2021 - 03/27/2021	0.96	0.99
*14	03/28/2021 - 04/03/2021	0.96	0.99
*15	04/04/2021 - 04/10/2021	0.97	1.00
*16	04/11/2021 - 04/17/2021	0.97	1.00
*17	04/18/2021 - 04/24/2021	0.98	1.01
*18	04/25/2021 - 05/01/2021	0.98	1.01
*19	05/02/2021 - 05/08/2021	0.99	1.02
*20	05/09/2021 - 05/15/2021	0.99	1.02
21	05/16/2021 - 05/22/2021	0.99	1.02
22	05/23/2021 - 05/29/2021	1.00	1.03
23	05/30/2021 - 06/05/2021	1.00	1.03
24	06/06/2021 - 06/12/2021	1.01	1.04
25	06/13/2021 - 06/19/2021	1.01	1.04
26	06/20/2021 - 06/26/2021	1.02	1.05
27	06/27/2021 - 07/03/2021	1.02	1.05
28	07/04/2021 - 07/10/2021	1.03	1.06
29	07/11/2021 - 07/17/2021	1.03	1.06
30	07/18/2021 - 07/24/2021	1.03	1.06
31	07/25/2021 - 07/31/2021	1.04	1.07
32	08/01/2021 - 08/07/2021	1.04	1.07
33	08/08/2021 - 08/14/2021	1.05	1.08
34	08/15/2021 - 08/21/2021	1.05	1.08
35	08/22/2021 - 08/28/2021	1.05	1.08
36	08/29/2021 - 09/04/2021	1.05	1.08
37	09/05/2021 - 09/11/2021	1.05	1.08
38	09/12/2021 - 09/18/2021	1.05	1.08
39	09/19/2021 - 09/25/2021	1.04	1.07
40	09/26/2021 - 10/02/2021	1.03	1.06
41	10/03/2021 - 10/09/2021	1.01	1.04
42	10/10/2021 - 10/16/2021	1.00	1.03
43	10/17/2021 - 10/23/2021	1.00	1.03
44	10/24/2021 - 10/30/2021	1.01	1.04
45	10/31/2021 - 11/06/2021	1.01	1.04
46	11/07/2021 - 11/13/2021	1.02	1.05
47	11/14/2021 - 11/20/2021	1.02	1.05
48	11/21/2021 - 11/27/2021	1.02	1.05
49	11/28/2021 - 12/04/2021	1.01	1.04
50	12/05/2021 - 12/11/2021	1.01	1.04
51	12/12/2021 - 12/18/2021	1.00	1.03
52	12/19/2021 - 12/25/2021	1.01	1.04
53	12/26/2021 - 12/31/2021	1.01	1.04

* PEAK SEASON

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL

CATEGORY: 9402 WEST-W OF I95

MOCF: 0.93

WEEK	DATES	SF	PSCF
1	01/01/2021 - 01/02/2021	0.97	1.04
2	01/03/2021 - 01/09/2021	0.99	1.06
3	01/10/2021 - 01/16/2021	1.01	1.09
4	01/17/2021 - 01/23/2021	0.99	1.06
* 5	01/24/2021 - 01/30/2021	0.97	1.04
* 6	01/31/2021 - 02/06/2021	0.95	1.02
* 7	02/07/2021 - 02/13/2021	0.93	1.00
* 8	02/14/2021 - 02/20/2021	0.91	0.98
* 9	02/21/2021 - 02/27/2021	0.91	0.98
*10	02/28/2021 - 03/06/2021	0.91	0.98
*11	03/07/2021 - 03/13/2021	0.90	0.97
*12	03/14/2021 - 03/20/2021	0.90	0.97
*13	03/21/2021 - 03/27/2021	0.92	0.99
*14	03/28/2021 - 04/03/2021	0.93	1.00
*15	04/04/2021 - 04/10/2021	0.95	1.02
*16	04/11/2021 - 04/17/2021	0.96	1.03
*17	04/18/2021 - 04/24/2021	0.98	1.05
18	04/25/2021 - 05/01/2021	0.99	1.06
19	05/02/2021 - 05/08/2021	1.01	1.09
20	05/09/2021 - 05/15/2021	1.03	1.11
21	05/16/2021 - 05/22/2021	1.03	1.11
22	05/23/2021 - 05/29/2021	1.03	1.11
23	05/30/2021 - 06/05/2021	1.03	1.11
24	06/06/2021 - 06/12/2021	1.03	1.11
25	06/13/2021 - 06/19/2021	1.03	1.11
26	06/20/2021 - 06/26/2021	1.04	1.12
27	06/27/2021 - 07/03/2021	1.05	1.13
28	07/04/2021 - 07/10/2021	1.07	1.15
29	07/11/2021 - 07/17/2021	1.08	1.16
30	07/18/2021 - 07/24/2021	1.09	1.17
31	07/25/2021 - 07/31/2021	1.09	1.17
32	08/01/2021 - 08/07/2021	1.10	1.18
33	08/08/2021 - 08/14/2021	1.10	1.18
34	08/15/2021 - 08/21/2021	1.11	1.19
35	08/22/2021 - 08/28/2021	1.11	1.19
36	08/29/2021 - 09/04/2021	1.10	1.18
37	09/05/2021 - 09/11/2021	1.10	1.18
38	09/12/2021 - 09/18/2021	1.09	1.17
39	09/19/2021 - 09/25/2021	1.07	1.15
40	09/26/2021 - 10/02/2021	1.06	1.14
41	10/03/2021 - 10/09/2021	1.04	1.12
42	10/10/2021 - 10/16/2021	1.02	1.10
43	10/17/2021 - 10/23/2021	1.01	1.09
44	10/24/2021 - 10/30/2021	1.01	1.09
45	10/31/2021 - 11/06/2021	1.00	1.08
46	11/07/2021 - 11/13/2021	1.00	1.08
47	11/14/2021 - 11/20/2021	0.99	1.06
48	11/21/2021 - 11/27/2021	0.98	1.05
49	11/28/2021 - 12/04/2021	0.98	1.05
50	12/05/2021 - 12/11/2021	0.97	1.04
51	12/12/2021 - 12/18/2021	0.97	1.04
52	12/19/2021 - 12/25/2021	0.99	1.06
53	12/26/2021 - 12/31/2021	1.01	1.09

* PEAK SEASON

Exhibit 7: Synchro Analyses

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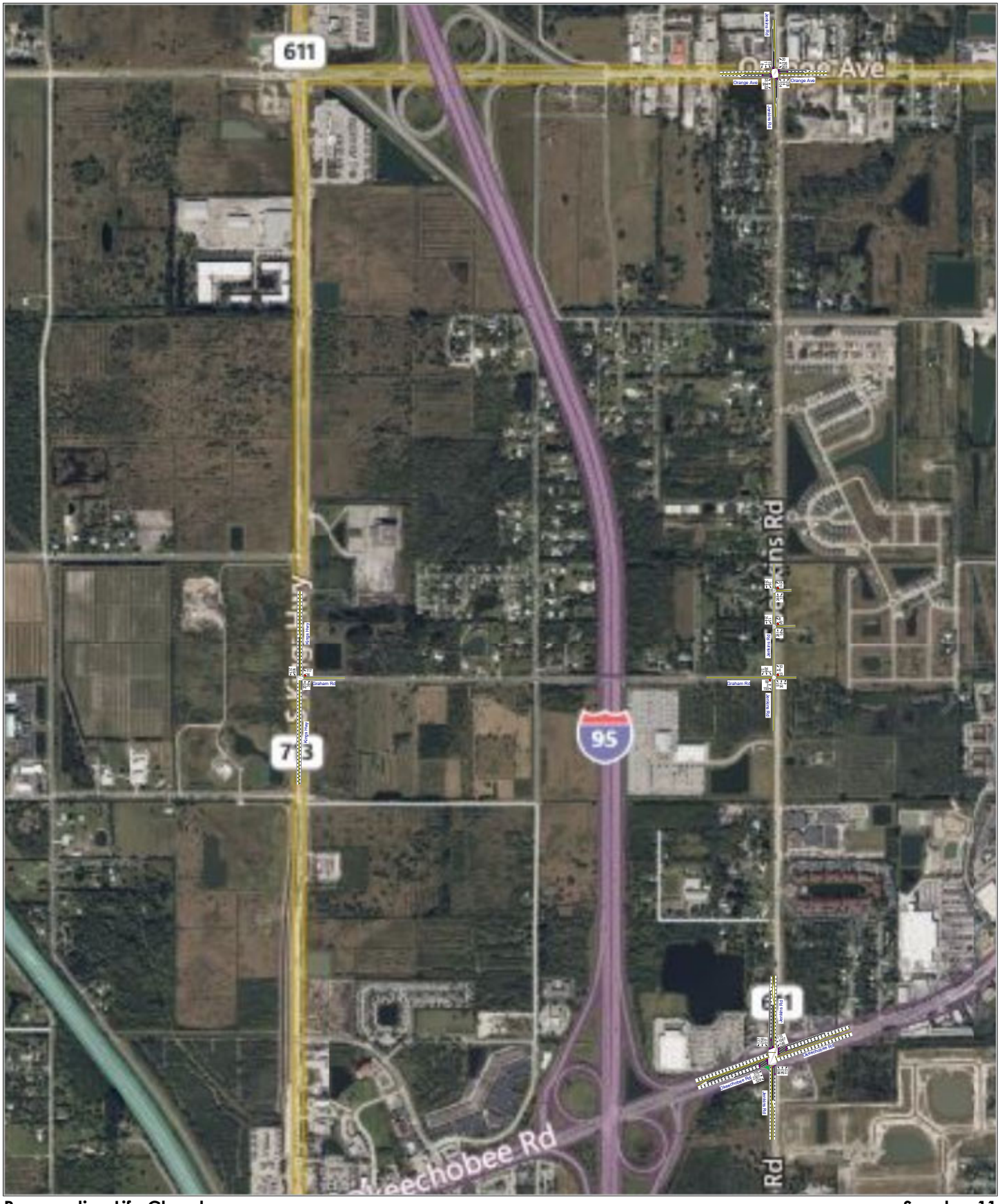
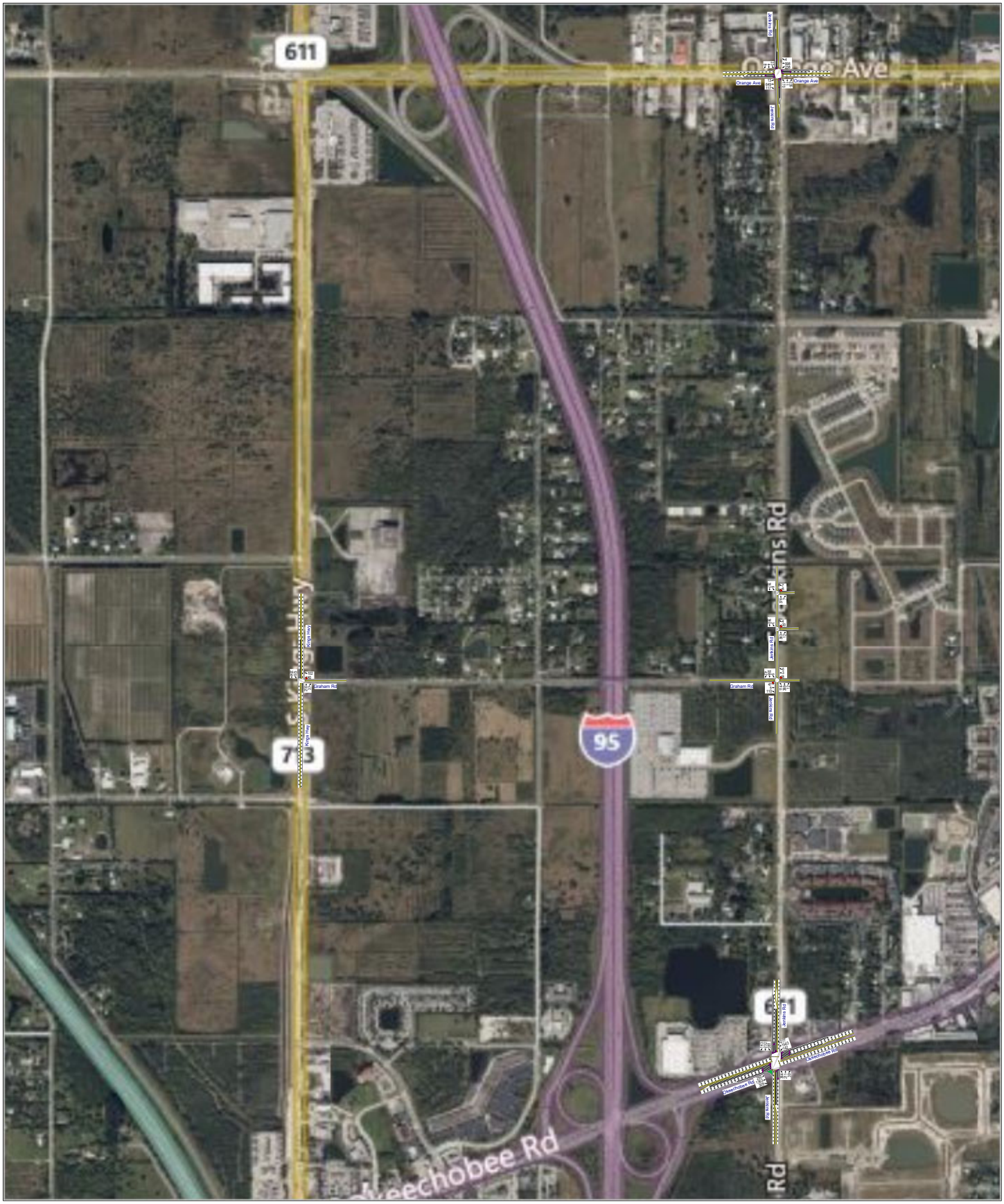

611
Orange Ave
Graham Rd
95
Rd


611
Orange Ave
Graham Rd
95
Rd

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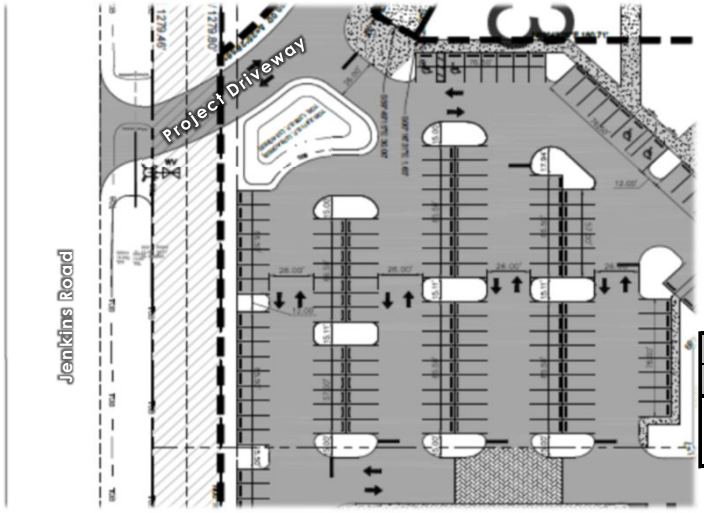
Intersection Volume Development



Jenkins Rd and Project Driveway
Resurrection Life

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2028
Years	=	5

AM Peak Hour		PM Peak Hour		Resurrection Life
In	Out	In	Out	
130	76	28	37	240 Students (K-12) 62,000 SF Church

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	227	-	-	277	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**227**	**-**	**-**	**277**	**-**
2028 Historic Growth	-	-	-	-	-	-	-	248	-	-	303	-
Vested Development	-	-	-	-	-	-	-	0	-	-	0	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**248**	**-**	**-**	**303**	**-**
% Project Traffic	-	-	-	55%	-	10%	-	25%	45%	10%	15%	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	IN	IN	IN	OUT	-
Project Traffic	-	-	-	42	-	8	-	33	58	13	11	-
2028 Future Conditions with Build	**-**	**-**	**-**	**42**	**-**	**8**	**-**	**281**	**58**	**13**	**314**	**-**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	344	-	-	324	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**344**	**-**	**-**	**324**	**-**
2028 Historic Growth	-	-	-	-	-	-	-	376	-	-	354	-
Vested Development	-	-	-	-	-	-	-	0	-	-	0	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**376**	**-**	**-**	**354**	**-**
% Project Traffic	-	-	-	55%	-	10%	-	25%	45%	10%	15%	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	IN	IN	IN	OUT	-
Project Traffic	-	-	-	20	-	4	-	7	12	3	6	-
2028 Future Conditions with Build	**-**	**-**	**-**	**20**	**-**	**4**	**-**	**383**	**12**	**3**	**360**	**-**

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	42	8	281	58	13	314
Future Volume (vph)	42	8	281	58	13	314
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.979		0.977			
Flt Protected	0.959					0.998
Satd. Flow (prot)	1749	0	1820	0	0	1859
Flt Permitted	0.959					0.998
Satd. Flow (perm)	1749	0	1820	0	0	1859
Link Speed (mph)	30		30			30
Link Distance (ft)	236		569			396
Travel Time (s)	5.4		12.9			9.0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	44	8	296	61	14	331
Shared Lane Traffic (%)						
Lane Group Flow (vph)	52	0	357	0	0	345
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60	60		60	60	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 37.1%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	1.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	42	8	281	58	13	314
Future Vol, veh/h	42	8	281	58	13	314
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	44	8	296	61	14	331

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	686	327	0	0	357	0
Stage 1	327	-	-	-	-	-
Stage 2	359	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	413	714	-	-	1202	-
Stage 1	731	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	407	714	-	-	1202	-
Mov Cap-2 Maneuver	407	-	-	-	-	-
Stage 1	731	-	-	-	-	-
Stage 2	697	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.4	0	0.3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	437	1202	-
HCM Lane V/C Ratio	-	-	0.12	0.011	-
HCM Control Delay (s)	-	-	14.4	8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0	-

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	20	4	383	12	3	360
Future Volume (vph)	20	4	383	12	3	360
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.978		0.996			
Flt Protected	0.960					
Satd. Flow (prot)	1749	0	1855	0	0	1863
Flt Permitted	0.960					
Satd. Flow (perm)	1749	0	1855	0	0	1863
Link Speed (mph)	30		30			45
Link Distance (ft)	236		569			396
Travel Time (s)	5.4		12.9			6.0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	21	4	403	13	3	379
Shared Lane Traffic (%)						
Lane Group Flow (vph)	25	0	416	0	0	382
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 31.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	20	4	383	12	3	360
Future Vol, veh/h	20	4	383	12	3	360
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	4	403	13	3	379

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	795	410	0	0	416	0
Stage 1	410	-	-	-	-	-
Stage 2	385	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	357	642	-	-	1143	-
Stage 1	670	-	-	-	-	-
Stage 2	688	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	356	642	-	-	1143	-
Mov Cap-2 Maneuver	356	-	-	-	-	-
Stage 1	670	-	-	-	-	-
Stage 2	686	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	15	0	0.1
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	385	1143	-
HCM Lane V/C Ratio	-	-	0.066	0.003	-
HCM Control Delay (s)	-	-	15	8.2	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0	-

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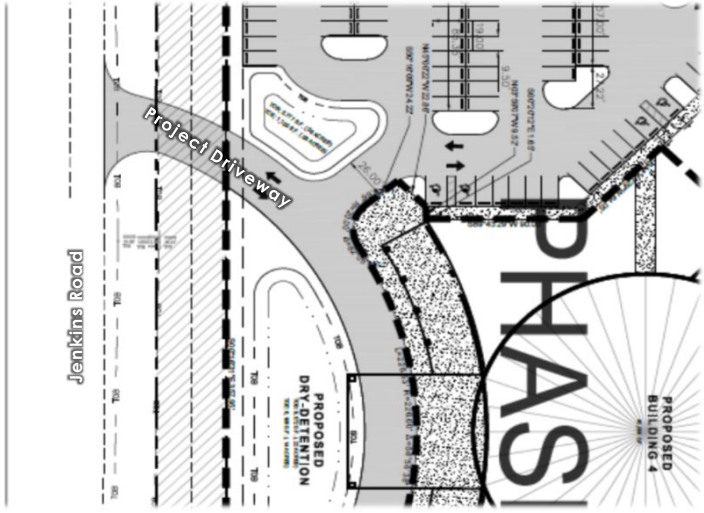
Intersection Volume Development



Jenkins Rd and Project Driveway
Resurrection Life

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2028
Years	=	5

AM Peak Hour		PM Peak Hour		Resurrection Life
In	Out	In	Out	
130	76	28	37	240 Students (K-12) 62,000 SF Church

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	227	-	-	277	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**227**	**-**	**-**	**277**	**-**
2028 Historic Growth	-	-	-	-	-	-	-	248	-	-	303	-
Vested Development	-	-	-	-	-	-	-	0	-	-	0	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**248**	**-**	**-**	**303**	**-**
% Project Traffic	-	-	-	15%	-	20%	-	-	25%	20%	10%	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	IN	-
Project Traffic	-	-	-	11	-	15	-	-	33	26	13	-
2028 Future Conditions with Build	**-**	**-**	**-**	**11**	**-**	**15**	**-**	**248**	**33**	**26**	**316**	**-**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	344	-	-	324	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**344**	**-**	**-**	**324**	**-**
2028 Historic Growth	-	-	-	-	-	-	-	376	-	-	354	-
Vested Development	-	-	-	-	-	-	-	0	-	-	0	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**376**	**-**	**-**	**354**	**-**
% Project Traffic	-	-	-	15%	-	20%	-	-	25%	20%	10%	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	IN	-
Project Traffic	-	-	-	6	-	7	-	-	7	6	3	-
2028 Future Conditions with Build	**-**	**-**	**-**	**6**	**-**	**7**	**-**	**376**	**7**	**6**	**357**	**-**

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	11	15	248	33	26	316
Future Volume (vph)	11	15	248	33	26	316
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.923		0.984			
Flt Protected	0.979					0.996
Satd. Flow (prot)	1683	0	1833	0	0	1855
Flt Permitted	0.979					0.996
Satd. Flow (perm)	1683	0	1833	0	0	1855
Link Speed (mph)	30		30			30
Link Distance (ft)	193		396			286
Travel Time (s)	4.4		9.0			6.5
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	12	16	261	35	27	333
Shared Lane Traffic (%)						
Lane Group Flow (vph)	28	0	296	0	0	360
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60	60		60	60	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 46.5%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	11	15	248	33	26	316
Future Vol, veh/h	11	15	248	33	26	316
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	12	16	261	35	27	333

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	666	279	0	0	296	0
Stage 1	279	-	-	-	-	-
Stage 2	387	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	425	760	-	-	1265	-
Stage 1	768	-	-	-	-	-
Stage 2	686	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	414	760	-	-	1265	-
Mov Cap-2 Maneuver	414	-	-	-	-	-
Stage 1	768	-	-	-	-	-
Stage 2	668	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	11.7	0	0.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	561	1265	-
HCM Lane V/C Ratio	-	-	0.049	0.022	-
HCM Control Delay (s)	-	-	11.7	7.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.2	0.1	-

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	6	7	376	7	6	357
Future Volume (vph)	6	7	376	7	6	357
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.927		0.998			
Flt Protected	0.977					0.999
Satd. Flow (prot)	1687	0	1859	0	0	1861
Flt Permitted	0.977					0.999
Satd. Flow (perm)	1687	0	1859	0	0	1861
Link Speed (mph)	30		30			45
Link Distance (ft)	193		396			286
Travel Time (s)	4.4		9.0			4.3
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	6	7	396	7	6	376
Shared Lane Traffic (%)						
Lane Group Flow (vph)	13	0	403	0	0	382
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		0			0
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 33.6%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	0.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	6	7	376	7	6	357
Future Vol, veh/h	6	7	376	7	6	357
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	6	7	396	7	6	376

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	788	400	0	0	403	0
Stage 1	400	-	-	-	-	-
Stage 2	388	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	360	650	-	-	1156	-
Stage 1	677	-	-	-	-	-
Stage 2	686	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	357	650	-	-	1156	-
Mov Cap-2 Maneuver	357	-	-	-	-	-
Stage 1	677	-	-	-	-	-
Stage 2	681	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.9	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	471	1156	-
HCM Lane V/C Ratio	-	-	0.029	0.005	-
HCM Control Delay (s)	-	-	12.9	8.1	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

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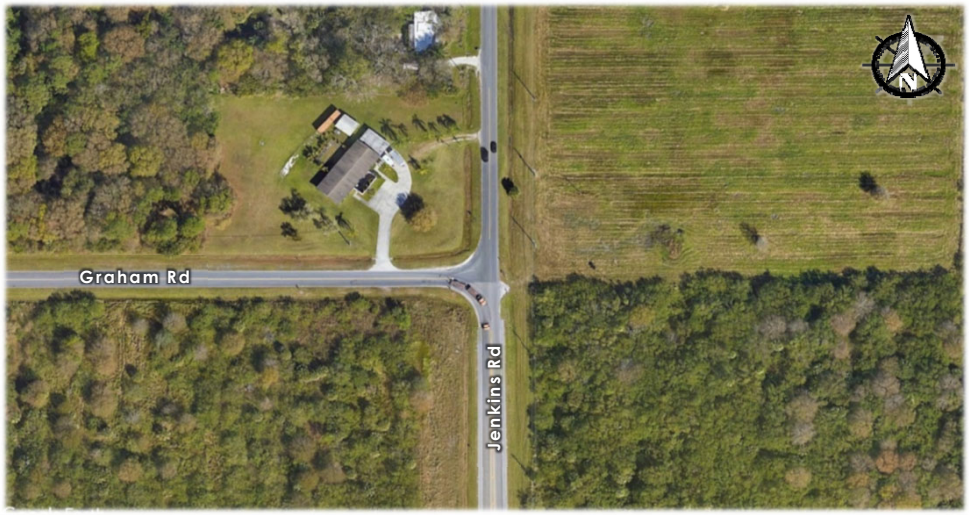
Intersection Volume Development



Jenkins Rd and Graham Rd
Resurrection Life

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2028
Years	=	5

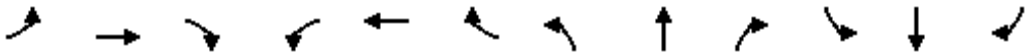
AM Peak Hour		PM Peak Hour		Resurrection Life
In	Out	In	Out	
130	76	28	37	240 Students (K-12) 62,000 SF Church

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	24	-	142	-	-	-	89	227	-	-	242	35
Existing Conditions	**24**	**-**	**142**	**-**	**-**	**-**	**89**	**227**	**-**	**-**	**242**	**35**
2028 Historic Growth	26	-	155	-	-	-	97	248	-	-	264	38
Resurrection Life Multifamily	-	2	-	13	6	10	-	-	4	3	-	-
Future Conditions	**26**	**-**	**155**	**-**	**-**	**-**	**97**	**248**	**-**	**-**	**264**	**38**
% Project Traffic	25%	-	-	-	-	-	-	45%	-	-	45%	25%
Project Traffic Direction	IN	-	-	-	-	-	-	IN	-	-	OUT	OUT
Project Traffic	33	-	-	-	-	-	-	59	-	-	34	19
2028 Future Conditions with Build	**59**	**2**	**155**	**13**	**6**	**10**	**97**	**307**	**4**	**3**	**298**	**57**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	37	-	101	-	-	-	104	344	-	-	294	30
Existing Conditions	**37**	**-**	**101**	**-**	**-**	**-**	**104**	**344**	**-**	**-**	**294**	**30**
2028 Historic Growth	40	-	110	-	-	-	114	376	-	-	321	33
Resurrection Life Multifamily	-	5	-	8	3	6	-	-	12	9	-	-
Future Conditions	**40**	**-**	**110**	**-**	**-**	**-**	**114**	**376**	**-**	**-**	**321**	**33**
% Project Traffic	25%	-	-	-	-	-	-	45%	-	-	45%	25%
Project Traffic Direction	IN	-	-	-	-	-	-	IN	-	-	OUT	OUT
Project Traffic	7	-	-	-	-	-	-	13	-	-	17	9
2028 Future Conditions with Build	**47**	**5**	**110**	**8**	**3**	**6**	**114**	**389**	**12**	**9**	**338**	**42**



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	59	2	155	13	6	10	97	307	4	3	298	57
Future Volume (vph)	59	2	155	13	6	10	97	307	4	3	298	57
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.903			0.952			0.999			0.979	
Flt Protected		0.987			0.978			0.988				
Satd. Flow (prot)	0	1660	0	0	1734	0	0	1839	0	0	1824	0
Flt Permitted		0.987			0.978			0.988				
Satd. Flow (perm)	0	1660	0	0	1734	0	0	1839	0	0	1824	0
Link Speed (mph)		40			30			45			45	
Link Distance (ft)		744			246			588			569	
Travel Time (s)		12.7			5.6			8.9			8.6	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	62	2	163	14	6	11	102	323	4	3	314	60
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	227	0	0	31	0	0	429	0	0	377	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 65.5%		ICU Level of Service C	
Analysis Period (min) 15			

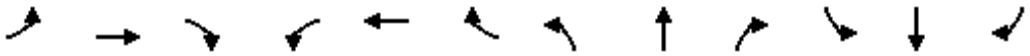
Intersection	
Int Delay, s/veh	6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	59	2	155	13	6	10	97	307	4	3	298	57
Future Vol, veh/h	59	2	155	13	6	10	97	307	4	3	298	57
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	62	2	163	14	6	11	102	323	4	3	314	60

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	888	881	344	962	909	325	374	0	0	327	0	0
Stage 1	350	350	-	529	529	-	-	-	-	-	-	-
Stage 2	538	531	-	433	380	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	264	285	699	235	275	716	1184	-	-	1233	-	-
Stage 1	666	633	-	533	527	-	-	-	-	-	-	-
Stage 2	527	526	-	601	614	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	234	254	699	164	245	716	1184	-	-	1233	-	-
Mov Cap-2 Maneuver	234	254	-	164	245	-	-	-	-	-	-	-
Stage 1	596	631	-	477	472	-	-	-	-	-	-	-
Stage 2	459	471	-	458	612	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	21	21.7	2	0.1
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1184	-	-	448	246	1233	-	-
HCM Lane V/C Ratio	0.086	-	-	0.508	0.124	0.003	-	-
HCM Control Delay (s)	8.3	0	-	21	21.7	7.9	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	2.8	0.4	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	47	5	110	8	3	6	114	389	12	9	338	42
Future Volume (vph)	47	5	110	8	3	6	114	389	12	9	338	42
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.908			0.952			0.997			0.985	
Flt Protected		0.986			0.977			0.989			0.999	
Satd. Flow (prot)	0	1668	0	0	1733	0	0	1837	0	0	1833	0
Flt Permitted		0.986			0.977			0.989			0.999	
Satd. Flow (perm)	0	1668	0	0	1733	0	0	1837	0	0	1833	0
Link Speed (mph)		40			30			45			45	
Link Distance (ft)		744			246			588			569	
Travel Time (s)		12.7			5.6			8.9			8.6	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	49	5	116	8	3	6	120	409	13	9	356	44
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	170	0	0	17	0	0	542	0	0	409	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 69.0%		ICU Level of Service C	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	47	5	110	8	3	6	114	389	12	9	338	42
Future Vol, veh/h	47	5	110	8	3	6	114	389	12	9	338	42
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	49	5	116	8	3	6	120	409	13	9	356	44

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1056	1058	378	1113	1074	416	400	0	0	422	0	0
Stage 1	396	396	-	656	656	-	-	-	-	-	-	-
Stage 2	660	662	-	457	418	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	203	225	669	186	220	637	1159	-	-	1137	-	-
Stage 1	629	604	-	454	462	-	-	-	-	-	-	-
Stage 2	452	459	-	583	591	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	176	192	669	134	188	637	1159	-	-	1137	-	-
Mov Cap-2 Maneuver	176	192	-	134	188	-	-	-	-	-	-	-
Stage 1	543	598	-	392	399	-	-	-	-	-	-	-
Stage 2	384	397	-	473	585	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.3	24.8	1.9	0.2
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1159	-	-	354	200	1137	-	-
HCM Lane V/C Ratio	0.104	-	-	0.482	0.089	0.008	-	-
HCM Control Delay (s)	8.5	0	-	24.3	24.8	8.2	0	-
HCM Lane LOS	A	A	-	C	C	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	2.5	0.3	0	-	-

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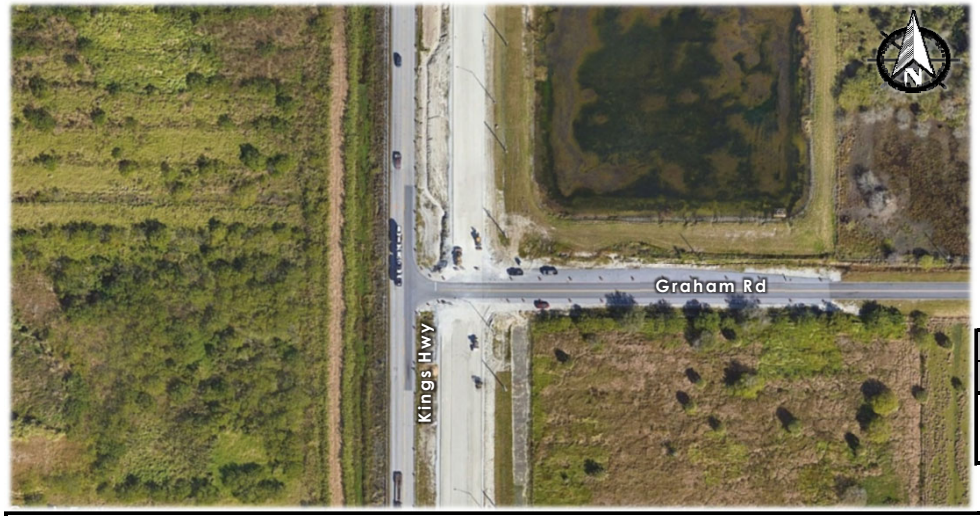
Intersection Volume Development



Kings Hwy and Graham Rd
Resurrection Life

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2028
Years	=	5

AM Peak Hour		PM Peak Hour		Resurrection Life
In	Out	In	Out	
130	76	28	37	240 Students (K-12) 62,000 SF Church

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	-	-	-	23	-	100	-	186	15	143	199	-
Existing Conditions	**-**	**-**	**-**	**23**	**-**	**100**	**-**	**186**	**15**	**143**	**199**	**-**
2028 Historic Growth	-	-	-	25	-	109	-	203	16	156	217	-
Vested Development	-	-	-	0	-	0	-	0	0	0	0	-
Future Conditions	**-**	**-**	**-**	**25**	**-**	**109**	**-**	**203**	**16**	**156**	**217**	**-**
% Project Traffic	-	-	-	15%	-	10%	-	-	15%	10%	-	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
Project Traffic	-	-	-	11	-	8	-	-	20	13	-	-
2028 Future Conditions with Build	**-**	**-**	**-**	**36**	**-**	**117**	**-**	**203**	**36**	**169**	**217**	**-**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	-	-	-	31	-	90	-	198	30	107	187	-
Existing Conditions	**-**	**-**	**-**	**31**	**-**	**90**	**-**	**198**	**30**	**107**	**187**	**-**
2028 Historic Growth	-	-	-	34	-	98	-	216	33	117	204	-
Vested Development	-	-	-	0	-	0	-	0	0	0	0	-
Future Conditions	**-**	**-**	**-**	**34**	**-**	**98**	**-**	**216**	**33**	**117**	**204**	**-**
% Project Traffic	-	-	-	15%	-	10%	-	-	15%	10%	-	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	-	-
Project Traffic	-	-	-	6	-	4	-	-	4	3	-	-
2028 Future Conditions with Build	**-**	**-**	**-**	**40**	**-**	**102**	**-**	**216**	**37**	**120**	**204**	**-**

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	36	117	203	36	169	217
Future Volume (vph)	36	117	203	36	169	217
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		0	425	
Storage Lanes	1	0		0	1	
Taper Length (ft)	25				50	
Lane Util. Factor	1.00	1.00	0.95	0.95	1.00	0.95
Frt	0.897		0.977			
Flt Protected	0.988				0.950	
Satd. Flow (prot)	1651	0	3458	0	1770	3539
Flt Permitted	0.988				0.950	
Satd. Flow (perm)	1651	0	3458	0	1770	3539
Link Speed (mph)	40		50			50
Link Distance (ft)	500		1181			951
Travel Time (s)	8.5		16.1			13.0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	38	123	214	38	178	228
Shared Lane Traffic (%)						
Lane Group Flow (vph)	161	0	252	0	178	228
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 35.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	4.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	36	117	203	36	169	217
Future Vol, veh/h	36	117	203	36	169	217
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	425	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	38	123	214	38	178	228

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	703	126	0	0	252	0
Stage 1	233	-	-	-	-	-
Stage 2	470	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	372	901	-	-	1310	-
Stage 1	784	-	-	-	-	-
Stage 2	595	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	321	901	-	-	1310	-
Mov Cap-2 Maneuver	321	-	-	-	-	-
Stage 1	784	-	-	-	-	-
Stage 2	514	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.6	0	3.6
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	632	1310	-
HCM Lane V/C Ratio	-	-	0.255	0.136	-
HCM Control Delay (s)	-	-	12.6	8.2	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	1	0.5	-

Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Volume (vph)	40	102	216	37	120	204
Future Volume (vph)	40	102	216	37	120	204
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900
Storage Length (ft)	0	0		0	425	
Storage Lanes	1	0		0	1	
Taper Length (ft)	25				50	
Lane Util. Factor	1.00	1.00	0.95	0.95	1.00	0.95
Frt	0.903		0.978			
Flt Protected	0.986				0.950	
Satd. Flow (prot)	1659	0	3461	0	1770	3539
Flt Permitted	0.986				0.950	
Satd. Flow (perm)	1659	0	3461	0	1770	3539
Link Speed (mph)	40		50			50
Link Distance (ft)	500		1181			951
Travel Time (s)	8.5		16.1			13.0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	42	107	227	39	126	215
Shared Lane Traffic (%)						
Lane Group Flow (vph)	149	0	266	0	126	215
Enter Blocked Intersection	No	No	No	No	No	No
Lane Alignment	Left	Right	Left	Right	Left	Left
Median Width(ft)	12		12			12
Link Offset(ft)	0		0			0
Crosswalk Width(ft)	16		16			16
Two way Left Turn Lane						
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15	9		9	15	
Sign Control	Stop		Free			Free

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 32.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	3.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	40	102	216	37	120	204
Future Vol, veh/h	40	102	216	37	120	204
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	425	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	42	107	227	39	126	215

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	607	133	0	0	266	0
Stage 1	247	-	-	-	-	-
Stage 2	360	-	-	-	-	-
Critical Hdwy	6.84	6.94	-	-	4.14	-
Critical Hdwy Stg 1	5.84	-	-	-	-	-
Critical Hdwy Stg 2	5.84	-	-	-	-	-
Follow-up Hdwy	3.52	3.32	-	-	2.22	-
Pot Cap-1 Maneuver	428	892	-	-	1295	-
Stage 1	771	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	386	892	-	-	1295	-
Mov Cap-2 Maneuver	386	-	-	-	-	-
Stage 1	771	-	-	-	-	-
Stage 2	611	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	12.2	0	3
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	651	1295	-
HCM Lane V/C Ratio	-	-	0.23	0.098	-
HCM Control Delay (s)	-	-	12.2	8.1	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.9	0.3	-

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Intersection Volume Development

Jenkins Rd and Okeechobee Rd
Resurrection Life

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2028
Years	=	5

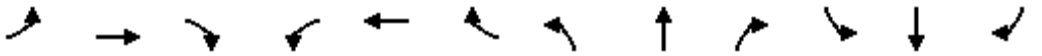
AM Peak Hour		PM Peak Hour		Resurrection Life
In	Out	In	Out	
130	76	28	37	240 Students (K-12) 62,000 SF Church

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	279	2,112	480	134	959	73	407	228	105	266	226	115
Existing Conditions	**279**	**2,112**	**480**	**134**	**959**	**73**	**407**	**228**	**105**	**266**	**226**	**115**
2028 Historic Growth	305	2,307	524	146	1,047	80	445	249	115	291	247	126
Resurrection Life Multifamily	1	0	0	0	0	2	0	1	0	7	3	3
Future Conditions	**306**	**2,307**	**524**	**146**	**1,047**	**82**	**445**	**250**	**115**	**298**	**250**	**129**
% Project Traffic	10%	-	-	-	-	25%	-	10%	-	25%	10%	10%
Project Traffic Direction	IN	-	-	-	-	IN	-	IN	-	OUT	OUT	OUT
Project Traffic	13	-	-	-	-	33	-	13	-	19	8	8
2028 Future Conditions with Build	**319**	**2,307**	**524**	**146**	**1,047**	**115**	**445**	**263**	**115**	**317**	**258**	**137**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	223	1,248	283	130	1,413	241	333	188	36	319	207	125
Existing Conditions	**223**	**1,248**	**283**	**130**	**1,413**	**241**	**333**	**188**	**36**	**319**	**207**	**125**
2028 Historic Growth	244	1,363	309	142	1,543	263	364	205	39	348	226	137
Resurrection Life Multifamily	3	0	0	0	0	7	0	3	0	4	2	2
Future Conditions	**247**	**1,363**	**309**	**142**	**1,543**	**270**	**364**	**208**	**39**	**352**	**228**	**139**
% Project Traffic	10%	-	-	-	-	25%	-	10%	-	25%	10%	10%
Project Traffic Direction	IN	-	-	-	-	IN	-	IN	-	OUT	OUT	OUT
Project Traffic	3	-	-	-	-	7	-	3	-	9	4	4
2028 Future Conditions with Build	**250**	**1,363**	**309**	**142**	**1,543**	**277**	**364**	**211**	**39**	**361**	**232**	**143**

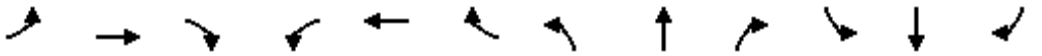


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	319	2307	524	146	1047	115	445	263	115	317	258	137
Future Volume (vph)	319	2307	524	146	1047	115	445	263	115	317	258	137
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	700		400	460		540	375		180	460		615
Storage Lanes	2		1	1		1	2		0	2		1
Taper Length (ft)	100			50			100			100		
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95	0.95	0.97	0.95	1.00
Frt			0.850			0.850		0.954				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3376	0	3433	3539	1583
Flt Permitted	0.182			0.079			0.514			0.315		
Satd. Flow (perm)	658	6408	1583	147	6408	1583	1857	3376	0	1138	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			520			154		46				149
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		890			911			909			900	
Travel Time (s)		13.5			13.8			13.8			13.6	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	336	2428	552	154	1102	121	468	277	121	334	272	144
Shared Lane Traffic (%)												
Lane Group Flow (vph)	336	2428	552	154	1102	121	468	398	0	334	272	144
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			36			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2		2	4			8		8

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6	6	5	2	2	7	4		3	8	8
Switch Phase												
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	6.0	11.0		6.0	11.0	11.0
Minimum Split (s)	13.3	33.3	33.3	13.3	35.3	35.3	12.8	47.8		12.8	51.8	51.8
Total Split (s)	19.0	58.0	58.0	15.0	54.0	54.0	22.0	20.0		27.0	25.0	25.0
Total Split (%)	15.8%	48.3%	48.3%	12.5%	45.0%	45.0%	18.3%	16.7%		22.5%	20.8%	20.8%
Maximum Green (s)	12.7	51.7	51.7	8.7	47.7	47.7	15.2	13.2		20.2	18.2	18.2
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3		4.3	4.3	4.3
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5		2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	6.3	6.3	6.3	6.3	6.8	6.8		6.8	6.8	6.8
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0		4.0	4.0	4.0
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0		5.0			5.0	5.0
Flash Dont Walk (s)		20.0	20.0		22.0	22.0		36.0			40.0	40.0
Pedestrian Calls (#/hr)		0	0		0	0		0			0	0
Act Effct Green (s)	63.7	52.7	52.7	59.1	50.4	50.4	32.3	17.2		32.5	17.2	17.2
Actuated g/C Ratio	0.53	0.44	0.44	0.49	0.42	0.42	0.27	0.14		0.27	0.14	0.14
v/c Ratio	0.56	0.86	0.56	0.81	0.41	0.16	0.67	0.76		0.56	0.54	0.41
Control Delay	16.7	34.7	5.0	56.5	25.3	2.1	37.3	54.2		34.1	51.6	10.3
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	16.7	34.7	5.0	56.5	25.3	2.1	37.3	54.2		34.1	51.6	10.3
LOS	B	C	A	E	C	A	D	D		C	D	B
Approach Delay		28.0			26.8			45.1			35.9	
Approach LOS		C			C			D			D	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 73 (61%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green			
Natural Cycle: 135			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.86			
Intersection Signal Delay: 31.0		Intersection LOS: C	
Intersection Capacity Utilization 85.2%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	319	2307	524	146	1047	115	445	263	115	317	258	137
Future Volume (veh/h)	319	2307	524	146	1047	115	445	263	115	317	258	137
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	336	2428	0	154	1102	121	468	277	121	334	272	144
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	681	3074		192	3014	742	638	325	139	532	412	184
Arrive On Green	0.07	0.48	0.00	0.06	0.47	0.47	0.13	0.13	0.13	0.11	0.12	0.12
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2428	1034	3456	3554	1585
Grp Volume(v), veh/h	336	2428	0	154	1102	121	468	201	197	334	272	144
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1684	1728	1777	1585
Q Serve(g_s), s	6.0	38.0	0.0	5.3	13.2	5.3	14.2	13.2	13.8	10.0	8.8	10.6
Cycle Q Clear(g_c), s	6.0	38.0	0.0	5.3	13.2	5.3	14.2	13.2	13.8	10.0	8.8	10.6
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.61	1.00		1.00
Lane Grp Cap(c), veh/h	681	3074		192	3014	742	638	238	226	532	412	184
V/C Ratio(X)	0.49	0.79		0.80	0.37	0.16	0.73	0.84	0.87	0.63	0.66	0.78
Avail Cap(c_a), veh/h	803	3074		212	3014	742	638	238	226	739	539	240
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.3	26.3	0.0	26.3	20.5	18.4	40.2	50.7	51.0	40.6	50.8	51.6
Incr Delay (d2), s/veh	0.6	2.2	0.0	18.2	0.3	0.5	4.7	23.8	29.8	1.7	2.6	13.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.0	20.1	0.0	5.4	8.4	3.5	10.4	11.7	12.0	7.6	7.1	8.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.9	28.4	0.0	44.4	20.8	18.8	44.9	74.5	80.7	42.3	53.4	65.3
LnGrp LOS	B	C		D	C	B	D	E	F	D	D	E
Approach Vol, veh/h		2764			1377			866			750	
Approach Delay, s/veh		26.9			23.3			59.9			50.8	
Approach LOS		C			C			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.8	62.5	19.8	22.9	13.6	63.6	22.0	20.7
Change Period (Y+Rc), s	6.3	6.3	6.8	6.8	6.3	6.3	6.8	6.8
Max Green Setting (Gmax), s	12.7	47.7	20.2	13.2	8.7	51.7	15.2	18.2
Max Q Clear Time (g_c+I1), s	8.0	15.2	12.0	15.8	7.3	40.0	16.2	12.6
Green Ext Time (p_c), s	0.5	9.0	1.1	0.0	0.0	10.2	0.0	1.3

Intersection Summary	
HCM 6th Ctrl Delay	34.1
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

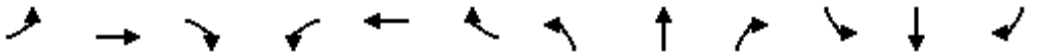
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	250	1363	309	142	1543	277	364	211	39	361	232	143
Future Volume (vph)	250	1363	309	142	1543	277	364	211	39	361	232	143
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	700		400	460		540	375		180	460		615
Storage Lanes	2		1	1		1	2		0	2		1
Taper Length (ft)	100			50			100			100		
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95	0.95	0.97	0.95	1.00
Frt			0.850			0.850		0.977				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3458	0	3433	3539	1583
Flt Permitted	0.084			0.123			0.600			0.437		
Satd. Flow (perm)	304	6408	1583	229	6408	1583	2168	3458	0	1579	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			325			292		14				151
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		890			911			909			900	
Travel Time (s)		13.5			13.8			13.8			13.6	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	263	1435	325	149	1624	292	383	222	41	380	244	151
Shared Lane Traffic (%)												
Lane Group Flow (vph)	263	1435	325	149	1624	292	383	263	0	380	244	151
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			36			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2		2	4			8		8

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6	6	5	2	2	7	4		3	8	8
Switch Phase												
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	6.0	11.0		6.0	11.0	11.0
Minimum Split (s)	13.3	33.3	33.3	13.3	35.3	35.3	12.8	47.8		12.8	51.8	51.8
Total Split (s)	19.0	58.0	58.0	15.0	54.0	54.0	22.0	20.0		27.0	25.0	25.0
Total Split (%)	15.8%	48.3%	48.3%	12.5%	45.0%	45.0%	18.3%	16.7%		22.5%	20.8%	20.8%
Maximum Green (s)	12.7	51.7	51.7	8.7	47.7	47.7	15.2	13.2		20.2	18.2	18.2
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3		4.3	4.3	4.3
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5		2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	6.3	6.3	6.3	6.3	6.8	6.8		6.8	6.8	6.8
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0		4.0	4.0	4.0
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0		5.0			5.0	5.0
Flash Dont Walk (s)		20.0	20.0		22.0	22.0		36.0			40.0	40.0
Pedestrian Calls (#/hr)		0	0		0	0		0			0	0
Act Effct Green (s)	64.9	54.7	54.7	62.2	53.4	53.4	28.3	13.5		32.1	15.4	15.4
Actuated g/C Ratio	0.54	0.46	0.46	0.52	0.44	0.44	0.24	0.11		0.27	0.13	0.13
v/c Ratio	0.61	0.49	0.36	0.64	0.57	0.34	0.57	0.66		0.56	0.54	0.45
Control Delay	22.3	24.1	3.5	29.2	26.5	3.8	35.9	56.4		35.3	53.0	11.6
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	22.3	24.1	3.5	29.2	26.5	3.8	35.9	56.4		35.3	53.0	11.6
LOS	C	C	A	C	C	A	D	E		D	D	B
Approach Delay		20.5			23.5			44.3			36.3	
Approach LOS		C			C			D			D	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 73 (61%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green			
Natural Cycle: 115			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.66			
Intersection Signal Delay: 26.6		Intersection LOS: C	
Intersection Capacity Utilization 70.9%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 5: Jenkins Rd & Okeechobee Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	250	1363	309	142	1543	277	364	211	39	361	232	143
Future Volume (veh/h)	250	1363	309	142	1543	277	364	211	39	361	232	143
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	263	1435	0	149	1624	292	383	222	41	380	244	151
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	465	3146		291	3144	775	623	342	62	628	423	189
Arrive On Green	0.06	0.49	0.00	0.06	0.49	0.49	0.12	0.11	0.11	0.12	0.12	0.12
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	3003	546	3456	3554	1585
Grp Volume(v), veh/h	263	1435	0	149	1624	292	383	130	133	380	244	151
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1772	1728	1777	1585
Q Serve(g_s), s	4.5	17.6	0.0	5.0	20.7	13.9	11.5	8.4	8.6	11.3	7.8	11.1
Cycle Q Clear(g_c), s	4.5	17.6	0.0	5.0	20.7	13.9	11.5	8.4	8.6	11.3	7.8	11.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.31	1.00		1.00
Lane Grp Cap(c), veh/h	465	3146		291	3144	775	623	203	202	628	423	189
V/C Ratio(X)	0.57	0.46		0.51	0.52	0.38	0.61	0.64	0.66	0.61	0.58	0.80
Avail Cap(c_a), veh/h	629	3146		317	3144	775	661	203	202	793	539	240
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	17.6	20.2	0.0	15.6	21.0	19.2	40.3	50.8	50.9	39.9	50.0	51.5
Incr Delay (d2), s/veh	1.1	0.5	0.0	1.4	0.6	1.4	1.9	7.6	8.6	1.3	1.8	15.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.1	10.4	0.0	3.6	11.9	8.8	8.6	7.3	7.6	8.4	6.3	8.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.7	20.6	0.0	17.0	21.6	20.6	42.2	58.4	59.5	41.2	51.8	67.3
LnGrp LOS	B	C		B	C	C	D	E	E	D	D	E
Approach Vol, veh/h		1698			2065			646			775	
Approach Delay, s/veh		20.3			21.1			49.0			49.6	
Approach LOS		C			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.3	64.9	21.3	20.5	13.3	65.0	20.7	21.1
Change Period (Y+Rc), s	6.3	6.3	6.8	6.8	6.3	6.3	6.8	6.8
Max Green Setting (Gmax), s	12.7	47.7	20.2	13.2	8.7	51.7	15.2	18.2
Max Q Clear Time (g_c+I1), s	6.5	22.7	13.3	10.6	7.0	19.6	13.5	13.1
Green Ext Time (p_c), s	0.4	13.9	1.1	0.4	0.1	12.0	0.4	1.1

Intersection Summary	
HCM 6th Ctrl Delay	28.6
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

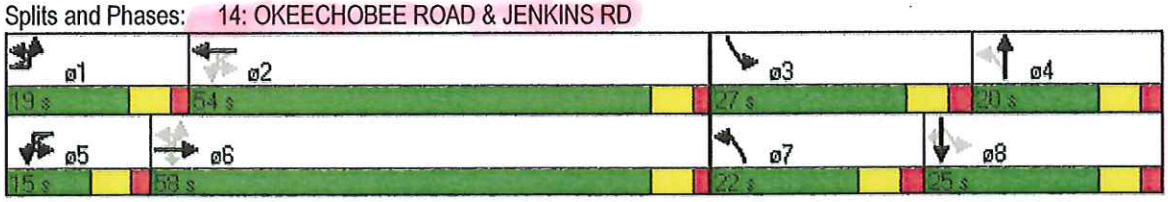
Unsignalized Delay for [EBR] is excluded from calculations of the approach delay and intersection delay.

Phase Number	1	2	3	4	5	6	7	8
Movement	EBL	WBTL	SBL	NBTL	WBL	EBTL	NBL	SBTL
Lead/Lag	Lead	Lag	Lead	Lag	Lead	Lag	Lead	Lag
Lead-Lag Optimize								
Recall Mode	None	C-Max	None	None	None	C-Max	None	None
Maximum Split (s)	19	54	27	20	15	58	22	25
Maximum Split (%)	15.8%	45.0%	22.5%	16.7%	12.5%	48.3%	18.3%	20.8%
Minimum Split (s)	13.3	35.3	12.8	47.8	13.3	33.3	12.8	51.8
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3
All-Red Time (s)	2	2	2.5	2.5	2	2	2.5	2.5
Minimum Initial (s)	7	12	6	11	7	12	6	11
Vehicle Extension (s)	3	3	4	4	3	3	4	4
Minimum Gap (s)	3	3	3	3	3	3	3	3
Time Before Reduce (s)	0	0	0	0	0	0	0	0
Time To Reduce (s)	0	0	0	0	0	0	0	0
Walk Time (s)		7		5		7		5
Flash Dont Walk (s)		22		36		20		40
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Inhibit Max	No	No	No	No	No	No	No	No
Start Time (s)	7	26	80	107	7	22	80	102
End Time (s)	26	80	107	7	22	80	102	7
Yield/Force Off (s)	19.7	73.7	100.2	0.2	15.7	73.7	95.2	0.2
Yield/Force Off 170(s)	19.7	51.7	100.2	84.2	15.7	53.7	95.2	80.2
Local Start Time (s)	101	0	54	81	101	116	54	76
Local Yield (s)	113.7	47.7	74.2	94.2	109.7	47.7	69.2	94.2
Local Yield 170(s)	113.7	25.7	74.2	58.2	109.7	27.7	69.2	54.2

Intersection Summary	
Cycle Length	120
Control Type	Actuated-Coordinated
Natural Cycle	115

Offset: 26 (22%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green

Splits and Phases: 14: OKEECHOBEE ROAD & JENKINS RD



Intersection Volume Development

Jenkins Rd and Orange Ave
Resurrection Life

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2028
Years	=	5

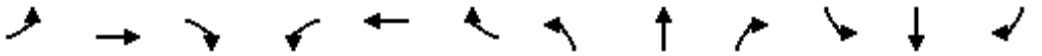
AM Peak Hour		PM Peak Hour		Resurrection Life
In	Out	In	Out	
130	76	28	37	240 Students (K-12) 62,000 SF Church

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	29	910	72	162	665	18	88	22	177	17	10	7
Existing Conditions	**29**	**910**	**72**	**162**	**665**	**18**	**88**	**22**	**177**	**17**	**10**	**7**
2028 Historic Growth	32	994	79	177	726	20	96	24	193	19	11	8
Vested Development	0	0	0	0	0	0	0	0	0	0	0	0
Future Conditions	**32**	**994**	**79**	**177**	**726**	**20**	**96**	**24**	**193**	**19**	**11**	**8**
% Project Traffic	-	-	10%	20%	-	-	10%	-	20%	-	-	-
Project Traffic Direction	-	-	IN	IN	-	-	OUT	-	OUT	-	-	-
Project Traffic	-	-	13	26	-	-	8	-	15	-	-	-
2028 Future Conditions with Build	**32**	**994**	**92**	**203**	**726**	**20**	**104**	**24**	**208**	**19**	**11**	**8**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	12	594	104	212	914	4	152	10	209	21	4	7
Existing Conditions	**12**	**594**	**104**	**212**	**914**	**4**	**152**	**10**	**209**	**21**	**4**	**7**
2028 Historic Growth	13	649	114	232	998	4	166	11	228	23	4	8
Vested Development	0	0	0	0	0	0	0	0	0	0	0	0
Future Conditions	**13**	**649**	**114**	**232**	**998**	**4**	**166**	**11**	**228**	**23**	**4**	**8**
% Project Traffic	-	-	10%	20%	-	-	10%	-	20%	-	-	-
Project Traffic Direction	-	-	IN	IN	-	-	OUT	-	OUT	-	-	-
Project Traffic	-	-	3	6	-	-	4	-	7	-	-	-
2028 Future Conditions with Build	**13**	**649**	**117**	**238**	**998**	**4**	**170**	**11**	**235**	**23**	**4**	**8**

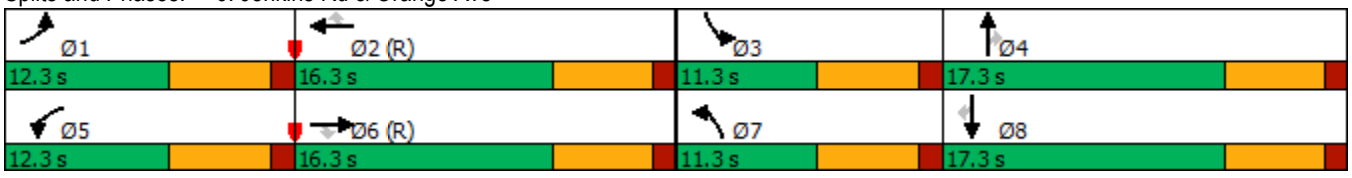


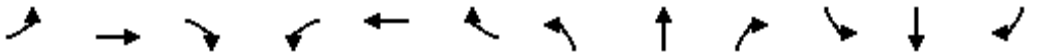
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	32	994	92	203	726	20	104	24	208	19	11	8
Future Volume (vph)	32	994	92	203	726	20	104	24	208	19	11	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	290		330	275		300	270		205	180		430
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	3539	1583	1770	3539	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			246			246			246			246
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		605			571			480			590	
Travel Time (s)		9.2			8.7			7.3			8.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	34	1046	97	214	764	21	109	25	219	20	12	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	34	1046	97	214	764	21	109	25	219	20	12	8
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		18			18			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6			2			4			8

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6	6	5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.3	27.3	27.3	11.3	29.3	29.3	10.3	39.3	39.3	10.3	38.3	38.3
Total Split (s)	12.3	16.3	16.3	12.3	16.3	16.3	11.3	17.3	17.3	11.3	17.3	17.3
Total Split (%)	21.5%	28.5%	28.5%	21.5%	28.5%	28.5%	19.8%	30.2%	30.2%	19.8%	30.2%	30.2%
Maximum Green (s)	7.0	11.0	11.0	7.0	11.0	11.0	6.0	12.0	12.0	6.0	12.0	12.0
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	0.2	0.2	0.2	3.0	3.0	3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		15.0	15.0		17.0	17.0		27.0	27.0		26.0	26.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	6.7	21.8	21.8	11.1	32.9	32.9	6.0	6.2	6.2	5.8	5.6	5.6
Actuated g/C Ratio	0.12	0.38	0.38	0.19	0.58	0.58	0.10	0.11	0.11	0.10	0.10	0.10
v/c Ratio	0.17	0.78	0.13	0.63	0.38	0.02	0.59	0.12	0.56	0.11	0.07	0.02
Control Delay	24.1	25.3	0.3	30.6	12.1	0.1	40.2	24.0	9.1	24.8	23.5	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	24.1	25.3	0.3	30.6	12.1	0.1	40.2	24.0	9.1	24.8	23.5	0.1
LOS	C	C	A	C	B	A	D	C	A	C	C	A
Approach Delay		23.2			15.9			19.8			19.5	
Approach LOS		C			B			B			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 57.2			
Actuated Cycle Length: 57.2			
Offset: 24.3 (42%), Referenced to phase 2:WBT and 6:EBT, Start of Green			
Natural Cycle: 105			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.78			
Intersection Signal Delay: 19.8		Intersection LOS: B	
Intersection Capacity Utilization 64.4%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 6: Jenkins Rd & Orange Ave





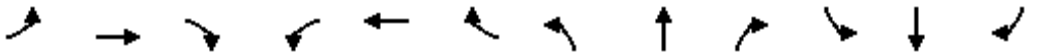
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	32	994	92	203	726	20	104	24	208	19	11	8
Future Volume (veh/h)	32	994	92	203	726	20	104	24	208	19	11	8
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	34	1046	97	214	764	21	109	25	219	20	12	8
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	65	1113	496	219	1419	633	140	315	267	42	213	180
Arrive On Green	0.04	0.31	0.31	0.12	0.40	0.40	0.08	0.17	0.17	0.02	0.11	0.11
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	34	1046	97	214	764	21	109	25	219	20	12	8
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	1.1	16.3	2.6	6.8	9.4	0.5	3.4	0.6	7.6	0.6	0.3	0.3
Cycle Q Clear(g_c), s	1.1	16.3	2.6	6.8	9.4	0.5	3.4	0.6	7.6	0.6	0.3	0.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	65	1113	496	219	1419	633	140	315	267	42	213	180
V/C Ratio(X)	0.52	0.94	0.20	0.98	0.54	0.03	0.78	0.08	0.82	0.47	0.06	0.04
Avail Cap(c_a), veh/h	219	1113	496	219	1419	633	188	394	334	188	394	334
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.0	19.1	14.3	24.9	13.1	10.4	25.8	20.0	22.9	27.5	22.5	22.5
Incr Delay (d2), s/veh	6.4	15.9	0.9	54.3	1.5	0.1	13.8	0.0	10.1	7.9	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.9	12.5	1.6	9.8	5.7	0.3	3.3	0.4	5.7	0.6	0.2	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	33.3	35.0	15.2	79.2	14.6	10.5	39.6	20.0	33.0	35.4	22.6	22.5
LnGrp LOS	C	C	B	E	B	B	D	C	C	D	C	C
Approach Vol, veh/h		1177			999			353			40	
Approach Delay, s/veh		33.3			28.3			34.1			29.0	
Approach LOS		C			C			C			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	7.4	28.1	6.7	14.9	12.3	23.1	9.8	11.8
Change Period (Y+Rc), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Green Setting (Gmax), s	7.0	11.0	6.0	12.0	7.0	11.0	6.0	12.0
Max Q Clear Time (g_c+I1), s	3.1	11.4	2.6	9.6	8.8	18.3	5.4	2.3
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	31.4
HCM 6th LOS	C

Notes

User approved pedestrian interval to be less than phase max green.

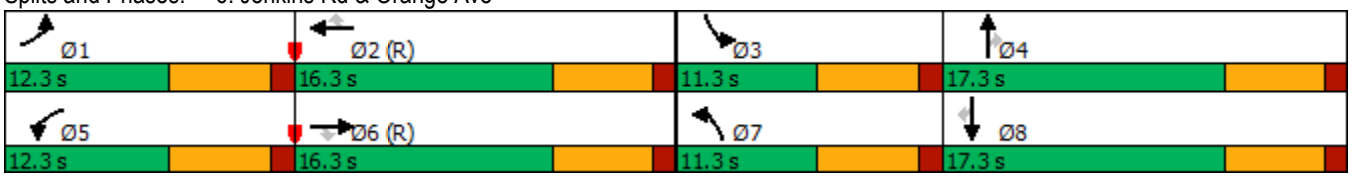


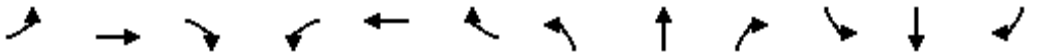
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	13	649	117	238	998	4	170	11	235	23	4	8
Future Volume (vph)	13	649	117	238	998	4	170	11	235	23	4	8
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	290		330	275		300	270		205	180		430
Storage Lanes	1		1	1		1	1		1	1		1
Taper Length (ft)	50			50			50			50		
Lane Util. Factor	1.00	0.95	1.00	1.00	0.95	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt			0.850			0.850			0.850			0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	1770	3539	1583	1770	3539	1583	1770	1863	1583	1770	1863	1583
Flt Permitted	0.950			0.950			0.950			0.950		
Satd. Flow (perm)	1770	3539	1583	1770	3539	1583	1770	1863	1583	1770	1863	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			246			246			247			246
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		605			571			480			590	
Travel Time (s)		9.2			8.7			7.3			8.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	14	683	123	251	1051	4	179	12	247	24	4	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	14	683	123	251	1051	4	179	12	247	24	4	8
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		18			18			12			12	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2	1	1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100	20	20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0	0	0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6	20	20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm	Prot	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases			6			2			4			8

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6	6	5	2	2	7	4	4	3	8	8
Switch Phase												
Minimum Initial (s)	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Minimum Split (s)	11.3	27.3	27.3	11.3	29.3	29.3	10.3	39.3	39.3	10.3	38.3	38.3
Total Split (s)	12.3	16.3	16.3	12.3	16.3	16.3	11.3	17.3	17.3	11.3	17.3	17.3
Total Split (%)	21.5%	28.5%	28.5%	21.5%	28.5%	28.5%	19.8%	30.2%	30.2%	19.8%	30.2%	30.2%
Maximum Green (s)	7.0	11.0	11.0	7.0	11.0	11.0	6.0	12.0	12.0	6.0	12.0	12.0
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3
All-Red Time (s)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Lost Time (s)	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag	Lag
Lead-Lag Optimize?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Vehicle Extension (s)	3.0	0.2	0.2	0.2	3.0	3.0	3.0	0.2	0.2	3.0	0.2	0.2
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None	None	None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0		7.0	7.0		7.0	7.0
Flash Dont Walk (s)		15.0	15.0		17.0	17.0		27.0	27.0		26.0	26.0
Pedestrian Calls (#/hr)		0	0		0	0		0	0		0	0
Act Effct Green (s)	6.1	19.0	19.0	13.3	35.2	35.2	6.0	6.7	6.7	5.8	5.9	5.9
Actuated g/C Ratio	0.11	0.33	0.33	0.23	0.62	0.62	0.10	0.12	0.12	0.10	0.10	0.10
v/c Ratio	0.07	0.58	0.18	0.61	0.48	0.00	0.97	0.06	0.61	0.13	0.02	0.02
Control Delay	23.6	21.4	0.6	30.6	12.9	0.0	90.4	22.1	11.0	25.2	21.8	0.1
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Total Delay	23.6	21.4	0.6	30.6	12.9	0.0	90.4	22.1	11.0	25.2	21.8	0.1
LOS	C	C	A	C	B	A	F	C	B	C	C	A
Approach Delay		18.4			16.3			43.8			19.2	
Approach LOS		B			B			D			B	

Intersection Summary			
Area Type:	Other		
Cycle Length: 57.2			
Actuated Cycle Length: 57.2			
Offset: 24.3 (42%), Referenced to phase 2:WBT and 6:EBT, Start of Green			
Natural Cycle: 95			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.97			
Intersection Signal Delay: 21.6		Intersection LOS: C	
Intersection Capacity Utilization 61.1%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 6: Jenkins Rd & Orange Ave





Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	13	649	117	238	998	4	170	11	235	23	4	8
Future Volume (veh/h)	13	649	117	238	998	4	170	11	235	23	4	8
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	14	683	123	251	1051	4	179	12	247	24	4	8
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	31	1038	463	219	1412	630	188	347	294	49	202	171
Arrive On Green	0.02	0.29	0.29	0.12	0.40	0.40	0.11	0.19	0.19	0.03	0.11	0.11
Sat Flow, veh/h	1781	3554	1585	1781	3554	1585	1781	1870	1585	1781	1870	1585
Grp Volume(v), veh/h	14	683	123	251	1051	4	179	12	247	24	4	8
Grp Sat Flow(s),veh/h/ln	1781	1777	1585	1781	1777	1585	1781	1870	1585	1781	1870	1585
Q Serve(g_s), s	0.4	9.6	3.4	7.0	14.4	0.1	5.7	0.3	8.6	0.8	0.1	0.3
Cycle Q Clear(g_c), s	0.4	9.6	3.4	7.0	14.4	0.1	5.7	0.3	8.6	0.8	0.1	0.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	31	1038	463	219	1412	630	188	347	294	49	202	171
V/C Ratio(X)	0.45	0.66	0.27	1.15	0.74	0.01	0.95	0.03	0.84	0.49	0.02	0.05
Avail Cap(c_a), veh/h	219	1038	463	219	1412	630	188	394	334	188	394	334
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	27.7	17.7	15.5	25.0	14.7	10.4	25.4	19.0	22.4	27.3	22.7	22.8
Incr Delay (d2), s/veh	9.9	3.3	1.4	106.3	3.6	0.0	52.5	0.0	14.0	7.2	0.0	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	0.5	6.7	2.2	14.7	8.9	0.0	8.4	0.2	7.0	0.7	0.1	0.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	37.6	21.0	16.9	131.3	18.3	10.4	77.9	19.0	36.4	34.5	22.7	22.8
LnGrp LOS	D	C	B	F	B	B	E	B	D	C	C	C
Approach Vol, veh/h		820			1306			438			36	
Approach Delay, s/veh		20.6			40.0			52.9			30.6	
Approach LOS		C			D			D			C	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	6.3	27.9	6.9	15.9	12.3	21.9	11.3	11.5
Change Period (Y+Rc), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Green Setting (Gmax), s	7.0	11.0	6.0	12.0	7.0	11.0	6.0	12.0
Max Q Clear Time (g_c+I1), s	2.4	16.4	2.8	10.6	9.0	11.6	7.7	2.3
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Intersection Summary	
HCM 6th Ctrl Delay	35.9
HCM 6th LOS	D

Notes

User approved pedestrian interval to be less than phase max green.

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00032 - ORANGE AVE @ JENKINS RD - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Q - in use 1-8

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	E-L	W-T	S-L	N-T	W-L	E-T	N-L	S-T	N	N	N	N	N	N	N	N
Min Green	7	11	7	12	7	11	6	12	5	5	5	5	5	5	5	5
Bk Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CS Min Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Delay Green	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk	0	7	0	7	0	7	0	7	0	10	0	10	0	10	0	10
Walk2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Walk Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear	0	17	0	27	0	15	0	26	0	16	0	16	0	16	0	16
Ped Clear 2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped Clear Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Ped CO	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Vehicle Ext	3.0	3.0	3.0	0.0	0.0	0.0	0.0	0.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Vehicle Ext 2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max1	12	45	12	18	12	45	12	18	35	35	35	35	35	35	35	35
Max2	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40
Max3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
DYM Max	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Dym Step	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Yellow	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Red Max	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Red Revert	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Act B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Sec/Act	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Max Int	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Time B4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Cars Wt	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
STPTDuc	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TTReduc	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Min Gap	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Exhibit 8: Turn Lanes Analyses

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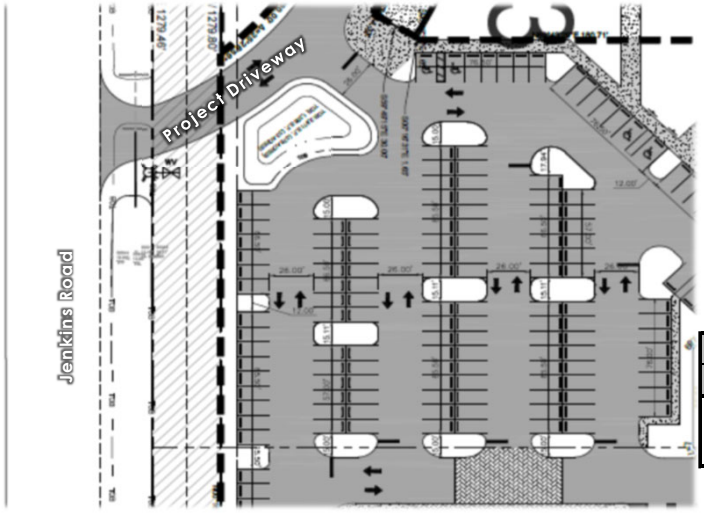
Intersection Volume Development



Jenkins Rd and Project Driveway
Resurrection Life

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2028
Years	=	5

AM Peak Hour		PM Peak Hour		Resurrection Life
In	Out	In	Out	
130	76	28	37	240 Students (K-12) 62,000 SF Church

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	227	-	-	277	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**227**	**-**	**-**	**277**	**-**
2028 Historic Growth	-	-	-	-	-	-	-	248	-	-	303	-
Vested Development	-	-	-	-	-	-	-	0	-	-	0	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**248**	**-**	**-**	**303**	**-**
% Project Traffic	-	-	-	55%	-	10%	-	25%	45%	10%	15%	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	IN	IN	IN	OUT	-
Project Traffic	-	-	-	42	-	8	-	33	58	13	11	-
2028 Future Conditions with Build	**-**	**-**	**-**	**42**	**-**	**8**	**-**	**281**	**58**	**13**	**314**	**-**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	344	-	-	324	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**344**	**-**	**-**	**324**	**-**
2028 Historic Growth	-	-	-	-	-	-	-	376	-	-	354	-
Vested Development	-	-	-	-	-	-	-	0	-	-	0	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**376**	**-**	**-**	**354**	**-**
% Project Traffic	-	-	-	55%	-	10%	-	25%	45%	10%	15%	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	IN	IN	IN	OUT	-
Project Traffic	-	-	-	20	-	4	-	7	12	3	6	-
2028 Future Conditions with Build	**-**	**-**	**-**	**20**	**-**	**4**	**-**	**383**	**12**	**3**	**360**	**-**

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

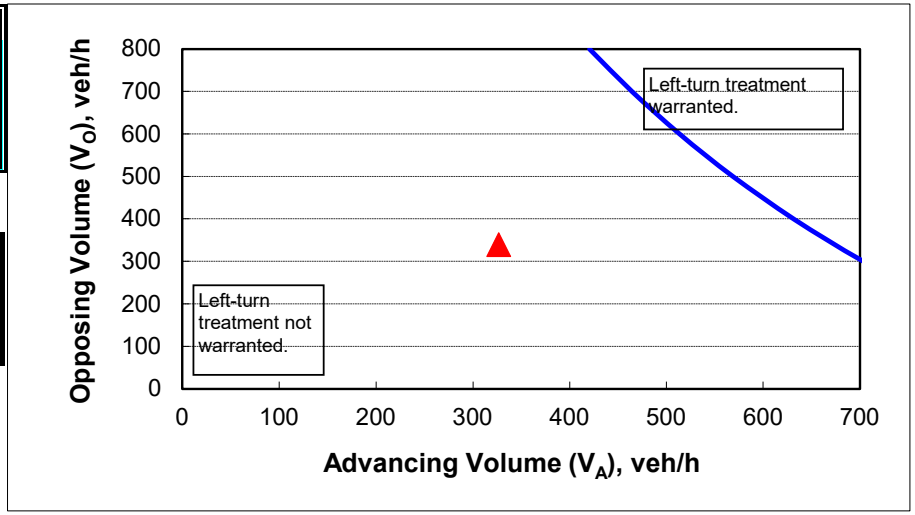
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	4%
Advancing volume (V_A), veh/h:	327
Opposing volume (V_O), veh/h:	339

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	674
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

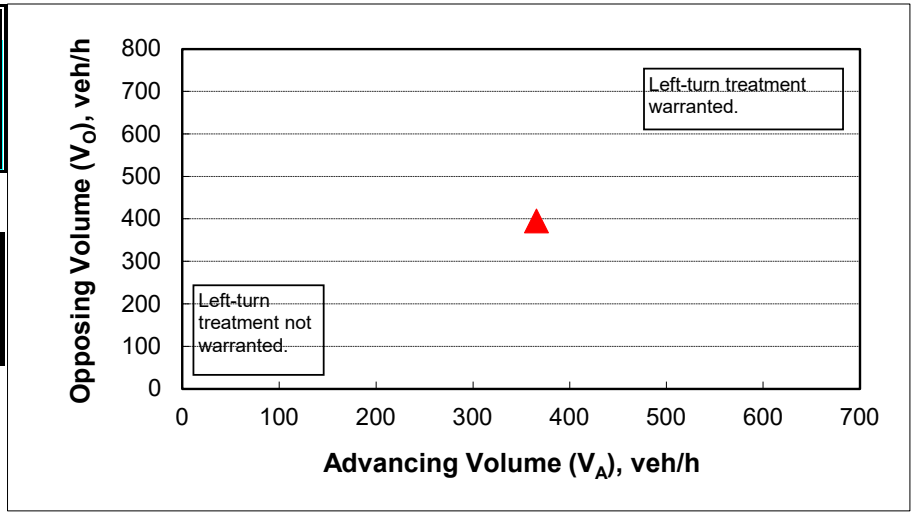
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	1%
Advancing volume (V_A), veh/h:	366
Opposing volume (V_O), veh/h:	395

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	1376
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

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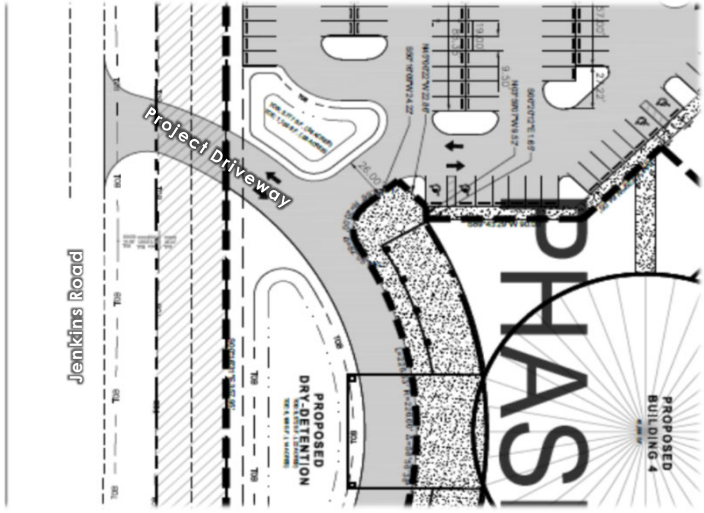
Intersection Volume Development



Jenkins Rd and Project Driveway
Resurrection Life

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2028
Years	=	5

AM Peak Hour		PM Peak Hour		Resurrection Life
In	Out	In	Out	
130	76	28	37	240 Students (K-12) 62,000 SF Church

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	227	-	-	277	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**227**	**-**	**-**	**277**	**-**
2028 Historic Growth	-	-	-	-	-	-	-	248	-	-	303	-
Vested Development	-	-	-	-	-	-	-	0	-	-	0	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**248**	**-**	**-**	**303**	**-**
% Project Traffic	-	-	-	15%	-	20%	-	-	25%	20%	10%	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	IN	-
Project Traffic	-	-	-	11	-	15	-	-	33	26	13	-
2028 Future Conditions with Build	**-**	**-**	**-**	**11**	**-**	**15**	**-**	**248**	**33**	**26**	**316**	**-**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	344	-	-	324	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**344**	**-**	**-**	**324**	**-**
2028 Historic Growth	-	-	-	-	-	-	-	376	-	-	354	-
Vested Development	-	-	-	-	-	-	-	0	-	-	0	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**376**	**-**	**-**	**354**	**-**
% Project Traffic	-	-	-	15%	-	20%	-	-	25%	20%	10%	-
Project Traffic Direction	-	-	-	OUT	-	OUT	-	-	IN	IN	IN	-
Project Traffic	-	-	-	6	-	7	-	-	7	6	3	-
2028 Future Conditions with Build	**-**	**-**	**-**	**6**	**-**	**7**	**-**	**376**	**7**	**6**	**357**	**-**

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

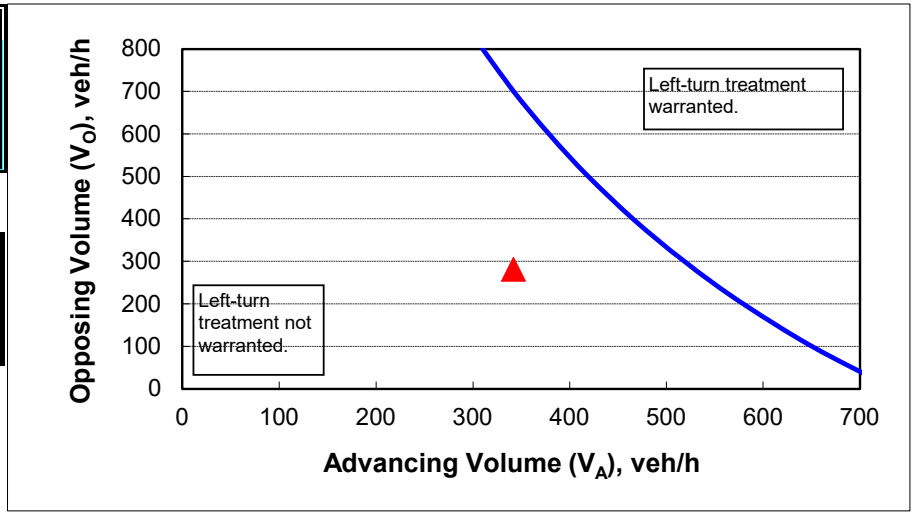
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	8%
Advancing volume (V_A), veh/h:	342
Opposing volume (V_O), veh/h:	281

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	529
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

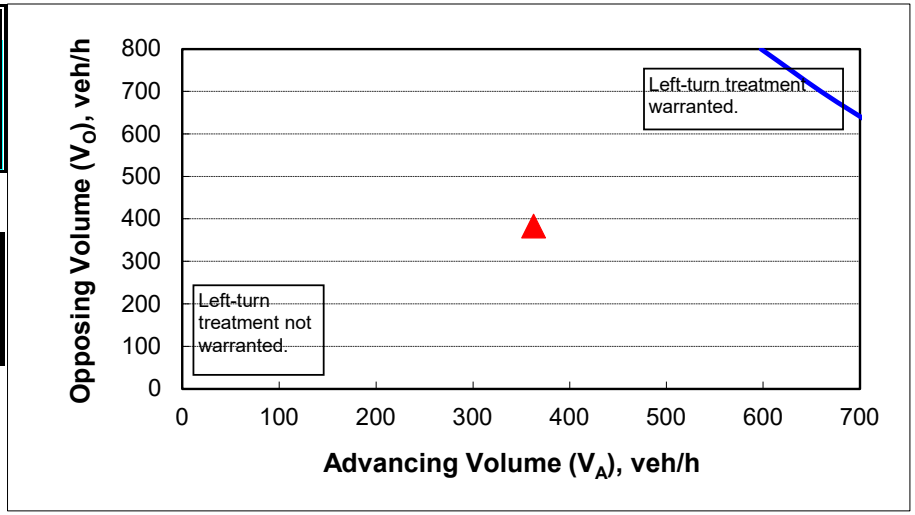
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	2%
Advancing volume (V_A), veh/h:	363
Opposing volume (V_O), veh/h:	383

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	913
Guidance for determining the need for a major-road left-turn bay:	
Left-turn treatment NOT warranted.	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

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.

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Exhibit 9: Transportation Improvement Program

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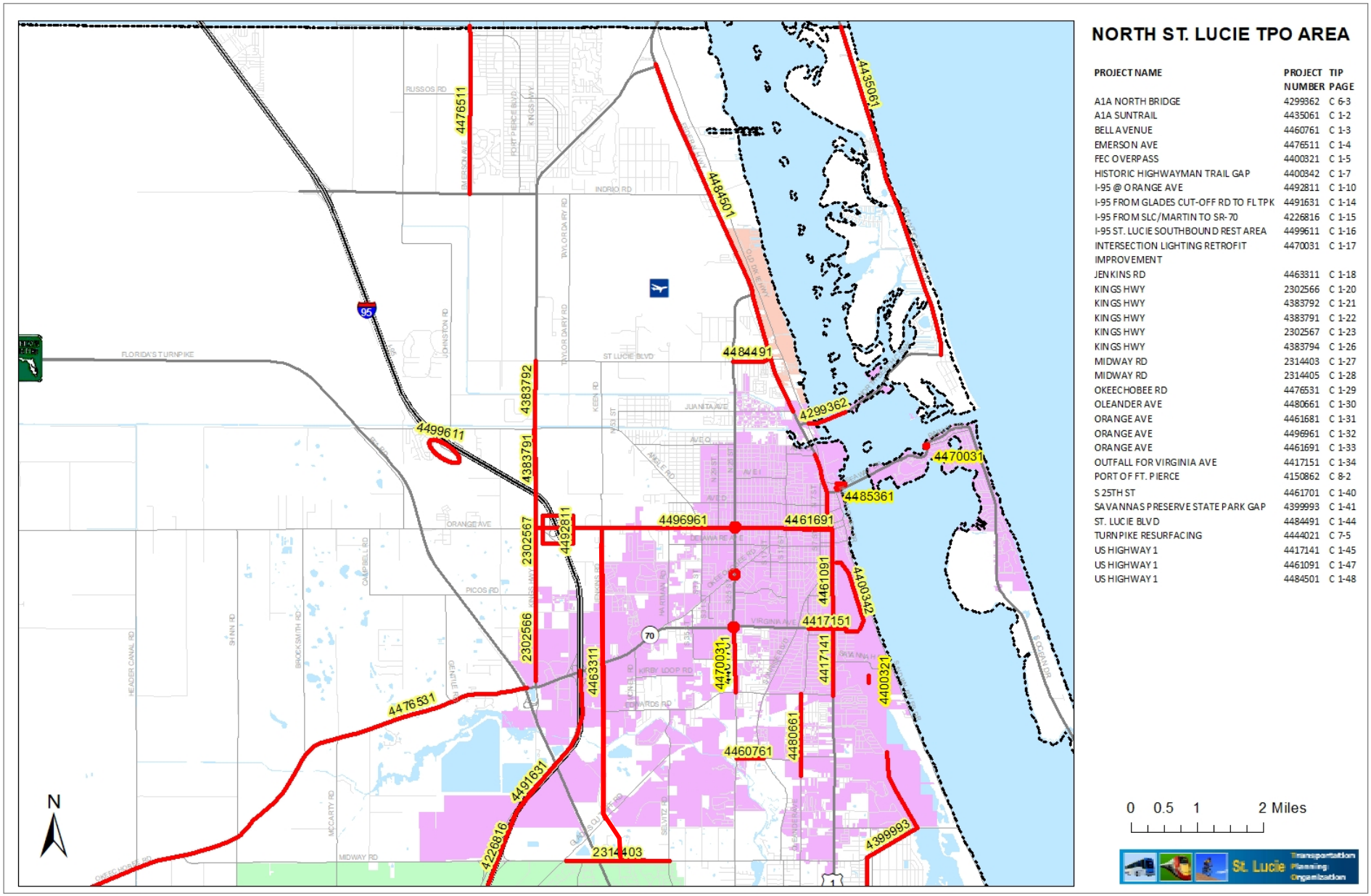
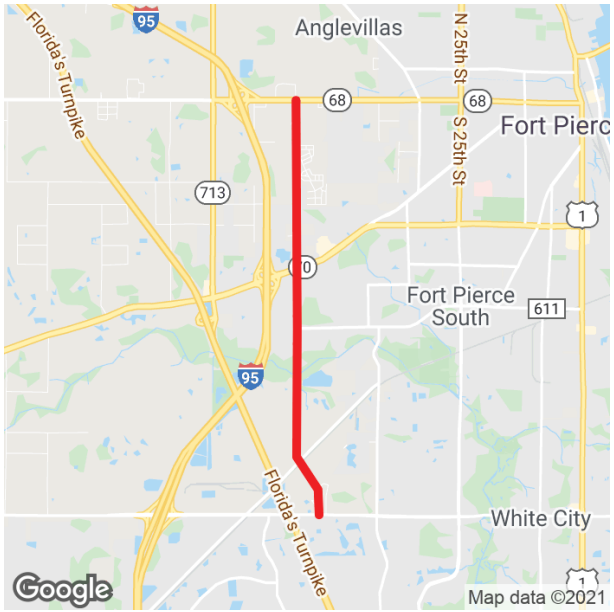
A.3 TIP PROJECT LOCATION MAPS



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

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

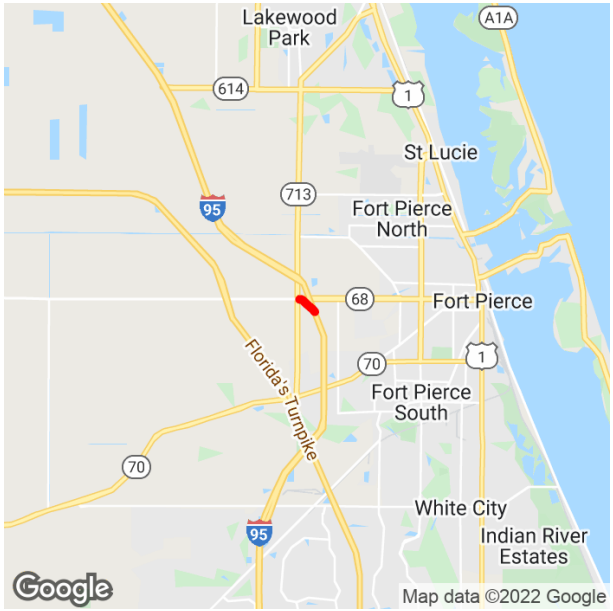
KINGS HWY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS
2302567 Non-SIS

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

I-95 @ ORANGE AVE
4492811 SIS

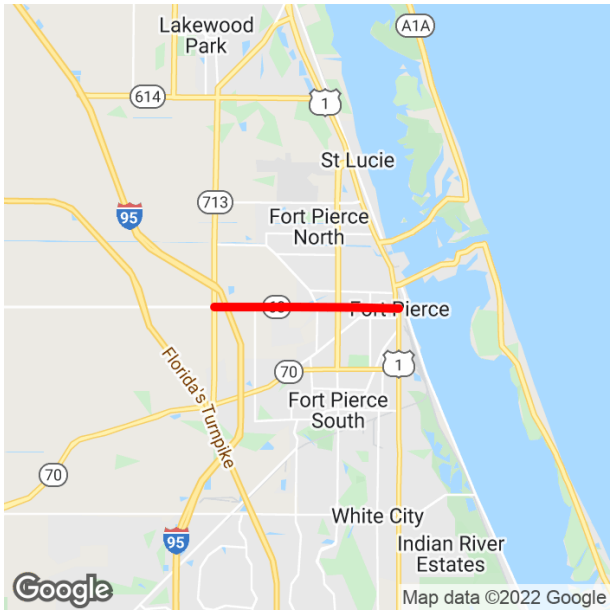


Project Description: SKID HAZARD OVERLAY
Extra Description: SYSTEMATIC LOOP RAMPS SAFETY ASSESSMENT- NPV=1,508,527; B/C=3.5; WIDEN THE OUTSIDE PAVED SHOULDER ALONG THE RAMP MILL AND RESURFACE THE RAMP WITH HIGH FRICTION SURFACE ENHANCE EXISTING LIGHTING ALONG THE RAMP (BY RE-LAMPING WITH LED LIGHTS) SHSP EMPHASIS AREA- LANE DEPARTURE CRASHES
Lead Agency: MANAGED BY FDOT
From: I-95 NB EXIT RAMP
County: ST. LUCIE
To: WB ORANGE AVE
Length: 0.583
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

Phase	Fund Code	2023	2024	2025	2026	2027	Total
PE	ACSS	168,011	28,437	0	0	0	196,448
CST	ACSS	0	0	0	854,281	0	854,281
		168,011	**28,437**		**854,281**		**1,050,729**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 1,050,729
LRTP: Page 3-9

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

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JFO GROUP INC

Traffic Engineering & Transportation Planning

We specialize in **Traffic Engineering** and **Transportation Planning** solutions in the context of **Land Development** for both public and private clients. In addition to representing our clients and projects in municipalities and counties where our expertise is required, and in front of any applicable agencies such as Departments of Transportation, we have also worked on behalf of several agencies and municipalities. **JFO GROUP INC** holds Certificates of Authorization (COA) to practice Professional Engineering in the States of **Florida, Georgia, South Carolina** and **Alabama.**

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T: (561) GO2-JFOG • www.**jfogroupinc**.com • **info@jfo.us**

Technical Review Committee **1. d.**

Meeting Date: 05/18/2023

REQUESTED ACTION

Villas at Kings Landing - Final Plat - 125 AE Backus Avenue

SUMMARY

The parcels are owned by the applicant, Audubon Development, Inc. and are currently cleared and undeveloped. The subject parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Development (PD). The applicant is proposing a 10-lot residential subdivision. Construction plans are currently under review by the City of Fort Pierce as part of the DPCR process.

LOCATION

125 AE Backus Avenue

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 05/04/2023 11:58 AM

Final Approval Date: 05/04/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location 125 A E Backus Avenue, Fort Pierce, FL

Parcel ID #(s) 2410-503-0012-010-9

Project description Request approval for a subdivision plat application for a proposed 10 lot subdivision.

Audubon Development, Inc.	Bradley J. Currie, Vice President, Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
PO Box 981	10250 SW Village Pkwy, Suite 201
Street Address	Street Address
Palm Beach, FL 33480	Port St. Lucie, FL 34987
City State Zip	City State Zip
702-592-4200	772-462-2455
Phone Number	Phone Number
dale@audubondevelopment.com	bradcurrie@edc-inc.com
Email Address	Email Address

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

Bradley J. Currie, Auth. Agent

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 11th day of April, 2023, by Bradley J. Currie, (Auth Agent who is personally known to me or has produced _____ as identification.

Patricia M. Sesta

Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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

TO BE COMPLETED BY STAFF

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

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

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

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

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

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

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

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

☑ SUBDIVISION: FINAL PLAT

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

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

☐ SUBDIVISION: MINOR REPLAT

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

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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5021374 OR BOOK 4804 PAGE 2930, Recorded 04/07/2022 03:20:18 PM Doc Tax: $0.70

This Instrument Prepared by:

Tanya Earley, City Attorney
City of Fort Pierce
100 N. U.S. 1
Fort Pierce, FL 34950

Tax Parcel Identification No.:
2410-503-0041-020/4
2410-503-0043-000/2
2410-503-0012-010/9
2410-503-0013-000/3
2410-503-0020-000/5
2410-503-0019-000/5
2410-503-0019-010/8
2410-503-0030-000/8
2410-503-0034-000/6
2410-503-0036-010/3
Portion of Avenue B

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 8th day of March, 2022, by the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163 ("**Grantor**"), to AUDUBON DEVELOPMENT, INC., a Florida corporation, whose address is P.O. Box 981, Palm Beach, Florida, 33480 ("**Grantee**").

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

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee, all those certain parcels of real property (the "**Land**") situate in St. Lucie County, Florida and more particularly described in **Exhibit "A"**, attached hereto and made a part hereof.

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Land in fee simple; that Grantor has good right and lawful authority to sell and convey Grantor's interest in and to the Land and hereby warrants the title to the Land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise. This conveyance is subject to taxes accruing subsequent to December 31, 2023, and to easements, restrictions, agreements, conditions, limitations, reservations and other matters of record, if any, but this reference to the foregoing shall not operate to reimpose the same.

PROVIDED THAT in the event that Grantee defaults on its obligations set forth in that certain Agreement for Development of King's Landing, by and between The City of Fort Pierce, the Fort Pierce Redevelopment Agency and Grantee, dated February 8, 2022, and recorded in Official Records Book 4775, Page 2707, of the Public Records of St. Lucie County, Florida, then Grantor shall have the right to re-enter and retake possession of the Land, and fee simple title to such land shall revert to the Grantor.

IN WITNESS WHEREOF, the party referred to above as Grantor has caused this instrument to be executed and delivered in its name and has intended the same to be and become effective as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

FORT PIERCE REDEVELOPMENT AGENCY,
a community redevelopment agency established
pursuant to Florida Statutes Chapter 163

Print Name: Brittany Meredith

By: Linda Hudson
Print Name: Linda Hudson
Title: Chair

Print Name: LaToya Ransom

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization this 8th day of March, 2022, by Linda Hudson as _____ of the FORT PIERCE REDEVELOPMENT AGENCY, a community redevelopment agency established pursuant to Florida Statutes Chapter 163. Said person did not take an oath and (check one) ☒ is personally known to me, ☐ produced a driver's license issued by a state of the United States within the last five (5) years as identification, to wit:

Linda W. Cox
Notary Public, State of Florida
Print Name: _____
Commission #: _____
My Commission Expires: _____

LINDA W. COX
Notary Public
State of Florida
Comm# HH167003
Expires 9/9/2025

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL A:

Being a parcel of land lying in Block "A", according to AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189 of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed North 18°44'11" West along the West line of Block F and the East Right-of-Way line of North 2nd Street (formerly known as Pine Street, as shown on said AARON LEE'S MAP OF FORT PIERCE and being a 50.00-foot-wide Public Right-of-Way), a distance of 254.00 feet to the Southwest corner of Lot 2 of said Map of Fort Pierce, said corner being the POINT OF BEGINNING; thence North 18°44'11" West, along the West line of Lots 2 and 1 and East Right-of-Way line of said 2nd Street a distance of 69.41 feet to a point of intersection with the East Right-of-Way line of the adjusted North 2nd Street; thence North 32°17'09" West, along said East Right-of-Way line, a distance of 371.24 feet to a point on the 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence along said bulkhead the following (5) courses and distances: North 56°42'22" East, a distance of 44.68 feet; thence North 65° 10'23" East, a distance of 179.28 feet; thence North 74 04'13" East, a distance of 71.16 feet; thence North 63 51'02" East, a distance of 224.31 feet; thence North 61 33'56 East, a distance of 29.63 feet to a point on the Westerly Right-of-Way line of Indian River Drive (s variable width Right-of-Way), as shown on the State of Florida State Road Department Right-of-Way Map Section 94500, last revised October 5, 1960; thence South 18 43'54" East, along said Westerly Right-of-Way line, a distance of 491.42 feet to a point on the Easterly prolongation of the Southerly line of said Lot 2, and Lot 3, said Block F; thence South 71 18'49" West, along said Easterly prolongation, and the South line of Lot 3, and 2, a distance of 457.21 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL B (NORTH):

Being a parcel of land lying in Block "A" and a portion of Lot 1, Block "B", according to AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, of the Public Records of St. Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed North 18°44'11" West along the West line of Block F and the East Right-of-Way line of North 2nd Street (formerly known as Pine Street, as shown on said and being a 60.00-foot-wide Public Right-of-Way), a distance of 323.41 feet to a point of intersection with the East Right-of-Way line of the adjusted North 2nd Street; thence North 32°17'09" West, along said East Right-of-Way line, a distance of 371.24 feet to a point on the 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence continue North 32°17'09" West, a distance of 44.51 feet to a point on the Northerly 3.50-foot-wide concrete bulkhead, said point being the POINT OF BEGINNING; thence North 32°17'09" West, departing said Creek, and along said East Right-of-Way line , a distance of 53.76 feet to a point on the West line of Lot 1, Block "B"; thence North 18°44'11" West, a distance of 67.04 feet to the Northwest corner of said Lot 1, and a point on the South Right-of-Way line of Avenue C (formerly known as Seminole Avenue as shown on said AARON LEE'S MAP OF FORT PIERCE); thence North 71°02'48" East, departing said Northwest corner and along said South Right-of-Way line, a distance of 304.27 feet to the West line of the East 92.7 feet of Lot 1 of Block "A" of said AARON LEE'S MAP OF FORT PIERCE; thence South 18°43'54" East, a distance of 103.40 feet to a point on the Northerly 3.50-foot-wide concrete bulkhead bounding Moore's Creek; thence along said concrete bulkhead the following (4) courses and distances: South 74°39'15" West, a distance of 51.85 feet; thence South 65°37'46" West, a distance of 181.91 feet; thence South 70°48'08" West, a distance of 53.29 feet; thence South 53°00'56" West, a distance of 5.89 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL C (WEST):

A parcel of land being Lots 5 and 6 of Block "E", portions of Lots 7 and 8 of Block "E", a portion of Avenue "B: as shown on AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 189, together with Lot 1 and the West 3.50 feet of Lot 2 of the New Subdivision Block E of AARON LEE'S MAP OF FORT PIERCE, as recorded in Plat Book 1, Page 192 of the Public Records of St.

Lucie County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Lot 8, Block F, of said AARON LEE'S MAP OF FORT PIERCE, proceed South 71°18'49" West, along the Easterly prolongation of the South line of Block "E" and along said South line, a distance of 310.00 feet to the POINT OF BEGINNING: thence continue along said South Block line South 71°25'01" West, a distance of 8.93 feet to a point on the East Right-of-Way line of the Florida East Coast Railroad as shown on the Station Map, Southern Division, Florida East Coast Railway Company Flagler System Station 12741+93.7 to Station 12796+90.0, dated September 5, 1944; thence North 18°21'33" West, along said Easterly Right-of-Way line, a distance of 400.00 feet (to) a point on the North line of Lot 7, said Block "E", said North line also being the South Right-of-Way line of Avenue "B", being formerly known as Tropical Avenue as shown on aforementioned AARON LEE'S MAP OF FORT PIERCE (a 65.00-foot-wide Right-of-Way); thence South 71°18'49" West, a distance of 42.46 feet; thence North 18°49'01" West, a distance of 65.00 feet; thence North 71°18'49"East, a distance of 40.00 feet; thence North 18°49'01" West, a distance of 72.51 feet to a point on the South Top of Bank of Moore's Creek; thence along said South Top of Bank the following (4) courses and distances; North 49°57'34" East, a distance of 64.50 feet; thence North 33°59'38" East , a distance of 70.44 feet; thence North 31°08'29" East, a distance of 82.06 feet; thence North 0°15'54" East, a distance of 14.97 feet to a point on the Westerly Right-of-Way line of the adjusted 2nd Street (a 60.00 -foot-wide Public Right-of-Way); thence South 32°17'09" East, along said Westerly Right-of-Way line, a distance of 320.88 feet to a point on the Westerly Right-of-Way line of 2nd Street as shown on aforementioned AARON LEE'S MAP OF FORT PIERCE; thence South 18°44'11" East, along said Westerly Right-of-Way line, a distance of 8.92 feet to a point on the Southerly line of Lot 1, said Block "E"; thence South 71°18'49" West, along said Southerly line, a distance of 146.50 feet to a point of intersection with a line lying and being 3.50 feet East of and parallel with the West line of Lot 2, said Block "E"; thence South 18°44'11" East, a distance of 50.00 feet to the South line of said Lot 2, said line also being the North line of Lot 3, said Block "E"; thence South 71°18'49" West, along said North Lot line, a distance of 3.50 feet to the West line of said Lot 3; thence South 18°44'11" East, along the West line of Lots 3 and 4 and the Southerly prolongation thereof, a distance of 115.00 feet to a point on a line lying and being 15.00 feet South of and parallel with the Northerly Right-of-Way line of Church Street, formerly know as Palm Terrace on the aforementioned AARON LEE'S MAP OF FORT PIERCE (a 50.00-foot-wide Right-of-Way); thence South 71°18'49" West, along said parallel line, a distance of 100.00 feet to a point of intersection with the Northerly prolongation of the West line of Lot 9, said Block "E"; thence South 18°44'11" East, along said prolongated line and West line of Lot 9 a distance of 185.00 feet to the POINT OF BEGINNING.

Audubon Development, Inc.
PO Box 981
Palm beach, FL 33480

AGENT CONSENT FORM

Project Name: The Villas at King's Landing

Parcel ID: 2410-503-0012-010-9

BEFORE ME THIS DAY PERSONALLY APPEARED Dale Matteson, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 15th day of February, 2023, by Dale Matteson (Name of Person Acknowledging) who is personally known to me or who has produced n/a (type of identification) as identification and who did (did not) take an oath.

Patricia M. Sesta
Notary Signature

Patricia M. Sesta
Printed Name of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024
(Notary Seal)

8-11-2024
My commission expires

Owner's Signature

Dale Matteson
Owner's Name

PO Box 981
Street Address

Palm Beach, FL 33480
City, State, Zip

702-592-4200 / ddeb@audubondevelopment.com
Telephone / Email

ENGINEERS SURVEYORS ENVIRONMENTAL

LETTER OF JUSTIFICATION

Villas @ Kings Landing
April 11, 2023

Subdivision Plat Application

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting approval of a 10-lot subdivision plat for a project to be known as Villas @ Kings Landing. The site totals approximately 0.69 acres +/- and is located south of A E Backus Avenue and north of Moore's Creek in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels are identified in the below table:

Parcel ID	Current FLU	Current Zoning
2410-503-0012-010-9	CBD	PD

The parcels are owned by the applicant, Audubon Development, Inc. and are currently cleared and undeveloped. The subject parcels have a Future Land Use designation of Central Business District (CBD) and an underlying Zoning designation of Planned Development (PD).

The applicant is proposing a 10-lot residential subdivision. Construction plans are currently under review by the City of Fort Pierce as part of the DPCR process. Included with this submittal, please find:

1) Subdivision Plat Application
2) Agent Authorization
3) Property Deed
4) Survey
5) Plat

Based on the above and attached information, the applicant respectfully requests approval of the proposed application.

Z:\EDC-2022\22-310 - Kings Landing - Charleston Homes\ENGINEERING\Documents\Submittal Documents\Justification Statement\2023-04-11_Villas_@_Kings_Landing_Subidivision_Plat_Narrative_22-310.docx

BOUNDARY SURVEY

FOR: AUDUBON DEVELOPMENT, INC.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SYMBOL & ABBREVIATION LEGEND:

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

MATTERS OF RECORD PER OWNER & ENCUMBRANCE SEARCH PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE # 22131452 REVISION A, OCTOBER 13, 2022

1. SPECIAL WARRANTY DEED DATED MARCH 8, 2022 BY FORT PIERCE REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY, TO AUDUBON DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED APRIL 7, 2022 IN OFFICIAL RECORDS BOOK 4804, PAGE 2930, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. NOTICE OF COMMENCEMENT RECORDED APRIL 13, 2022 IN OFFICIAL RECORDS BOOK 4807, PAGE 1182, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. ORDINANCE NO. 95-039 RELATING TO THE REGULATION OF THE USE AND DEVELOPMENT OF LAND, RECORDED IN OFFICIAL RECORDS BOOK 981, PAGE 1615 AND RECORDED IN OFFICIAL RECORDS BOOK 992, PAGE 2862, AS AMENDED OR AFFECTED BY ORDINANCE NO. 99-001 RECORDED IN OFFICIAL RECORDS BOOK 1203, PAGE 1026, ORDINANCE NO. 00-002 RECORDED IN OFFICIAL RECORDS BOOK 1301, PAGE 2302, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. EASEMENT BETWEEN FORT PIERCE UTILITIES AUTHORITY OF THE CITY OF FORT PIERCE, FLORIDA AND THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE AND BENEFIT OF THE FORT PIERCE UTILITIES AUTHORITY RECORDED IN OFFICIAL RECORDS BOOK 3897, PAGE 1716, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

   AFFECTS SUBJECT PROPERTY; SHOWN HEREON.
5. AGREEMENT FOR DEVELOPMENT OF KING'S LANDING BY AND BETWEEN AUDUBON DEVELOPMENT, INC., A FLORIDA CORPORATION AND THE CITY OF FORT PIERCE, A FLORIDA MUNICIPAL CORPORATION, AND THE FORT PIERCE REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY ESTABLISHED PURSUANT TO FLORIDA STATUTES CHAPTER 163, RECORDED IN OFFICIAL RECORDS BOOK 4353, PAGE 1200, AS AMENDED BY FIRST AMENDMENT RECORDED FEBRUARY 12, 2020 IN OFFICIAL RECORDS BOOK 4382, PAGE 118, AND AS AMENDED AND RESTATED BY AMENDED AND RESTATED AGREEMENT FOR DEVELOPMENT OF KING'S LANDING RECORDED FEBRUARY 18, 2022 IN OFFICIAL RECORDS BOOK 4775, PAGE 2707, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. ORDINANCE NO. 20-017 BY CITY COMMISSION OF THE CITY OF FORT PIERCE RECORDED AUGUST 26, 2020 IN OFFICIAL RECORDS BOOK 4466, PAGE 2856, AND RECORDED SEPTEMBER 3, 2020 IN OFFICIAL RECORDS BOOK 4470, PAGE 757, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
7. TERMS AND CONDITIONS AS CONTAINED IN SPECIAL WARRANTY DEED RECORDED APRIL 7, 2022, BETWEEN THE FORT PIERCE REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY ESTABLISHED PURSUANT TO FLORIDA STATUTES CHAPTER 163, AND AUDUBON DEVELOPMENT, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 4804, PAGE 2930, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
8. RIPARIAN AND LITTORAL RIGHTS ARE NOT INSURED.

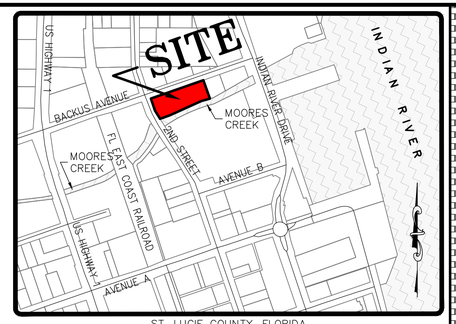
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
9. SUBJECT TO AUTOMATIC PHOSPHATE, METALS, MINERALS AND PETROLEUM RESERVATIONS BY VIRTUE OF SEC. 270.11(1), F.S.

   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
10. ANY ADVERSE OWNERSHIP CLAIM BY THE STATE OF FLORIDA BY RIGHT OF SOVEREIGNTY TO ANY PORTION OF THE LANDS INSURED HEREUNDER, INCLUDING SUBMERGED, FILLED AND ARTIFICIALLY EXPOSED LANDS AND LANDS ACCRETED TO SUCH LANDS. NOTE: THIS EXCEPTION IS LIMITED TO THAT CERTAIN RELOCATED PORTION OF MOORE'S CREEK IN ITS CURRENT LOCATION.

    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
11. NOTWITHSTANDING ITS INCLUSION WITHIN EXHIBIT A, THIS REPORT TAKES EXCEPTION TO ANY PORTION LYING WITHIN THE MAINTAINED RIGHT OF WAY OF REALIGNED N. 2ND AVENUE.

    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
12. INTENTIONALLY DELETED.
13. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).

    AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LYING IN BLOCK "A" AND A PORTION OF LOT 1, BLOCK "B", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE CONTINUE NORTH 32°17'09" WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE , A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK "B"; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'48" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK "A" OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°00'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON SEPTEMBER 28, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS SEPTEMBER 28, 2022.
4. LEGAL DESCRIPTION(S) AND MATTERS OF RECORD HEREON SHOWN IN REFERENCE TO OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY PREPARED FOR DEAN MEAN MINTON & MOORE, HAVING A SEARCH DATE OF OCTOBER 13, 2022; AGENT FILE NUMBER 037720/085362.
5. PARCEL(S) CONTAIN A TOTAL OF 0.76 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN INTERNATIONAL FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE X, FLOOD ZONE X (0.2% ANNUAL FLOOD CHANCE) AND FLOOD ZONE AE-4' AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0179K, HAVING AN EFFECTIVE DATE OF FEBRUARY 19, 2020. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

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

SIGNATURE DATE:

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

DRAWN BY	SPT
CHECKED BY	MTO
FILENAME	22-310 Boundary.dwg
LAYOUT	
SCALE	AS SHOWN
DATE	March 28, 2023

REVISION COMMENTS — DATE

BOUNDARY SURVEY
FOR: AUDUBON DEVELOPMENT, INC.

RECORD INFORMATION
SEC. 10, TWNSHP. 35 SOUTH, RGE. 40 EAST
SAINT LUCIE COUNTY, FLORIDA

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

22-310

1 OF 1

"J:\EDC-2022\22-310 - Kings Landing - Charleston Homes\SURVEY\Dwg - PSR\Boundary\22-310 Boundary.dwg, 4/3/2023 3:39 PM
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

VILLAS AT KINGS LANDING

BEING A REPLAT OF LAND LYING IN BLOCK "A" AND A PORTION OF LOT 1, BLOCK "B", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN BLOCK "A" AND A PORTION OF LOT 1, BLOCK "B", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8, BLOCK F, OF SAID AARON LEE'S MAP OF FORT PIERCE, PROCEED NORTH 18°44'11" WEST ALONG THE WEST LINE OF BLOCK F AND THE EAST RIGHT-OF-WAY LINE OF NORTH 2ND STREET (FORMERLY KNOWN AS PINE STREET, AS SHOWN ON SAID AND BEING A 60.00-FOOT-WIDE PUBLIC RIGHT-OF-WAY), A DISTANCE OF 323.41 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE ADJUSTED NORTH 2ND STREET; THENCE NORTH 32°17'09" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 371.24 FEET TO A POINT ON THE 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE CONTINUE NORTH 32°17'09" WEST, A DISTANCE OF 44.51 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 32°17'09" WEST, DEPARTING SAID CREEK, AND ALONG SAID EAST RIGHT-OF-WAY LINE , A DISTANCE OF 53.76 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK "B"; THENCE NORTH 18°44'11" WEST, A DISTANCE OF 67.04 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, AND A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF AVENUE C (FORMERLY KNOWN AS SEMINOLE AVENUE AS SHOWN ON SAID AARON LEE'S MAP OF FORT PIERCE); THENCE NORTH 71°02'48" EAST, DEPARTING SAID NORTHWEST CORNER AND ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 304.27 FEET TO THE WEST LINE OF THE EAST 92.7 FEET OF LOT 1 OF BLOCK "A" OF SAID AARON LEE'S MAP OF FORT PIERCE; THENCE SOUTH 18°43'54" EAST, A DISTANCE OF 103.40 FEET TO A POINT ON THE NORTHERLY 3.50-FOOT-WIDE CONCRETE BULKHEAD BOUNDING MOORE'S CREEK; THENCE ALONG SAID CONCRETE BULKHEAD THE FOLLOWING (4) COURSES AND DISTANCES: SOUTH 74°39'15" WEST, A DISTANCE OF 51.85 FEET; THENCE SOUTH 65°37'46" WEST, A DISTANCE OF 181.91 FEET; THENCE SOUTH 70°48'08" WEST, A DISTANCE OF 53.29 FEET; THENCE SOUTH 53°00'56" WEST, A DISTANCE OF 5.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.76 ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

AUDUBON DEVELOPMENT, INC., A FLORIDA PROFIT CORPORATION, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY AFFIRM AS FOLLOWS:

1. THE COMMON AREA TRACT, SHOWN HEREON IS HEREBY DEDICATED TO *POA*, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, UTILITIES (INCLUDING CABLE TV), AND AS INGRESS AND EGRESS FOR THE BENEFIT OF UNITS A1, A2, A3, A4, B1, B2, C1, C2, D1, AND D3 AND IS THE MAINTENANCE RESPONSIBILITY OF _____HOMEOWNERS' ASSOCIATION_____, ITS SUCCESSORS AND ASSIGNS. SAID TRACT IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
2. THE UTILITY EASEMENTS (U.E.) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, INCLUDING WATER, AND SEWER, AS WELL AS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES.
3. THE DRAINAGE EASEMENT (D.E.) AS SHOWN HEREON, IS HEREBY DEDICATED TO _____HOMEOWNERS' ASSOCIATION_____, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE STRUCTURES, PIPES, AND OTHER APPURTENANCES. SAID EASEMENT IS THE MAINTENANCE RESPONSIBILITY OF SAID ENTITY, ITS SUCCESSORS AND/OR ASSIGNS.
4. THE SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR THE INSTALLATION, MAINTENANCE, AND USE OF THE PUBLIC FOR PEDESTRIAN TRAFFIC.

IN WITNESS WHEREOF, AUDUBON DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS _____TITLE_____ THIS _____DAY_____ DAY OF _____MONTH_____, 2023.

AUDUBON DEVELOPMENT, INC., A FLORIDA PROFIT CORPORATION

BY: _____

PRINTED NAME: _____

TITLE: _____

WITNESS	WITNESS
_____	_____
_____	_____
PRINTED NAME	PRINTED NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____DAY_____ DAY OF _____MONTH_____, 2023, BY _____NAME_____ AS _____TITLE_____ FOR AUDUBON DEVELOPMENT, INC..

_____
NOTARY SIGNATURE
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____
☐ PERSONALLY KNOWN OR ☐ PRODUCED IDENTIFICATION

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF _____

_____HOMEOWNERS' ASSOCIATION_____, A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AS STATED AND SHOWN HEREON.

DATED THIS _____DAY_____ DAY OF _____MONTH_____, 2023.

BY: _____	BY: _____
PRINT NAME: _____	PRINT NAME: _____
TITLE: _____	TITLE: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____DAY_____ DAY OF _____MONTH_____, 2023, BY _____NAME_____ AS _____TITLE_____ FOR _____HOMEOWNERS' ASSOCIATION_____.

_____
NOTARY SIGNATURE
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____
☐ PERSONALLY KNOWN OR ☐ PRODUCED IDENTIFICATION

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

WE, DEAN, MEAD, MINTON & MOORE, MEMBERS OF THE FLORIDA BAR, IN RELIANCE UPON THAT CERTAIN TITLE SEARCH REPORT DATED _____, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, HEREBY CERTIFY THAT AS OF _____, 20___, AT _____:

1. APPARENT RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE ENTITIES AND/OR PERSONS EXECUTING THE DEDICATION HEREON.

2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORD, ENCUMBERING THE LAND DESCRIBED HEREON ARE LISTED AS FOLLOWS:

   NONE

PURSUANT TO FLORIDA STATUTE 197.192, ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 20___.

DATED THIS _____ DAY OF _____, 20_____.

DEAN, MEAD, MINTON & MOORE

BY: _____
W. LEE DOBBINS, VICE PRESIDENT
1903 S. 25TH ST. SUITE 200
FT. PIERCE, FL 34947
FLORIDA BAR NO. 988138

SURVEYORS REVIEW CERTIFICATE

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

THIS _____ DAY OF _____, 2023.

BY _____

PRINT NAME: _____
PROFESSIONAL SURVEYOR & MAPPER

FLORIDA CERTIFICATE NO. _____

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE CENTRAL BUSINESS ZONING DISTRICT (CBD), AS SET FORTH IN SECTION 125-194 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2023.

BY _____

PRINT NAME: _____
DIRECTOR OF PLANNING
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, 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 PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

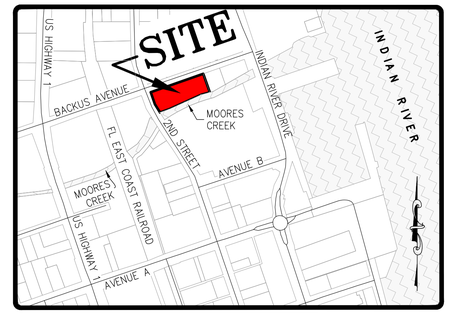
CITY COMMISSION CERTIFICATE

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 THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK



SITE MAP
NOT TO SCALE

CLERK OF 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

CLERK OF CIRCUIT COURT SEAL

SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF VILLAS AT KINGS LANDING IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FORT PIERCE.

DATED THIS _____ DAY OF _____, 2023.

SURVEYOR SEAL

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

NOTES:

1. 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH RIGHT-OF-WAY LINE OF EAST BACKUS AVENUE, HAVING A BEARING OF N71°02'45"E.
3. PLAT CONTAINS 0.76 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
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F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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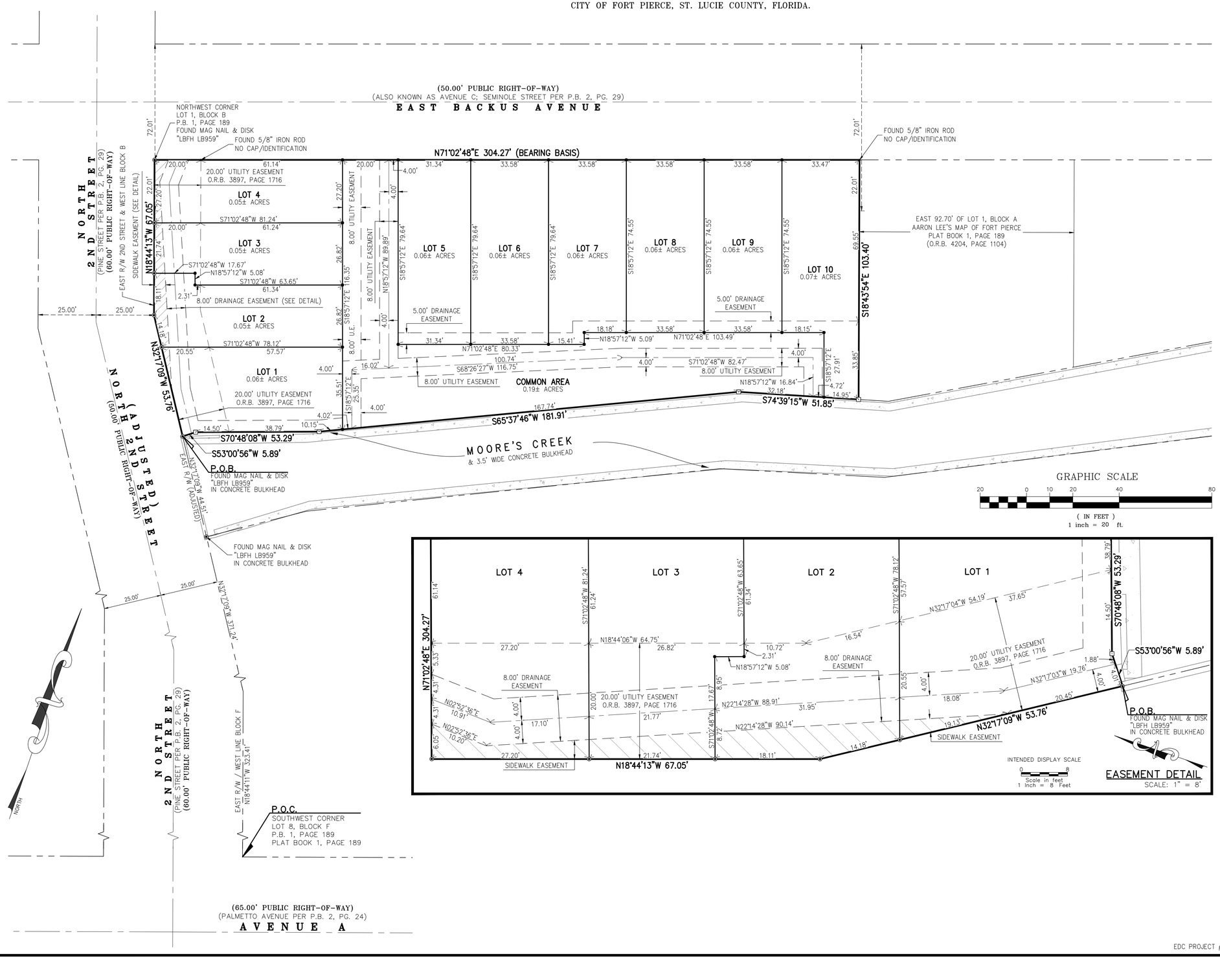
VILLAS AT KINGS LANDING

BEING A REPLAT OF LAND LYING IN BLOCK "A" AND A PORTION OF LOT 1, BLOCK "B", ACCORDING TO AARON LEE'S MAP OF FORT PIERCE, AS RECORDED IN PLAT BOOK 1, PAGE 189, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA.

PLAT BOOK _____
PAGE _____
DOCKET NO._____



LEGEND

⊡	INDICATES (P.R.M.) PERMANENT REFERANCE MONUMENT SET 5/8" IRON ROD & CAP STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED
◉	INDICATES (P.C.P.) PERMANENT CONTROL POINT SET STAMPED "PCP LB 8098" UNLESS OTHERWISE NOTED
•	INDICATES TRACT CORNER 5/8" IRON & CAP STAMPED "LB 8098"
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LS.	LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
FD	FOUND
IR&C	5/8" IRON ROD & CAP
CM	CONCRETE MONUMENT
IR	IRON ROD
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
B.E.	BUFFER EASEMENT
U.E.	UTILITY EASEMENT
I.E.E.	INGRESS/EGRESS EASEMENT
REC.	RECREATION TRACT
P.U.E.	PUBLIC UTILITY EASEMENT
NGS	NATIONAL GEODETIC SURVEY
L.B.T.	LANDSCAPE BUFFER TRACT
L.S.E.	LIFT STATION EASEMENT
O.S.T.	OPEN SPACE TRACT
W.M.T.	WATER MANAGEMENT TRACT
R/W	RIGHT-OF-WAY
(NR)	NON-RADIAL
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
S.P.C.	STATE PLANE COORDINATE
S.F.	SQUARE FEET
CCR	CERTIFIED CORNER RECORD
Δ/D	CURVE CENTRAL ANGLE/DELTA
R	RADIUS
L	CURVE LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

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Z:\EDC-2022\22-310 - Kings Landing - Charleston Homes\SURVEY\Dwg - PDF\Plat\22-310 Plat (04-06-23).dwg, 4/5/2023 4:33 PM

Technical Review Committee **1. e.**

Meeting Date: 05/18/2023

REQUESTED ACTION

Savannah Preserve - Preliminary Plat - Parcel ID(s): 2426-333-0015-000-5, 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8

SUMMARY

This is an application for Preliminary Plat Review for the Planned Development project known as Savannah Preserve. This Planned Development community, was approved by the Ft. Pierce City Commission on July 18, 2022, through Ordinance 22?017.
The applicant is requesting preliminary subdivision approval so that they may develop a residential subdivision known as The Preserve at Savanna Lakes, that will have 650 platted lots consisting of single-family homes, villas, and townhomes.

LOCATION

Parcel ID(s): 2426-333-0015-000-5, 2427-433-0002-000-1, 2427-433-0001-000-4, 2434-121-0001-000-8 (GENERALLY LOCATED ON THE EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT)

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 05/04/2023 12:04 PM
Final Approval Date: 05/04/2023

CULPEPPER & TERPENING INC

CONSULTING ENGINEERS | LAND SURVEYORS

CT Project Number: 21-054
Writers Email: dmurphy@ct-eng.com

April 10, 2023

Mr. Kevin Freeman, Director
City of Ft. Pierce Planning Department
100 North US 1
Ft. Pierce, Florida 34950

Subject: Savannah Preserve – Preliminary Plat (Sufficiency Review)

Dear Mr. Freeman:

Enclose please find our application for Preliminary Plat Review for the Planned Development project known as Savannah Preserve. This Planned Development community, was approved by the Ft. Pierce City Commission on July 18, 2022, through Ordinance 22-017. Included with this submission is:

1. Application for Preliminary Subdivision Review;
2. PD Approval Ordinance 22-017;
3. Property Deeds (multiple deeds);
4. Property ID Cards (multiple cards);
5. Agent Authorization Letter;
6. Incumbency identification;
7. Copy of plat graphics;
8. Copy of site survey;
9. Concurrency application; and,
10. Copy of street name availability.

I believe that the that the attached information is sufficient for the City to complete its required Plat reviews processes.

Thank you for your attention to this submission. If you have any questions, please let me know.

Sincerely

Dennis J. Murphy
Principal Planner

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Subdivision

Property address or Location East side of South US #1, between Gator Trace and High Point residential communities

Parcel ID #(s) 2426-333-0015-000-5; 2427-433-0002-000-1; 2427-433-0001-000-4; 2434-121-0001-000-8

Project description Preliminary Plat Approval for the Savannah Preserve Planned Development residential project.

SK Savannah Lakes LLC

Property Owner(s)
James P. Harvey, Authorized Signatory

Street Address
14025 Riveredge Drive, Ste 175

City | State | Zip
Tampa | Florida | 33637

Phone Number
jharvey@kolter.com

Email Address

Dennis Murphy

Applicant/Representative, Title, Company
Culpepper & Terpening, Inc.

Street Address
2980 South 25th Street

City | State | Zip
Ft. Pierce | Fla. | 34981

Phone Number
772-216-5056

Email Address
dmurphy@ct-eng.com

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

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 28th day of March, 20 23, by James P. Harvey who is personally known to me or has produced _____ as identification.

Signature of Notary

Notary Public State of Florida
Bryon T LoPreste
My Commission GG 919288
Expires 01/27/2024

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

ORDINANCE NO. 22-017

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA: **REZONING FOUR PARCELS** OF LAND GENERALLY LOCATED ON THE EAST SIDE OF SOUTH US HIGHWAY 1 AT THE INTERSECTION OF DICKSON DRIVE AND LYING NORTH OF THE EXISTING GATOR TRACE PLANNED DEVELOPMENT, FROM GENERAL COMMERCIAL (C-3) AND PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT (PD), FOR THE RESIDENTIAL PROJECT TO BE KNOWNS AS **SAVANNAH PRESERVE**; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the subject property is located on the east side of South US Highway 1 at the intersection of Dickson Drive and lying North of the existing Gator Trace Planned Development, as more specifically described in **Section 1** of this Ordinance, representing approximately 132.7 acres of land; and,

WHEREAS, the owner and applicant seek to rezone the subject property from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD) for the residential project to be known as Savannah Preserve; and,

WHEREAS, the proposed zoning atlas map amendment (rezoning) is consistent with the comprehensive plan, will not have an adverse effect on the ability of the city to satisfy land and water use needs, will meet transportation demands and provide community facilities and services, and will promote the public health, safety and general welfare as required by City Code 125-136; and,

WHEREAS, the City of Fort Pierce Planning Board, at their May 9th, 2022 meeting, voted unanimously to recommend approval of the request; and

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. From and after the effective date hereof, the following described property is hereby rezoned as follows:

Parcel ID: 2427-433-0002-000-1
2427-433-0001-000-4
2434-121-0001-000-8
2426-333-0015-000-5

The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the northwest corner of the east ½ of the southeast ¼ of said section 27, run south 89°15'56" east a distance of 130 feet; thence run south 2°4'47" west parallel to the west line of the east ½ of the southeast ¼ of section 27 2,276.62 feet to the point of beginning; thence, continue south 2°4'47" west a distance of 373.59 feet to the south line of said section 27; thence run south 0°35'43" west in section 34 a distance of 1,500.94 feet; thence run south 89°27'30" east a distance of 1,206.73 feet to the east line of said section 34; thence continue south 89°27'30" east into section 35 a distance of 175 feet; thence run south 0°28' west a distance of 80

feet; thence run south 89°27'30" east a distance of 1,369.20 feet to the west line of the property owned by the city of ft. Pierce; thence run north 0°40' east along said city property line a distance of 1,580.6 feet to the north line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the point of beginning., and;

The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1., and;

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for right-of-way, all lying and being in St. Lucie County, Florida.

Total site area is 132.7 acres (more or less)

Said property located on the on the east side of South US Highway 1 at the intersection of Dickson Drive and lying north of the existing Gator Trace Planned Development, and the zoning designation is hereby changed from General Commercial (C-3) and Planned Development (PD) to Planned Development (PD) for the residential project to be knowns as Savannah Preserve, as depicted on Exhibit "A" attached hereto and incorporated herein.

SECTION 2: The PD site plan depicted on the attached and incorporated Exhibit "B" is hereby approved. Any additions, deletions, changes in the use, density, sequence of development, or other specifications of the approved PD site plan will require a major modification to the PD site plan and approval of the City Commission. Other modifications such as minor variations, extensions, alterations or modifications of proposed uses, buildings/structures or other improvements which are consistent with the purpose and intent of the approved PD plan may be considered a minor modification to the PD site plan and determined through administrative process.

SECTION 3: The development conditions set forth in the attached and incorporated Exhibit "C" are hereby adopted and shall apply to the PD site plan approved in **Section 2** of this Ordinance.

SECTION4. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 5. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 6. This Ordinance shall be and become effective immediately upon final passage.

APPROVED AS TO FORM & CORRECTNESS:

Tanya M. Earley
City Attorney

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 22-017 was duly advertised by title only in the St. Lucie News Tribune on June 5th, 2022 and on July 8, 2022 and; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on July 5, 2022; and was duly introduced, read by title only, and passed on second and final reading July 18, 2022, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this 18th day of July, 2022.

Linda Hudson
Mayor Commissioner

ATTEST:

Linda W. Cox
City Clerk

(CITY SEAL)

EXHIBIT A
Proposed Zoning Atlas
Map Amendment -
Planned Development, PD

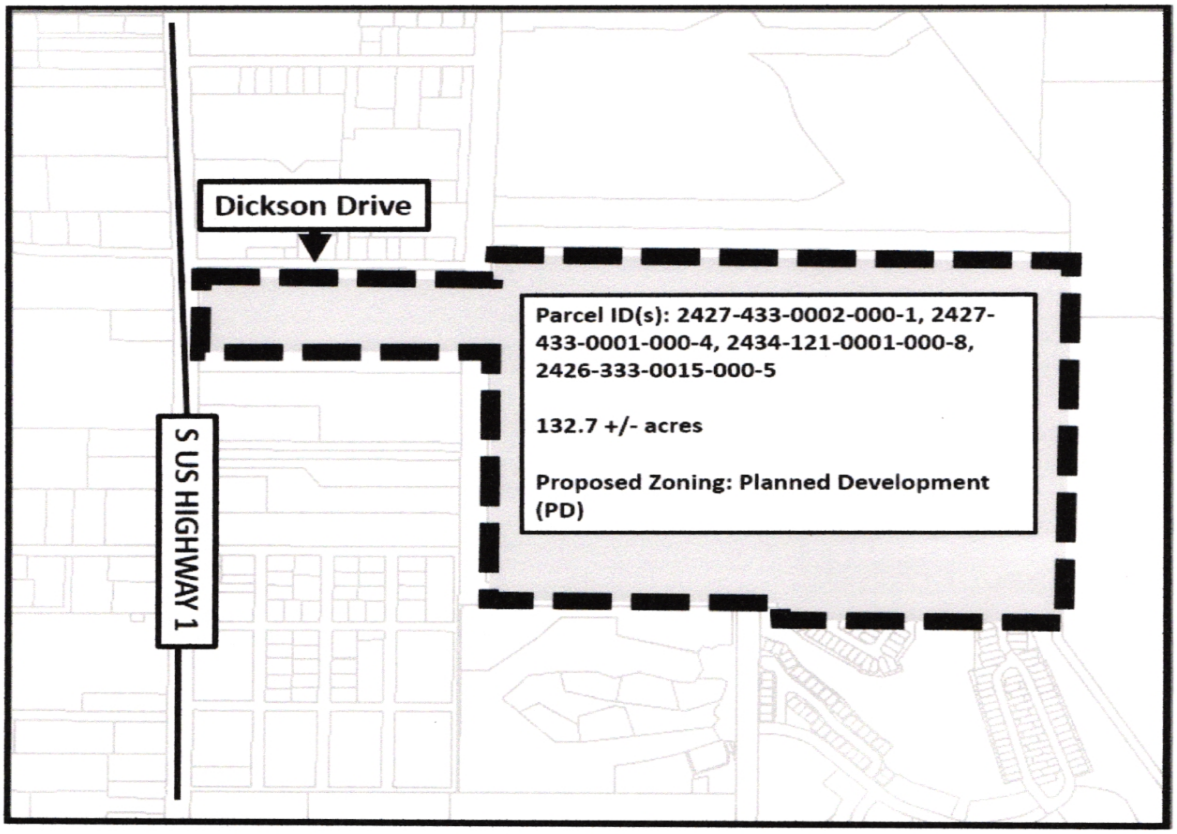

Exhibit B

Savannah Preserve PD

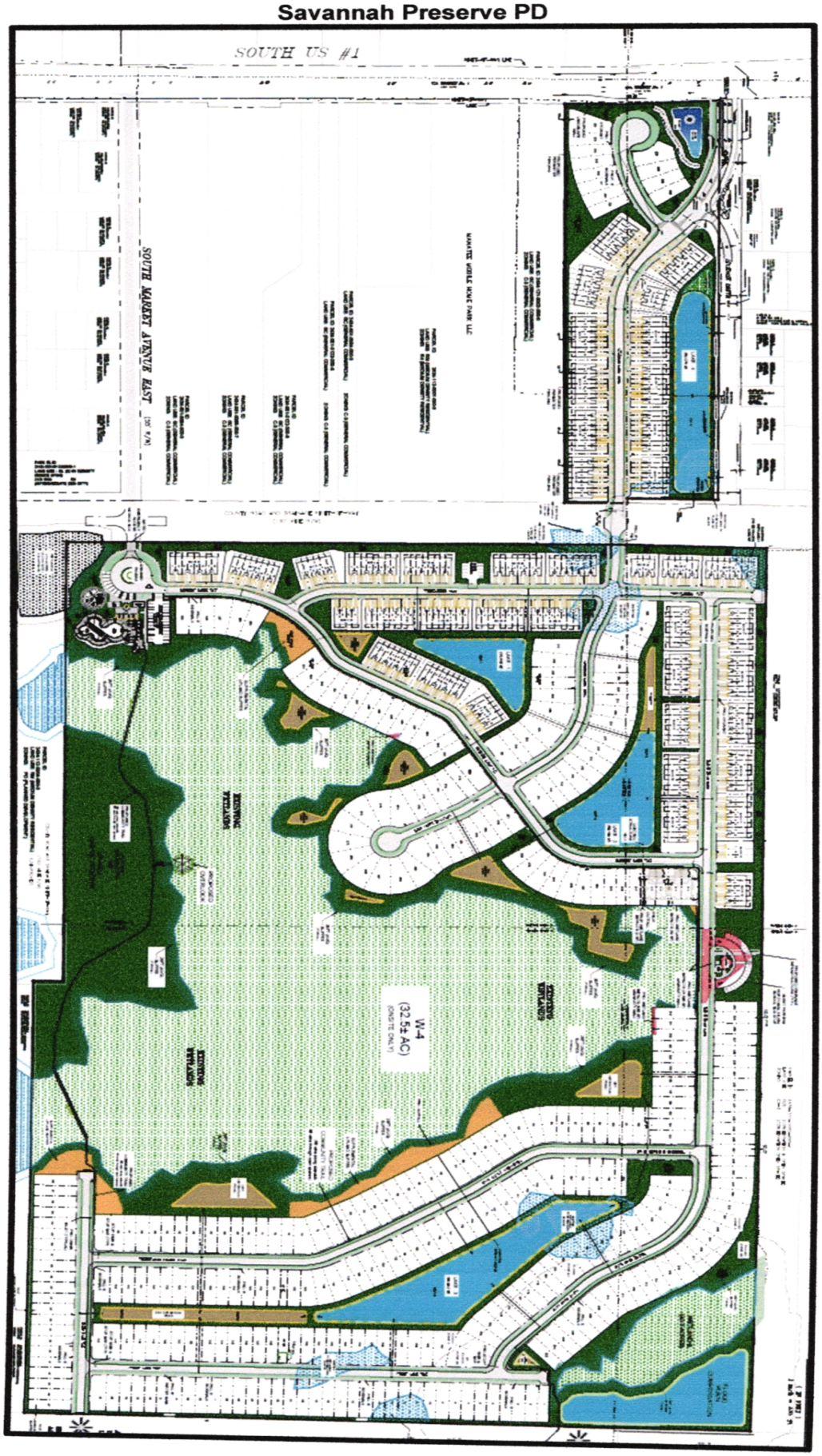

Exhibit C
Savannah Preserve - Conditions of Approval

1. Civil Plans shall be reviewed and approved by all applicable City departments prior to the issuance of a site permit. The plans shall include details of any off-site improvements such as any stormwater control berm.

2. All required regulatory agency permits, including but not limited to the South Florida Water Management District and Army Corp of Engineers, shall be obtained by the applicant and copies provided to the City prior to the commencement of any development activities.

3. The applicant shall provide a conceptual stormwater design and an engineer's statement attesting that the PD's storm water system will be in compliance with all required stormwater treatment requirements.

4. The driveway at the entrance of Dickson Dr shall be realigned to provide access to parcels abutting to the north, (Parcel ID# 2427-801-0051-000-8 and Parcel ID# 2427-801-0037-000-4).

5. The applicant shall provide confirmation of the approval of St. Lucie County for the location of the berm and stormwater discharge outfall into the Right of Way and Drainage easement (Parcel # 2434-112-0001-000-0), which bifurcates the site, also running along the southern boundary of the site prior to the commencement of any development activities.

6. The applicant shall provide confirmation of a maintenance agreement with St. Lucie County for the installation of the berm and, if applicable, the stormwater discharge outfall into the Right of Way and Drainage easement (Parcel # 2434-112-0001-000-0), which bifurcates the site, also running along the southern boundary of the site prior to the commencement of any development activities. The maintenance agreement shall be approved by the City Engineer and comply with Chapter 119 Stormwater Management and Site Development Technical Regulations of the City of Fort Pierce Code of Ordinances in perpetuity.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4972949 OR BOOK 4747 PAGE 1068, Recorded 12/29/2021 03:12:10 PM Doc Tax: $6965.00

THIS INSTRUMENT PREPARED BY AND AFTER RECORDING SHOULD BE RETURNED TO:

JORDAN J. HOROWITZ, ESQ.
SHUFFIELD, LOWMAN & WILSON, P.A.
1000 LEGION PLACE, SUITE 1700
ORLANDO, FL 32801
407-581-9800

Parcel I.D. No.: 2427-433-0001-000-4
Parcel I.D. No.: 2427-433-0002-000-1

SPECIAL WARRANTY DEED

THIS INDENTURE, executed the 29th day of December, 2021, by **DICKSON COMMERCE CENTER, LLC**, a Florida limited liability company ("**Grantor**"), having an address of 22532 Caravelle Circle, Boca Raton, Florida 33433, in favor of **SK SAVANNAH LAKES LLC**, a Delaware limited liability company ("**Grantee**"), having an address of 14025 Riveredge Drive, Suite 175, Tampa, FL 33675.

WITNESSETH:

Grantor, in consideration of the premises and the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situate in St. Lucie County, Florida, more particularly described as follows:

SEE **EXHIBIT "A"** ATTACHED HERETO (the "**Property**").

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor party, either in law or equity, to the only proper use, benefit and behalf of the said Grantee forever.

And Grantor covenants with Grantee that at the time of the delivery of this Deed, except as limited by the next sentence, the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good, right and lawful authority to sell and convey the Property, and the Property is free from all encumbrances, and that Grantor hereby specially warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise. The Property is being conveyed to Grantee subject only to those permitted exceptions listed in **Exhibit "B"** attached to this Special Warranty Deed. The Parties do not intend by the foregoing reference to reimpose any of the documents affecting title to the Property.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned has set his hand and seal on behalf of Grantor on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Print Name: ALAN I. ARMOUR

Print Name: CORAL R. St. PIERRE

GRANTOR:

DICKSON COMMERCE CENTER, LLC,
a Florida limited liability company

By: **DICKSON CENTER, INC.,**
a Florida corporation,
its Manager

By: _____(SEAL)
Brian Horowitz, its President

Date: 12/21/2021

STATE OF FLORIDA)
)
COUNTY OF PALM BEACH)

This Special Warranty Deed was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of December, 2021, by Brian Horowitz, the President of **DICKSON CENTER, INC.**, a Florida corporation, the Manager of **DICKSON COMMERCE CENTER, LLC**, a Florida limited liability company, on behalf of the corporation and company. He ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

CORAL R. ST. PIERRE
Commission # GG 144673
Expires January 4, 2022
Bonded Thru Budget Notary Services

Notary Public-State of Florida
Print Name: _____
My Commission No: _____
My Commission expires: _____

\\NYGW-PBG-FS01\Docs\14777\14777-30074\1117889.docx/dzz

Exhibit "A" to Special Warranty Deed

Legal Description of the Property

That part of the South 275.00 feet of the SW 1/4 of the SE 1/4 of Section 27, Township 35 South, Range 40 East, lying East of U.S. Highway No. 1, less the North 25.00 feet and the East 15.00 feet for Right-Of-Way, all lying and being in St. Lucie County, Florida.

Exhibit "B" to Special Warranty Deed

Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

2. Unrecorded right of way(s) granted Florida Power & Light Company as set forth in Warranty Deed(s) recorded in Deed Book 110, Page 67 and Deed Book 110, Page 162 of the Public Records of St. Lucie County, Florida.

3. The following matters disclosed by survey prepared by Culpepper & Terpening, Inc., under Job No. 21-054, dated November 18, 2021:

    a) Encroachment of Over Head Utility Lines across Northwest portion of subject land.
    b) Encroachment of road right of way(s) at Northwest corner of subject land.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5014281 OR BOOK 4796 PAGE 2376, Recorded 03/24/2022 12:09:39 PM Doc Tax: $36821.40

Prepared by and return to:

Automated Land Title Company
1615 Forum Place, Suite 3A
West Palm Beach, FL 33401
(561) 478-5000
File Number: **Z-4737**
Will Call No.:

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this **21st day of March, 2022** between **Karma Capital Investments LP, a Florida Partnership** whose post office address is **4512 N Flagler Drive, #206, West Palm Beach, FL 33407**, grantor, and **SK Savannah Lakes LLC, a Delaware Limited Liability Company** whose post office address is **14025 Riveredge Drive, Suite 175, Tampa, Florida 33637**, grantee:

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

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

A parcel of land lying in Section 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida being more particularly described as follows: From the Northwest corner of the East 1/2 of the Southeast 1/4 of said Section 27, run South 89°15' 56" East, 130 feet; thence run South 2°4' 47" West parallel to the West line of the East 1/2 of the Southeast 1/4 of Section 27; 2,276.62 feet to the Point of Beginning; thence continue South 2°4' 47" West, 373.59 feet to the South line of said Section 27; thence run South 0° 35' 43" West in Section 34, 1,500.94 feet; thence run South 89 °27' 30" East; 1,206.73 feet to the East line of said Section 34; thence continue South 89°27' 30" East into Section 35, 175 feet; thence run South 0°28' West, 80 feet; thence run South 89°27' 30" East, 1,369.20 feet to the West line of the property owned by the City of Fort Pierce; thence run North 0° 40' East along said City property line, 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26, 364.16 feet; thence run North 89°15' 56" West , a distance of 2,743.75 feet to the Point of Beginning.

Parcel Identification Number: 2426-333-0015-000/5

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Karma Capital Investments LP, a Florida Partnership

By: _____
Mustafa E. Altinok, President

_____
Witness
Printed Name: Nefeli Goulias

_____
Witness
Printed Name: Shantel Crayton

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 21st day of March, 2022 by Mustafa E. Altinok, President of Karma Capital Investments LP who [_] is personally known or [X] has produced a driver's license as identification.

[Seal]

_____
Notary Public
Print Name: _____
My Commission Expires

SHANTEL CRAYTON
Commission # GG 360372
Expires July 29, 2023
Bonded Thru Budget Notary Services

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5103673 OR BOOK 4895 PAGE 2561, Recorded 10/03/2022 11:13:45 AM Doc Tax: $0.70

Prepared by and return to:
Automated Land Title Company
Mary Beth Renstrom
1615 Forum Place, Suite 3A
West Palm Beach, FL 33401
(561) 478-5000
File Number: **Z-4737**

This Corrective Special Warranty Deed is being given to correct the State listed in the name of the Grantee Limited Liability Company, as referenced in that prior Special Warranty Deed recorded on March 24, 2022, in Official Records Book 4796, Page 2408, of the Public Records of St. Lucie County, Florida.

[Space Above This Line For Recording Data]

CORRECTIVE
Special Warranty Deed

This Special Warranty Deed made this 30 **day of September, 2022** between **Karma Capital Investments LP, a Florida Partnership** whose post office address is **4512 N Flagler Drive, #206, West Palm Beach, FL 33407**, grantor, and **SK Savannah Lakes LLC, a Delaware Limited Liability Company** whose post office address is **14025 Riveredge Drive, Suite 175, Tampa, Florida 33637**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County, Florida**, to-wit:
Parcel 2

The North 1/2 of the North 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida, less right of way for U.S. Highway One.

Parcel Identification Number: 2434-121-0001-000/8

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

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

Signed, sealed and delivered in our presence:

Karma Capital Investments LP, a Florida Partnership

By: _____
Mustafa E. Altinok, President

_____
Witness
Printed Name: Mary E Renstrom

_____
Witness
Printed Name: Helen Goulas

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization, this 30 day of September, 2022 by Mustafa E. Altinok, President of Karma Capital Investments LP who [✓] is personally known or [_] has produced a driver's license as identification.

[Seal]

_____
Notary Public
Print Name: _____
My Commission Expires:

MARY E. RENSTROM
MY COMMISSION # HH 039018
EXPIRES: January 2, 2025
Bonded Thru Notary Public Underwriters

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

Property Identification

Site Address: S US HIGHWAY 1	Parcel ID: 2426-333-0015-000-5	Account #: 30674	Sec/Town/Range: 26/35S/40E
Use Type: 9900	Jurisdiction: Fort Pierce	Map ID: 24/26S	Zoning: Planned De

Ownership

SK SAVANNAH LAKES LLC
14025 Riveredge DR Ste 175
Tampa, FL 33637

Legal Description

26/27/34/35 35 40 FROM SE COR OF SEC 27 RUN WLY ALG S LI OF SEC 27 1203.3 FT TO POB,TH S 00 35 43 W 1500.94 FT,TH S 89 27 30 E 1206.73 FT TO E LI OF SEC 34,TH CONT S 89 27 30 E 175.00 FT,TH S 00 28 W 80.00 FT,TH S 89 27 30 E 1369.20 FT,TH N 00 40 E 1580.60 FT TO N LI OF SEC 35,TH CONT N 00 40 E 364.16 FT,TH N 89 15 56 W 2743.75 FT,TH S 02 04 47 W 373.59 FT TO POB (120.42 AC)

Current Values

Just/Market:	$3,627,100	Assessed:	$3,627,100	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$3,627,100	2022	$3,627,100	$3,627,100	$0	$3,627,100
				2021	$2,029,900	$1,806,750	$0	$1,806,750
				2020	$1,642,500	$1,642,500	$0	$1,642,500

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
03-21-2022	4796 / 2376	0001	SPWD	Karma Capial Investment LP	$5,260,200
03-17-2021	4579 / 2834	0112	SPWD	Space Coast Credit Union	$100
11-26-2018	4206 / 2026	0118	CT	S Florida Properties (2) LLC	$20,100

Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	120.42
Land Size (SF):	5,245,495
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

Site Address: 3510 S US HIGHWAY 1	Parcel ID: 2427-433-0001-000-4	Account #: 31557	Sec/Town/Range: 27/35S/40E
Use Type: 1000	Jurisdiction: Fort Pierce	Map ID: 24/27S	Zoning: General Co

Ownership

SK SAVANNAH LAKES LLC
14025 Riveredge DR Ste 175
Tampa, FL 33637

Legal Description

27 35 40 E 1002 FT OF S 275 FT OF SW 1/4 OF SE 1/4 LYG E OF E R/W SR 5-LESS N 25 FT FOR RD R/W- (5.727 AC)

Current Values

Just/Market:	$544,400	Assessed:	$544,400
Exemptions:	$0	Taxable:	$544,400

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$544,400	$544,400	$0	$544,400
2021	$414,300	$414,300	$0	$414,300
2020	$414,300	$414,300	$0	$414,300

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-21-2021	4747 / 1068	0205	SPWD	Dickson Commerce Center LLC	$995,000
05-03-2005	2234 / 1629	XX02	WD	Dickson Holdings LLC	$1,225,000
07-25-2003	1766 / 0166	XX01	WD	Dickson Dr	$425,000

Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.43
Land Size (SF):	236,740
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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Property Identification

Site Address: S US HIGHWAY 1	Parcel ID: 2427-433-0002-000-1	Account #: 166721	Sec/Town/Range: 27/35S/40E
Use Type: 1000	Jurisdiction: Fort Pierce	Map ID: 24/27S	Zoning: General Co

Ownership

SK SAVANNAH LAKES LLC
14025 Riveredge DR Ste 175
Tampa, FL 33637

Legal Description

27 35 40 W 250 FT OF S 275 FT OF SW 1/4 OF SE 1/4 LYG E OF E R/W SR 5-LESS N 25 FT FOR RD R/W- (1.455 AC)

Current Values

Just/Market:	$273,900	Assessed:	$273,900
Exemptions:	$0	Taxable:	$273,900

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$273,900	$273,900	$0	$273,900
2021	$273,400	$273,400	$0	$273,400
2020	$273,400	$273,400	$0	$273,400

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
12-21-2021	4747 / 1068	0205	SPWD	Dickson Commerce Center LLC	$995,000
05-03-2005	2234 / 1629	XX02	WD	Dickson Holdings LLC	$1,225,000

Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.38
Land Size (SF):	60,095
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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

Site Address: 3530 S US HIGHWAY 1
Use Type: 1000
Parcel ID: 2434-121-0001-000-8
Jurisdiction: Fort Pierce
Account #: 33240
Map ID: 24/34N
Sec/Town/Range: 34/35S/40E
Zoning: General Co

Ownership

SK SAVANNAH LAKES LLC
14025 Riveredge DR 175
Tampa, FL 33637

Legal Description

34 35 40 N 1/2 OF N 1/2 OF N 1/2 OF NW 1/4 OF NE 1/4-LESS RD R/W-(4.81 AC)

Current Values

Just/Market:	$417,600	Assessed:	$417,600
Exemptions:	$0	Taxable:	$417,600

Historical Values 3-year

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$417,600	$417,600	$0	$417,600
2021	$397,100	$256,363	$0	$256,363
2020	$397,100	$233,058	$0	$233,058

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
09-30-2022	4895 / 2561	0111	CD	SK SAVANNAH LAKES LLC	$100
03-21-2022	4796 / 2408	0001	SPWD	Karma Capial Investment LP	$1,015,000
03-16-2021	4579 / 2812	0001	WD	TLCD Properties LLC	$320,000

Primary Building Information

Finished Area of this building: 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	A/C %: 0%	Electric:	Primary Int Wall:
Full Baths: 0	Heated %: N/A%	Heat Type:	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel:	Primary Floors:

Image or Sketch unavailable for display

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.04
Land Size (SF):	175,982.4
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt

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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Preserve at
Savannah Lakes

March 28, 2023

SFWMD
PO Box 24680
3301 Gun Club Road
West Palm Beach, FL 33416

City of Fort Pierce
100 N US HWY 1
Fort Pierce, FL 34950

St. Lucie County
2300 Virginia Ave.
Fort Pierce, FL 34982

Re: Preserve at Savannah Lakes

To Whom It May Concern:

On behalf of SK Savannah Lakes LLC, please allow this letter to serve as authorization for Culpepper Terpening to make all applications to the City, County and SFWMD, including, but not limited to, platting and to serve as our representative for the Savannah Lakes project. Please feel free to contact me should you have any questions.

Thank you,

James P. Harvey
Authorized Signatory
SK Savannah Lakes LLC

CERTIFICATE AS TO THE RESOLUTIONS OF THE MANAGER OF SK SAVANNAH LAKES LLC

THE UNDERSIGNED, being the Manager of **SK SAVANNAH LAKES LLC** (the "Company"), does hereby certify that the following is a true and complete copy of a Resolution adopted by the Manager of said Company which Resolution has not been revoked, rescinded, cancelled or modified and remains in full force and effect.

RESOLVED, that the Company shall execute all contracts, documents, purchase agreements, affidavits, deeds, settlement statements, agreements, instruments and all necessary papers and documents in connection with the leasing, acquisitions, development, and disposition of real property for sale; and

IT IS FURTHER RESOLVED, that the following individual acting on behalf of the Company is authorized, empowered and directed to do singly, all such further acts, and execute and deliver all such contracts, closing documents, settlement statements, purchase and sale agreements, papers, leases, documents, instruments, and agreements and otherwise take any action as may be necessary or appropriate in connection with the aforesaid resolution:

JAMES HARVEY Authorized Signatory

AND BE IT FURTHER RESOLVED, that all actions heretofore taken by the foregoing person and all things done by this authority with respect to the foregoing resolution, and the actions contemplated thereby, are hereby agreed to, ratified, approved and adopted.

CERTIFIED that the Operating Agreement of the Company does not impair or restrict the Company's ability to execute and deliver the documents required hereunder.

IN WITNESS WHEREOF, this written consent is made effective as of the 7th day of Dec, 2021.

SK SAVANNAH LAKES LLC

By: SK JV 4 LLC
Its: Manager

By: KC 9W57th Funding 4 LLC
Its: Administrator

By: The Kolter Group LLC
Its: Manager

By: _____
William Johnson
Its Manager

SAVANNAH PRESERVE

PLAT BOOK _____
PAGE _____

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

LEGAL DESCRIPTION

PARCEL 1:
A PARCEL OF LAND LYING IN SECTION 26, 27, 34, AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF THE EAST L /2 OF THE SOUTHEAST 1/4 OF SAID SECTION 27, RUN SOUTH 89°15'56" EAST, 130 FEET; THENCE RUN SOUTH 2°4'47" WEST PARALLEL TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27; 2,276.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 2°4'47" WEST, 373.59 FEET TO THE SOUTH LINE OF SAID SECTION 27; THENCE RUN SOUTH 0°351 43" WEST IN SECTION 34, 1,500.94 FEET; THENCE RUN SOUTH 89°271 30" EAST; 1,206.73 FEET TO THE EAST LINE OF SAID SECTION 34; THENCE CONTINUE SOUTH 89°27'30" EAST INTO SECTION 35, 175 FEET; THENCE RUN SOUTH 0°281 WEST, 80 FEET; THENCE RUN SOUTH 89°27'30" EAST, 1,369.20 FEET TO THE WEST LINE OF THE PROPERTY OWNED BY THE CITY OF FORT PIERCE; THENCE RUN NORTH 0°40' EAST ALONG SAID CITY PROPERTY LINE, 1,580.6 FEET TO THE NORTH LINE OF SAID SECTION 35; THENCE CONTINUE NORTH 0°40' EAST INTO SECTION 26, 364.16 FEET; THENCE RUN NORTH 89°15'56" WEST, A DISTANCE OF 2,743.75 FEET TO THE POINT OF BEGINNING.
CONTAINING 120.686 ACRES, MORE OR LESS.

PARCEL 2:
THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 IN SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR U.S. NO. 1.

PARCEL 3:
THAT PART OF THE SOUTH 275.00 FEET OF THE SW 1/4 OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING EAST OF U.S. HIGHWAY NO. 1, LESS THE NORTH 25.00 FEET AND THE EAST 15.00 FEET FOR RIGHT-OF-WAY, ALL LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCELS 2 & 3 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEING A PARCEL OF LAND LYING IN SECTIONS 27 AND 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4579, PAGE 2834; THENCE NORTH 89°39'10" WEST, A DISTANCE OF 1,369.65 FEET; THENCE NORTH 00°20'05" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 89°39'10" WEST, A DISTANCE OF 1,383.43 FEET; THENCE NORTH 00°27'48" EAST, A DISTANCE OF 1501.33 FEET; THENCE NORTH 01°54'47" EAST, A DISTANCE OF 373.59 FEET; THENCE SOUTH 50°23'06" WEST, A DISTANCE OF 192.24 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:
THENCE SOUTH 02°08'50" WEST, A DISTANCE OF 249.63 FEET; THENCE SOUTH 89°50'51" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°27'48" WEST, A DISTANCE OF 167.42 FEET; THENCE NORTH 89°50'51" WEST, A DISTANCE OF 1,256.57 FEET TO THE INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 11,459.20 FEET, THE CHORD OF WHICH BEARS NORTH 01°00'52" WEST, 417.67 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.70 FEET THROUGH A CENTRAL ANGLE OF 02°05'19"; THENCE SOUTH 89°48'57" EAST, A DISTANCE OF 1,259.67 FEET TO THE POINT OF BEGINNING.
CONTAINING 12.010 ACRES, MORE OR LESS.

CONTAINING 132.696 TOTAL ACRES, MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

KNOW ALL MEN BY THESE PRESENTS THAT SK SAVANNAH LAKES LLC HAS CAUSED THESE LANDS SHOWN HEREON AS SAVANNAH PRESERVE, TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE THE LANDS AS FOLLOWS:

1) THE ROADWAY (RW-1), AS SHOWN HEREON, IS HEREBY DEDICATED TO ST. LUCIE COUNTY AS PUBLIC ROAD RIGHT-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE, AND IS THE MAINTENANCE RESPONSIBILITY OF SAID COUNTY.

2) THE DRAINAGE & ACCESS EASEMENTS (D.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO ST. LUCIE COUNTY, FOR THE PURPOSE OF PROVIDING THE ABILITY, BUT NOT OBLIGATION, TO MAINTAIN THE ROADWAY DRAINAGE TO THE LAKE AND OUTFALL.

3) THE ROADS SHOWN HEREON ARE PRIVATE ROAD RIGHTS-OF-WAY AND ARE HEREBY DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, AS PRIVATE ROAD RIGHTS-OF-WAY FOR THE PURPOSE OF PROVIDING ACCESS AND DRAINAGE, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT. AN EASEMENT OVER AND UNDER SAID PRIVATE ROAD RIGHTS-OF-WAY AS SHOWN HEREON IS ALSO RESERVED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (FPUA), ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO, AND THE INSTALLATION, AND MAINTENANCE OF PUBLIC UTILITY FACILITIES. FPUA SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT AREA OR SUCH PRIVATE ROAD RIGHTS-OF-WAY EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH UTILITIES BY FPUA.

4) TRACTS 1 & 2 (RECREATION TRACTS), AS SHOWN HEREON, ARE DEDICATED TO _____, FOR _____ PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID _____.

5) THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PURPOSE OF INSTALLATION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

6) THE UTILITY EASEMENT (U.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, BELLSOUTH, AND ALL OTHER PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, FOR UTILITY PURPOSES AND IS THE MAINTENANCE RESPONSIBILITY OF EACH UTILITY WITHIN SAID EASEMENT. SAID EASEMENT AS SHOWN HEREON IS ALSO DEDICATED IN FAVOR OF FORT PIERCE UTILITIES AUTHORITY (FPUA), ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS TO, INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES AND FACILITIES, INCLUDING, BUT NOT LIMITED TO, WATER AND WASTE WATER LINES AND APPURTENANT FACILITIES. FORT PIERCE UTILITIES AUTHORITY SHALL NOT BE RESPONSIBLE FOR ANY MAINTENANCE OBLIGATIONS FOR SAID EASEMENT EXCEPT AS SHALL RELATE TO THE SERVICING OF SUCH PUBLIC UTILITIES BY FORT PIERCE UTILITIES AUTHORITY.

7) THE OPEN SPACE TRACTS (OST-1 THROUGH OST-9), AS SHOWN HEREON, SHALL HEREBY BE DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, STORMWATER MANAGEMENT, AND PURPOSES SET FORTH BY SAID DISTRICT, AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

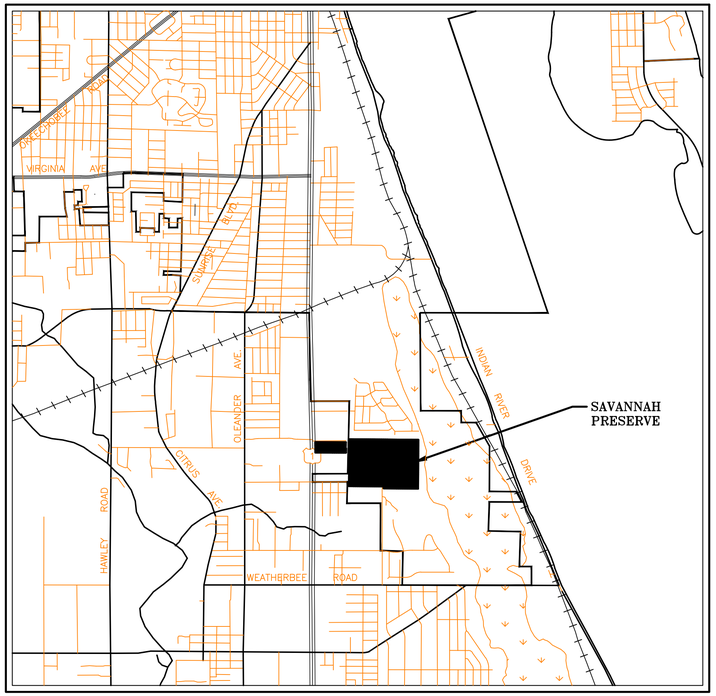
8) THE WATER MANAGEMENT TRACTS (WMT-1 THROUGH WMT-9) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND FOR WATER MANAGEMENT MAINTENANCE PURPOSES AND ARE THE MAINTENANCE RESPONSIBILITY OF SAID DISTRICT.

9) THE LIFT STATION EASEMENTS (LSE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR LIFT STATION AND APPURTENANT FACILITIES AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF FORT PIERCE UTILITIES AUTHORITY. SAID EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO, AND THE INSTALLATION AND MAINTENANCE OF, PUBLIC UTILITIES FACILITIES, INCLUDING BUT NOT LIMITED TO, A LIFT STATION AND APPURTENANT FACILITIES. THERE SHALL BE NO OTHER PUBLIC OR PRIVATE UTILITIES INSTALLED IN, ON, OVER, UNDER, OR ACROSS THE EASEMENT AREA WITHOUT FORT PIERCE UTILITIES AUTHORITY WRITTEN PERMISSION. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO FORT PIERCE UTILITIES AUTHORITY FACILITIES. THE SAVANNAH PRESERVE HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS SHALL OWN, MAINTAIN, REPAIR AND REPLACE ANY PERMITTED IMPROVEMENTS OVER THE LIFT STATION EASEMENT, WHICH ARE NOT PRECLUDED BY THE FOREGOING, WHICH MAY BE DAMAGED OR DESTROYED BY FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS IN THE OPERATION, MAINTENANCE OF, OR ACCESS TO, FORT PIERCE UTILITIES AUTHORITY FACILITIES. FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, SHALL HAVE THE RIGHT TO REQUIRE THE REMOVAL OF ANY IMPROVEMENTS, WHICH ARE CONSTRUCTED IN VIOLATION OF THE CONDITIONS SET FORTH ABOVE. IN THE EVENT SUCH VIOLATING IMPROVEMENTS ARE NOT REMOVED UPON REQUEST, THEY SHALL BE SUBJECT TO REMOVAL BY FORT PIERCE UTILITIES AUTHORITY, ITS SUCCESSORS OR ASSIGNS, DESIGNEES OR CONTRACTORS WITHOUT LIABILITY OR RESPONSIBILITY THEREFOR.

SIGNED THIS _____ DAY OF _____, 2023, ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY THE _____.

SK SAVANNAH LAKES LLC

BY: _____
NAME, TITLE



LOCATION MAP

NOT TO SCALE

OWNER:

SK Savannah Lakes LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

SUBDIVIDER:

SK Savannah Lakes LLC
14025 Riveredge Drive, Suite 175
Tampa, FL 33637

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____ _____
COMMISSION NO. & EXPIRATION DATE — NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT, A COMMUNITY DEVELOPMENT DISTRICT CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATION OF THE PUBLIC ROAD RIGHTS-OF-WAY, DRAINAGE EASEMENTS, OPEN SPACE TRACTS AND WATER MANAGEMENT TRACTS AS SET FORTH ON THE WITHIN PLAT AND SPECIFICALLY DEDICATED TO THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT. THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

HEREBY CONSENTS TO THE PLATTING OF THE LANDS HEREIN, DATED THIS ___ DAY OF _____, 2023.

ATTEST: THE PRESERVE AT SAVANNAH LAKES COMMUNITY DEVELOPMENT DISTRICT

_____ _____

PRINT NAME_____ _____,
CHAIRMAN
BOARD OF SUPERVISORS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____ _____
COMMISSION NO. & EXPIRATION DATE — NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

ST. LUCIE COUNTY, A POLITICAL SUBDIVISION, HEREBY ACCEPTS THE DEDICATION OF PUBLIC ROAD RIGHT-OF-WAY (RW-1) AS SET FORTH ON THE WITHIN PLAT. ST. LUCIE COUNTY DOES NOT ACCEPT ANY OTHER RIGHT-OF-WAY, EASEMENT, TRACT, OR OTHER INTEREST IN REAL ESTATE OTHERWISE DEDICATED TO THE PUBLIC.

HEREBY CONSENTS TO THE PLATTING OF THE LANDS HEREIN, DATED THIS ___ DAY OF _____, 2023.

ATTEST: ST. LUCIE COUNTY

_____ _____

PRINT NAME_____ _____,
CHAIRMAN
BOARD OF SUPERVISORS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____ _____
COMMISSION NO. & EXPIRATION DATE — NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

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

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

CERTIFICATE OF TITLE

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

WE, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, A TITLE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE COMPLETED AN OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT FILE NO. 23021414; THAT BASED ON SAID REPORT FIND THE TITLE TO THE PROPERTY IS VESTED IN SK SAVANNAH LAKES LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES, OTHER ENCUMBRANCES OR EASEMENTS OTHER THAN SHOWN ON THE OWNERSHIP AND ENCUMBRANCE PROPERTY INFORMATION REPORT FILE NO. 23021414.

DATED THIS _____ DAY OF _____, 2023.

_____
NAME
TITLE
ADDRESS

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

LENNAR HOMES, LLC ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED THE 2ND DAY OF MAY, 2022 AND RECORDED THE 3RD DAY OF MAY, 2022, IN OFFICIAL RECORDS BOOK 4818, PAGE 104, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE PLATTING OF THE DESCRIBED LANDS AND TO THE DEDICATIONS REFLECTED HEREON, AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

LENNAR HOMES, LLC

BY: _____
NAME: MICHAEL MEYERS
TITLE: VICE PRESIDENT

_____
WITNESS SIGNATURE

_____
PRINTED NAME

_____
WITNESS SIGNATURE

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____
COMMISSION NO. &
EXPIRATION DATE

_____
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

NVR, INC. ("MORTGAGEE"), THE OWNER AND HOLDER OF THAT CERTAIN MORTGAGE DATED THE 21ST DAY OF MARCH, 2022 AND RECORDED THE 24TH DAY OF MARCH, 2022, IN OFFICIAL RECORDS BOOK 4796, PAGE 2378, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, DOES HEREBY CONSENT TO THE PLATTING OF THE DESCRIBED LANDS AND TO THE DEDICATIONS REFLECTED HEREON, AND DOES SUBORDINATE ITS MORTGAGE TO SUCH DEDICATIONS.

NVR, INC.

BY: _____
NAME: RYAN JONNSON
TITLE: VICE PRESIDENT

_____
WITNESS SIGNATURE

_____
PRINTED NAME

_____
WITNESS SIGNATURE

_____
PRINTED NAME

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ST. LUCIE

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

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS _____ DAY OF _____, 2023.

_____
COMMISSION NO. &
EXPIRATION DATE

_____
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: _____

PLANNING AND DEVELOPMENT SERVICES APPROVAL

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

IT IS HEREBY CERTIFIED THAT THIS PLAT MEETS THE MINIMUM LOT DIMENSION REQUIREMENT OF THE PD (PLANNED DEVELOPMENT) ZONING DISTRICT, AS SET FORTH CITY ORDINANCE 22-017.
THIS _____ DAY OF _____, 2023.

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

CITY COMMISSION CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

PURSUANT TO THE PROVISIONS OF THE FORT PIERCE CITY COMMISSION THIS PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON _____, 2023.

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

CITY ATTORNEY

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

THIS _____ DAY OF _____, 2023.

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

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF ST. LUCIE SS

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

CLERK OF THE CIRCUIT COURT

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

SURVEYOR'S REVIEW CERTIFICATE:

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

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

SURVEYOR'S NOTES

1) THE WEST LINE OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST IS ASSUMED TO BEAR N00°16'38"E AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED. (N.R.) DENOTES NON-RADIAL.

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

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

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

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES.

SURVEYOR

_____, 2023.

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

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

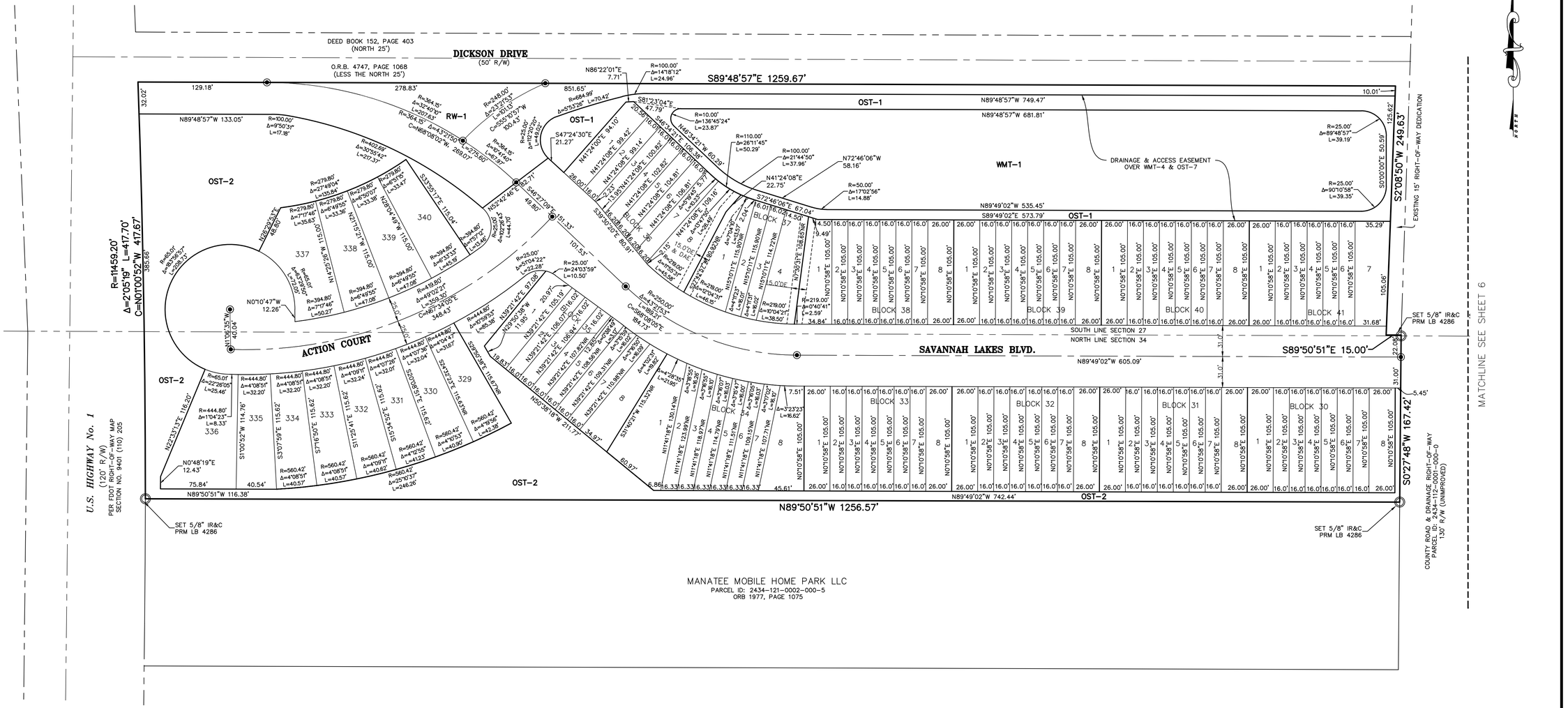
FILE NAME: 21-054 The Preserve at Savannah Lakes plat.dwg

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

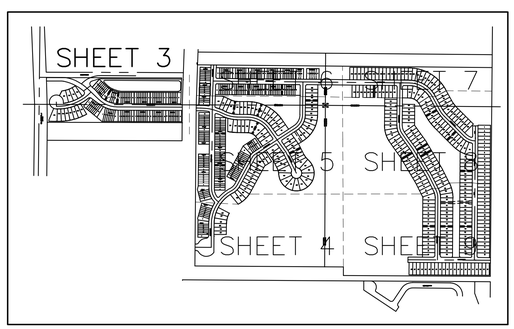
PLAT BOOK _____
PAGE _____

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.



LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
AE	DENOTES ACCESS EASEMENT
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
IR&C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
PK&D	DENOTES P.K. NAIL AND DISK
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT
⦿	DENOTES PARKER KALON NAIL & DISK PCP LB 4286
PCP	DENOTES PERMANENT CONTROL POINT
LSE	DENOTES LIFT STATION EASEMENT
NR	DENOTES NON-RADIAL



SHEET INDEX

NOT TO SCALE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
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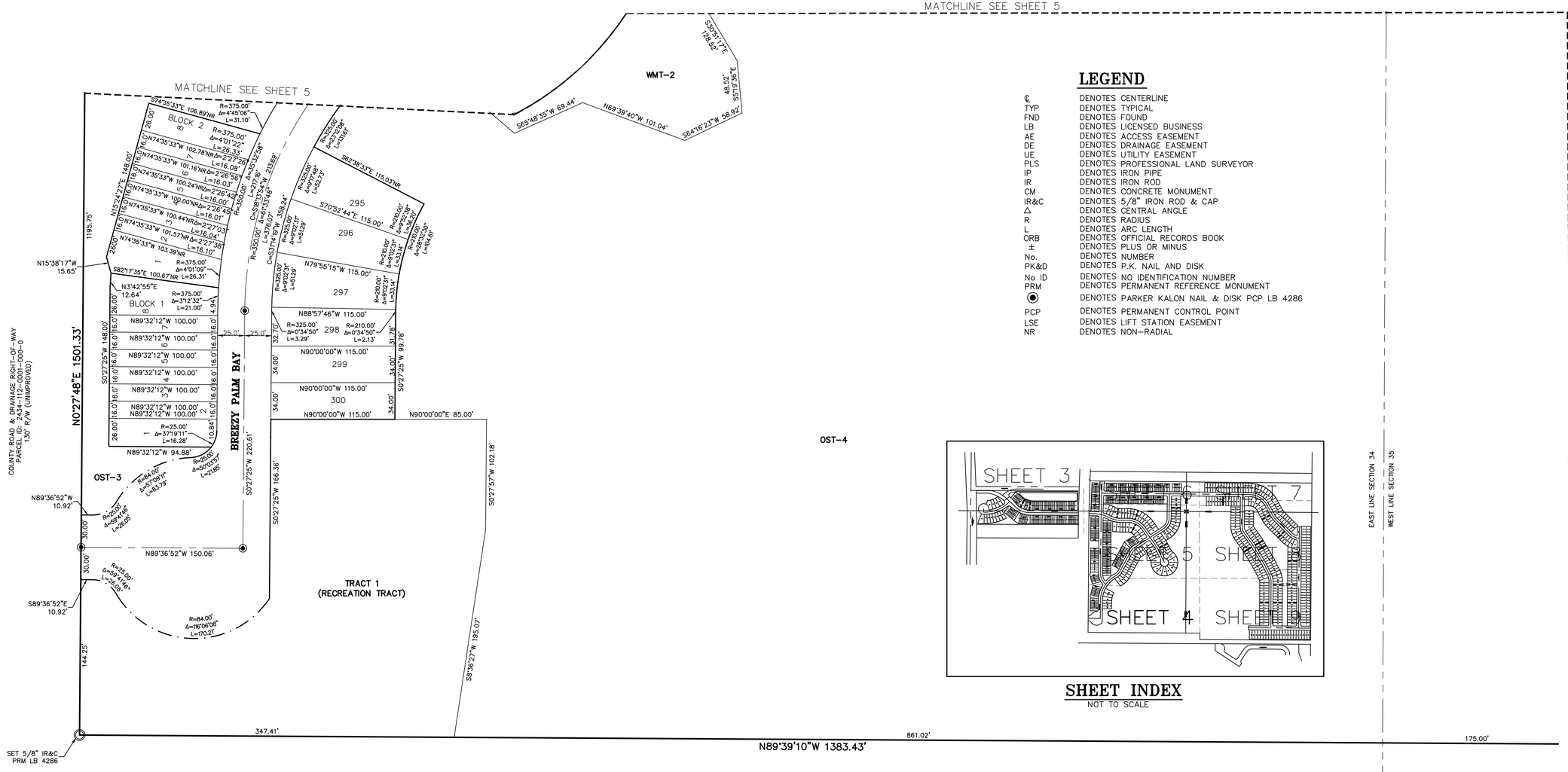

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BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

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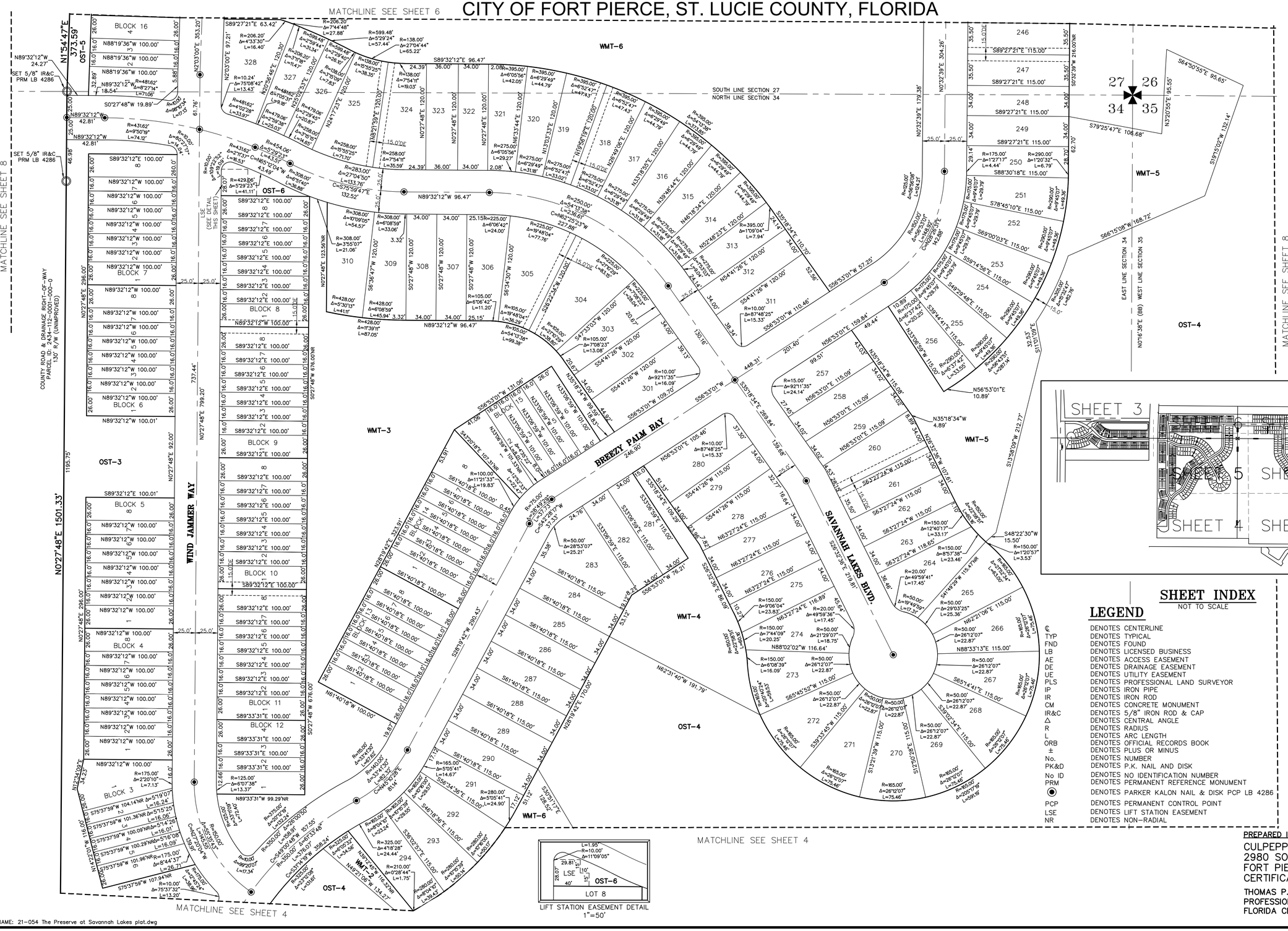

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THOMAS P. KIERNAN
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FILE NAME: 21-054 The Preserve at Savannah Lakes plat.dwg

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

POC
NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST

FND 4"x4" CM UNNUMBERED

130.0'

2276.62'(D)
2277.27'(C)

S01°54'39"W(C)
S02°04'47"W(C)

COUNTY ROAD & DRAINAGE RIGHT-OF-WAY
PARCEL ID: 2426-411-0001-000-0
130' R/W (UNIMPROVED)

N1°54'47"E 373.59'

SET 5/8" IR&C PRM LB 4286

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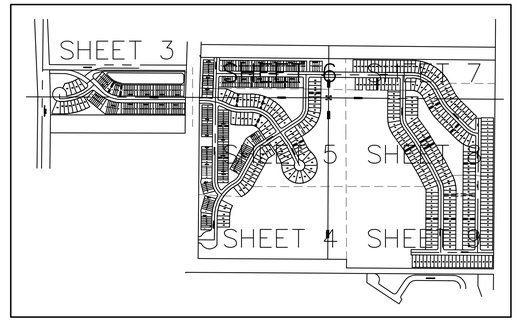

SHEET INDEX
NOT TO SCALE

NORTH

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

HIGH POINT FORT PIERCE CONDOMINIUM
PARCEL ID: 2426-333-0002-000-1
ORB 1017, PAGE 877
VACANT

SET 5/8" IR&C PRM LB 4286

S89°27'21"E 2744.29'

SET 5/8" IR&C PRM LB 4286

957.20'

OST-7

S89°27'23"E 812.91'

S89°27'23"E 116.00'

286.30'

OST-5

WIND JAMMER WAY

Radius Diameter Length

TRACT 2
(RECREATION TRACT)

S89°27'21"E 286.30'

MARSH EDGE LANE

836.47'

S89°27'21"E 1827.06'
903.53'

BREEZY PALM BAY

N89°27'21"W 303.40'

N89°27'21"W 148.00'

WMT-6

N89°27'21"W 318.35'

OST-4

S89°27'21"E 318.56'

EAST LINE SECTION 27

WEST LINE SECTION 26

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 5

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
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SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35,
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CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

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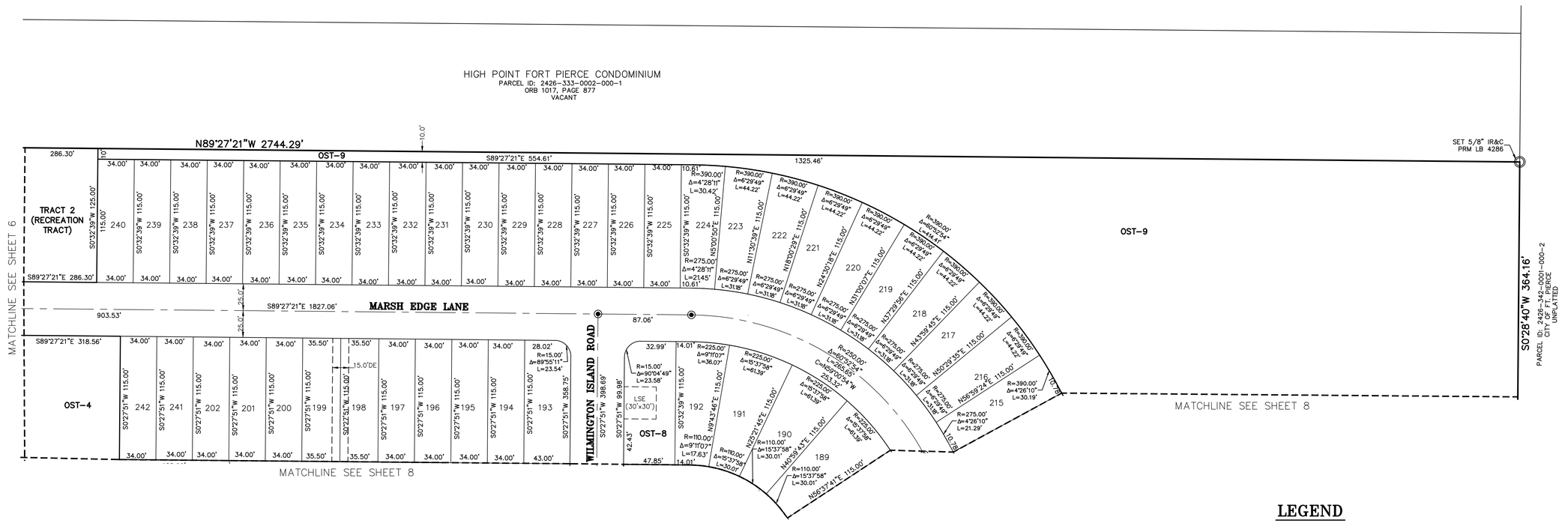

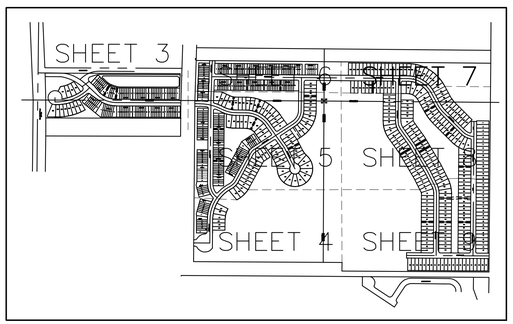

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TYP	DENOTES TYPICAL
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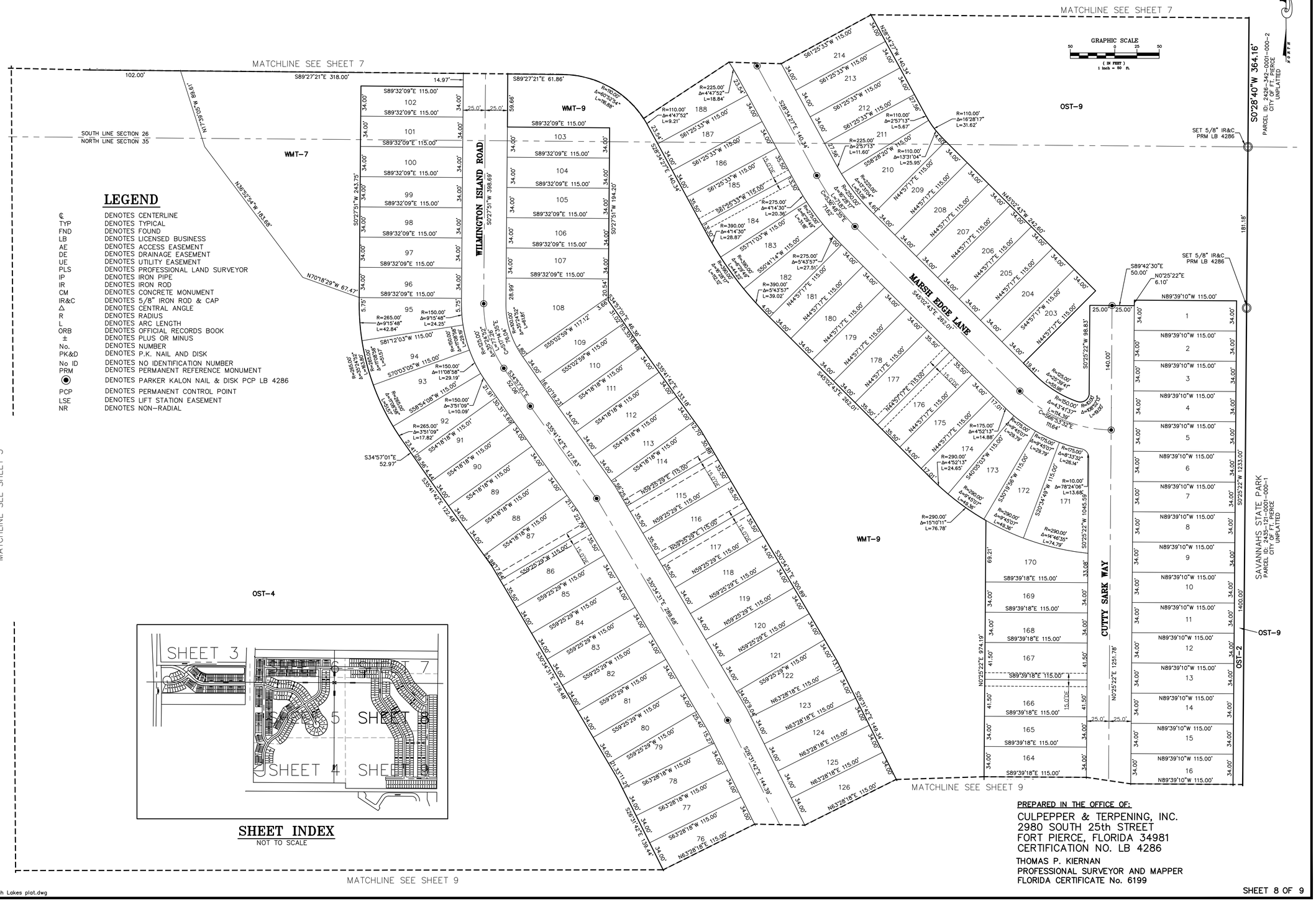

MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 9
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.
SOUTH LINE SECTION 26
NORTH LINE SECTION 35
S89°27'21"E 318.00'
102.00'
N17°50'59"W 69.61'
N39°52'54"W 183.08'
N70°18'29"W 67.47'
WMT-7
WMT-9
OST-9
OST-4
OST-2
WILMINGTON ISLAND ROAD
S02°27'51"W 398.69'
S02°27'51"W 243.75'
S02°27'51"W 194.20'
S89°27'21"E 61.86'
S89°32'09"E 115.00'
S0°28'40"W 364.16'
PARCEL ID: 2426-342-0001-000-2
CITY OF FT. PIERCE
UNPLATTED
SET 5/8" IR&C
PRM LB 4286
MARSH EDGE LANE
S45°02'43"E 262.01'
N45°02'43"W 242.60'
CUTTY SARK WAY
N0°25'22"E 1251.78'
S0°25'22"W 1045.59'
S0°25'22"W 974.19'
S0°25'22"W 1233.00'
N0°25'22"E 1400.00'
SAVANNAHS STATE PARK
PARCEL ID: 2435-121-0001-000-1
CITY OF FT. PIERCE
UNPLATTED
S89°42'30"E 50.00'
N0°25'22"E 6.10'
N89°39'10"W 115.00'
S61°25'33"W 115.00'
S28°34'27"E 140.34'
N28°34'27"W 140.34'
S58°28'20"W 115.00'
S10°24'31"E 300.89'
S10°24'31"E 298.69'
S10°24'31"E 278.46'
S35°41'42"E 127.85'
S35°41'42"E 122.48'
S35°41'42"E 133.18'
S26°31'42"E 144.39'
S26°31'42"E 139.44'
S34°57'01"E 52.97'
S45°02'43"E 262.01'
S0°25'22"W 98.83'
S0°25'22"W 140.00'
181.18'
69.21'
139.41'
R=110.00' Δ=65°52'54" L=126.46'
R=110.00' Δ=4°47'52" L=9.21'
R=225.00' Δ=4°47'52" L=18.84'
R=110.00' Δ=16°28'17" L=31.62'
R=225.00' Δ=2°57'13" L=11.60'
R=110.00' Δ=2°57'13" L=5.67'
R=110.00' Δ=13°31'04" L=25.95'
R=225.00' Δ=13°31'04" L=53.08'
R=390.00' Δ=6°28'07" L=44.02'
R=275.00' Δ=4°14'30" L=20.36'
R=390.00' Δ=4°14'30" L=28.87'
R=275.00' Δ=5°43'57" L=27.51'
R=390.00' Δ=5°43'57" L=39.02'
R=425.00' Δ=25°39'41" L=190.36'
R=450.00' Δ=4°31'37" L=35.56'
R=175.00' Δ=4°52'13" L=14.88'
R=175.00' Δ=9°45'07" L=29.79'
R=175.00' Δ=8°33'32" L=26.14'
R=290.00' Δ=4°52'13" L=24.65'
R=290.00' Δ=9°45'07" L=49.36'
R=290.00' Δ=15°10'11" L=76.78'
R=10.00' Δ=78°24'06" L=13.68'
R=290.00' Δ=9°46'35" L=74.79'
R=265.00' Δ=9°15'48" L=42.84'
R=150.00' Δ=9°15'48" L=24.25'
R=265.00' Δ=4°09'58" L=19.24'
R=150.00' Δ=11°08'58" L=29.19'
R=265.00' Δ=4°09'58" L=19.24'
R=150.00' Δ=3°51'09" L=10.09'
R=265.00' Δ=3°51'09" L=17.82

SAVANNAH PRESERVE

BEING A PARCEL OF LAND LYING IN SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____

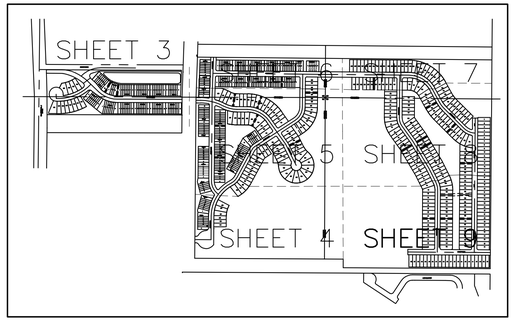
GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

LEGEND

℄	DENOTES CENTERLINE
TYP	DENOTES TYPICAL
FND	DENOTES FOUND
LB	DENOTES LICENSED BUSINESS
AE	DENOTES ACCESS EASEMENT
DE	DENOTES DRAINAGE EASEMENT
UE	DENOTES UTILITY EASEMENT
PLS	DENOTES PROFESSIONAL LAND SURVEYOR
IP	DENOTES IRON PIPE
IR	DENOTES IRON ROD
CM	DENOTES CONCRETE MONUMENT
IR&C	DENOTES 5/8" IRON ROD & CAP
Δ	DENOTES CENTRAL ANGLE
R	DENOTES RADIUS
L	DENOTES ARC LENGTH
ORB	DENOTES OFFICIAL RECORDS BOOK
±	DENOTES PLUS OR MINUS
No.	DENOTES NUMBER
PK&D	DENOTES P.K. NAIL AND DISK
No ID	DENOTES NO IDENTIFICATION NUMBER
PRM	DENOTES PERMANENT REFERENCE MONUMENT
◉	DENOTES PARKER KALON NAIL & DISK PCP LB 4286
PCP	DENOTES PERMANENT CONTROL POINT
LSE	DENOTES LIFT STATION EASEMENT
NR	DENOTES NON-RADIAL

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4



SHEET INDEX
NOT TO SCALE

PREPARED IN THE OFFICE OF:
CULPEPPER & TERPENING, INC.
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
CERTIFICATION NO. LB 4286
THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATION No. 6199

SET 5/8" IR&C PRM LB 4286

N0°20'05"E 80.00'

SET 5/8" IR&C PRM LB 4286

N89°39'10"W 1369.65'

ST. LUCIE COUNTY
PARCEL ID: 2435-232-0003-000-6
UNPLATTED, VACANT

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO
PLAT BOOK 29, PAGE 13

GATOR TRACE ROAD

N0°28'54"W 155.83'

N45°45'47"E 203.37'

N43°17'00"W 191.25'

N0°20'42"E 126.74'

S26°31'42"E 139.44'

S0°20'42"W 549.85'

S0°20'42"W 574.87'

S0°20'42"W 539.86'

N0°25'22"E 974.19'

N0°25'22"E 1251.78'

S0°25'22"W 1233.00'

S0°28'40"W 1581.18'

1111.78'

1400.00'

WMT-8

WMT-9

OST-4

OST-9

WILMINGTON ISLAND ROAD

CUTTY SARK WAY

SAVANNAHS STATE PARK
PARCEL ID: 2435-121-0001-000-1
CITY OF FT. PIERCE
UNPLATTED

LONG BOAT WAY
N89°39'10"W 768.69'

N89°39'10"W 120.23'

275.23'

343.64'

149.82'

S89°39'10"E 83.69'

S89°39'10"E 10.84'

S89°39'10"E 10.14'

S89°39'10"E 748.00'

10.18'

10.0'

15.00'

S63°28'18"W 115.00'

A1 S65°28'18"E 115.00'

S71°27'11"E 115.00'

N72°03'54"E 115.00'

N80°41'40"E 115.00'

N89°39'10"W 115.02"NR

S89°39'18"E 115.00'

N89°39'10"W 115.00'

N89°39'10"W 100.00'

N89°39'10"W 95.00'

S89°39'10"E 748.00'

S89°39'10"E 10.14'

S89°39'10"E 10.84'

S89°39'10"E 83.69'

N89°39'10"W 104.99'

S0°20'42"W 50.00'

S0°25'18"W 115.00'

S0°25'18"W 125.00'

34.00'

41.50'

43.00'

47.00'

44.00'

33.00'

39.86'

15.85'

28.00'

25.0'

15.0DE

R=150.00' Δ=7°58'54" L=20.90'

R=35.00' Δ=7°58'54" L=4.88'

R=35.00' Δ=18°53'31" L=11.54'

R=150.00' Δ=18°53'31" L=49.46'

R=172.00' Δ=18°53'31" L=56.70'

C=N15°05'30"W 113.33'

R=200.00' Δ=8°35'37" L=30.00'

R=315.00' Δ=8°35'37" L=47.25'

R=200.00' Δ=8°27'48" L=29.54'

R=315.00' Δ=8°27'48" L=46.56'

R=200.00' Δ=8°27'48" L=29.54'

R=315.00' Δ=8°35'52" L=48.92'

R=200.00' Δ=1°11'13" L=4.14'

R=315.00' Δ=0°45'10" L=4.14'

R=10.00' Δ=89°59'52" L=15.71'

R=10.00' Δ=90°00'08" L=15.71'

R=10.00' Δ=90°04'33" L=15.72'

R=10.00' Δ=89°55'27" L=15.69'

R=10.00' Δ=90°04'33" L=15.72'

| | | |

ALTA/NSPS LAND TITLE SURVEY
PRESERVE AT SAVANNAH LAKES
PREPARED FOR

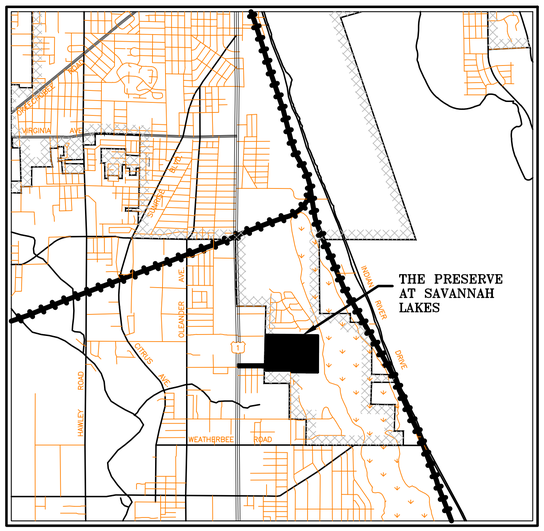
KOLTER HOMES

SITUATED IN

SECTIONS 26, 27, 34 AND 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

NOTES

1) Reproductions of this map are not valid without the original signature and raised seal of a Florida Licensed Surveyor and Mapper.
2) Descriptions shown hereon provided by the client and/or their agent.
3) Underground Utilities, foundations and improvements were not located as part of this survey.
4) Overall parcel 1 contains 120.69 Acres and parcel 2 contains 4.83 acres, more or less.
5) The last date of field work was April 28, 2021.
6) The West line of Section 35, Township 35 South, Range 40 East is assumed to bear N00°16'38"E and all other bearings shown hereon are relative thereto.
7) Both parcels are located within an areas having a Flood Zone Designation "X", and AH (EL=16') by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No. 12111C0189 K with a date of identification of February 19, 2020, for Community Number 120286, in the city of Fort Pierce, St. Lucie County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said Premises is situated. The exact designation can only be determined by an elevation certificate. No additional search of the public records has been preformed. There may be additional map Amendments affecting this property.
8) Wetlands were located by EW Consulants on May 07, 2021.
9) This survey was prepared with the benefit of Old Republic National Title Insurance Company Commitment No. 1036672 A1, dated March 30, 2021 at 11:00 pm. The surveyed land is the same land described in the Title Commitment.
10) The features shown hereon were acquired using RTK GPS and Trigonometric Methods and were verified through a redundancy of measurements for accuracy.



LOCATION MAP
NOT TO SCALE

DESCRIPTION

Parcel 1:

The subject property is a parcel of land lying in Sections 26, 27, 34, and 35, Township 35 South, Range 40 East, St. Lucie County, Florida, containing approximately 120 acres of land, being more particularly described as follows:

From the Northwest corner of the East ½ of the Southeast ¼ of said Section 27, run South 89°15'56" East a distance of 130 feet; thence run South 2°4'47" West parallel to the West line of the East ½ of the Southeast ¼ of Section 27 2,276.62 feet to the POINT OF BEGINNING; thence, continue South 2°4'47" West a distance of 373.59 feet to the South line of said Section 27; thence run South 0°35'43" West in Section 34 a distance of 1,500.94 feet; thence run South 89°27'30" East a distance of 1,206.73 feet to the East line of said Section 34; thence continue South 89°27'30" East into Section 35 a distance of 175 feet; thence run South 0°28' West a distance of 80 feet; thence run South 89°27'30" East a distance of 1,369.20 feet to the West line of the property owned by the City of Ft. Pierce; thence run North 0°40' East along said City property line a distance of 1,580.6 feet to the North line of said Section 35; thence continue North 0°40' East into Section 26 a distance of 364.16 feet; thence run North 89°15'56" West, a distance of 2,743.75 feet to the POINT OF BEGINNING.

Parcel 2:

The North ½ of the North ½ of the North ½ of the Northwest ¼ of the Northeast ¼, in Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida; less right-of-way for U.S. No. 1.

CERTIFICATION

To: Kolter Group Acquisitions LLC, a Florida limited liability company; Old Republic National Title Insurance Company; Karma Capital Investments LP, a Florida limited partnership;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6. 7, 8, 11, 13, 14, 16, 17, 19 and 20 of Table A thereof. The field work was completed on April 28, 2021.

Date of Plat or Map May 07, 2021.

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

SIGNATURE DATE

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg

GENERAL NOTES, LEGAL DESCRIPTION, & CERTIFICATIONS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

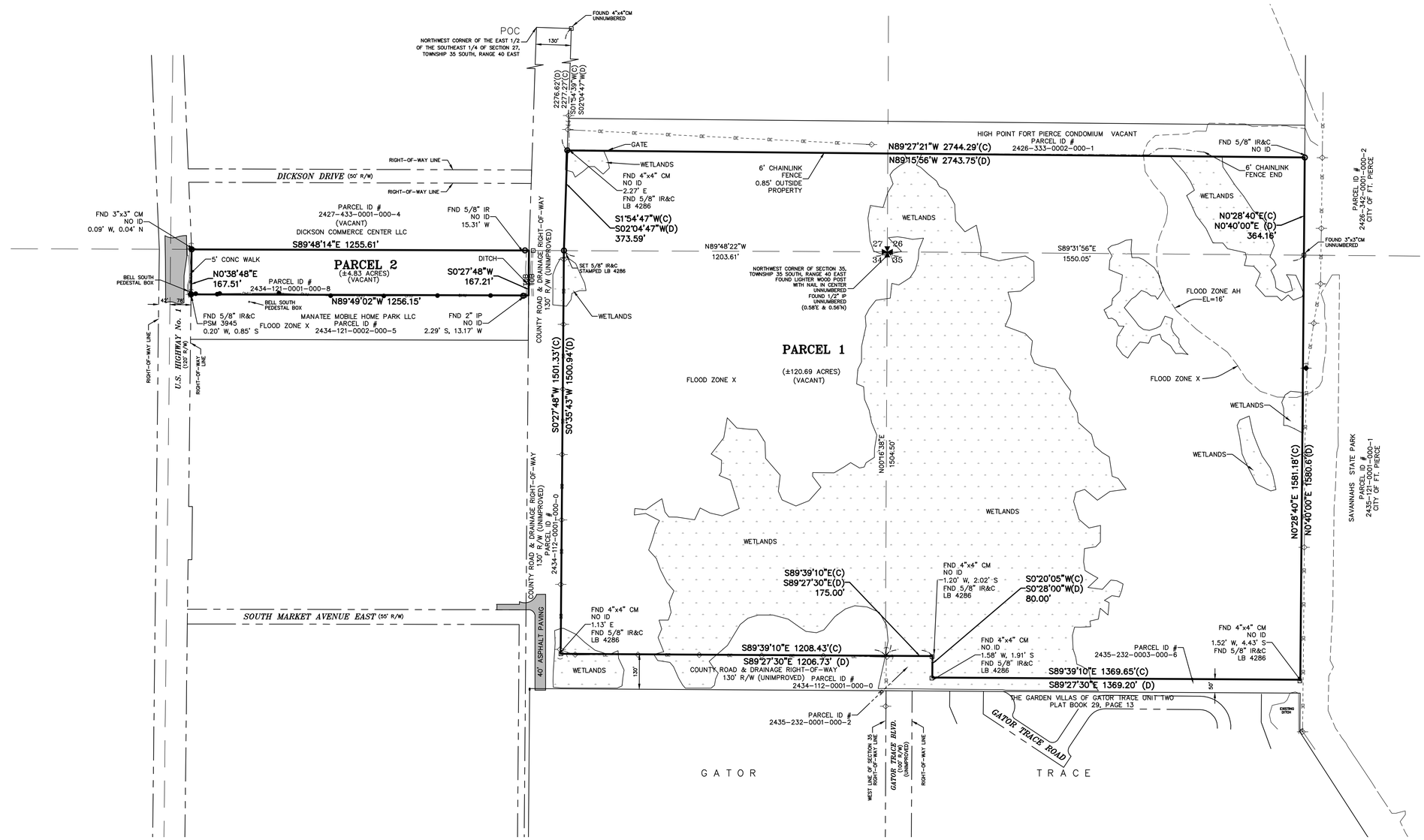
CULPEPPER & TERPENING, INC
CONSULTING ENGINEERS | LAND SURVEYORS
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
151 SW FLAGLER AVENUE • STUART, FLORIDA 34994
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA CERTIFICATION No. LB 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	GA	
CALCS.		
DRAWN	GLM	5-7-21
DETAILED		
CHECKED		
APPROVED		

ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=200'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 1 OF 4



GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

NORTH

LEGEND

IR&C	=	Iron Rod with Plastic Cap
IP&C	=	Iron Pipe and Cap
IP	=	Iron Pipe
CM	=	Concrete Monument
PRM	=	Permanent Reference Monument
OHU	=	Over Head Utility
(P)	=	As shown on recorded plat.
(D)	=	Deed
(C)	=	Calculates by Field Measurement
R/W	=	Right of Way
LS	=	Land Surveyor
LB	=	License Business
P.L.S.	=	Professional Land Surveyor
	=	Wood Pole
	=	Anchor and Guy Wire
TYP.	=	Typical
P.B.	=	Plat Book
PG.	=	Page
O.R.B.	=	Official Records Book
No.	=	Number
℄	=	Center Line
BS	=	Bell South Service Box
BLDG.	=	Building
CONC.	=	Concrete
TOB	=	Top of Bank
CBS	=	Concrete Block Structure
ELEV	=	Elevation
INV	=	Invert
Δ	=	Included Angle
R	=	Radius Length
L	=	Arc Length
N.A.V.D.	=	North American Vertical Datum
N.G.V.D.	=	National Geodetic Vertical Datum
F.D.O.T.	=	Florida Department of Transportation
CMP	=	Corrugated Metal Pipe
RCP	=	Reinforced Concrete Pipe
±	=	Plus or Minus
	=	Drainage Manhole
S	=	Sanitary Manhole
	=	Fire Hydrant
WV	=	Water Valve

GRAPHICS

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

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ALTA/NSPS LAND TITLE SURVEY

PREPARED FOR

PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
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VERT. SCALE: N/A
JOB No. 21-054
SHEET 2 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg

PARCEL 1

(±120.69 ACRES)
(VACANT)

N89°27'21"W 2744.29'(C)
N89°15'56"W 2743.75'(D)

N89°48'22"W
1203.67'

S89°31'56"E
1550.05'

N00°16'38"E
1504.50'

S89°39'10"E 1208.43'(C)
S89°27'30"E 1206.73' (D)

S89°39'10"E 1369.65'(C)
S89°27'30"E 1369.20' (D)

S01°54'47"W(C)
S02°04'47"W(D)
373.59'

S27°48'W 1501.33'(C)
S0°35'43"W 1500.94' (D)

N0°28'40"E(C)
N0°40'00"E (D)
364.16'

N0°28'40"E x3581.18'(C)
N0°40'00"E 1560.8'(D)

S89°39'10"E(C)
S89°27'30"E(D)
175.00'

S6°20'05"W(C)
S0°28'00"W(D)
80.00'

NORTHWEST CORNER OF SECTION 35, TOWNSHIP 35 SOUTH, RANGE 40 EAST
FOUND LIGHTER WOOD POST WITH NAIL IN CENTER
UNNUMBERED
FOUND 1/2" IP UNNUMBERED
(0.58'E & 0.56'N)

FND 4"x4" CM NO ID 2.27' E FND 5/8" IR&C LB 4286

FND 5/8" IR&C NO ID

SET 5/8" IR&C STAMPED LB 4286

FOUND 3"x3"CM UNNUMBERED

FND 4"x4" CM NO ID 1.13' E FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.20' W, 2.02' S FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.58' W, 1.91' S FND 5/8" IR&C LB 4286

FND 4"x4" CM NO ID 1.52' W, 4.43' S FND 5/8" IR&C LB 4286

6' CHAINLINK FENCE 0.85' OUTSIDE PROPERTY

6' CHAINLINK FENCE END

GATE

COUNTY ROAD & DRAINAGE RIGHT-OF-WAY 130' R/W (UNIMPROVED)

40' ASPHALT PAVING COUNTY ROAD & DRAINAGE RIGHT-OF-WAY 130' R/W (UNIMPROVED)

COUNTY ROAD & DRAINAGE RIGHT-OF-WAY 130' R/W (UNIMPROVED)

WETLANDS

FLOOD ZONE X

FLOOD ZONE AH EL=16'

THE GARDEN VILLAS OF GATOR TRACE UNIT TWO PLAT BOOK 29, PAGE 13

SAVANNAHS STATE PARK

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

HURON

TOPOGRAPHIC SURVEY
PARCEL 1

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

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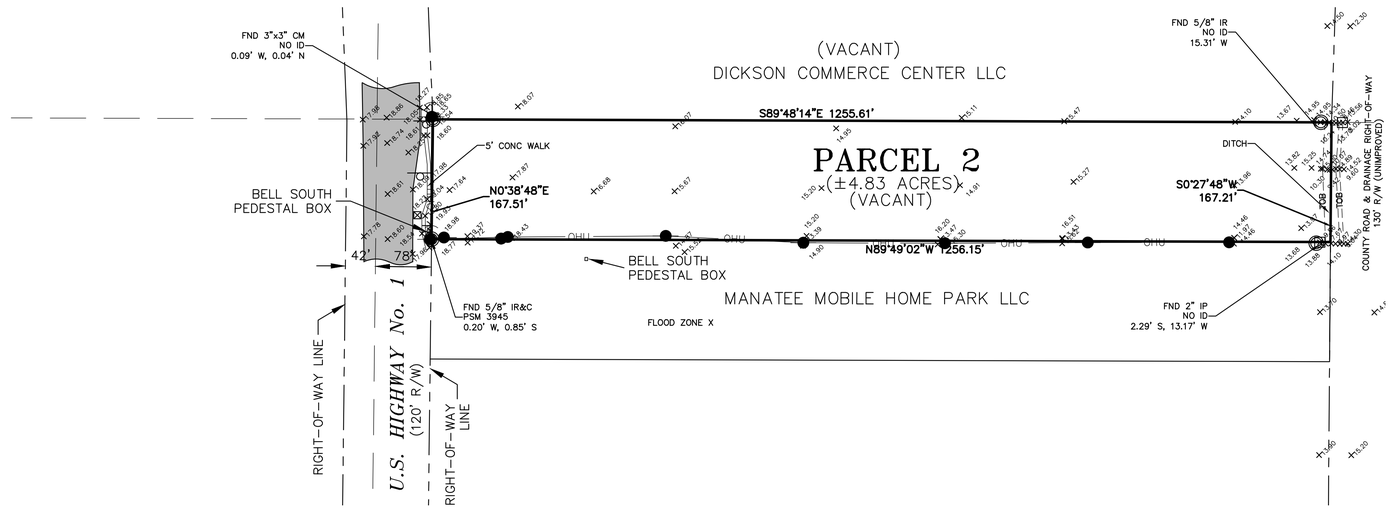
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 3 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg



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(IN FEET)

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HURON

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Ⓢ	=	Sanitary Manhole
	=	Fire Hydrant
	=	Water Valve

TOPOGRAPHIC SURVEY
PARCEL 2

COMPUTER FILE REF.	FIELD BK./PG.
21-054 alta.dwg	

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CHECKED		
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ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
PRESERVE AT SAVANNAH LAKES

DATE: 5-07-2021
HORIZ. SCALE: 1"=100'
VERT. SCALE: N/A
JOB No. 21-054
SHEET 4 OF 4

P:\Proj-2021\21-054 The Preserve at Savannah Lakes\Survey\21-054 The Preserve at Savannah Lakes.dwg

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	RESIDENTIAL	RM	R4A
South	RESIDENTIAL	RM	PUD
East	PARK	COS	OS-2
West	COMMERCIAL	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	PD	650	137.7	SEE SITE PLAN
****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	169,000
**Proposed Zoning/FLU	Total gallons per day	169,000
**Change in Demand	Total gallons per day	0

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 169,000
**Proposed Zoning/FLU	Total gallons per day 169,000
**Change in Demand	Total gallons per day 0

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	0	33.8	+33.8
Urban District	5 acres per 1,000 people	0	8.45	+8.45
Community	2.5 acres per 1,000 people	0	4.23	+4.23
Neighborhood	1.36 acres per 1,000 people	0	2.93	+2.93

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	T/B/D	T/B/D
City	T/B/D	T/B/D
Distance	T/B/D	T/B/D
Current Zoning/FLU Enrollment Demand	145.656	62.424
****Proposed Zoning/FLU Enrollment Demand**	145.656	62.424
****Change in Demand**	0	0

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	650 UNITS = 88 YARDS
****Proposed Zoning/FLU**	650 UNITS = 88 YARDS
***Change in Demand**	0

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	SEE SITE CONSTRUCTION PLANS

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	4537	333/ 384
****Proposed Zoning/FLU**	4537	333/ 384
***Change in Demand**	Trips	Trips
Impact to Capacity	SEE PLANNED DEVELOPMENT APPLICATION ON FILE	

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	1	340		2023	2025
Multi-family	1	310		2023	2025
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

BOARD OF COUNTY COMMISSIONERS

PROPERTY ACQUISITION DIVISION

February 2, 2022

Dennis Murphy
Principal Planner
Culpepper and Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981

RE: Street Names for Savannah Preserve

Dear Mr. Murphy:

Thank you for your email requesting street names for Savannah Preserve. In reviewing the proposed street names, we have decided:

1. Breezy Palm Way – Has been reserved for your use.
2. Coastal Way – **Coastal Terrace exists. Please choose a new name.**
3. Savannah Lakes Boulevard – Has been reserved for your use.
4. Marsh Edge Lane – Has been reserved for your use.
5. Wilmington Island Way – Has been reserved for your use.
6. Gulfstream Drive – **Gulfstream Avenue exists. Please choose a new name.**
7. Long Boat Way – Has been reserved for your use.

Please contact me at chidgeyka@stlucieco.org or (772) 462-1725 if you have any questions.

Sincerely,

Kayla Chidgey

Property Acquisition Agent

cc: County Attorney
Public Safety – Misti Glisson & Katie Hissong
City of Port Saint Lucie – Paige Perez
Property Acquisition Division/file
S:\ACQ\WP\Street Names\Savannah Preserve.doc

BOARD OF COUNTY COMMISSIONERS

PROPERTY ACQUISITION DIVISION

April 13, 2022

Dennis Murphy
Principal Planner
Culpepper and Terpening, Inc.
2980 South 25th Street
Fort Pierce, FL 34981

RE: Savannah Preserve - Acton Court

Dear Mr. Murphy:

Thank you for your email requesting a street name reservation for Savannah Preserve. In reviewing the proposed street name, we have decided:

1. Acton Court – **Acton Court already exists. Please choose a new name.**

Please contact me at chidgeyka@stlucieco.org or (772) 462-1725 if you have any questions.

Sincerely,
Kayla Chidgey
Property Acquisition Agent

cc: County Attorney
Property Acquisition Division/file
S:\ACQ\WP\Street Names\Savannah Preserve - Acton Court.doc

CHRIS DZADOVSKY, District No. 1 • SEAN MITCHELL, District No. 2 • LINDA BARTZ, District No. 3 • FRANNIE HUTCHINSON, District No. 4 • CATHY TOWNSEND, District No. 5

County Administrator, Howard N. Tipton
2300 Virginia Avenue - Fort Pierce, Florida 34982-5652 - Phone (772) 462-1711 - Fax (772) 462-1440
website: www.stlucieco.org

Technical Review Committee **1. f.**

Meeting Date: 05/18/2023

REQUESTED ACTION

The applicant is requesting the review and approval of a minor replat application.
Please send all comments to raltizer@cityoffortpierce.com prior to Tuesday May, 16, 2023.

SUMMARY

The development totals approximately 18.08 acres. The proposed replat would subdivide the parcel into two.

LOCATION

- 1910 S. Jenkins Road
- Parcel ID: 2418-322-0001-000-5

RESPONSIBLE STAFF

- Ryan Altizer, Senior Planner
- Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 05/04/2023 12:11 PM

Final Approval Date: 05/04/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Subdivision

Property address or Location 1910 S. Jenkins Road

Parcel ID #(s) 2418-322-0001-000-5

Project description Subdivision of land into two (2) parcels

Resurrection Life Family Worship Center, Inc.	Brad Currie, Engineering Design & Const., Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
405 Ixoria Avenue	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Fort Pierce, FL 34982	Port St. Lucie, FL 34987
City State Zip	City State Zip
772-979-0363	772-462-2455
Phone Number	Phone Number
trbanksjr@trbanks.com	bradcurrie@edc-inc.com
Email Address	Email Address

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

Brad Currie, Auth Agent

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 14th day of April, 2023, by Brad Currie (Auth Agent) who is personally known to me or has produced _____ as identification.

Patricia M. Sesta

Signature of Notary

Notary Public State of Florida
Patricia M Sesta
My Commission HH 006694
Expires 08/11/2024

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
  - proposed lots, including acreage, square footage, & dimensions.
  - any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☑ Complete, notarized application

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3773912 OR BOOK 3458 PAGE 167, Recorded 11/29/2012 at 11:19 AM

Document Prepared by:
TREVOR BANKS
2316 JO HAYWOOD DR.
FT. PIERCE FL 34946

Return to after Recording:
TREVOR BANKS
2316 JO HAYWOOD DRIVE
FT PIERCE FL. 34946

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 3759664 10/18/2012 at 04:16 PM
OR BOOK 3444 PAGE 922 - 923 Doc Type: DEED
RECORDING: $18.50
D DOC STAMP COLLECTION: $0.70

Above Space Reserved for Recording
[If required by your jurisdiction, list above the name & address of; 1) where to return this form; 2) preparer; 3) party requesting recording.]

Corrective
Quitclaim Deed

Assessor's Property Tax Parcel/Account Number(s): PARCEL ID 2418-322-0001-000-5 / account # 27284

THIS QUITCLAIM DEED, executed this 18th day of October, 2012, by first party, Grantor, TREVOR BANKS, whose mailing address is 2316 JO HAYWOOD DRIVE FT.PIERCE FL. 34946, to second party, Grantee, Resurrection Life Family Worship Center Church, whose mailing address is 405 IVORIA AVE Fort Pierce FL. 34982.

WITNESSETH that the said first party, for good consideration and for the sum of ϕ Dollars ($ ϕ) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim, which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of St. Lucie, State of Florida

to wit:

Full Legal Description
18 35 40 W 1/2 OF NW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W AND LESS N 44.5 FT FOR NSLWMD CANAL NO 36 R/W- (17.43 AC) (OR 3360-1913)

ϕ This deed is being re-recorded to Correct the legal description ϕ

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first written above. Signed, sealed and delivered in the presence of:

Martha Banks
Signature of Witness
Martha Banks
Print Name of Witness

Lori Clarke
Signature of Witness
Lori Clarke
Print Name of Witness

Trevor Banks
Signature of Grantor
TREVOR BANKS
Print Name of Grantor

Signature of Grantor

Print Name of Grantor

State of Florida)
County of St. Lucie)

On 10/18/2012, before me, Sandra Scille,
appeared Trevor Banks, personally known to me (or 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.

WITNESS my hand and official seal.

S. Scille
Signature of Notary
Sandra Scille
Print Name of Notary

(Seal)

Affiant ✓ Known ____ Produced ID
Type of ID ____

S. SCILLE
Commission # EE 129669
Expires September 12, 2015
Bonded Thru Troy Fain Insurance 800-385-7019

Resurrection Life Family Worship Center Inc.
405 Ixoria Avenue
Fort Pierce, FL 34982

AGENT CONSENT FORM

Project Name: Resurrection Life

Parcel ID: 2418-322-0001-000-5

BEFORE ME THIS DAY PERSONALLY APPEARED Trevor Banks, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Engineering Design & Construction, Inc. to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining all City, County and State permits for completion of the project indicated above. Furthermore, I hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application for the proposed use of a commercial development.

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14 day of Dec, 2022, by Trevor Banks (Name of Person Acknowledging) who is personally known to me or who has produced FL DL (type of identification) as identification and who did (did not) take an oath.

--Notary Signature----

Jason Hendry
Printed Name of Notary

Jason Hendry
Commission # GG3[illegible]
Expires: February 23, 2023
Bonded Thru Aaron Notary

(Notary Seal)

02/23/2023
My commission expires

Owner's Signature

Trevor Banks
Owner's Name

405 Ixoria Ave
Street Address

Fort Pierce, FL 34982
City, State, Zip

772-465-0036 / trbanksjr@trbanks.com
Telephone / Email

LEGAL DESCRIPTION

RESURRECTION LIFE MINOR REPLAT

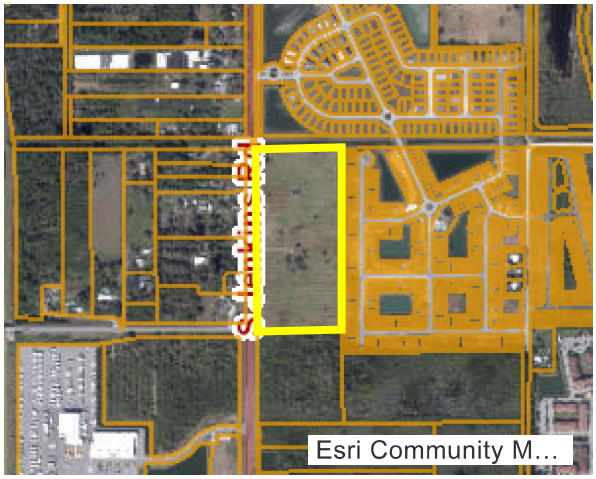
THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS THE NORTH 44.5 FEET FOR THE N.S.L.R.D.D. CANAL NO. 36 RIGHT-OF-WAY AND EXCEPT ROAD AND CANAL RIGHTS OF WAY.

CONTAINING 18.08 ACRES, MORE OR LESS.

Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Wednesday, December 14, 2022

Parcel Report



Parcel

PARCELNO: 2418-322-0001-000-5

Property ID: 27284

Owner1: Resurrection Life Family Worship Center Inc

SiteAddress: 1910 S JENKINS RD

Owner

Owner1: Resurrection Life Family Worship Center Inc

Owner2:

Owner3:

MailingAddress: PO Box 1224 Fort Pierce, FL 34954-1224

Overview

PrimaryLandUse: 0000 - Vac Res

DistrictGroup: 0022 - Fort Pierce

Subdivision: Metes and Bounds

Just/Market Value: $815,600

FinishedArea:

Acres: 17.43

TotalArea: 759,251

Legal Description

LegalDescription: 18 35 40 W 1/2 OF NW 1/4 OF SW 1/4-LESS W 40 FT FOR RD R/W AND LESS N 44.5 FT FOR NSLWMD CANAL NO 36 R/W- (17.43 AC) (OR 3444-922: 3458-167)

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential	Ag Credit
2022	$815,600	$0	$815,600	$0	$400,210	$400,210	$0	$415,390	$0
2021	$563,500	$0	$563,500	$0	$363,828	$363,828	$0	$199,672	$0
2020	$350,900	$0	$350,900	$0	$330,753	$330,753	$0	$20,147	$0
2019	$350,900	$0	$350,900	$0	$300,685	$300,685	$0	$50,215	$0

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	17.43	361.67

Exemptions

Description	Tax Year	Grant Year	Amount
Church	2022	2013	$400,210

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	17.43	Acre

Permits

Permit Number	Issue Date	Description
BP13-1908	06/28/2013	Demolition
BP13-1909	06/26/2013	Demolition
BP09-1253	08/05/2009	Demolition
C99-020505	03/09/1999	Carport

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
10/18/2012	$0	0111	QC	Banks Trevor R	3458-167	Clerk of Courts
10/18/2012	$100	0111	QC	Banks Trevor R	3444-922	Clerk of Courts
12/05/2011	$250,000	0112	SPWD	Integrity Bank	3360-1913	Clerk of Courts
08/28/2008	$100	XX01	CT	TLH-Chess LLC	3016-2346	Clerk of Courts
07/28/2005	$100	XX04	PR	TLH-Chess LLC	2322-1912	Clerk of Courts
07/28/2005	$2,391,900	XX04	WD	Chesser Kathryn C	2322-1910	Clerk of Courts
12/20/2004	$0	XX01	MS	Chesser Kathryn C	2122-2413	Clerk of Courts
02/12/1996	$100	XX01	QC	Chesser Mitchell J	1000-1744	Clerk of Courts
03/01/1978	$35,000	XX01	CV		286-682	Clerk of Courts

Photos

version: 12/9/2022

RESURRECTION LIFE

BEING A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOTUHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO._____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS THE NORTH 44.5 FEET FOR THE N.S.L.R.D.D. CANAL NO. 36 RIGHT-OF-WAY AND EXCEPT ROAD AND CANAL RIGHTS-OF-WAY.

CONTAINING 18.08 ACRES (787,768.09 SQUARE FEET), MORE OR LESS.

CERTIFICATE OF OWNERSHIP & DEDICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

RESURRECTION LIFE FAMILY WORSHIP CENTER INC., A FLORIDA NOT FOR PROFIT CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE RIGHT-OF-WAY DEDICATION TRACT, AS SHOWN HEREON IS HEREBY DEDICATED TO ST. LUCIE COUNTY, FLORIDA FOR THE USE AND BENEFIT OF THE PUBLIC AS RIGHT-OF-WAY.

IN WITNESS WHEREOF, THE ABOVE NAMED RESURRECTION LIFE FAMILY WORSHIP CENTER INC., A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2023 BY:

RESURRECTION LIFE FAMILY WORSHIP CENTER INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: _____ WITNESS SIGNATURE: _____

PRINTED NAME: _____ PRINTED NAME: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF _____
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2023, BY _____, THE _____, WHO ☐ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED _____ AS IDENTIFICATION

_____
NOTARY SIGNATURE
PRINT NAME: _____
NOTARY PUBLIC
STATE OF _____ AT LARGE
MY COMMISSION EXPIRES: _____

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I, _____, A MEMBER OF THE FLORIDA BAR, RELYING SOLELY ON THAT CERTAIN TITLE COMMITMENT PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 3, 2023, AND DESIGNATED AS COMMITMENT NUMBER 227485-25 (THE "PLAT SEARCH"), AND ASSUMING THE ACCURACY OF THE INFORMATION CONTAINED IN THE PLAT SEARCH, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE PROPERTY DESCRIBED HEREON AND THAT I FIND THAT THE TITLE TO THE PROPERTY IS VESTED IN: RESURRECTION LIFE FAMILY WORSHIP CENTER INC., A FLORIDA NOT FOR PROFIT CORPORATION, THAT ALL TAXES ON THE PROPERTY HAVE BEEN PAID AS REQUIRED BY FLORIDA STATUTES § 197.192, AND THAT THERE ARE NO ENCUMBRANCES ON THE PROPERTY THAT PREVENT IT FROM BEING PLATTED.

DATED THIS _____ DAY OF _____, 2023.

SIGNED: _____
PRINT NAME: _____
FIRM: _____
_____
ADDRESS: _____
_____
_____
FLORIDA BAR NUMBER _____

SURVEYORS REVIEW CERTIFICATE

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

THIS _____ DAY OF _____, 2023.

BY _____
FRANK VELDHUIS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6582

PLANNING & ZONING APPROVAL

IT IS HEREBY CERTIFIED THAT THE PLAT MEETS THE REQUIREMENTS OF THE R-4, MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT, AS SET FORTH IN SECTION 125-194 OF THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE.

THIS _____ DAY OF _____, 2023.

BY _____

PRINT NAME: _____
DIRECTOR OF PLANNING
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, 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 PRELIMINARY APPROVAL BY THE CITY COMMISSION AT A MEETING HELD ON THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

BY: _____
LINDA COX, CITY CLERK

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 THIS _____ DAY OF _____, 2023.

FORT PIERCE CITY COMMISSION

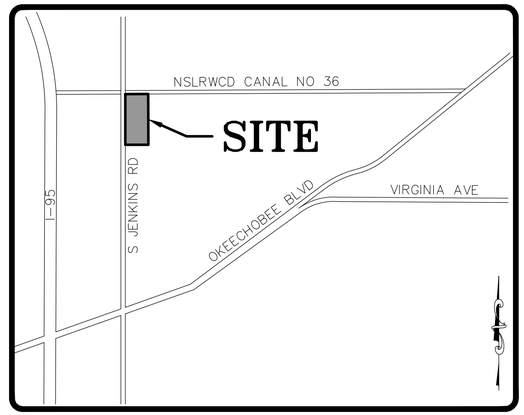
BY: _____
LINDA COX, CITY CLERK

CLERK OF 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



SITE MAP
NOT TO SCALE

SURVEYOR'S CERTIFICATE

I, MICHAEL T. OWEN, DO HEREBY CERTIFY THAT (A) THIS PLAT OF RESURRECTION LIFE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; (B) SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; (C) ALL PERMANENT REFERENCE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ADHERE TO THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND (D) THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF FORT PIERCE.

DATED THIS _____ DAY OF _____, 2022.

CLERK OF CIRCUIT COURT SEAL

_____
MICHAEL T. OWEN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5556
EDC, INC.
LB#8098
10250 SW VILLAGE PARKWAY
PORT ST. LUCIE, FLORIDA 34987

NOTES:

1. 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
2. BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, HAVING A BEARING OF S49°22'32"E.
3. PLAT CONTAINS 18.08 ACRES, MORE OR LESS.
4. ALL TRACT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177, F.S.

SURVEYOR SEAL

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

ENGINEERS ✤ SURVEYORS ✤ ENVIRONMENTAL

PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

EDC PROJECT #22-439

Z:\EDC-2022\22-439 - Trevor Banks - Resurrection Life\SURVEY\Dwg - PDF\Plat\22-439 Plat (Prelim).dwg, 3/16/2023 5:00 PM

RESURRECTION LIFE

BEING A PORTION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOTUHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

PLAT BOOK _____
PAGE _____
DOCKET NO._____

NORTHEAST CORNER, SECTION 18
FND 5/8" IRON ROD & CAP, LB8098
CERTIFIED CORNER RECORD# 19525
N: 1129729.74', E: 861735.37'
SET MAG/D – "LB8098"
N71°03'25"W 35.27'
N09°47'30"W 39.37'
SET 5/8" IR/C – "LB8098"
N78°04'50"E 17.40'
SET 5/8" IR/C – "LB8098"

S01°18'39"W 2640.52'

FOUND MAG NAIL & WASHER
NO IDENTIFICATION
N53°16'29"W 13.94'
SE CORNER, NE 1/4, SECTION 18
FOUND BOAT SPIKE, NO IDENTIFICATION
CERTIFIED CORNER RECORD# 19526
N: 1127089.91', E: 861674.96'

S01°20'38"W 2633.55'
EAST LINE SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST

SOUTHEAST CORNER, SECTION 18
FOUND BRASS DISK, NO IDENTIFICATION
CERTIFIED CORNER RECORD# 104887
N: 1124457.08', E: 861613.20'

S89°46'13"W 2710.95'

SET 5/8" IR/C
"LB8098"
S68°16'26"W 88.21'
S25°20'05"W 79.44'

N00°13'38"E 2663.98'

NE CORNER, NW 1/4, SECTION 18
FALLS IN DITCH, ACCESSORIES SET
CERTIFIED CORNER RECORD PENDING
N: 1129718.87', E: 859024.44'
S54°41'40"E 55.61'
SET 5/8" IR/C
"LB8098"

N89°14'48"E 2661.31'

N89°14'48"E 1314.12'

N00°13'38"E

WEST LINE, SOUTHEAST 1/4, SECTION 18
EAST LINE, SOUTHWEST 1/4, SECTION 18

1320.04'

SET 5/8" IR/C
"LB8098"
N00°08'05"W 19.99'
SE CORNER, SW 1/4, SECTION 18
FOUND 4" x 4" CONCRETE MONUMENT
NO IDENTIFICATION
CERTIFIED CORNER RECORD PENDING
N: 1124414.84', E: 859003.41'
N00°13'38"E 1320.04'
N44°52'07"E 20.00'
SET 5/8" IR/C
"LB8098"
N40°09'38"E 37.63'
FOUND 5/8" IR/C
"LB8098"

S89°01'38"W 1302.88'

N89°08'14"E 1308.50'

N00°01'06"W 1322.45'
EAST LINE, NORTHWEST 1/4, SOUTHWEST 1/4, SECTION 18

N00°01'06"W 1322.45'

S89°14'48"W 657.06'

20.00' BUFFER ZONE TRACT
CELEBRATION POINTE
(PLAT BOOK 57, PAGE 7)

CELEBRATION POINTE
(PLAT BOOK 57, PAGE 7)

20.00' BUFFER ZONE TRACT
CELEBRATION POINTE
(PLAT BOOK 57, PAGE 7)

S89°08'14"W 654.25'

S00°08'26"E 44.50'

S00°08'26"E 1279.17'

EAST LINE, WEST 1/2, NW 1/4,

936.25'

SW 1/4, SECTION 18, TOWNSHIP 35S. RANGE 40 E.

342.92'

FND 4"X4" CM
"PRM LB 7056"
0.34'W

SET 5/8" IR/C
"LB8098"

SET 5/8" IR/C
"PRM LB8098"

NORTH LINE SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST

N89°46'13"E 2651.01'

SOUTH LINE NORTHWEST 1/4, SECTION 18
SOUTHWEST 1/4 - SECTION 18

(80.00' CANAL RIGHT-OF-WAY)
N.S.L.R.W.C.D. CANAL NO. 96
NORTH LINE S89°14'48"W 657.06'

N89°14'48"E 616.96'

576.96'

PARCEL 2
12.35± ACRES

N89°44'04"E 574.94'

PARCEL 1
4.56± ACRES

SOUTH LINE, NORTHWEST 1/4, 574.24'

SOUTHWEST 1/4, SECTION 18

S89°08'14"W 614.25'

UNPLATTED PARCEL
ID: 2418-322-0002-000-2
NW 1/4 SW 1/4, SECTION 18
OFFICIAL RECORDS BOOK 3065, PAGE 2045

SOUTH LINE, SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST

S89°01'38"W 1302.88'

Line Table		
Line #	Direction	Length
L1	S88°13'37"E	51.58'
L2	S54°07'54"W	34.12'
L3	N23°07'15"E	55.28'
L4	N13°43'34"W	53.66'

SET 5/8" IR/C
"LB8098"

20.00' F.P.U.A. EASEMENT
O.R.B. 2625, PAGE 1129

931.33'

RIGHT-OF-WAY DEDICATION TRACT
1.18± ACRES

20.00' F.P.U.A. EASEMENT
O.R.B. 2625, PAGE 1129

348.90'

SET 5/8" IR/C
"LB8098"

SET 5/8" IR/C
"PRM LB8098"

NORTHWEST CORNER, SECTION 18
FOUND MAG NAIL & DISK, LB6018
CERTIFIED CORNER RECORD# 30750
N: 1129708.24', E: 856373.45'

44.50'

44.50'

40.00'

40.00'

40.00'

40.00'

SET 5/8" IR/C
"LB8098"

SET 5/8" IR/C
"LB8098"

SET 5/8" IR/C
"LB8098"

N62°00'23"W 31.50'

N00°15'46"W 1280.31'

WEST LINE, SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST (BEARING BASIS)

S89°08'14"W 40.00'

SOUTHWEST CORNER, SECTION 18
FOUND MAG NAIL & DISK, NO ID
CERTIFIED CORNER RECORD# 104886
N: 1124370.60', E: 856398.03'

N00°15'53"W 2687.92'

N00°15'46"W

1324.89'

N00°15'46"W 1324.89'

JENKINS ROAD / STATE ROAD S-611
(80.00' PUBLIC R/W - F.D.O.T. MAP SECTION 94631-2604)

SET 5/8" IR/C
"LB8098"

N87°40'31"E 23.42'

SET 5/8" IR/C
"LB8098"

SET 5/8" IR/C
"LB8098"

NORTHWEST CORNER
SOUTHWEST 1/4 SECTION 18
FOUND MAG NAIL & DISK, NO ID
CERTIFIED CORNER RECORD# 0104886
N: 1124370.60', E: 856398.03'

SOUTH GRAHAM ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY

GRAPHIC SCALE

80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

NORTH

SYMBOL & ABBREVIATION LEGEND:

P.L.S.	PROFESSIONAL LAND SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
LS.	LAND SURVEYOR
L.B.	LICENSED BUSINESS
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
FD	FOUND
IR&C	5/8" IRON ROD & CAP
CM	CONCRETE MONUMENT
IR	IRON ROD
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R/W	RIGHT-OF-WAY
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
S.F.	SQUARE FEET
CCR	CERTIFIED CORNER RECORD
NSLRWCD	NORTH ST. LUCIE RIVER WATER CONTROL DISTRICT

⊡ INDICATES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4" DIAMETER CONCRETE MONUMENT & BRASS DISK STAMPED "PRM LB 8098" UNLESS OTHERWISE NOTED.

• INDICATES TRACT CORNER 5/8" IRON & CAP (IR/C) STAMPED "LB 8098"

◉ INDICATES SET MAGNETIC NAIL & DISK (MAG/D) STAMPED "LB 8098" UNLESS OTHERWISE NOTED

PREPARED BY MICHAEL T. OWEN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 5556

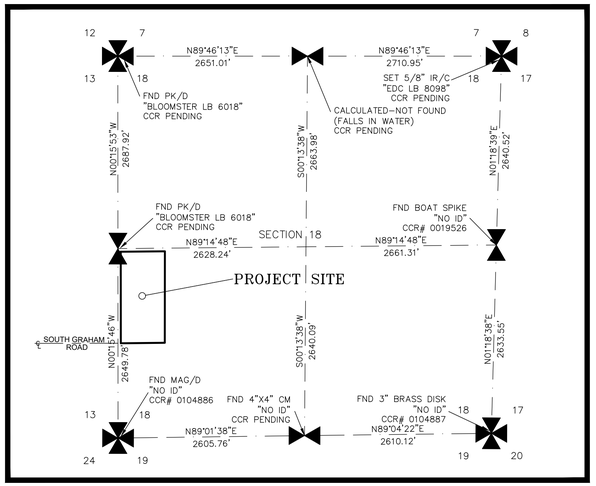
ENGINEERS ✪ SURVEYORS ✪ ENVIRONMENTAL
PORT SAINT LUCIE
10250 SW VILLAGE PARKWAY SUITE 201
PORT SAINT LUCIE, FL 34987
772-340-4990
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

EDC PROJECT #22-439

Z:\EDC-2022\22-439 - Trevor Banks - Resurrection Life\SURVEY\Dwg - PDF\Plat\22-439 Plat (Prelim) dwg, 3/16/2023 5:00 PM

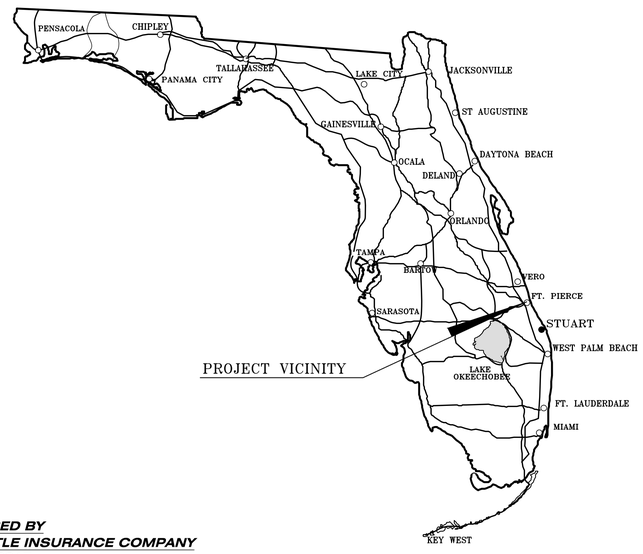
ALTA/NSPS LAND TITLE BOUNDARY SURVEY

FOR: RESURRECTION LIFE FAMILY WORSHIP CENTER INC



SECTION DETAIL

1" = 1000'



SCHEDULE B ITEMS

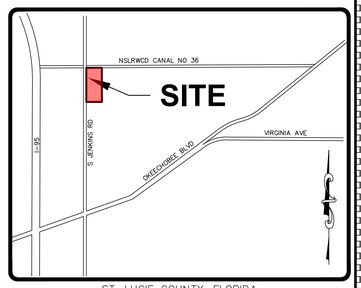
TITLE COMMITMENT PREPARED BY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
POLICY NUMBER: OYFL08008817
COMMITMENT DATE: 03/03/2023, AT 8:00 AM

8. INSURED MORTGAGE NOT APPLICABLE.
   NOT A SURVEY MATTER
9. EASEMENT IN FAVOR OF FT. PIERCE UTILITIES AUTHORITY RECORDED AUGUST 1, 2006 IN OFFICIAL RECORDS BOOK 2625, PAGE 1129.
   AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
10. RIGHTS OF TENANTS OR PARTIES IN POSSESSION, AS TENANTS ONLY, UNDER UNRECORDED LEASES.
    NOT A SURVEY MATTER.
11. ANY LIEN AS PROVIDED FOR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEMS SUPPLYING THE LANDS DESCRIBED HEREIN.
    NOT A SURVEY MATTER.

SYMBOL & ABBREVIATION LEGEND:

(P)	PLAT DATA
(C)	CALCULATED FROM FIELD MEASUREMENTS
(D)	DEED
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.L.S.	PROFESSIONAL LAND SURVEYOR
L.B.	LICENSED BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
IR&C	5/8" IRON ROD & CAP
C.M.	CONCRETE MONUMENT
IR	IRON ROD
FND	FOUND
O.R.B.	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
UGE	UNDERGROUND ELECTRIC
UG AT&T	UNDERGROUND AT&T
R/W	RIGHT OF WAY
A/C	AIR CONDITIONING
CBS	CONCRETE BLOCK STRUCTURE
WM	WATER MAIN
U.E.	UTILITY EASEMENT
D.E	DRAINAGE EASEMENT
◎	SET 5/8" IRON ROD & CAP "LB 7673"
-OHU-	OVERHEAD UTILITY LINE
F.F.E.	FINISHED FLOOR ELEVATION
C.M.P.	CORRUGATED METAL PIPE

℄	CENTERLINE
PL	PROPERTY LINE
No.	NUMBER
TYP	TYPICAL
EL.	ELEVATION
INV.	INVERT
CONC	CONCRETE
CATV	CABLE TELEVISION
SQ.	SQUARE
FT.	FEET
INFO.	INFORMATION
TOB	TOP OF BANK
OHU	OVERHEAD UTILITIES
SAT	SATELLITE
ELEC	ELECTRIC
	WOOD POWER POLE
	FIRE HYDRANT
	VALVE
D	DRAINAGE MANHOLE
SAN	SANITARY MANHOLE
H	HAND HOLE
	CONCRETE POWER POLE
W	WELL
TV	CABLE TV JUNCTION BOX
	SIGN
CO	SANITARY CLEAN OUT
M	WATER METER
	LIGHT POLE
	GUY ANCHOR



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT-OF-WAY AND LESS THE NORTH 44.5 FEET FOR THE N.S.L.R.D.D. CANAL NO. 36 RIGHT-OF-WAY AND EXCEPT ROAD AND CANAL RIGHTS OF WAY.

CONTAINING 18.08 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA/NSPS LAND TITLE BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 23, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS FEBRUARY 16, 2023.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE TITLE POLICY PROVIDED BY CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 18.08 ACRES, MORE OR LESS.
6. THIS ALTA/NSPS LAND TITLE BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, OR AREA OF 1% ANNUAL CHANCE FLOOD HAZARD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
16. THERE WERE NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES PROVIDED TO EDC, INC. THERE WAS NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

CERTIFIED TO:

RESURRECTION LIFE FAMILY WORSHIP CENTER INC

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 13, 16, 17 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 16, 2023.

MICHAEL T. OWEN PROFESSIONAL SURVEYOR AND MAPPER — SIGNATURE DATE:
FLORIDA REGISTRATION #5556

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL

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

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

DRAWN BY	BK/SJB
CHECKED BY	MTO
FIELD CREW	JR
FILENAME	22-439 ALTA-OVERALL.dwg
SCALE	AS SHOWN
DATE	November 23, 2022

DATE	REVISION COMMENTS
03/13/23	ADD ALTA REQUIREMENTS-SJB
02/22/23	UPDATED PROPERTY CORNERS-SJB

ALTA/NSPS LAND TITLE
BOUNDARY SURVEY
FOR: RESURRECTION LIFE FAMILY
WORSHIP CENTER INC

LAND LYING IN
SEC. 18, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

22-439
OLD# S-12-174

Z:\EDC-20\22-439 - Trevor Banks - Resurrection Life\SURVEY\Dwg - PDP\Survey\22-439 ALTA-OVERALL.dwg, 3/14/2023 1:10 PM
COPYRIGHT 2020 BY EDC-INC. THIS FIRM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPERSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
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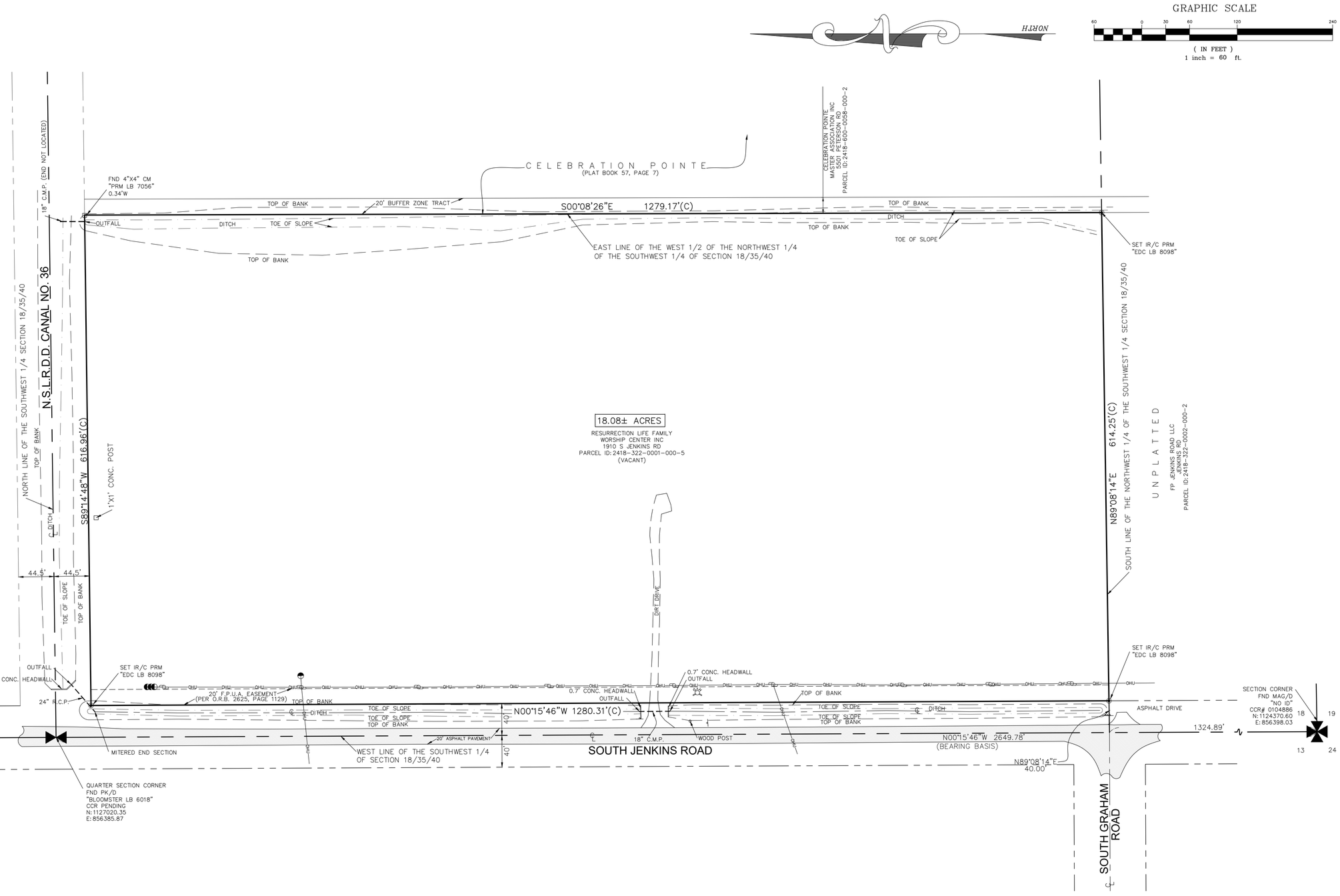
ALTA/NSPS LAND TITLE BOUNDARY SURVEY

FOR: RESURRECTION LIFE FAMILY WORSHIP CENTER INC



ENGINEERS & SURVEYORS ENVIRONMENTAL
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BK/SJB — DRAWN BY
MTO — CHECKED BY
JR — FIELD CREW
22-439 ALTA-OVERALL.dwg — FILENAME
AS SHOWN — SCALE
November 20, 2022 — DATE

DATE	REVISION COMMENTS
02/22/23	UPDATED PROPERTY CORNERS-SJB
03/13/23	ADD ALTA REQUIREMENTS-SJB

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
FOR: RESURRECTION LIFE FAMILY WORSHIP CENTER INC
LAND LYING IN
SEC. 18, TWNSHP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

22-439
OLD# S-12-174

2 OF 2

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DO NOT SCALE THIS DRAWING. REUSE OF ANY PORTION OF THIS DRAWING WITHOUT WRITTEN AUTHORIZATION AND COMPENSATION BY EDC, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

JUSTIFICATION STATEMENT
RESURRECTION LIFE
Minor Replat Application

REQUEST

On behalf of the applicant, Engineering, Design, & Construction, Inc. (EDC) is requesting review and approval of the attached Minor Replat application. The development totals approximately 18.08 acres +/-. The proposed replat would subdivide the parcel into two (2). The subject parcel is identified below:

Parcel ID #	Acreage	Current FLU	Current Zoning	Proposed Zoning
2418-322-0001-000-5	18.08	RM	R-4	PD

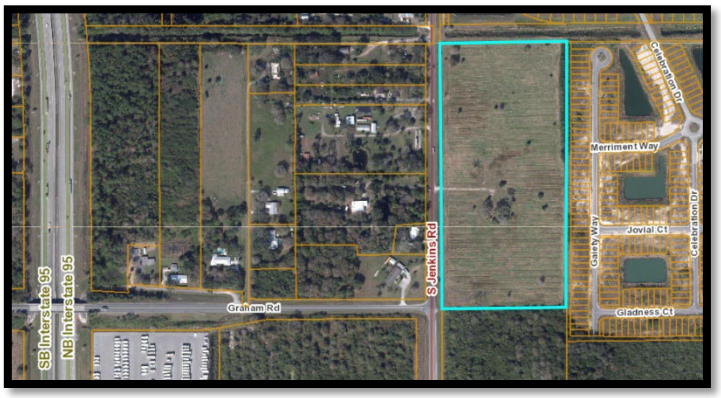
SITE CHARACTERISTICS

The subject property is located within the City of Fort Pierce, Florida. The address to the property is 1910 S. Jenkins Road and the Parcel ID Number is 2418-322-0001-000-5. The property is located east of Jenkins Road and north of Graham Road. The overall subject property is 18.08 acres +/-.

The subject property has frontage on Jenkins Road.

- Jenkins Road, which is a 75-foot County owned and maintained right-of-way. It is also on the County's Right-of-Way Protection Plan

Currently, the property is vacant and undeveloped. An aerial of the current subject property is included to the right.



This parcel lies within the jurisdiction of FPUA for water, sewer and power service.

Based on the above and attached information, the applicant respectfully requests approval of this application.

Z:\EDC-2022\22-439 - Trevor Banks - Resurrection Life\ENGINEERING\Documents\Submittal Documents\Justification Statement\2023-04-14_Resurrection_Life_Minor_Replta_Justification_Statement_22-439.docx

Technical Review Committee **1. g.**

Meeting Date: 05/18/2023

REQUESTED ACTION

Bev Smith Toyota North - Temporary Use - 3330 S. US Highway 1

SUMMARY

The applicant is Temporary Use approval for up to a 1 year, to allow a construction office, staging, and a parking area.

LOCATION

3330 S. US Highway 1

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 05/04/2023 12:18 PM

Final Approval Date: 05/04/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

Application for Temporary Use

$500

Property address or Location 3300 South US 1, Fort Pierce FL 34982

Parcel ID #(s) 2427-421-0002-000-4

Project description Construction staging and parking.

Frank Gonzalez	same as owner
Property Owner(s)	Applicant/Representative, Title, Company
3350 South US Highway 1	
Street Address	Street Address
Fort Pierce FL 34982	
City State Zip	City State Zip
561-818-2847	
Phone Number	Phone Number
fgonzalez@bevsmithautomotive.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 Application (if pother than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.*

Frank X. Gonzalez

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY

The foregoing instrument was acknowledged before me this 7th day of April, 20 23, by

Frank X. Gonzalez who is personally known to me or has produced

Personally Known as identification.

Debra Money

Signature of Notary

(seal)

DEBRA A. MONEY
Notary Public - State of Florida
Commission # HH 1903
My Comm. Expires Jun 26, 2024
Bonded through National Notary Assn.

Intake meetings are required for all submittals. Call (772) 467-3737

TO BE COMPLETED BY STAFF

Planner Assigned _____

Approved _____ Date _____

Comments _____

☐ Temporary Use

Submit one (1) original & four (4) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- ■ As-built site drawing, including the building, restroom facilities, parking areas, driveways, & setbacks from property lines
- ■ Proposed site drawing, including temporary tents, restroom facilities, parking areas & driveways
- ■ Complete, notarized

Application Type:

- ☐ Seasonal Commercial (Ex: Christmas Trees/Fireworks) – 30 days or less
- ☒ Temporary Use Building (Ex: Construction/Sales Trailer) – Up to 1 year
- ☐ Tent over 12' x 12' – No more than 7 days unless Seasonal Commercial
- ☐ Temporary Housing – Displaced due to Natural Disaster – Up to 1 year
- ☐ Other (Ex: Special Event, Carnival, or Religious Exhibition) – 7 days or less

Requested Duration of Use: 1 year

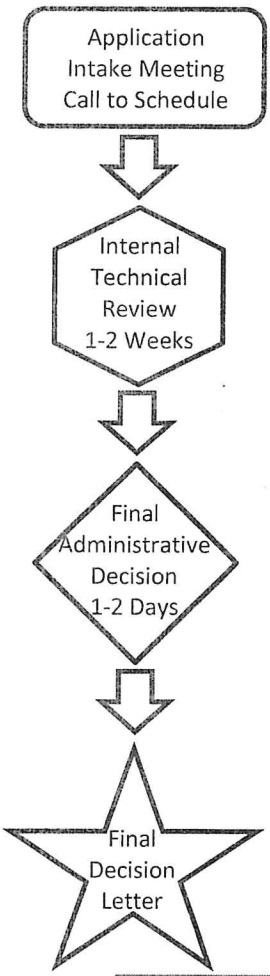
Temporary Tents/ Trailers: # _____ Total Sq. Ft. _____

Estimated Daily Trips: 200 Parking Provided: yes

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

North	South	East	West
vacant	Auto Retail	vacant	vacant

Application Outlook



Types of Temporary Uses (City Code 125-320)

A temporary use activity may include but is not limited to the following:

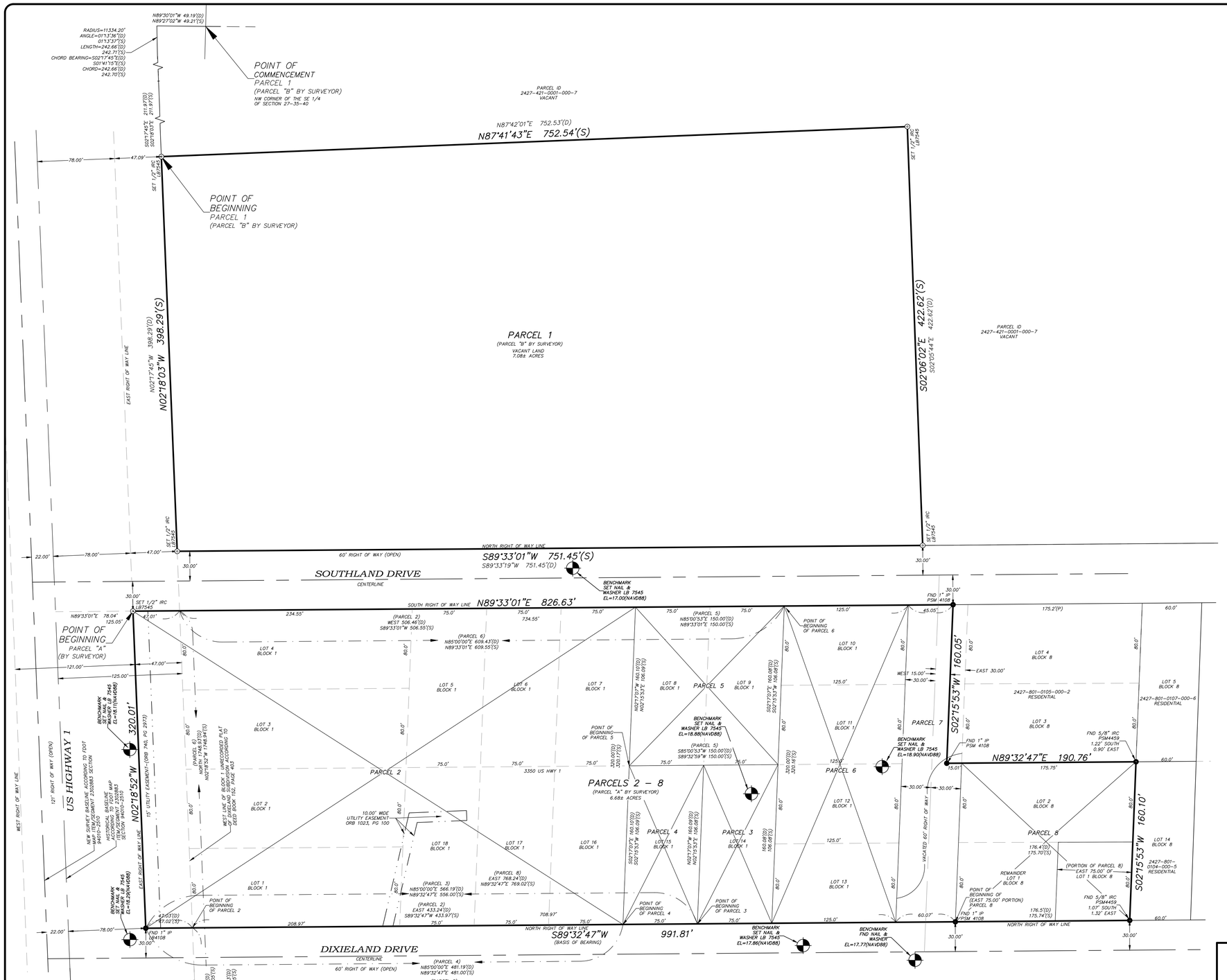
a. A temporary building or yard for construction offices, material or equipment, provided such use is on or adjacent to the construction site and is adequately equipped with sanitary facilities.

b. A real estate sales office used for the sale of lots or housing units in a development, provided such office is in or adjacent to the development and is adequately equipped with sanitary facilities.

c. Temporary housing, including mobile homes, for households displaced from their residences due to fires, floods or other disasters, provided the temporary housing is adequately equipped with sanitary facilities.

d. Tents erected of a size larger than 12' × 12' under which people gather for a common purpose. Such a use may be for a seasonal commercial use or other use, such as church-related, carnival or special event on private property. Tents can be no more than 1,600 square feet or less cumulative.

*Applications cannot move onto the Final Administrative Decision stage if there are any outstanding comments not addressed at the Internal Technical Review stage. If there are any comments, staff will send directly to the applicant. Failure to address and satisfy any reviewer comments could result in disapproval of the application.



LEGEND

BFP = BACKFLOW PREVENTER	OHW = OVERHEAD WIRES
BOC = BACK OF CURB	O.R.B. = OFFICIAL RECORD BOOK
BWF = BARBED WIRE FENCE	(P) = PLAT
CLF = CHAIN LINK FENCE	P.B. = PLAT BOOK
CM = CONCRETE MONUMENT	PG. = PAGE
CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
ECMP = ELLIPTICAL CORRUGATED METAL PIPE	TOB = TOP OF BANK
EDR = EDGE OF DIRT DRIVE	TOS = TOE OF SLOPE
EL. = ELEVATION	TRANS = TRANSFORMER
EM = ELECTRIC METER	UG = UNDERGROUND
FFE = FINISHED FLOOR ELEVATION	WDF = WOODEN FENCE
FM = FORCE MAIN	WL = WATER LINE
FND. = FOUND	WM = WATER METER
GV = GATE VALVE	= FIRE HYDRANT
HW = HEADWALL	= GUY ANCHOR
ID = IDENTIFICATION	= UTILITY POLE
IP = IRON PIPE	= WATER GATE VALVE
IR = IRON ROD	= WELL
IRC = IRON ROD WITH CAP	= CAMERA
LB = LICENSED BUSINESS	= LIGHT POLE
LS = LICENSED SURVEYOR	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (61)

(SEE SHEET 2 OF 8 FOR LEGAL DESCRIPTIONS)

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021
4. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
5. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
6. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
7. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE BEARS S89°32'47"W.
8. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK B401 (PID AF7508) AT AN ELEVATION OF 16.17 FEET(NAVD88)
9. FLOOD ZONE X, FLOOD INSURANCE RATE MAP NUMBER 12061C0189K, DATED FEBRUARY 19, 2020.

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING
CERTIFICATE OF AUTHORIZATION No. LB 7545
1835 20TH STREET, VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880 FAX (772) 778-3617

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 25' 50'
1" = 50'

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

CERTIFIED TO:
N.S.S. ACQUISITION CORP.
TRIPP SCOTT, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
WORLD OMNI FINANCIAL CORP, A FLORIDA CORPORATION, ISAOA/ATIMA

FIELD BOOK 79	DRAWN TB RJS	SHEET 1	OF 8
PAGE(S) 52	SCALE 1"=50'		
FIELD DATE 11/08/21	JOB # 20-615		

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STEVEN CARTECHINE LICENSE No. 4895 STATE OF FLORIDA

05/10/2022
DATE

STEVE CARTECHINE, LS4895
FLORIDA REGISTERED LAND SURVEYOR

© I:\Users\SCART\Dropbox\Icons\Temp\AutoSave_2022-05-10 09_49_42.pdf, May 10, 2022 - 9:49am

PROPOSED
CONSTRUCTION STAGING AND PARKING AREA.
(STABILIZED AREA)

PROPOSED
STABILIZED DRIVE

PROPOSED
CONSTRUCTION ENTRANCE

PROVIDE 40 LF 18" RCP PER DESIGN ON SHEET C5 OF APPROVED PLANS FOR NORTH PROJECT.

ALTERNATIVELY, PROVIDE 15" CMP TEMPORARY CULVERT DURING CONSTRUCTION

PARCEL ID
2427-421-0001-000-7
VACANT

PARCEL 2

PARCEL 2
VACANT

330'

275'

2-ACRES +/-

N87°41'43"E 752.54'

S89°33'01"W 751.45'

N89°33'01"E 748.83'

N02°18'03"W 398.29'

S02°26'02"E 422.62'

701.83'

60.50'

47.09'

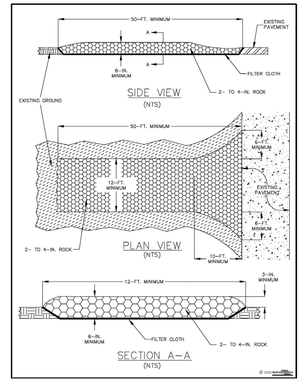
SET 1/2" IRC LB7545

POINT OF BEGINNING PARCEL 2

US HIGHWAY 1
120' RIGHT OF WAY (OPEN)

SOUTHLAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT
60' RIGHT-OF-WAY (OPEN)

BEV SMITH TOYOTA



SOIL TRACKING PREVENTION DEVICE DETAIL
N.T.S.

TUP PLAN

SCALE: 1" = 30'

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

PROJECT INFORMATION

SITE ADDRESS
3300 SOUTH US#1
FORT PIERCE, FL 34982

OWNER/ APPLICANT
NSS ACQUISITION CORP.
3350 SOUTH US HIGHWAY 1
FORT PIERCE, FL 34982
PHONE (561) 818-2847

ARCHITECT
PENNEY DESIGN GROUP, INC.
8120 WOODMONT AVENUE, SUITE 750
BETHESDA, MD 20814
PHONE (301) 979-7600

TAX PARCEL I.D NUMBER(S)
2427-421-0002-000-4

ZONING C-3
LAND USE GC

LATITUDE 27°24'6.09"N
LONGITUDE 80°19'25.86"W

ENGINEER
MBV ENGINEERING, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

SURVEYOR
INDIAN RIVER SURVEY, INC.
1835 20TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7880

72 HOURS BEFORE DIGGING
CALL TOLL FREE 811
Know what's below. Call before you dig.

O:\DRAWINGS\2022\22-0066 Bev Smith Toyota - NORTH\4 - Drawings\5-NORTH SITE-VE\22-0066 NORTH - SITE TUP

	DATE
8	
7	
6	
5	
4	
3	
2	
1	
	REVISIONS

JOB NO.	22-0066
DESIGNED	WFP
DRAWN	WFP
DATE	APRIL 2023
CHECKED	AJB
DATE ISSUED	4/13/2023

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #0728
1835 20TH STREET
VERO BEACH, FL 32960
FX (772) 778-3417
MELBOURNE, FL PH (321) 133-4100
FT PIERCE, FL PH (772) 468-9055

TUP PLAN

BEV SMITH TOYOTA
NORTH PARCEL

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313

SHEET
TUP-1

22-0066

Technical Review Committee **1. h.**

Meeting Date: 05/18/2023

REQUESTED ACTION

The applicant is requesting for the review and approval of a Site Plan for a Carwash.
Please send all comments to raltizer@cityoffortpierce.com prior to Tuesday, May 16, 2023.

SUMMARY

The applicant is requesting for the review and approval of a Site Plan. The proposed car wash has a footprint of 5,035 sf, along with 30,951 sf of vehicular use area and 1,582 sf of concrete sidewalk. This development is consistent with the Future Land Use designation for the site and is allowed within the C-3 zoning classification.

LOCATION

- 2671 S. Jenkins Road
- Parcel ID: 2324-411-0000-000-3

RESPONSIBLE STAFF

- Ryan Altizer, Senior Planner
- Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Ryan Altizer Started On: 05/04/2023 12:36 PM
Final Approval Date: 05/04/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

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

Parcel ID #(s): 2324-411-0000-003-3

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

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 5,035 Site Acreage: 3.84

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

Westcity FP Shops, LLC	Brandon Ulmer
Property Owner(s)	**Applicant/Representative, Title, Company**
9293 NW 15th Street	840 SE Osceola Street
Street Address	Street Address
Coral Springs FL 33071	Stuart FL 34994
City State Zip	City State Zip
954-439-3030	772-888-3138
Phone Number	Phone Number
ken@wcpartners.com	bulmer@thomaseg.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

Kenneth H Simigran, Managing Member

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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

Site Plan submittal requirements:

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

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

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

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

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

WARRANTY DEED

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

WITNESSETH:

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

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

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

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

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

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

WITNESSES:

Print Name: Cristie C. Collins

Print Name: Margaret J. Averill

GRANTOR:

BECKER HOLDING CORPORATION
A Florida corporation

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

STATE OF FLORIDA

COUNTY OF INDIAN RIVER

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

_____
Notary Public-State of Florida

Margaret J. Averill
Printed name of notary

My Commission Expires:_____

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

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

Property Identification

Site Address: 2671 S JENKINS RD
Use Type: 1700
Parcel ID: 2324-411-0000-000-3
Jurisdiction: Fort Pierce
Account #: 14291
Map ID: 23/24S
Sec/Town/Range: 24/35S/39E
Zoning: General Co

Ownership

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

Legal Description

24 35 39 THAT PART OF N 1/2 OF NE 1/4 OF SE 1/4 LYG S OF OKEE RD-LESS E 40 FT RD R/W- AND E 200 FT OF N 296.9 FT OF SW 1/4 OF NE 1/4 OF SE 1/4-LESS I-95 R/W AS IN OR 267-1155- (3.84 AC - 167,270 SF) (OR 2757-2222)

Current Values

Just/Market:	$1,371,200	Assessed:	$1,371,200	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$0	Taxable:	$1,371,200	2022	$1,371,200	$1,371,200	$0	$1,371,200
				2021	$1,319,900	$1,319,900	$0	$1,319,900
				2020	$1,318,600	$1,318,600	$0	$1,318,600

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-01-2007	2757 / 2222	XX00	WD	Becker Holding Corp	$2,750,000
11-01-1984	0451 / 1863	XX00	CV		$335,000

Primary Building Information

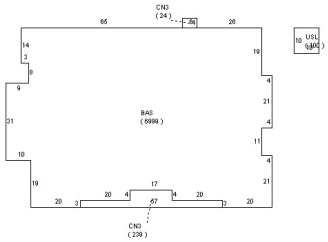
Finished Area of this building: 6,999 SF
Gross Sketched Area: 7,362 SF

Exterior Data

View:	Roof Cover: Metal	Roof Structure: Hip	Building Type: LROF
Year Built: 1985	Frame: Conc Blk	Grade: Y_C	Effective Year: 1985
Primary Wall: Hardi Plank	Story Height: 1 Story	No. Units: N/A1	Secondary Wall:

Interior Data

Bedrooms: 0	A/C %: 100%	Electric: MAXIMUM	Primary Int Wall:
Full Baths: 0	Heated %: 100%	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Sprinkled %: 0%	Heat Fuel: ELEC	Primary Floors: Carpet



Total Areas

Finished/Under Air (SF):	6,999
Gross Sketched Area (SF):	7,362
Land Size (acres):	3.84
Land Size (SF):	167,270
Total Building Count:	1

Special Features and Yard Items

Type	Qty	Units	Year Blt
CEMENT CURB	1	192	1985
CONCRETE LOW	1	29480	1985

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

Thomas Engineering Group
840 SE Osceola Street
Stuart, FL, 34994
(772) 888-3138
www.ThomasEngineeringGroup.com

Planning Department
City of Fort Pierce
P.O. Box 1480
Fort Pierce, FL 34954

March 22, 2023

Re: Project Narrative
2671 S. Jenkins Rd.
Fort Pierce, Florida

To whom it may concern,

Please find below a narrative for the proposed car wash located at 2671 S. Jenkins Rd. The subject property, which is approximately 3.84 acres, currently consists of an existing abandoned structure (real estate office) and its associated parking lot. The site is located within Section 24, Township 35S, and Range 39E; south of and adjacent to SR 70/Okeechobee Road, west of and adjacent to South Jenkins Road, just east of I-95. The site has one existing full access point on S. Jenkins Rd.

Project Narrative

The site is composed of a single parcel and all fall within the Future Land Use designation of GC-General Commercial with a Zoning Classification of C-3. The development proposes the subdivision of the existing parcel into three separate parcels. A plat has been submitted separately to support this application.

Of these three parcels, the front parcel is proposed to be developed as a one tunnel car wash. The proposed car wash has a footprint of 5,035 SF, along with 30,951 SF of vehicular use area and 1,582 SF of concrete sidewalk. This development is consistent with the Future Land Use designation for the site and is allowed within the C-3 zoning classification.

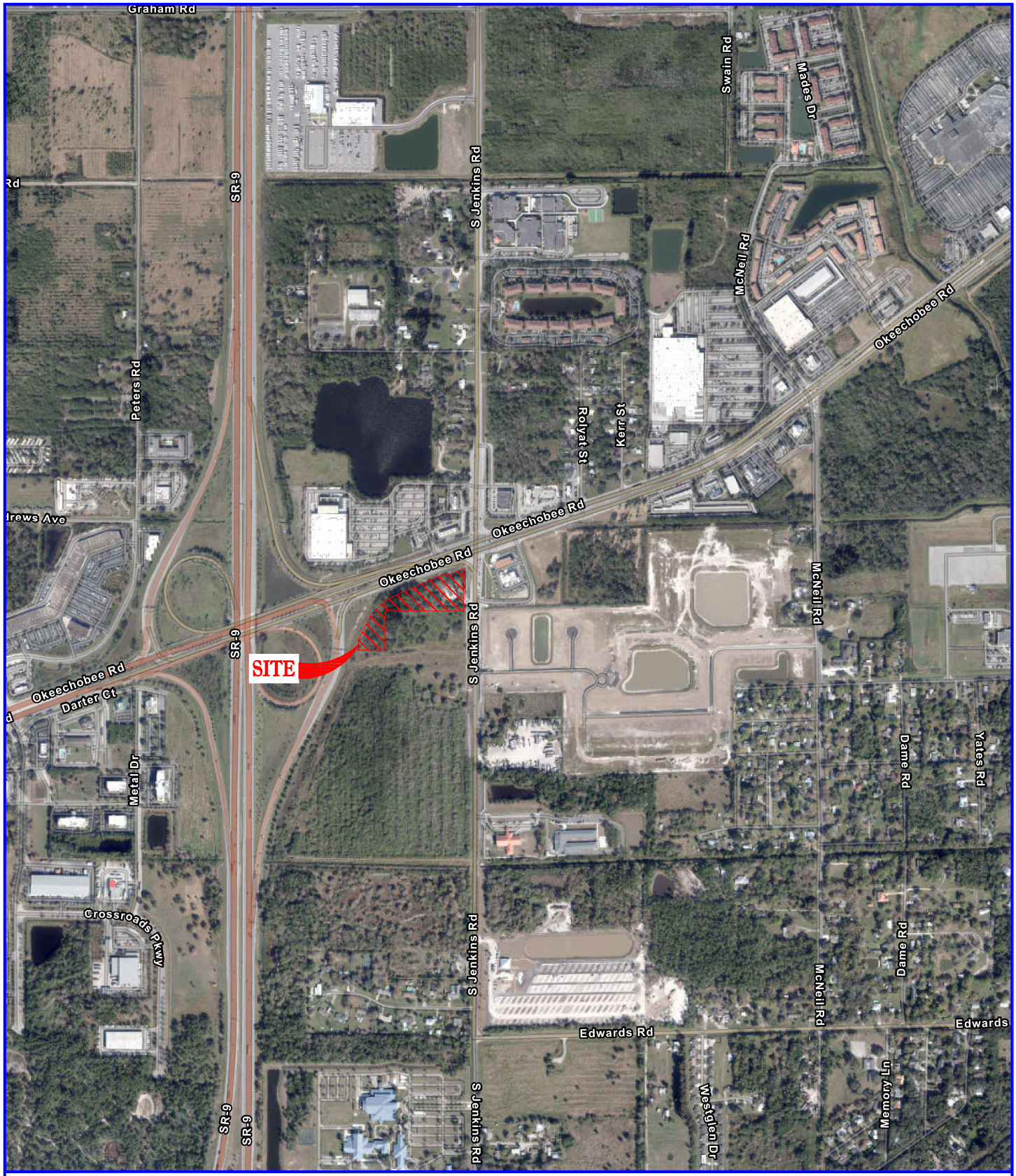
Location and Site Information

Parcel ID:	2324-411-0000-000-3
Parcel Address:	SW Martin Hwy (CR714) and High Meadow Avenue
Existing Zoning:	C-3, General Commercial
Future Land Use:	GC, General Commercial
Census Tract:	Not Applicable
Community Redevelopment	Not Applicable
Municipal Service Taxing Unit:	Not Applicable
Storm Surge Zone:	Not Applicable
Gross Area of Site:	3.84 acres
Non-Residential Gross Area:	123,710 SF commercial
Adjacent Existing or Proposed Development:	
North:	Okeechobee Rd. (SR 70)
South:	Not Applicable
East:	Wawa
West:	I-95
Zoning District Designation of Abutting Properties:	
North, South, East, and West:	C-3
Future Land Use Designations of Abutting Properties:	
North, South, East, and West:	General Commercial

Should you have any questions or need further information please do not hesitate to contact us at 772-888-3138.

Sincerely,

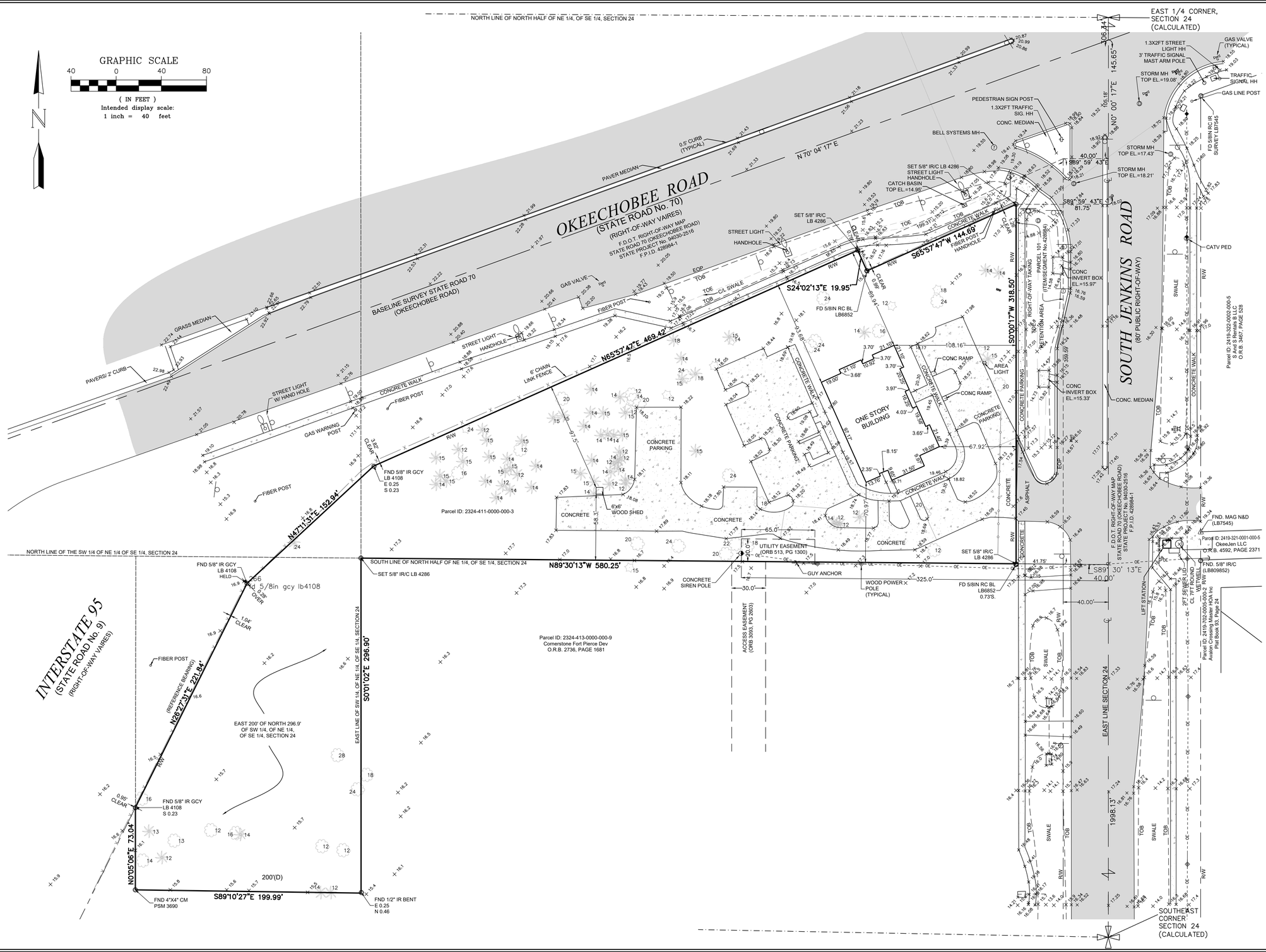
Brandon Ulmer, P.E.



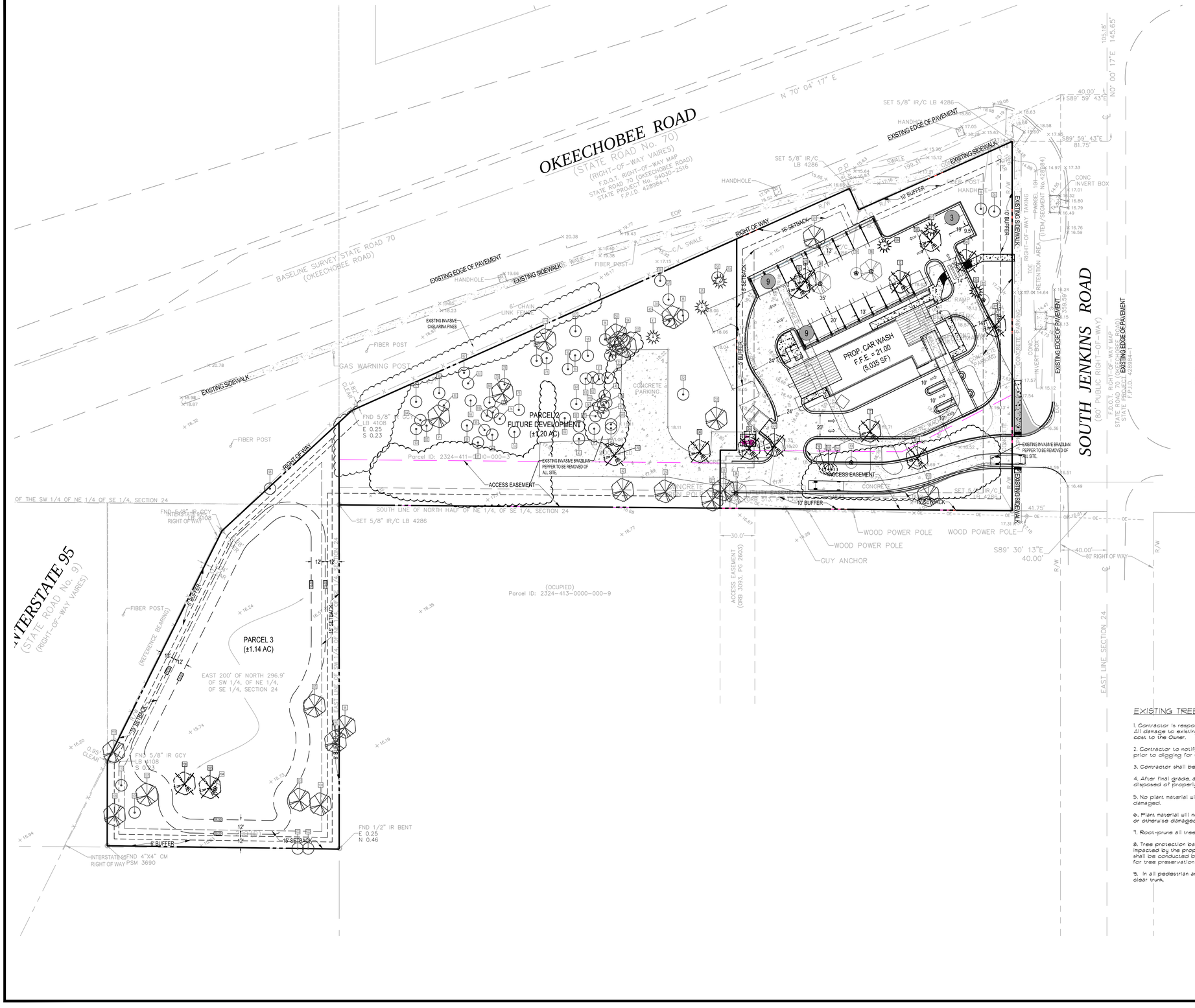
LOCATION MAP

PROJECT:	S. JENKINS RD. CAR WASH	
LOCATION:	FORT PIERCE, FLORIDA	
PROJECT NO: FJ220037	PAGE NO: 1 OF 1	
PREPARED BY: NJL	DATE: 12/16/2022	
CHECKED BY: BMU	SCALE: N.T.S.	

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
125 W. INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 PHONE: (561) 203-7503


GRAPHIC SCALE
40 0 40 80
(IN FEET)
Intended display scale:
1 inch = 40 feet
N
NORTH LINE OF NORTH HALF OF NE 1/4, OF SE 1/4, SECTION 24
EAST 1/4 CORNER, SECTION 24 (CALCULATED)
OKEECHOBEE ROAD
(STATE ROAD No. 70)
(RIGHT-OF-WAY VAIRES)
F.D.O.T. RIGHT-OF-WAY MAP
STATE ROAD 70 (OKEECHOBEE ROAD)
STATE PROJECT No. 94030-2516
F.P.I.D. 428984-1
BASELINE SURVEY STATE ROAD 70 (OKEECHOBEE ROAD)
SOUTH JENKINS ROAD
(80' PUBLIC RIGHT-OF-WAY)
INTERSTATE 95
(STATE ROAD No. 9)
(RIGHT-OF-WAY VAIRES)
N 70° 04' 17" E
S65°57'47"W 144.69'
S24°02'13"E 19.95'
S0°01'17"W 318.50'
N65°57'47"E 469.42'
N47°11'51"E 152.94'
N89°30'13"W 580.25'
S0°01'02"E 296.90'
N0°05'06"E 73.04'
S89°10'27"E 199.99'
N28°27'31"E 221.84'
(REFERENCE BEARING)
S89° 59' 43"E 40.00'
S89° 59' 43"E 81.75'
S89° 30' 13"E 40.00'
S89° 30' 13"E 1998.13'
NO° 00' 17"E 145.65'
Parcel ID: 2324-411-0000-000-3
Parcel ID: 2324-413-0000-000-9
Cornerstone Fort Pierce Dev
O.R.B. 2736, PAGE 1681
Parcel ID: 2419-702-0005-000-2
Avalon Condo Phase 2 Inc
Plat Book 93, Page 24
Parcel ID: 2419-321-0002-000-5
S And S Rentals B LLC
O.R.B. 3467, PAGE 528
Parcel ID: 2419-321-0001-000-5
OkeeJen LLC
O.R.B. 4592, PAGE 2371
ONE STORY BUILDING
PARCEL 101 (ITEMSEGMENT No.428984-1)
RETENTION AREA
CONCRETE PARKING
6'X6' WOOD SHED
UTILITY EASEMENT (ORB 513, PG 1300)
ACCESS EASEMENT (ORB 3089, PG 2800)
EAST LINE OF SW 1/4, OF NE 1/4, OF SE 1/4, SECTION 24
EAST LINE SECTION 24
EAST 200' OF NORTH 296.9' OF SW 1/4, OF NE 1/4, OF SE 1/4, SECTION 24
SOUTHEAST CORNER SECTION 24 (CALCULATED)
FND 5/8" IR GCY LB 4108 E 0.25 S 0.23
FND 4"X4" CM PSM 3690
FND 1/2" IR BENT E 0.25 N 0.46
SET 5/8" IR/C LB 4286
SET 5/8" IR/C LB 4286 STREET LIGHT HANDHOLE
FD 5/8IN RC BL LB6852
FD 5/8IN RC IR SURVEY LB7545
FND. MAG N&D (LB7545)
FND. 5/8" IR/C (LB809852)
CATCH BASIN TOP EL =14.95'
STORM MH TOP EL =19.08'
STORM MH TOP EL =17.43'
STORM MH TOP EL =18.21'
BELL SYSTEMS MH
PEDESTRIAN SIGN POST
1.3X2FT TRAFFIC SIG. HH
CONC. MEDIAN
1.3X2FT STREET LIGHT HH
3' TRAFFIC SIGNAL MAST ARM POLE
GAS VALVE (TYPICAL)
TRAFFIC SIGNAL HH
GAS LINE POST
CATV PED
CONC INVERT BOX EL=15.97'
CONC INVERT BOX EL=15.33'
CONC. MEDIAN
CONC RAMP
AREA LIGHT
LIFT STATION
2FT SEWER MH
CL. FT WELL
WETWELL
GUY ANCHOR
WOOD POWER POLE (TYPICAL)
FD 5/8IN RC BL LB6852 0.73'S.
0.5' CURB (TYPICAL)
PAVER MEDIAN
GRASS MEDIAN
PAVERS' 2' CURB
CONCRETE WALK
FIBER POST
GAS VALVE
STREET LIGHT W/ HAND HOLE
GAS WARNING POST
6' CHAIN LINK FENCE
CONCRETE SIREN POLE
SWALE
TOE
TOB
R/W
EOP
C/L SWALE
CONCRETE
ASPHALT
CONCRETE WALK
CONCRETE PARKING
SET 5/8" IR/C LB 4286 STREET LIGHT HANDHOLE
FIBER POST
STREET LIGHT HANDHOLE
CONC RAMP
CONCRETE PARKING
CONCRETE WALK
CONCRETE
ASPHALT
SWALE
TOB
R/W
EOP
CONCRETE WALK
CONCRETE
SET 5/8" IR/C LB 4286
FND 5/8" IR GCY LB 4108 HELD
FND 5/8" IR GCY LB 4108
FIBER POST
GAS WARNING POST
PAVERS' 2' CURB
CONCRETE WALK
6' CHAIN LINK FENCE
CONCRETE
6'X6' WOOD SHED
CONCRETE SIREN POLE
SET 5/8" IR/C LB 4286
FND. MAG N&D (LB7545)
Parcel ID: 2419-321-0001-000-5
OkeeJen LLC
O.R.B. 4592, PAGE 2371
FND. 5/8" IR/C (LB809852)
Parcel ID: 2419-702-0005-000-2
Avalon Condo Phase 2 Inc
Plat Book 93, Page 24
SWALE
TOB
R/W
EOP
CONCRETE WALK
CONCRETE
ASPHALT

THIS PLAN WAS PREPARED BY ISA CERTIFIED ARBORIST, MICHAEL GROSSWIRTH, FL-9157A, AND SHALL SERVE AS THE ARBORIST'S REPORT FRO THIS PROJECT.



REFER TO SHEET L-1.1 FOR DISPOSITION PLAN AND SHEET L-2.0 FOR LANDSCAPE PLAN AND PLANTING SCHEDULE.

ALL EXISTING INVASIVE & EXOTIC SPECIES, SHRUBS, & GROUNDCOVER NOT SHOWN ON THIS PLAN SHALL BE REMOVED FROM SITE

ANY PERVIOUS AREA TO REMAIN THAT IS DISTURBED BY CONSTRUCTION & IS NOT NOTED ON THE LANDSCAPE PLAN TO HAVE SHRUBS OR GROUNDCOVER SHALL BE SODDED

EXISTING TREE NOTES:

1. Contractor is responsible for determining all utility locations and installing facilities so as to not conflict. All damage to existing utilities or improvements caused by Contractor shall be repaired at no additional cost to the Owner.

2. Contractor to notify "Sunshine State One Call of Florida, Inc." at 1-800-432-4770 Two Full Business Days prior to digging for underground utility locations.

3. Contractor shall be responsible for providing final grading of all associated planting areas.

4. After final grade, area to be raked to 6" depth and all rock and foreign inorganic materials removed and disposed of properly off-site.

5. No plant material will be accepted showing evidence of cable, chain marks, equipment scars, or otherwise damaged.

6. Plant material will not be accepted when the ball of earth surrounding its roots has been cracked, broken or otherwise damaged.

7. Root-prune all trees a minimum of (8) weeks prior to planting.

8. Tree protection barricades shall be provided by Landscape Contractor around existing trees that may be impacted by the proposed construction. Prior to any construction a tree protection barricade inspection shall be conducted by the landscape architect, owner or governing municipality. Refer to landscape detail for tree preservation barricade fencing.

9. In all pedestrian areas, all trees and palms shall be maintained to allow for clear passage at an 8 foot clear trunk.

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FT. LAUDERDALE, FL 33309, P: 954-202-1000
4950 W. KENNEDY BLVD. SUITE 600, TAMPA, FL 33609, P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206, JUPITER, FL 33458, P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
x	xx/xx/xx	xxx	xxx

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PROJECT No.: F220037
DRAWN BY: LD
CHECKED BY: MDG
DATE: 6-29-22
CAD I.D.: DISPOSITION PLAN

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

REGISTERED LANDSCAPE ARCHITECT
LA 6666871
MICHAEL D. GROSSWIRTH
OF
FLORIDA
REGISTERED LANDSCAPE ARCHITECT
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27523

SHEET TITLE:

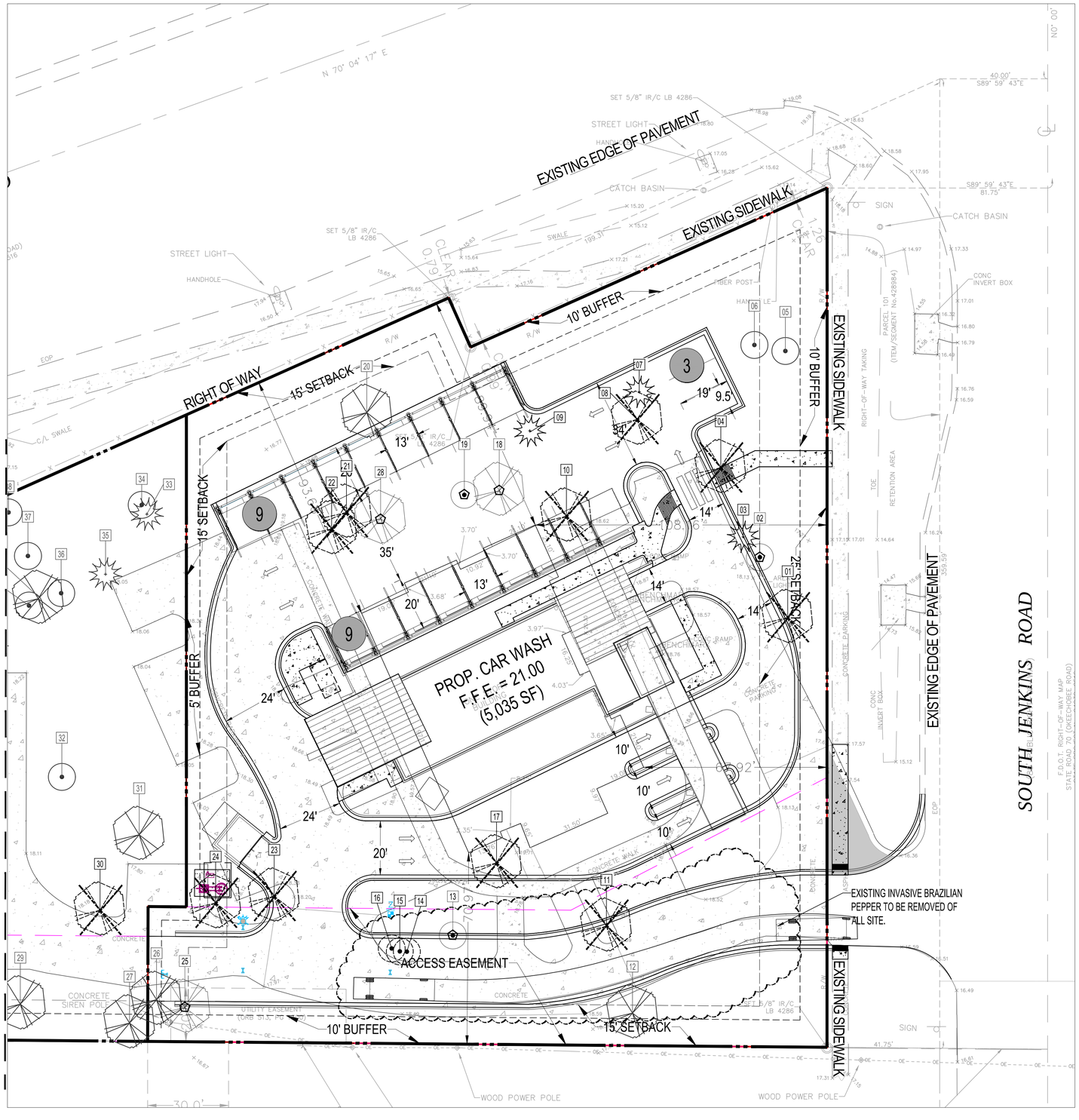
OVERALL DISPOSITION PLAN

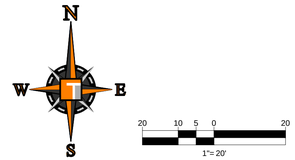
SHEET NUMBER:

L-1.0

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2022-08-01

Printed on Monday, August 01, 2022, 2:43 PM by Laura Dieguez





EXISTING TREE DISPOSITION CHART

FT. PIERCE, FL

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	HT.	CONDITION	DISPOSITION	COMMENTS	PROTECTED
1	Quercus virginiana	Live Oak	20	25	Poor	remove	One sided	NO
2	Sabal palmetto	Cabbage Palm	15		Poor	Relocate	Wrapped in vines	YES
3	Pinus palustris	Longleaf Pine	12		Poor	remove	Decline	NO
4	Quercus virginiana	Live Oak	18	30	Poor	remove	Wrapped in vines	NO
5	Sabal palmetto	Cabbage Palm	14	20	Fair	REMAIN		YES
6	Sabal palmetto	Cabbage Palm	14	18	Fair	REMAIN		YES
7	Pinus palustris	Longleaf Pine	8	60	Poor	remove		NO
8	Quercus virginiana	Live Oak	24	30	Poor	remove	Wrapped in vines	NO
9	Pinus palustris	Longleaf Pine	12	48	Fair	remove		NO
10	Quercus virginiana	Live Oak	20	30	Fair	remove		NO
11	Quercus virginiana	Live Oak	20		Fair	remove		NO
12	Quercus virginiana	Live Oak	12		Fair	REMAIN		YES
13	Sabal palmetto	Cabbage Palm	12		Fair	Relocate		YES
14	Syagrus romanzoffiana	Queen Palm	12		Poor	remove		NO
15	Syagrus romanzoffiana	Queen Palm	12		Poor	remove		NO
16	Syagrus romanzoffiana	Queen Palm	14	15	Poor	remove		NO
17	Quercus virginiana	Live Oak	20	30	Fair	remove		NO
18	Quercus virginiana	Live Oak	16	30	Fair	Relocate		YES
19	Sabal palmetto	Cabbage Palm	14		Fair	Relocate		YES
20	Quercus virginiana	Live Oak	24	40	Fair	REMAIN		YES
21	Quercus virginiana	Live Oak	24	20	Fair	remove		NO
22	Quercus virginiana	Live Oak	24		Fair	remove		NO
23	Quercus virginiana	Live Oak	20		Fair	remove		NO
24	Quercus virginiana	Live Oak	18		Fair	remove		NO
25	Quercus virginiana	Live Oak	8	25	Fair	Relocate		YES
26	Quercus virginiana	Live Oak	22	25	Fair	REMAIN		YES
27	Quercus virginiana	Live Oak	20	25	Fair	REMAIN		YES
28	Quercus virginiana	Live Oak	10		Fair	Relocate		YES
29	Quercus virginiana	Live Oak	24		Fair	REMAIN		YES
30	Cupaniopsis anacardioides	Carrotwood			Poor	remove	INVASIVE	NO
31	Quercus virginiana	Live Oak	24		Fair	REMAIN		YES
32	Sabal palmetto	Cabbage Palm	15	8	Fair	REMAIN		YES
33	Pinus palustris	Longleaf Pine	14	80	Poor	REMAIN		YES
34	Sabal palmetto	Cabbage Palm	15	20	Fair	REMAIN		YES
35	Pinus palustris	Longleaf Pine	14	60	Poor	REMAIN		YES
36	Sabal palmetto	Cabbage Palm	18	45	Fair	REMAIN		YES
37	Sabal palmetto	Cabbage Palm	14	18	Fair	REMAIN		YES
38	Sabal palmetto	Cabbage Palm	18	25	Fair	REMAIN		YES
39	Quercus virginiana	Live Oak	24	40	Fair	REMAIN		YES
40	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
41	Pinus palustris	Longleaf Pine	12	35	Poor	REMAIN		YES
42	Quercus virginiana	Live Oak	20		Fair	REMAIN		YES
43	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
44	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
45	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
46	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
47	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
48	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
49	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
50	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
51	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
52	Pinus palustris	Longleaf Pine	12		Poor	REMAIN		YES
53	Quercus virginiana	Live Oak	20		Fair	REMAIN		YES
54	Quercus virginiana	Live Oak	14		Fair	REMAIN		YES
55	Quercus virginiana	Live Oak	12		Fair	REMAIN		YES
56	Sabal palmetto	Cabbage Palm	14	10	Fair	REMAIN		YES
57	Sabal palmetto	Cabbage Palm	15	12	Fair	REMAIN		YES
58	Sabal palmetto	Cabbage Palm	15	10	Fair	REMAIN		YES
59	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
60	Sabal palmetto	Cabbage Palm	12	12	Fair	REMAIN		YES
61	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
62	Sabal palmetto	Cabbage Palm	14	10	Fair	REMAIN		YES
63	Sabal palmetto	Cabbage Palm	14	10	Fair	REMAIN		YES
64	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
65	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
66	Sabal palmetto	Cabbage Palm	12	10	Fair	REMAIN		YES
67	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
68	Sabal palmetto	Cabbage Palm	15	12	Fair	REMAIN		YES
69	Sabal palmetto	Cabbage Palm	15	10	Fair	REMAIN		YES
70	Cupaniopsis anacardioides	Carrotwood			Poor	remove	INVASIVE	NO
71	Quercus virginiana	Live Oak	20		Fair	REMAIN		YES
72	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
73	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
74	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
75	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
76	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
77	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
78	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
79	Quercus virginiana	Live Oak	12		Fair	REMAIN		YES
80	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
81	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
82	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
83	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
84	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
85	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
86	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
87	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
88	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
89	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
90	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
91	Quercus virginiana	Live Oak	16		Fair	REMAIN		YES
92	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
93	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
94	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
95	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
96	Sabal palmetto	Cabbage Palm	24		Fair	REMAIN		YES
97	Quercus virginiana	Live Oak	28		Fair	REMAIN		YES
98	Quercus virginiana	Live Oak	18		Fair	REMAIN		YES
99	Quercus virginiana	Live Oak	24		Fair	REMAIN		YES
100	Quercus virginiana	Live Oak	12		Fair	REMAIN		YES
101	Quercus virginiana	Live Oak	12		Fair	REMAIN		YES
102	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
103	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
104	Sabal palmetto	Cabbage Palm	14		Fair	Relocate		YES
105	Quercus virginiana	Live Oak	16		Fair	Relocate		YES
106	Quercus virginiana	Live Oak	12		Fair	Relocate		YES
107	Quercus virginiana	Live Oak	13		Fair	REMAIN		YES
108	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
109	Quercus virginiana	Live Oak	14		Fair	REMAIN		YES
110	Sabal palmetto	Cabbage Palm	13		Fair	REMAIN		YES
111	Quercus virginiana	Live Oak	16		Fair	REMAIN		YES

TOTAL DBH ON SITE:	1672
TOTAL DBH TO REMAIN:	1424.0
TOTAL DBH TO BE REMOVED:	248
TOTAL QUALIFIED PALMS TO BE REMOVED, REPLACED @ 1:1 :	3
TOTAL QUALIFIED PALMS TO BE RELOCATED :	4

NOTE: NATIVE TREES WITH A DBH OF 14" OR GREATER ARE REQUIRED TO BE MITIGATED @ INCH:INCH; ONLY PALMS WITH A MIN. 10' OF CLEAR TRUNK ARE PROTECTED PER SEC. 22-194.(B); FURTHERMORE, PROTECTED/RELOCATED PALMS WILL COUNT TOWARDS ANY REQUIRED PALM TREE MITIGATION AT A RATE OF ONE PALM PRESERVED/PROTECTED = ONE PALM REMOVED PER SEC. 22-194.(D).2

Note: Relocated palm not counted towards palm tree mitigation requirement, instead counted to min. LS reqs

PARCEL1

TOTAL DBH ON PARCEL 1:	439
TOTAL DBH TO REMAIN :	62
TOTAL DBH TO BE REMOVED:	240
TOTAL QUALIFIED PALMS TO BE REMOVED, REPLACED @ 1:1:	3
TOTAL QUALIFIED PALMS TO BE RELOCATED:	3

PARCEL 2

TOTAL DBH ON PARCEL 3:	685	27 TO 95
TOTAL DBH TO REMAIN:		
TOTAL DBH TO BE REMOVED:		
TOTAL QUALIFIED PALMS TO BE REMOVED, REPLACED @ 1:1:	0	
TOTAL QUALIFIED PALMS TO BE RELOCATED:	0	

PARCEL 3

TOTAL DBH ON PARCEL 3:	254	96 TO 111
TOTAL DBH TO REMAIN:	254	
TOTAL DBH TO BE REMOVED:	0	
TOTAL QUALIFIED PALMS TO BE REMOVED, REPLACED @ 1:1:	0	
TOTAL QUALIFIED PALMS TO BE RELOCATED:	1	

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE
FT. LAUDERDALE, FL 33309
P: 954-202-7000
4950 W. KENNEDY BLVD.
SUITE 600
TAMPA, FL 33609
P: 813-379-4100
125 W INDIANTOWN RD.
SUITE 206
JUPITER, FL 33458
P: 561-203-7503

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REV:	DATE:	COMMENT:	BY:
x	xx/xx/xx	xxx	xxx

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PROJECT No.: F220037
DRAWN BY: LD
CHECKED BY: MDG
DATE: 6-29-22
CAD I.D.: DISPOSTION PLAN

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

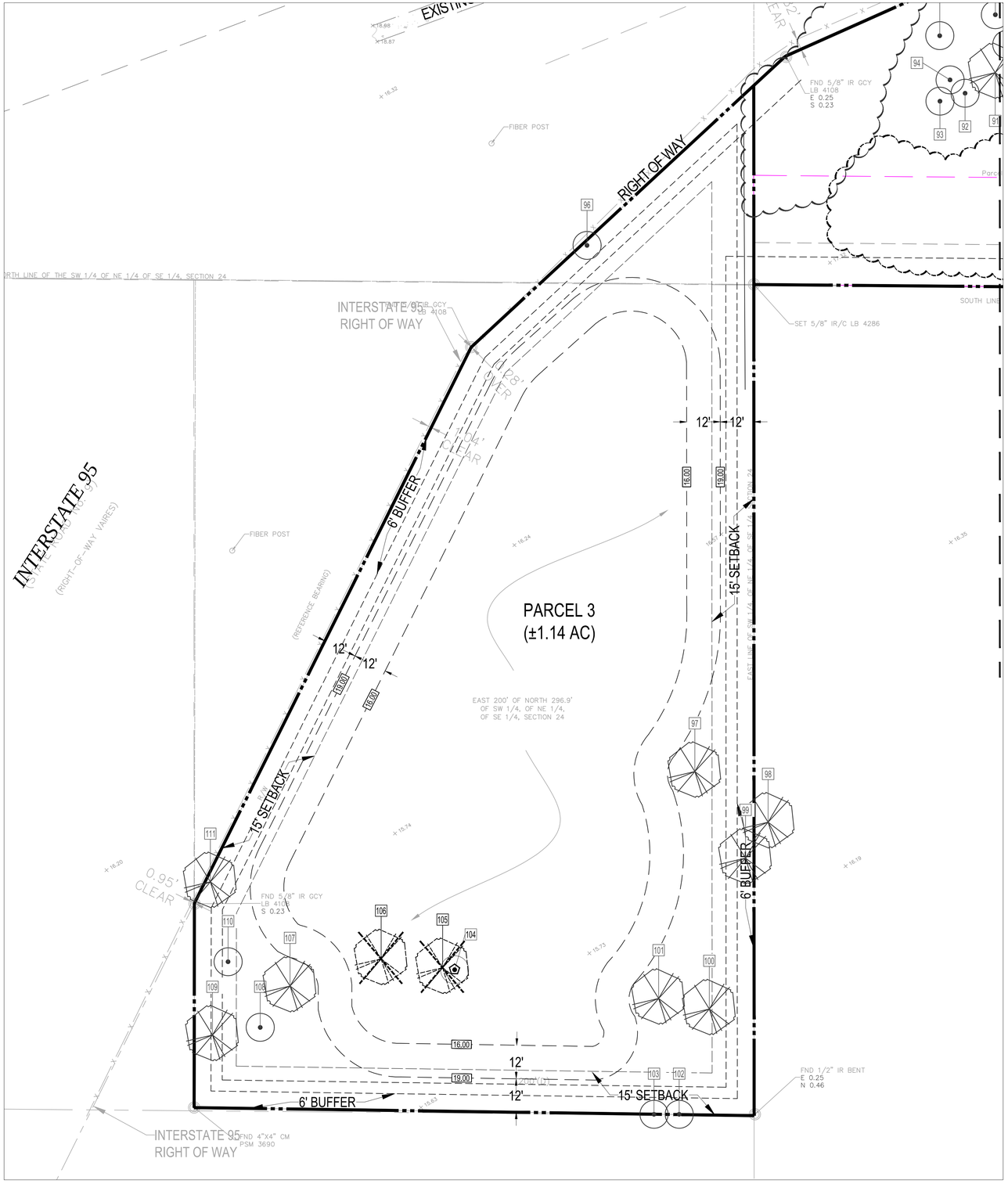
REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
STATE OF FLORIDA
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27526

SHEET TITLE:
DISPOSITION PLAN PARCEL 1

SHEET NUMBER:
L-1.1

Printed on Monday, August 01, 2022, 2:45 PM by Laura Depaez

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2022-08-01



20 10 5 0 20

1"= 20'

EXISTING TREE DISPOSITION CHART

FT. PIERCE, FL

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	HT.	CONDITION	DISPOSITION	COMMENTS	PROTECTED
1	Quercus virginiana	Live Oak	20	25	Poor	remove	One sided	NO
2	Sabal palmetto	Cabbage Palm	15		Poor	Relocate	Wrapped in vines	YES
3	Pinus palustris	Longleaf Pine	12		Poor	remove	Decline	NO
4	Quercus virginiana	Live Oak	18	30	Poor	remove	Wrapped in vines	NO
5	Sabal palmetto	Cabbage Palm	14	20	Fair	REMAIN		YES
6	Sabal palmetto	Cabbage Palm	14	18	Fair	REMAIN		YES
7	Pinus palustris	Longleaf Pine	8	60	Poor	remove		NO
8	Quercus virginiana	Live Oak	24	30	Poor	remove	Wrapped in vines	NO
9	Pinus palustris	Longleaf Pine	12	48	Fair	remove		NO
10	Quercus virginiana	Live Oak	20	30	Fair	remove		NO
11	Quercus virginiana	Live Oak	20		Fair	remove		NO
12	Quercus virginiana	Live Oak	12		Fair	REMAIN		YES
13	Sabal palmetto	Cabbage Palm	12		Fair	Relocate		YES
14	Syagrus romanzoffiana	Queen Palm	12		Poor	remove		NO
15	Syagrus romanzoffiana	Queen Palm	12		Poor	remove		NO
16	Syagrus romanzoffiana	Queen Palm	14	15	Poor	remove		NO
17	Quercus virginiana	Live Oak	20	30	Fair	remove		NO
18	Quercus virginiana	Live Oak	16	30	Fair	Relocate		YES
19	Sabal palmetto	Cabbage Palm	14		Fair	Relocate		YES
20	Quercus virginiana	Live Oak	24	40	Fair	REMAIN		YES
21	Quercus virginiana	Live Oak	24	20	Fair	remove		NO
22	Quercus virginiana	Live Oak	24		Fair	remove		NO
23	Quercus virginiana	Live Oak	20		Fair	remove		NO
24	Quercus virginiana	Live Oak	18		Fair	remove		NO
25	Quercus virginiana	Live Oak	8	25	Fair	Relocate		YES
26	Quercus virginiana	Live Oak	22	25	Fair	REMAIN		YES
27	Quercus virginiana	Live Oak	20	25	Fair	REMAIN		YES
28	Quercus virginiana	Live Oak	10		Fair	Relocate		YES
29	Quercus virginiana	Live Oak	24		Fair	REMAIN		YES
30	Cupaniopsis anacardicides	Carrotwood			Poor	remove	INVASIVE	NO
31	Quercus virginiana	Live Oak	24		Fair	REMAIN		YES
32	Sabal palmetto	Cabbage Palm	15	8	Fair	REMAIN		YES
33	Pinus palustris	Longleaf Pine	14	60	Poor	REMAIN		YES
34	Sabal palmetto	Cabbage Palm	15	20	Fair	REMAIN		YES
35	Pinus palustris	Longleaf Pine	14	60	Poor	REMAIN		YES
36	Sabal palmetto	Cabbage Palm	18	45	Fair	REMAIN		YES
37	Sabal palmetto	Cabbage Palm	14	18	Fair	REMAIN		YES
38	Sabal palmetto	Cabbage Palm	18	25	Fair	REMAIN		YES
39	Quercus virginiana	Live Oak	24	40	Fair	REMAIN		YES
40	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
41	Pinus palustris	Longleaf Pine	12	35	Poor	REMAIN		YES
42	Quercus virginiana	Live Oak	20		Fair	REMAIN		YES
43	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
44	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
45	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
46	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
47	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
48	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
49	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
50	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
51	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
52	Pinus palustris	Longleaf Pine	12		Poor	REMAIN		YES
53	Quercus virginiana	Live Oak	20		Fair	REMAIN		YES
54	Quercus virginiana	Live Oak	14		Fair	REMAIN		YES
55	Quercus virginiana	Live Oak	12		Fair	REMAIN		YES
56	Sabal palmetto	Cabbage Palm	14	10	Fair	REMAIN		YES
57	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
58	Sabal palmetto	Cabbage Palm	15	10	Fair	REMAIN		YES
59	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
60	Sabal palmetto	Cabbage Palm	12	12	Fair	REMAIN		YES
61	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
62	Sabal palmetto	Cabbage Palm	14	10	Fair	REMAIN		YES
63	Sabal palmetto	Cabbage Palm	14	10	Fair	REMAIN		YES
64	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
65	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
66	Sabal palmetto	Cabbage Palm	12	10	Fair	REMAIN		YES
67	Sabal palmetto	Cabbage Palm	14	12	Fair	REMAIN		YES
68	Sabal palmetto	Cabbage Palm	15	12	Fair	REMAIN		YES
69	Sabal palmetto	Cabbage Palm	15	10	Fair	REMAIN		YES
70	Cupaniopsis anacardicides	Carrotwood			Poor	remove	INVASIVE	NO
71	Quercus virginiana	Live Oak	20		Fair	REMAIN		YES
72	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
73	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
74	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
75	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
76	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
77	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
78	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
79	Quercus virginiana	Live Oak	12		Fair	REMAIN		YES
80	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
81	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
82	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
83	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
84	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
85	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
86	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
87	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
88	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
89	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
90	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
91	Quercus virginiana	Live Oak	16		Fair	REMAIN		YES
92	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
93	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
94	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
95	Sabal palmetto	Cabbage Palm	15		Fair	REMAIN		YES
96	Sabal palmetto	Cabbage Palm	24		Fair	REMAIN		YES
97	Quercus virginiana	Live Oak	28		Fair	REMAIN		YES
98	Quercus virginiana	Live Oak	18		Fair	REMAIN		YES
99	Quercus virginiana	Live Oak	24		Fair	REMAIN		YES
100	Quercus virginiana	Live Oak	12		Fair	REMAIN		YES
101	Quercus virginiana	Live Oak	12		Fair	REMAIN		YES
102	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
103	Sabal palmetto	Cabbage Palm	14		Fair	REMAIN		YES
104	Sabal palmetto	Cabbage Palm	14		Fair	Relocate		YES
105	Quercus virginiana	Live Oak	16		Fair	Relocate		YES
106	Quercus virginiana	Live Oak	12		Fair	Relocate		YES
107	Quercus virginiana	Live Oak	13		Fair	REMAIN		YES
108	Sabal palmetto	Cabbage Palm	12		Fair	REMAIN		YES
109	Quercus virginiana	Live Oak	14		Fair	REMAIN		YES
110	Sabal palmetto	Cabbage Palm	13		Fair	REMAIN		YES
111	Quercus virginiana	Live Oak	16		Fair	REMAIN		YES

TOTAL DBH ON SITE:	1072
TOTAL DBH TO REMAIN:	1424.0
TOTAL DBH TO BE REMOVED:	248
TOTAL QUALIFIED PALMS TO BE REMOVED, REPLACED @ 1:1 :	3
TOTAL QUALIFIED PALMS TO BE RELOCATED :	4

NOTE: NATIVE TREES WITH A DBH OF 14" OR GREATER ARE REQUIRED TO BE MITIGATED @ INCH INCH; ONLY PALMS WITH A MIN. 10' OF CLEAR TRUNK ARE PROTECTED PER SEC. 22-194.(B); FURTHERMORE, PROTECTED/RELOCATED PALMS WILL COUNT TOWARDS ANY REQUIRED PALM TREE MITIGATION AT A RATE OF ONE PALM PRESERVED/PROTECTED = ONE PALM REMOVED PER SEC. 22-194.(D).2

Note: Relocated palm not counted towards palm tree mitigation requirement, instead counted to min. LS reqs

PARCEL1	
TOTAL DBH ON PARCEL 1:	439
TOTAL DBH TO REMAIN :	82
TOTAL DBH TO BE REMOVED:	240
TOTAL QUALIFIED PALMS TO BE REMOVED, REPLACED @ 1:1:	3
TOTAL QUALIFIED PALMS TO BE RELOCATED:	3

PARCEL 2		
TOTAL DBH ON PARCEL 3:	989	27 TO 95
TOTAL DBH TO REMAIN:		
TOTAL DBH TO BE REMOVED:		
TOTAL QUALIFIED PALMS TO BE REMOVED, REPLACED @ 1:1:	0	
TOTAL QUALIFIED PALMS TO BE RELOCATED:	0	

PARCEL 3		
TOTAL DBH ON PARCEL 3:	254	96 TO 111
TOTAL DBH TO REMAIN:	254	
TOTAL DBH TO BE REMOVED:	0	
TOTAL QUALIFIED PALMS TO BE REMOVED, REPLACED @ 1:1:	0	
TOTAL QUALIFIED PALMS TO BE RELOCATED:	1	

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
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PROJECT No.: F220037
DRAWN BY: LD
CHECKED BY: MDG
DATE: 6-29-22
CAD I.D.: DISPOSTION PLAN

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

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FLORIDA

THOMAS ENGINEERING GROUP
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REGISTERED LANDSCAPE ARCHITECT LA 6666871 MICHAEL D. GROSSWIRTH OF FLORIDA
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
DISPOSITION PLAN PARCEL 3

SHEET NUMBER:
L-1.2

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2022-08-01

Printed on Monday, August 01, 2022, 2:46 PM by Laura Baquez, L-1.2 DISPOSITION PLAN PARCEL 3

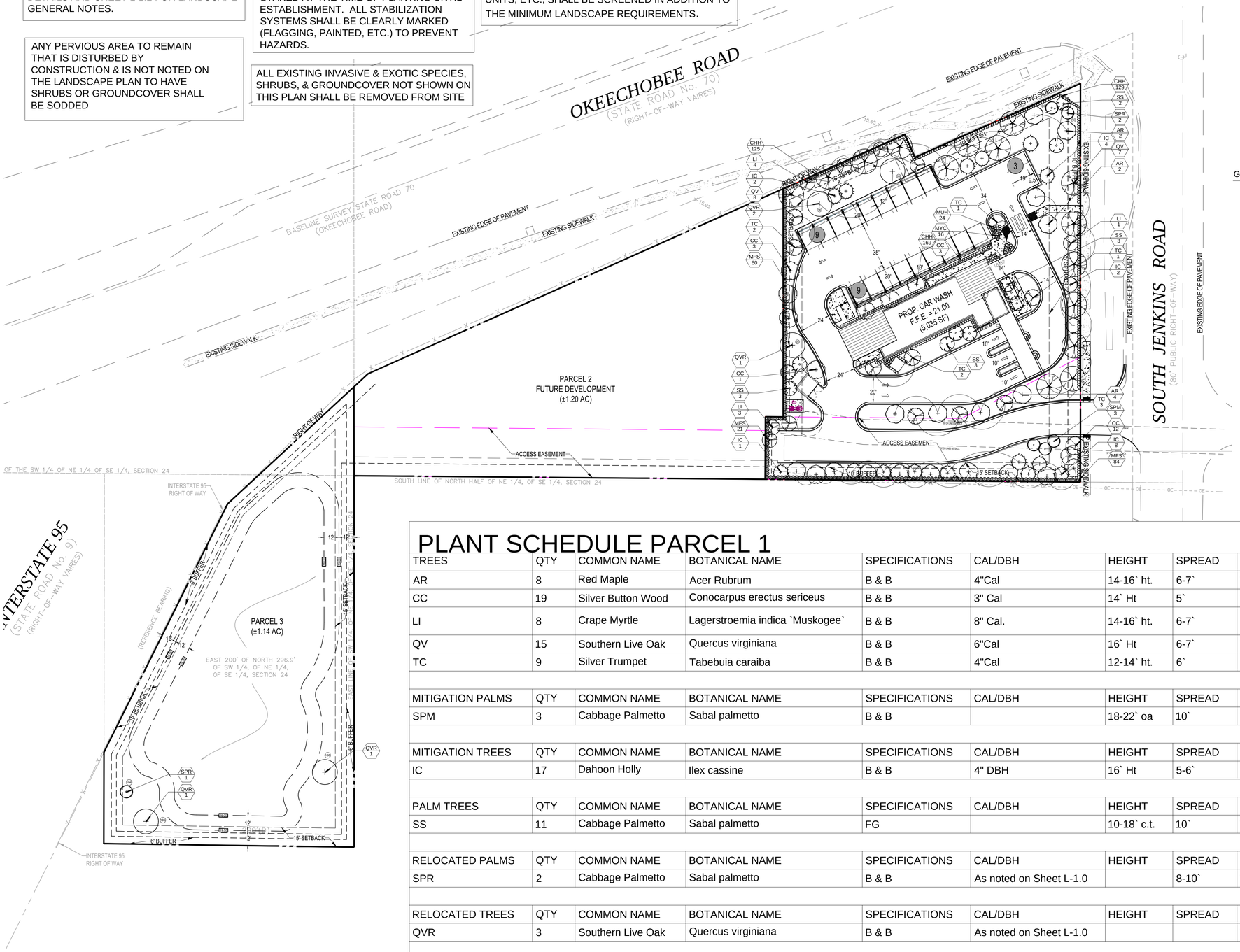
REFER TO SHEET L-1.0 FOR DISPOSITION PLAN, SHEET L-2.1 FOR LANDSCAPE DETAILS AND SHEET L-2.2 FOR LANDSCAPE GENERAL NOTES.

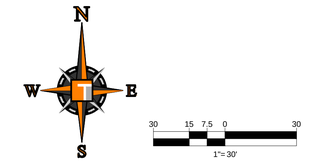
ANY PERVIOUS AREA TO REMAIN THAT IS DISTURBED BY CONSTRUCTION & IS NOT NOTED ON THE LANDSCAPE PLAN TO HAVE SHRUBS OR GROUNDCOVER SHALL BE SODDED

ALL TREES AND PALMS PLANTED SHALL BE SECURELY GUYED, BRACED, AND/OR STAKED AT THE TIME OF PLANTING UNTIL ESTABLISHMENT. ALL STABILIZATION SYSTEMS SHALL BE CLEARLY MARKED (FLAGGING, PAINTED, ETC.) TO PREVENT HAZARDS.

ALL EXISTING INVASIVE & EXOTIC SPECIES, SHRUBS, & GROUNDCOVER NOT SHOWN ON THIS PLAN SHALL BE REMOVED FROM SITE

ALL MECHANICAL EQUIPMENT, BACKFLOW PREVENTERS, DUMPSTER ENCLOSURES, A/C UNITS, ETC., SHALL BE SCREENED IN ADDITION TO THE MINIMUM LANDSCAPE REQUIREMENTS.





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.

PLANT SCHEDULE PARCEL 1

TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
AR	8	Red Maple	Acer Rubrum	B & B	4"Cal	14-16` ht.	6-7`	Yes	High		5` CT
CC	19	Silver Button Wood	Conocarpus erectus sericeus	B & B	3" Cal	14` Ht	5`	Yes	Medium		
LI	8	Crape Myrtle	Lagerstroemia indica `Muskogee`	B & B	8" Cal.	14-16` ht.	6-7`	No	High		5` CT; Multi-trunk trunks @ 2" Cal
QV	15	Southern Live Oak	Quercus virginiana	B & B	6"Cal	16` Ht	6-7`	Yes	High		6` CT
TC	9	Silver Trumpet	Tabebuia caraiba	B & B	4"Cal	12-14` ht.	6`	No	High		6' CT
MITIGATION PALMS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
SPM	3	Cabbage Palmetto	Sabal palmetto	B & B		18-22` oa	10`	Yes	High		For 1:1 Palm Mitigation
MITIGATION TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
IC	17	Dahoon Holly	Ilex cassine	B & B	4" DBH	16` Ht	5-6`	Yes	High		5` CT
PALM TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
SS	11	Cabbage Palmetto	Sabal palmetto	FG		10-18` c.t.	10`	Yes	High		Slick
RELOCATED PALMS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
SPR	2	Cabbage Palmetto	Sabal palmetto	B & B	As noted on Sheet L-1.0		8-10`	Yes	High		Relocated
RELOCATED TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
QVR	3	Southern Live Oak	Quercus virginiana	B & B	As noted on Sheet L-1.0			Yes	High		6` CT
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	XERIC		REMARKS
CHH	423	Red Tip Cocoplum	Chrysobalanus icaco `Red Tip`	NA	24"	36"	18"	Yes	High		Full to base
MFS	165	Simpson's Stopper	Myrcianthes fragrans	NA	24"	48"	36"	Yes	High		
MUH	24	Pink Muhly Grass	Muhlenbergia capillaris	NA	24"	24"	18"	Yes	High		
MYC	16	Wax Myrtle	Myrica cerifera	NA	24"	24"	18"	Yes	High		full to base

ELEVATIONS BASED ON NAVD '88

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2022-08-01

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PROJECT No.: F220037
DRAWN BY: LD
CHECKED BY: MDG
DATE: 6-29-22
CAD I.D.: LANDSCAPE PLAN

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

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REGISTERED LANDSCAPE ARCHITECT
MICHAEL D. GROSSWIRTH
LA 6666871
STATE OF FLORIDA
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER:

L-2.0

Printed on Monday, August 01, 2022, 2:47 PM by Laura Blaquez

REFER TO SHEET L-1.0 FOR DISPOSITION PLAN, SHEET L-2.1 FOR LANDSCAPE DETAILS AND SHEET L-2.2 FOR LANDSCAPE GENERAL NOTES.

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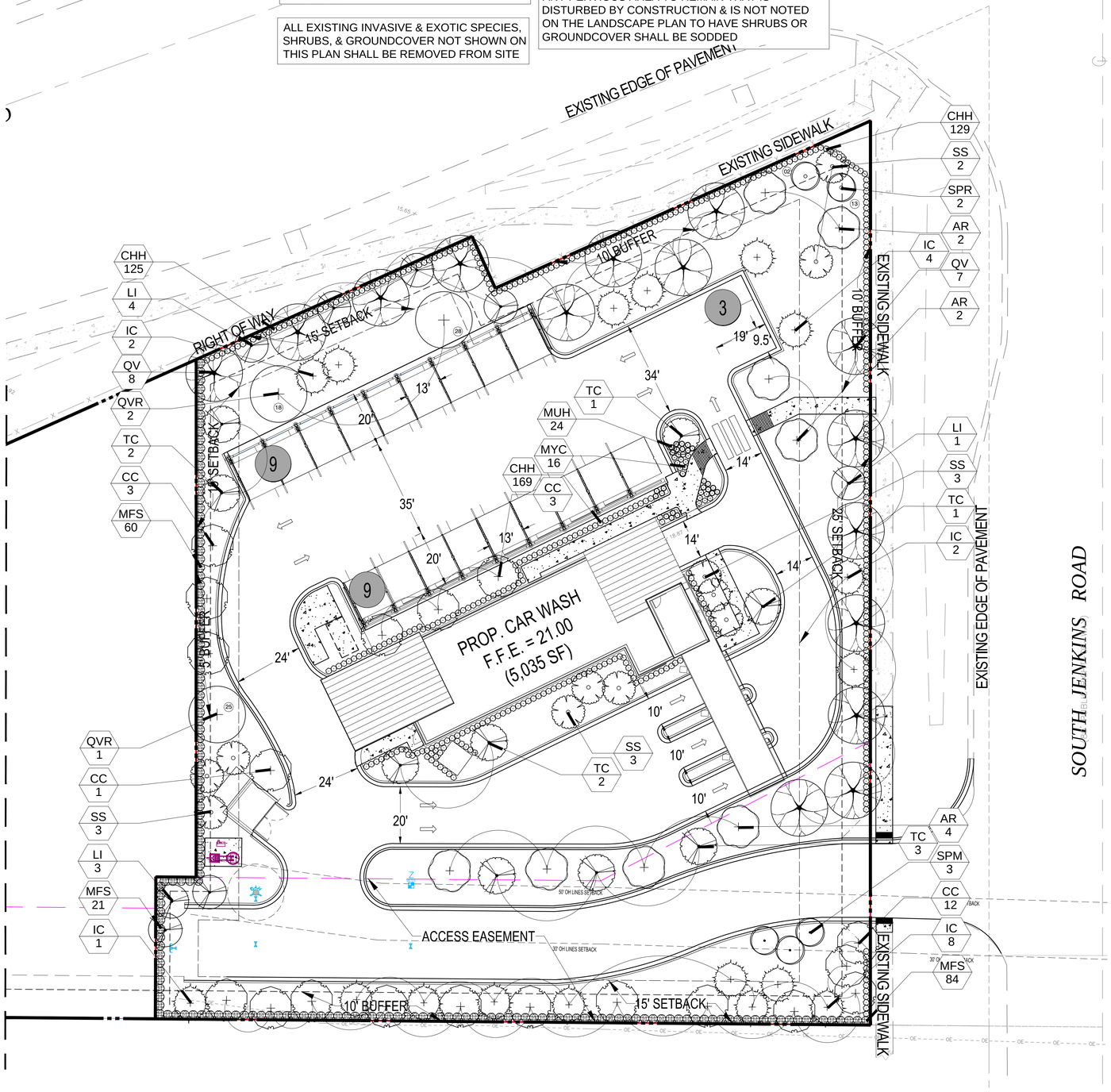

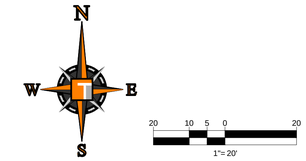

LANDSCAPE CODE COMPLIANCE CHART - PARCEL 1

FORT PIERCE - CODE OF ORDINANCES; CH. 123; ART II

TOLTA PARCEL 1: 65,756.87 sq ft — ZONING: C-3 General Commercial
TOTAL VUA: 30,951 sq ft (0.71 AC/ 47.07%)
TOTAL LANDSCAPE AREA: 28,188.50 sq ft (0.86 AC/57.13%)

Min. Planting Requirements:
Trees: 12' ht., 2.5" Cal, 5' CT <50%
Palms: 10' CT (3:1)
Shrubs: 24" h.t.

SEC. 123-37 - GENERAL LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
4 - Landscape Strips Between Street R/O/W and VUA Use, Building and/or Retention Areas 10' wide minimum Landscape Strip 1 Tree/300 sq.ft.		
S Jenkins Rd: 283.57 lf *(283.57 lf * 10 = 2,835.7 sq ft)*	10 TREES	**10 TREES**
Okeechobee Rd: 271.04 lf *(271.04 lf * 10 = 2,710.4 sq ft)*	10 TREES	**10 TREES**
36" ht. Continuous Visual Screen		
6 - Vehicular Use, Building, Retention/Detention Areas Adjacent to Other Property 10' width minimum Landscape Strip 1 Tree/200 sq.ft. (XX lf x 10' = XX sq.ft.)		
West: 232.21 lf (232.21*10 = 2,322.1 sq ft)	*12 TREES*	***12 TREES***
South: 250.84 lf (250.84 * 10 = 2,508.4 sq ft)	*13 TREES*	***13 TREES***
6' Continuous Visual Screen		
7 - Interior Vehicular Use Areas 1 sq.ft. of Interior Landscape Area/15 sq.ft. of VUA — 30,951 sf 1 Tree/100 sq.ft. of Required Interior Landscape Area 2,063.4/100 = 21 TREES	2,063.4 interior landscape 21 TREES	17,811.9 sf interior landscape **21 TREES**
TOTAL	**66 TREES**	**66 TREES**

SEC 123-66 - TREE PROTECTION AND MITIGATION

(d)(2) *Native Trees with a DBH of 14" or greater Shall be Mitigated Inch:Inch*

Total palms (1:1): 3 PALMS

Trees Preserved on-site, which exceed minimum code, count towards mitigation

Deficit Inches: **240"**

Planted Trees in Excess of Code Count at 50% towards mitigation:
66 trees over code
Trees Over Code Minimum: **33 credits**
Total DBH over Code Minimum: **199.5"**
Total Mitigation Required: **40.5"**

When property is not suitable for on-site mitigation, the applicant's plan may, with city approval, provide for use of a site on city public lands providing that the applicant furnishes all necessary services incident to such mitigaiton on public property, including, but not limited to, funding plants material and labor.
Any contributions shall be placed at the City of Fort Pierce Tree Preservation Funds.

ELEVATIONS BASED ON NAVD '88

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REGISTERED LANDSCAPE ARCHITECT — MICHAEL D. GROSSWIRTH — LA 6666871 — STATE OF FLORIDA
FLORIDA LICENSE No. 6666871
FLORIDA BUSINESS CERT. OF AUTH. No. 27526

SHEET TITLE:
LANDSCAPE PLAN PARCEL 1

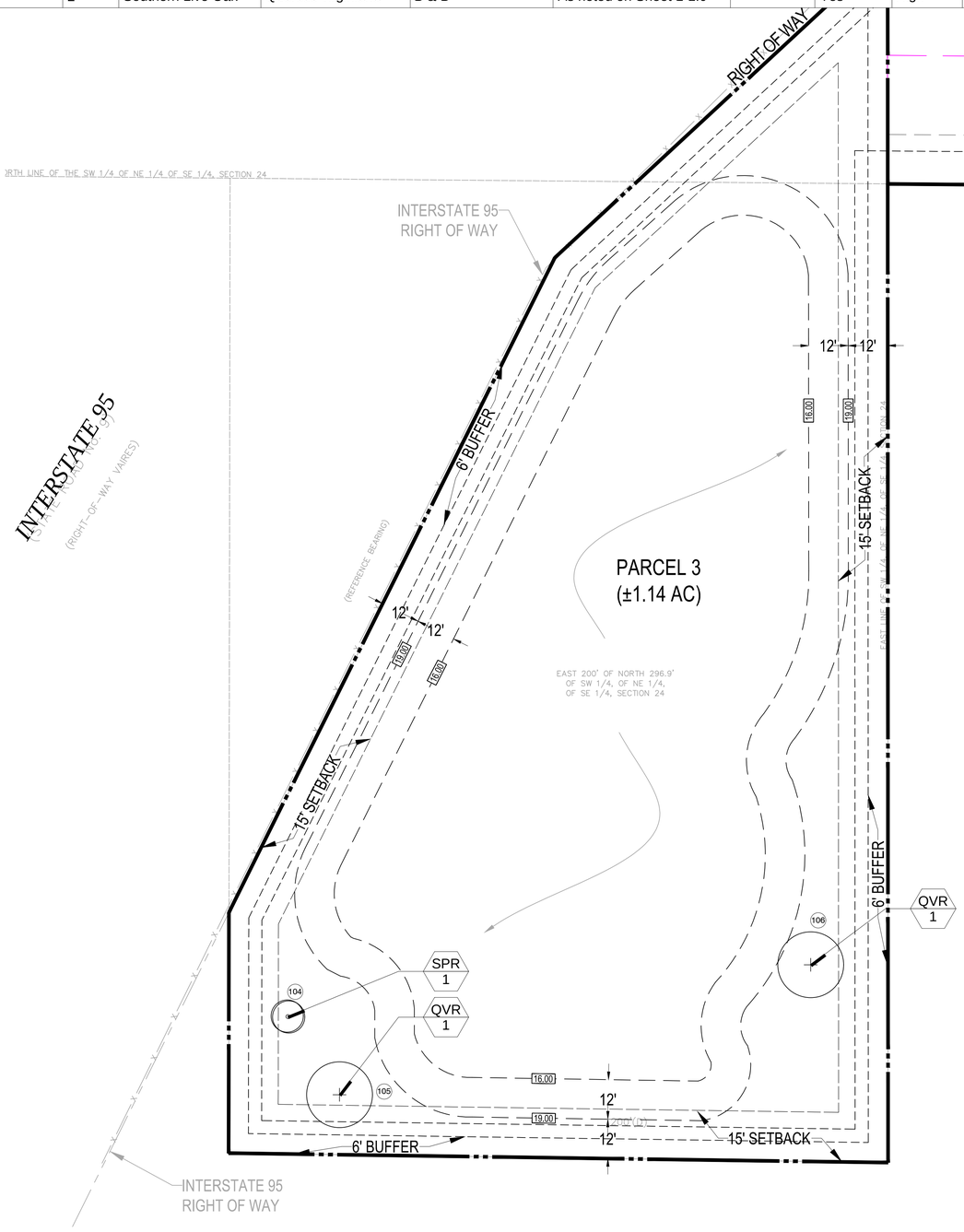
SHEET NUMBER:
L-2.1

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MICHAEL D. GROSSWIRTH, LA6666871 ON 2022-08-01

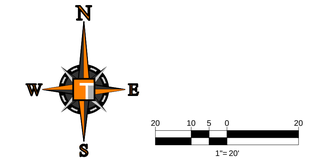
Printed on Monday, August 01, 2022, 3:41 PM by Laura Dieguez ... L-2.1 LANDSCAPE PLAN PARCEL 1 + 2

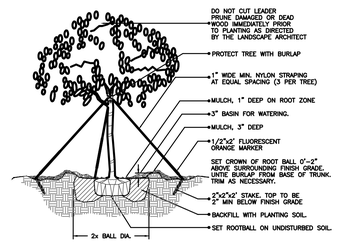
PLANT SCHEDULE PARCEL 3

RELOCATED PALMS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	SPREAD	NATIVE	XERIC		REMARKS
SPR	1	Cabbage Palmetto	Sabal palmetto	B & B	As noted on Sheet L-1.0	8-10`	Yes	High		Relocated
RELOCATED TREES	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	SPREAD	NATIVE	XERIC		REMARKS
QVR	2	Southern Live Oak	Quercus virginiana	B & B	As noted on Sheet L-1.0		Yes	High		6` CT

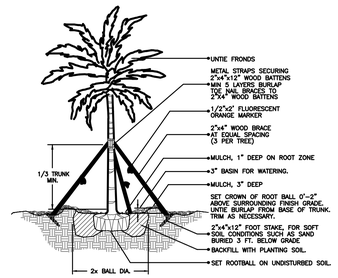


MATCH LINE (SEE SHEET L-2.1)





(2" cal. and over)
LARGE TREE PLANTING DETAIL
N.T.S.



LARGE PALM PLANTING DETAIL
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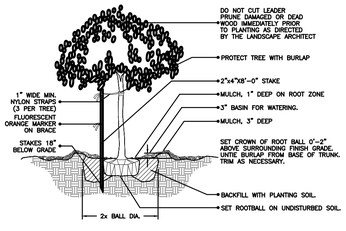
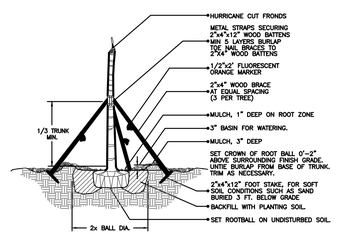
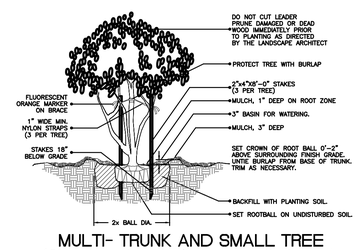


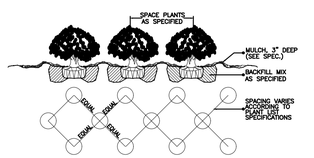
(2" cal. and under)
SMALL TREE PLANTING DETAIL
N.T.S.



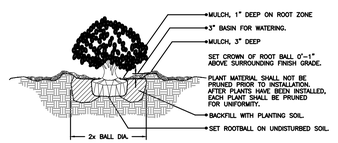
CIGARED SABAL
PALM PLANTING DETAIL
N.T.S.



MULTI- TRUNK AND SMALL TREE
(2" cal. and under) PLANTING DETAIL
N.T.S.



SHRUB / GROUNDCOVER
SPACING / PLANTING DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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REVISIONS:

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FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
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REGISTERED LANDSCAPE ARCHITECT
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SHEET TITLE:
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L-2.2

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Printed on Monday, August 01, 2022, 3:42 PM by Laura Shepard

LANDSCAPE GENERAL NOTES

A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.

2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES
1. ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS, EXISTING OR OTHERWISE, CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP – LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP – LINE.

2. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT, TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS ($100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY PERCENT (20%) PER INCH OVER FOUR INCHES (4") CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES, OR AS MAY BE REQUIRED BY THE REGULATING GOVERNMENT AGENCY, WHICHEVER IS GREATER. CALIPER SHALL BE MEASURED AT BREAST HEIGHT OR FOUR FEET (4') ABOVE SURROUNDING GROUND.

D. MATERIALS
1. SUBMITTALS: GENERAL SAMPLES OF PLANTING MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
MATERIALS SAMPLE SUBMITTALS
MULCH ONE (1) CUBIC FOOT
TOPSOIL ONE (1) CUBIC FOOT
PLANTS ONE (1) REPRESENTATIVE SAMPLE OF EACH VARIETY

2. PLANT MATERIALS

A) GENERAL: PLANT SPECIES, SIZES, & QUANTITIES SHALL, AT A MINIMUM, CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" PARTS I AND II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. ALL PLANTS SHALL BE FLORIDA NO. 1 AS AN ABSOLUTE MINIMUM UNLESS OTHERWISE SUPERSEDED BY A FLORIDA FANCY DESIGNATION, AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY. ALL PLANTS SHALL BE FRESHLY DUG, SOUND, HEALTHY, VIGOROUS, WELL – BRANCHED AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE, AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B) MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE TOP OF ROOT BALL (TRUNK FLARE) AND/OR ACROSS THE AVERAGE SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C) INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH PRELIMINARY APPROVAL SHALL NOT SUPERSEDE THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, LATENT DEFECTS OR INJURIES, PRESENCE OF INSECTS, AND OTHER CONDITIONS THAT MAY HAVE OCCURRED SINCE THE NURSERY INSPECTION. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

D) AMENDED PLANTING SOIL: PLANTING SOIL FOR USE IN BACK FILLING PLANTING HOLES SHALL BE FORTY PERCENT (40%) TOPSOIL AND SIXTY PERCENT (60%) SAND AND BE FERTILE, FRIABLE, AND OF A LOAMY CHARACTER, WITHOUT MIXTURE OF SUBSOIL MATERIALS, AND OBTAINED FROM A WELL–DRAINED, ARABLE SITE. IT SHALL CONTAIN THREE (3) TO FIVE (5) PERCENT DECOMPOSED ORGANIC MATTER AND SHALL BE FREE FROM HEAVY CLAY, COARSE SAND, STONES, LIME, LUMPS, PLANTS, ROOTS OR OTHER FOREIGN MATERIALS, OR NOXIOUS WEEDS. IT SHALL NOT CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. PH RANGE SHALL BE 5.0 TO 7.0 INCLUSIVE.

E) SAND SHALL BE CLEAN, WELL DRAINING NATIVE SAND. IF REQUESTED, CONTRACTOR SHALL AT ANY TIME AND AT NO COST TO OWNER, SUBMIT RESULTS OF SOIL TESTS FOR TOPSOIL AND SAND PROPOSED FOR USE UNDER THIS CONTRACT FOR APPROVAL BY OWNER.

E. WATER
1. WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL NATURAL OR MAN – MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

F. COMMERCIAL FERTILIZER
1. COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.
FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DELIVERED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES – MILORGANITE, OR APPROVED EQUAL
2. ANNUALS AND GROUNDCOVERS – OSMOCOTE/SIERRA BLEND 14 – 14 – 14
3. SOD – 8 – 8 – 8
IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24 – 10 – 5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT THE RATE AND DEPTH SPECIFIED BY MANUFACTURER.

G. MULCH
1. MULCH SHALL BE FROM SHREDDED WOOD DERIVED FROM MELALEUCA OR OTHER INVASIVE TREE SPECIES AND SHALL BE STERILIZED TO EFFECTIVELY ELIMINATE ALL SEEDS, SPORES, ETC. AND RENDER THEM BARREN.

2. MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT AND APPLIED AT A DEPTH OF THREE INCHES (3"). MULCH IS TO BE KEPT 2-3" FROM THE STEM OF ALL GROUNDCOVERS & 3-6" FROM THE TRUNK OF ALL TREES & PALMS.

3. MULCH SHALL BE GRADE 'B' SHREDDED, AND SHALL BE APPLIED EVENLY AND SMOOTH TO PLANTED AREAS.

4. NO RED OR COLORED MULCH SHALL BE ACCEPTED UNLESS SPECIFIED ACCORDINGLY. NO CYPRESS MULCH OR PINE BARK SHALL BE USED.

H. DIGGING AND HANDLING
1. PROTECT ROOT SYSTEMS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER EROSION, AND OTHER HARMFUL CRITERIA AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKING AND DRYING OUT DURING LOADING, TRANSIT, AND UNLOADING/PLANTING. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.

2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS, AND IN ACCORDANCE WITH "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. NO PLANT WITH A ROOTBALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.

3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.

4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS BY "GRADES AND STANDARDS FOR NURSERY PLANTS" FLORIDA PUBLICATION. PRUNING PRACTICED OTHER THAN MINIMAL PRUNING OF FRONDS, PRIMARILY TO REACH A "CLEAR TRUNK" SPECIFICATION, MAY CONSTITUTE REJECTION, OF ALL PALMS SUBJECTED TO SUCH PRACTICE. LIKEWISE, EXCESSIVE PRUNING OR "SHAVING" OF ROOT BALLS TO MEET "CLEAR TRUNK" CRITERIA MAY CONSTITUTE REJECTION ONSITE. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL ON THE PLANTING DETAILS SHEET.

5. EXCAVATION OF PLANTING HOLES SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS, AND PREPARED SUB-BASES.

I. CONTAINER GROWN STOCK
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL – ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION, AND SHALL MEET MINIMUM SPECIFICATIONS IN THE PLANT LIST.

2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GOWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.

3. PLANT ROOTS BOUND IN CONTAINERS OR WITH CIRCLING ROOTS SHALL NOT BE ACCEPTABLE.

4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NEED AUTHORIZATION FROM THE OWNER. LIKEWISE, SUBSTITUTION OF CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE BALLED AND BURLAPPED/FIELD GROWN WILL NEED AUTHORIZATION FROM THE OWNER AND LA OF RECORD PRIOR TO THE ORDERING OF ANY MATERIALS.

5. ALL PLANT MATERIALS SHALL MEET THE MINIMUM SPECIFICATIONS LISTED IN THE PLANT SCHEDULE; SIZE (HEIGHT/SPREAD) SPECIFICATIONS TAKE PRECEDENCE OVER GALLON SIZES (IF GALLON SIZES ARE SPECIFIED).

J. COLLECTED STOCK
1. WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

K. NATIVE STOCK
1. PLANTS COLLECTED FROM WILD OR NATIVE STAND SHALL BE CONSIDERED GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

L. MATERIALS LIST
1. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN A BIDDER'S TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSION OF BIDS. DRAWING SHALL TAKE PRECEDENCE. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE. WHERE NO GALLON SIZE IS SPECIFIED ON CONTAINERIZED SHRUBS OR GROUNDCOVERS, THE HEIGHT & SPREAD SPECIFICATIONS SHALL PREVAIL.

M. FINE GRADING
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.

2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.

3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

N. PLANTING PROCEDURES
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE COMPLETELY REMOVED FROM THE SITE. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY AFFECT THE VIABILITY OF THE PLANTS TO BE INSTALLED, HE/SHE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S CONSTRUCTION MANAGER OR DESIGNEE.

2. DURING LAND ALTERATION AND CONSTRUCTION ACTIVITIES, IT SHALL BE PROHIBITED TO REMOVE VEGETATION BY GRUBBING OR TO PLACE SOIL DEPOSITS, DEBRIS, SOLVENTS, CONSTRUCTION MATERIAL, MACHINERY OR OTHER EQUIPMENT OF ANY KIND WITHIN THE DRIPLINE OF A TREE TO REMAIN ON THE SITE UNLESS OTHERWISE APPROVED BY THE JURISDICTIONAL MUNICIPALITY

3. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES. INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORM WATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.

4. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO MINIMUM DEPTH OF APPROXIMATELY 20% GREATER THAN THE RECOMMENDED PLANTING SOIL DEPTH – UNLESS OTHERWISE SPECIFIED BY JURISDICTIONAL CODE. CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ONSITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE OR CONTACT OWNER'S CONSTRUCTION MANAGER OR DESIGNEE FOR RESOLUTION.
CONTRACTOR IS TO ENSURE THAT ALL COMPACTED SOIL, ROAD ROCK, & EXCESS DEBRIS SHALL BE REMOVED & A 24" LAYER OF NON-LIMEROCK PLANTING SOIL FAVORABLE TO SHRUB GROWTH & SUSTAINABILITY EXISTS OVER ALL PLANTING AREAS. TREE PITS SHALL BE EXCAVATED & BACKFILLED WITH PLANTING SOIL TO A MINIMUM DEPTH OF 30".

5. RECOMMENDED PLANTING SOIL DEPTH IS GENERALLY AS FOLLOWS:
ALL TREES AND TALL SHRUBS (INDICATED AS 'SHRUBS' & 'SHRUBS AREAS' ON THE PLANT SCHEDULE) SHALL BE PLANTED WITH A MINIMUM OF 12" TOPSOIL AROUND AND BENEATH THE ROOTBALL; MINIMUM TOPSOIL SHALL BE 6" FOR LOW SHRUBS/GROUNDCOVER AREAS AND 2" FOR SODDED GRASS AREAS.
THE MINIMUM TOPSOIL DEPTHS ARE IN ADDITION TO A MINIMUM NON-LIMEROCK SOIL DEPTH OF 10"-18", CONSISTING OF EXISTING UNDISTURBED OR NATIVE SOIL THAT WAS STORED/STOCKPILED ON SITE AND REUSED, OR CLEAN IMPORTED PLANTING SOIL WITH A RANGE OF ORGANIC MATTER BETWEEN 3-5% CONTAINING NO STONES GREATER THAN AN INCH AND A HALF IN DIAMETER IN ANY DIRECTION. TOPSOIL DEPTHS PLUS PLANTING SOIL/EXISTING NATIVE SOIL MINIMUM DEPTHS ARE IN ADDITION TO ANY LIMESTONE/LIMEROCK SUBGRADE, & IN ADDITION TO EXCAVATION WIDTHS REQUIRED FOR TREE PITS AS SHOWN ON THE PLANTING DETAILS.
PURSUANT TO THE ABOVE, THE TOTAL MINIMUM DEPTH OF VIABLE NON-LIMEROCK PLANTING SOIL, INCLUDING EXISTING VIABLE UNDISTURBED/OR STOCKPILED SOIL (IF PRESENT), REQUIRED TO BE PROVIDED ABOVE ANY LIMESTONE/LIMEROCK SUBGRADE CONDITION SHALL BE 12" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SOD AREAS; 16" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR GROUNDCOVERS; 24" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR SHRUBS/SHRUB AREAS; AND 30" MINIMUM TOTAL NON-LIMEROCK SOIL DEPTH FOR TREE PITS. DESIGNATION OF 'TREES,' 'SHRUBS'/SHRUB AREAS,' AND 'GROUNDCOVERS' SHALL BE CONSISTENT WITH THE LABELING OF PLANT MATERIALS SHOWN ON THE LANDSCAPE PLAN'S PLANT SCHEDULE, WITH THE EXCEPTION OF COMMON TURFGRASSES WHICH MAY BE INDICATED AS 'GROUNDCOVERS.' NONE OF THE ABOVE MINIMUMS SHALL PRECLUDE THE CONTRACTOR FROM EXCAVATING & PROVIDING SOIL IN ACCORDANCE WITH NOTE N.4 OR N.9. IMPORTED PLANTING SOIL SHALL BE IN ACCORDANCE WITH NOTE D.2.D.
IT IS THE CONTRACTORS RESPONSIBILITY TO VISIT THE SITE & TAKE REASONABLE MEASURES AS PART OF DUE DILIGENCE TO DETERMINE THE EXTENT OF EXCAVATION REQUIRED & TO DETERMINE THE AMOUNT OF PLANTING SOIL NECESSARY TO ENSURE LONG-TERM SUSTAINABILITY & SURVIVAL OF THE PLANT MATERIALS IN ACCORDANCE WITH THIS CONTRACT.

6. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
7. GENERAL: COMPLY WITH FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.

8. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.

9. ALL PLANTING HOLES SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD TO NURSERY STOCK 280.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN BEFORE (SEE MATERIALS, SECTION D). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. POOR DRAINAGE CONDITIONS TYPICALLY HAVE A PERCOLATION RATE OF 4" OR LESS PER HOUR, AS DETERMINED BY THE GEOTECHNICAL ENGINEER. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "JETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL RECOMMENDED.

10. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS, CURBS, PAVING, AND OTHER HARDSCAPE MATERIALS WHILE INSTALLING TREES.

11. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION D (MATERIALS) OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING HOLE SHALL RECEIVE 21-GRAM "AGRIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
- TWO (2) TABLETS PER 1 GAL. PLANT
- THREE (3) TABLETS PER 3 GAL. PLANT
- FOUR (4) TABLETS PER 10 GAL. PLANT
LARGER MATERIAL
-TWO (2) TABLETS PER HALF INCH (1/2") OF TRUNK CALIPER

12. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE TOP OF THE ROOT SYSTEM (FOR SHRUBS AND GROUNDCOVER) OR TRUNK FLARE (TREES AND PALMS) WILL STAND ONE (1) TO TWO (2) INCHES ABOVE FINAL GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PLANTING HOLE. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.

13. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, TURNING SOIL IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET OR OTHER TAMPING DEVICE. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC., SHALL BE PULLED FROM UNDERNEATH.

14. PRUNING: FOR DAMAGED OR BROKEN LIMBS, EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE SPECIES. ALL SUCKER GROWTH SHALL BE COMPLETELY REMOVED PRIOR TO DIGGING.

15. SHRUBS AND GROUNDCOVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LIST. CULTIVATE ALL MASS PLANTING AREAS TO A MINIMUM DEPTH OF 6", REMOVE AND DISPOSE OF ALL DEBRIS, TILL 4" OF PLANTING SOIL MIX INTO THE NEWLY TILLED PLANTING BED FOR GENERAL NUTRIENT DISBURSEMENT. MASS PLANTING BED IS NOW READY TO RECEIVE HOLES FOR NEW PLANTS. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.

16. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO ENSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. TREES SHALL USE ARBORTIE AS PER DETAIL SHEET. PALMS SHALL USE WOOD BRACING PER DETAIL SHEET.

17. MULCHING: PROVIDE A THREE INCH (3") MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUNDCOVER AND VINE BED AND TREE PIT (FOR TREES AND PALMS, MIN. THREE INCH (3") FROM EDGE OF TRUNKS). – UNLESS OTHERWISE REQUIRED BY LOCAL CODES AND SPECIFIED AS SUCH.

18. SYSTEMIC HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER OR THEIR DESIGNEE, A SYSTEMIC HERBICIDE SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. AFTER MULCH HAS BEEN APPLIED TO PLANTING BEDS AND TREE RINGS, TREAT ALL MULCHED AREAS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

O. LAWN SODDING
STENOTAPHRUM SECUNDATUM, V. 'FLORITAM' UNLESS OTHERWISE NOTED. (ST. AUGUSTINE SOLID SOD).
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING:
COMPLETE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER AND GOVERNING AGENCIES.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND OTHER DEBRIS, AND THE SOIL BROUGHT TO AN EVEN PREPARED GRADE TO ALLOW FOR SOIL PREPARATION BELOW.

3. SOIL PREPARATION: PREPARE LOOSE BED FOUR INCHES (4") DEEP. APPLY FERTILIZER AT A RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM, UTILIZING COMMERCIAL BROADCAST SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE INCHES (3"). HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY TO PREPARE FOR SOD INSTALLATION.

4. SODDING: THE CONTRACTOR SHALL SOD ALL THE PERVIOUS AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS TO CREATE A UNIFORM, NEW TURF BLANKET FOR THE SITE. ALL PERVIOUS AREAS TO REMAIN THAT ARE DISTURBED BY CONSTRUCTION & NOT SHOWN TO HAVE SHRUBS OR GROUNDCOVER ON THE LANDSCAPE PLAN SHALL BE SODDED BY CONTRACTOR. ALL SOD OFF-SITE OR IN THE RIGHT-OF-WAY (DEDICATED OR OTHERWISE) SHALL BE BAHIA 'ARGENTINE' SOLID SOD UNLESS OTHERWISE NOTED.

A) THE SOD SHALL BE CERTIFIED TO MEET FLORIDA STATE BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS, AND DISEASE OF ANY KIND, SOD PANELS SHALL BE LAID TIGHTLY TOGETHER TO MAKE A SOLID, SODDED LAWN AREA.

B) SOD SHALL BE LAID IN ROWS WITH EVERY OTHER ROW STAGGERED HALFWAY BETWEEN THE NEXT TO INSURE NO CONTINUOUS STACKED JOINTS. SEW JOINTS OF SOD TO INSURE A TIGHT FIT AT JOINTS, WITH GAPS NO GREATER THAN 1" BETWEEN SOD PANELS.

C) SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS.

CONCEPTUAL DRAWINGS FOR:

S. JENKINS RD. CAR WASH

2671 S. JENKINS RD.

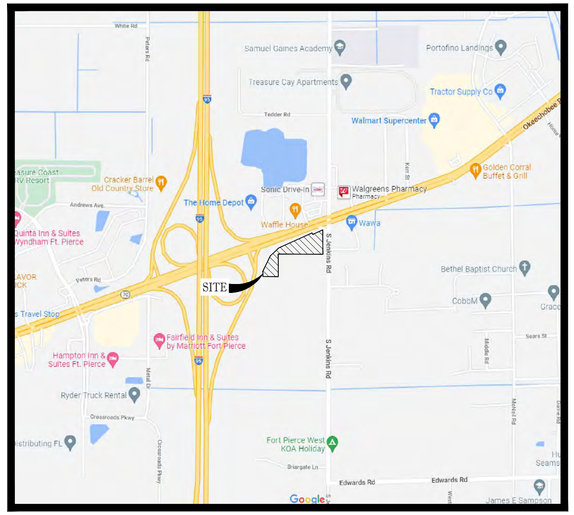
CITY OF FORT PIERCE, FL
SECTION 24, TOWNSHIP 35 S, RANGE 39 E
FOR
MRE REAL ESTATE & INVESTMENT

VICINITY \ AERIAL MAP

N.T.S.

LOCATION MAP

N.T.S.



SHEET INDEX

PLANS BY THOMAS ENGINEERING GROUP:

PREPARED BY

THOMAS ENGINEERING GROUP

PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 205
JUPITER, FL. 33458

PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS

6300 NW 31ST AVENUE
FT. LAUDERDALE, FL 33309
P: 954-202-7000

4950 W. KENNEDY BLVD.
SUITE 600
TAMPA, FL 33609
P: 813-375-8400

125 W INDIANTOWN RD.
SUITE 206
JUPITER, FL 33458
P: 561-203-7503

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REV.:	DATE:	COMMENT:	BY:

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PROJECT No.:	F220037
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-28-22
CAD I.D.:	COVER

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP

PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
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BRANDON M. ULMER
No. 68345
STATE OF FLORIDA
PROFESSIONAL ENGINEER
July 25, 2022
Florida License No. 68345
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

COVER SHEET

SHEET NUMBER:

C-00

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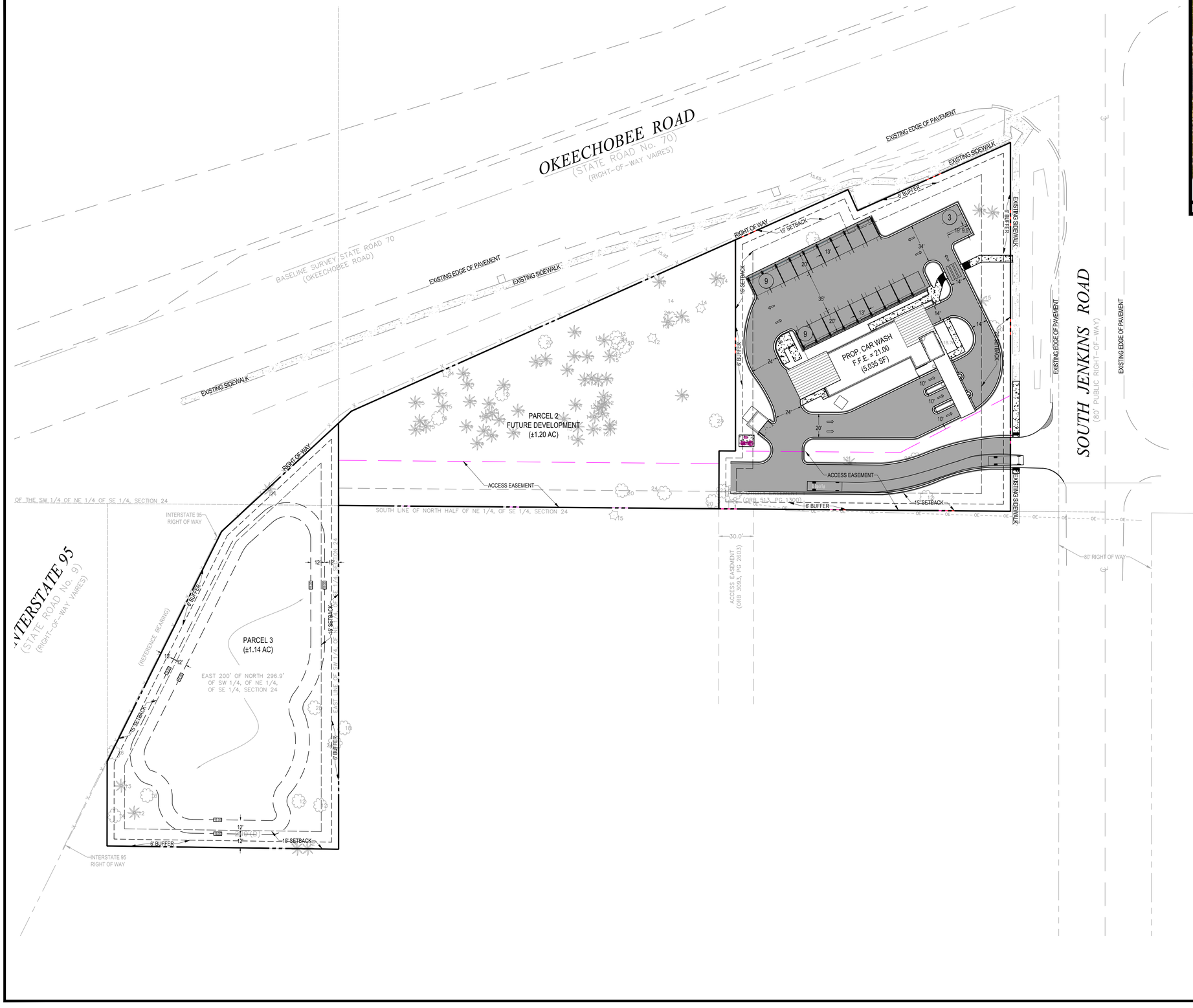
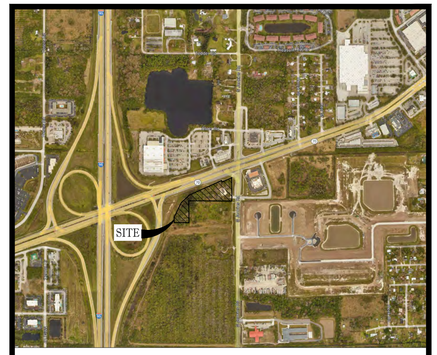
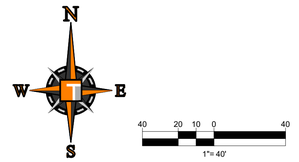
M:\Projects\2022\F220037 SWC Okeechobee & Jenkins\Civil\C-00 COVER SHEET





VICINITY MAP

N.T.S.



SITE DATA:

Local Jurisdiction	City of Fort Pierce
Future Land Use	General Commercial
Zoning Distrcit	C-3
Flood Zone Classification	Flood Zone 'X'
Site Address	2671 S. Jenkins Rd.

Total Areas	**167,412.38**	**sf**	**3.84 Ac**	
Parcel 1 - Car Wash	65,756.87	sf	1.51 Ac	100.00%
Impervious Area				
Building	5,035.00	sf	0.12 Ac	7.66%
Vehicular Use Area	30,951.00	sf	0.71 Ac	47.07%
Sidewalk	1,582.37	sf	0.04 Ac	2.41%
Total =	**37,568.37**	**sf**	**0.86 Ac**	**57.13%**
Pervious Area				
Landscape Area	28,188.50	sf	0.65 Ac	42.87%
Total =	**28,188.50**	**sf**	**0.65 Ac**	**42.87%**
Parcel 2 - Future Development	52,178.73	sf	1.20 Ac	100.00%
Impervious Area				
Total =	**-**	**sf**	**0.00 Ac**	**0.00%**
Pervious Area				
Open Area	52,178.73	sf	1.20 Ac	100.00%
Total =	**52,178.73**	**sf**	**1.20 Ac**	**100.00%**

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FT LAUDERDALE, FL 33309, P: 954-202-1000
4950 W. KENNEDY BLVD. SUITE 600, TAMPA, FL 33609, P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206, JUPITER, FL 33458, P: 561-203-7503
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REVISIONS:

REV:	DATE:	COMMENT:	BY:
x	xx/xx/xx	xxx	xxx

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PROJECT No.: F220037
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 6-29-22
CAD I.D.: SITE PLAN

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
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FX: (561) 203-7721
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BRANDON M. ULMER
No. 68345
PROFESSIONAL ENGINEER
JUN 25, 2022
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN OVERALL

SHEET NUMBER:

C-01

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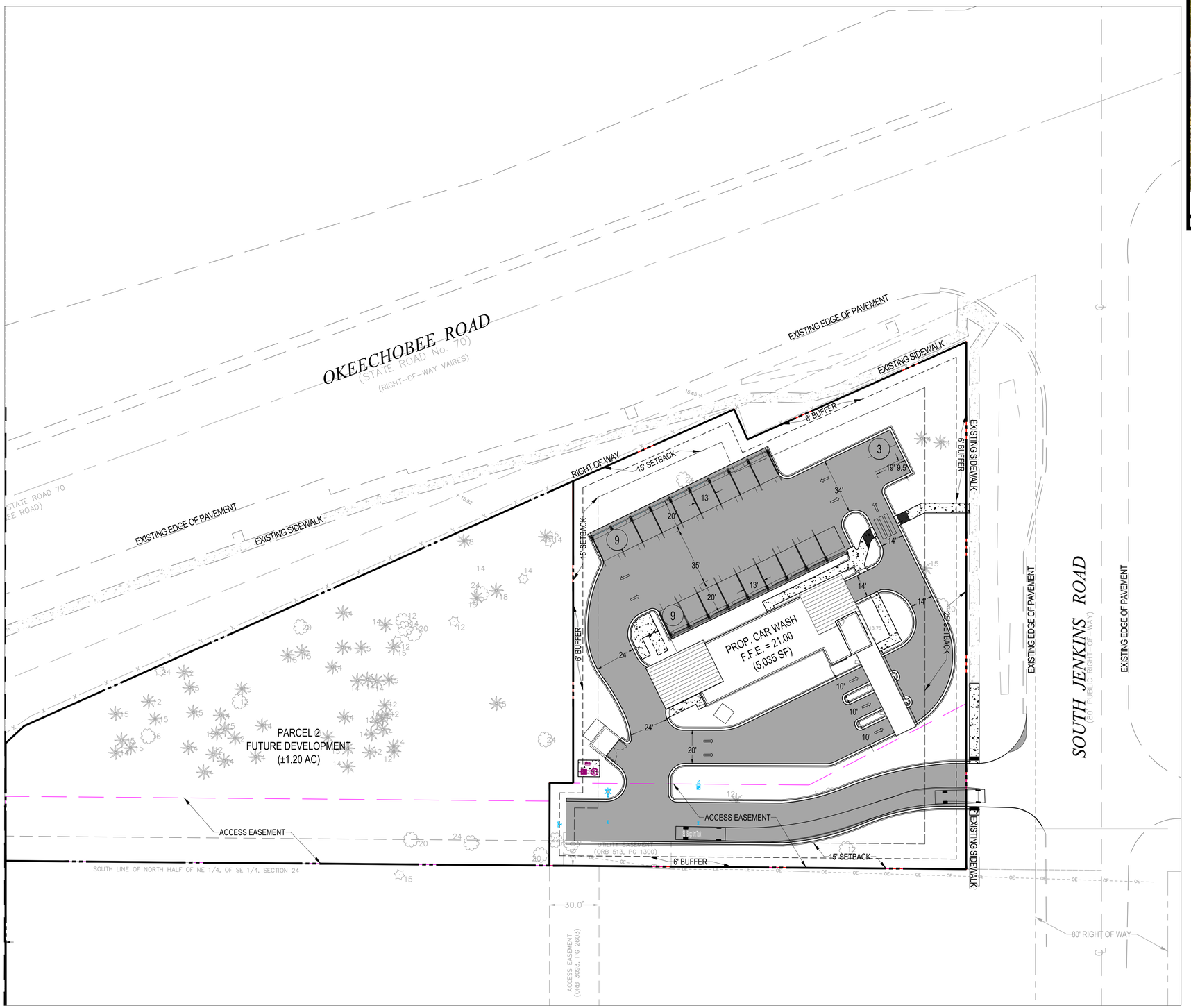
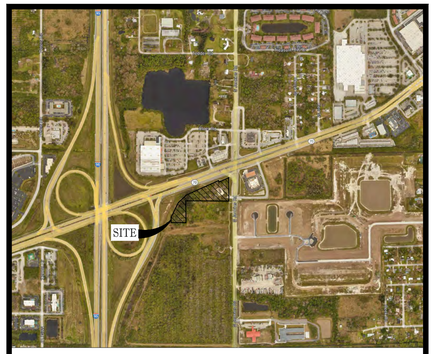
R:\JOBS PROJECTS\2022\F220037\SITE PLAN\F220037 C-01 SITE PLAN OVERALL





VICINITY MAP

N.T.S.

N

W E

S

30 15 7.5 0 30

1"= 30'

SITE DATA:

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PROJECT No.: F220037
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 6-29-22
CAD I.D.: SITE PLAN

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

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CITY OF FORT PIERCE
FLORIDA

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BRANDON M. ULMER
No. 68345
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Jun 25, 2022
FLORIDA LICENSE No. 68345
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-02

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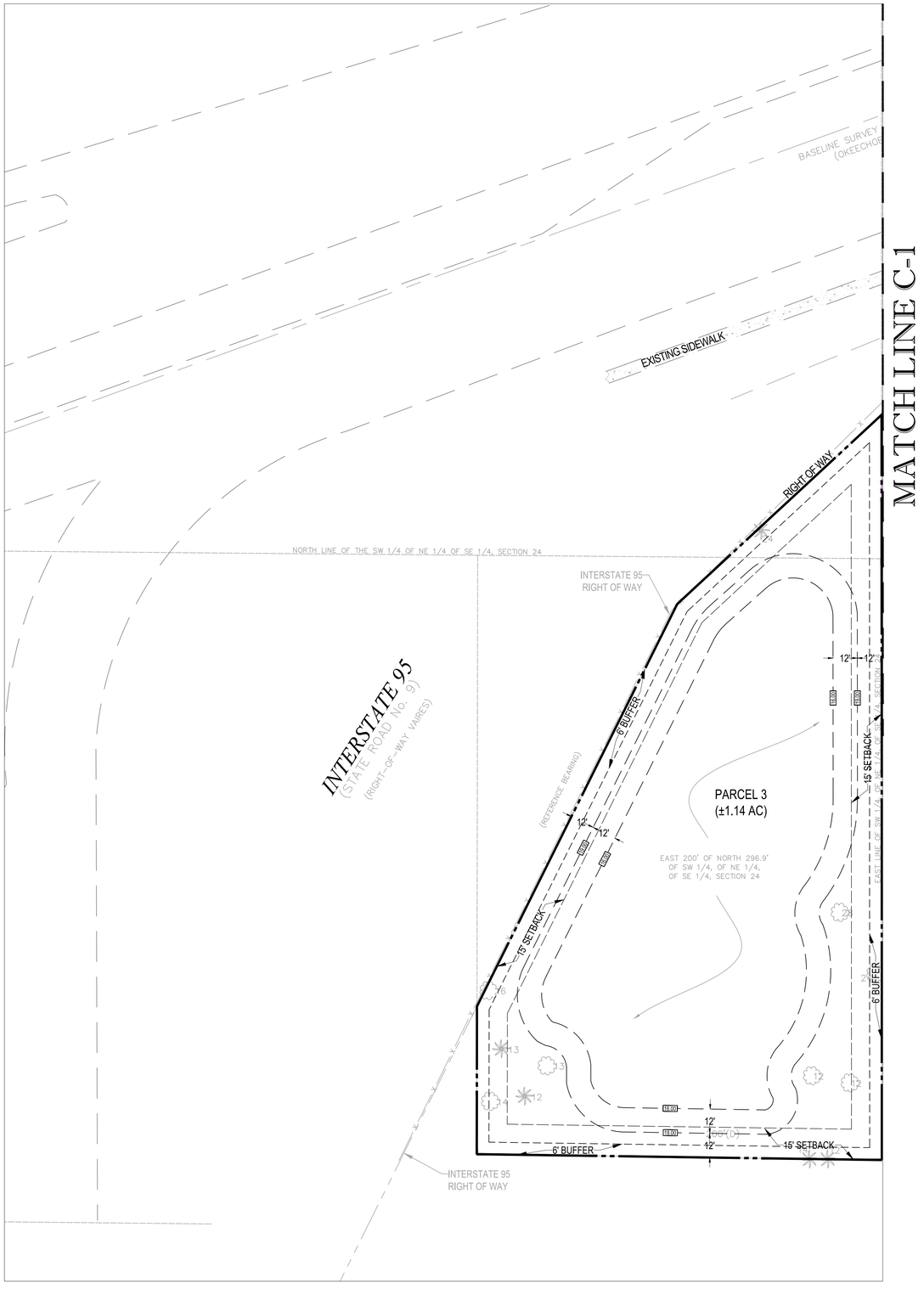
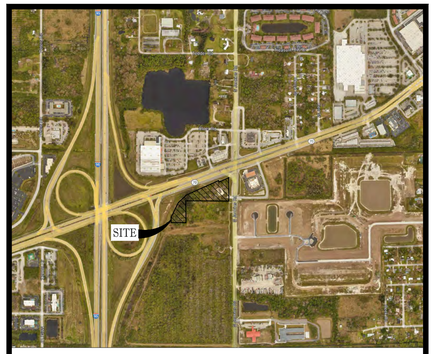
R:\MRE PROPERTIES, LLC\SWC OKEECHOBEE RD & JENKINS RD\C-02 SITE PLAN PARCEL 1 + 2





VICINITY MAP

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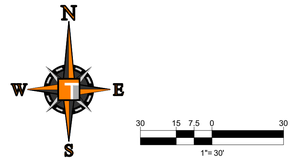

SITE DATA:

Local Jurisdiction	City of Fort Pierce
Future Land Use	General Commercial
Zoning Distrcit	C-3
Flood Zone Classification	Flood Zone 'X'
Site Address	2671 S. Jenkins Rd.

Parcel 3 - Retention Area	49,559.23	sf	1.14 Ac	100.00%
Impervious Area				
Total =	**-**	**sf**	**0.00 Ac**	**0.00%**
Pervious Area (Open Space)				
Dry Retention Area	32,164.97	sf	0.74 Ac	64.90%
Landscape Area	17,394.26	sf	0.40 Ac	35.10%
Total =	**49,559.23**	**sf**	**1.14 Ac**	**100.00%**

ELEVATIONS BASED ON NAVD '88

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CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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PROJECT No.:	F220037
DRAWN BY:	MJL
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CAD I.D.:	SITE PLAN

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No. 68345
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Jun 29, 2022
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-03

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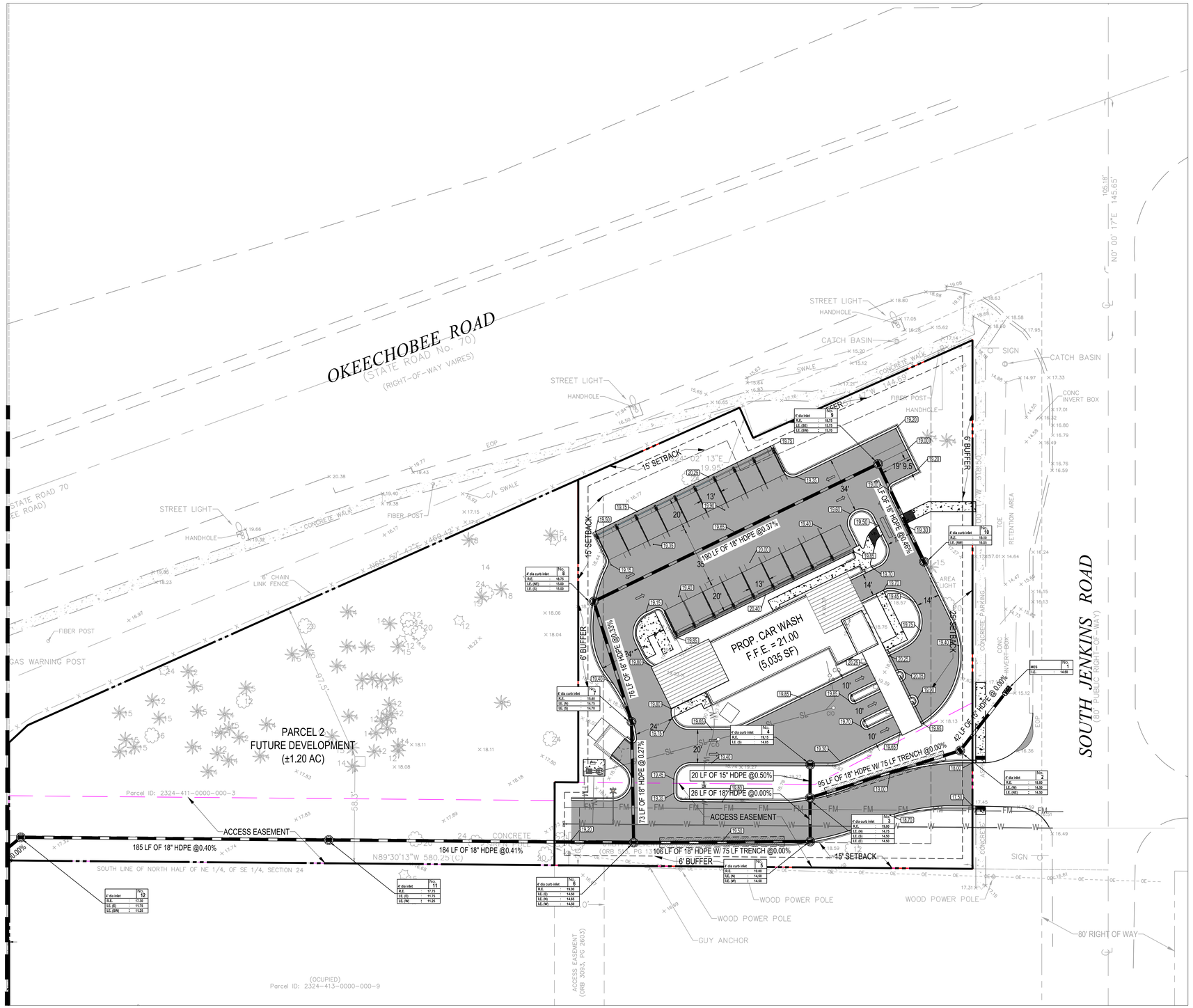
P:\MRE PROJECTS\2022\F220037\CAD\SITE PLAN\F220037 C-03 SITE PLAN PARCEL 3



PAVING, GRADING & DRAINAGE LEGEND

EX. NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	S
	HYDRANT	
	SANITARY MANHOLE	
	CATCH BASIN	
	WATER VALVE	
	BACKFLOW PREVENTER	
	WATER METER	
	CLEAN OUT	
XXX	GRADE SPOT SHOT	XXX.XX

N W E S

30 15 7.5 0 30
1"= 30'

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FT LAUDERDALE, FL 33309, P: 954-202-1000
4950 W. KENNEDY BLVD. SUITE 600, TAMPA, FL 33609, P: 813-379-4100
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REVISIONS:

REV:	DATE:	COMMENT:	BY:
x	xx/xx/xx	xxx	xxx

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PROJECT No.:	F220037
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-29-22
CAD I.D.:	PGD PLAN

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
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BRANDON M. ULMER
No. 68345
STATE OF FLORIDA
PROFESSIONAL ENGINEER
Jun 25, 2022
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERTIFICATE OF AUTH. No. 27528

SHEET TITLE:

SHEET NUMBER:

C-04

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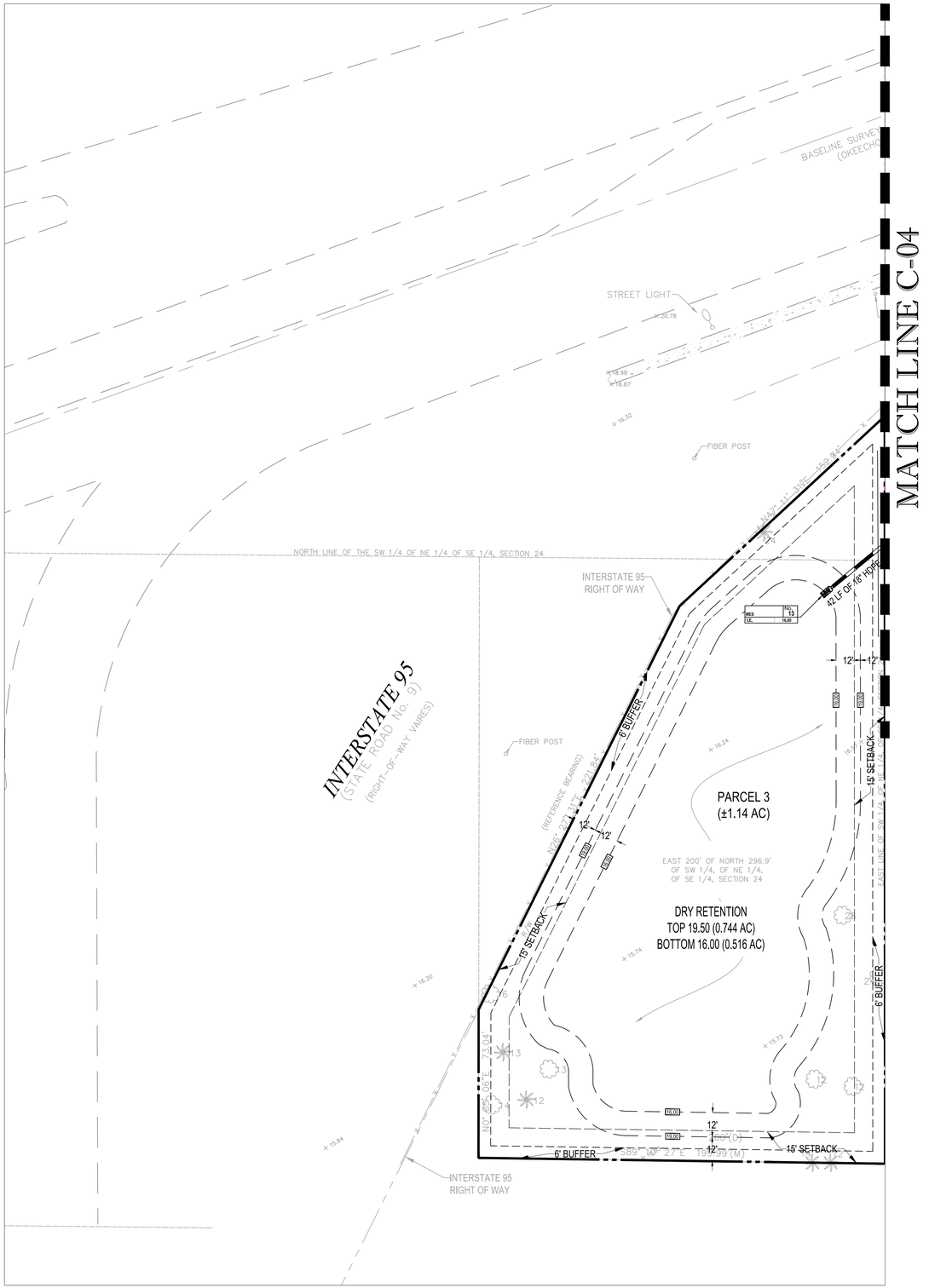
P:\MRE PROPERTIES\SWC FTP\ACAD\LDP\C-04 PAVING GRADING & DRAINAGE PLAN.dwg



PAVING, GRADING & DRAINAGE LEGEND

EX. NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
Ⓢ	SANITARY MANHOLE	Ⓢ
	CATCH BASIN	
	WATER VALVE	
	BACKFLOW PREVENTER	
	WATER METER	
○	CLEAN OUT	○
XX.XX	GRADE SPOT SHOT	XXX.XX

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FT LAUDERDALE, FL 33309, P: 954-202-1000
4950 W. KENNEDY BLVD. SUITE 600, TAMPA, FL 33609, P: 813-379-4100
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REVISIONS:

REV:	DATE:	COMMENT:	BY:
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PROJECT No.:	F220037
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-29-22
CAD I.D.:	PGD PLAN

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

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BRANDON M. ULMER
No. 68345
PROFESSIONAL ENGINEER
JUN 25, 2022
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

PAVING, GRADING, & DRAINAGE PLAN

SHEET NUMBER:

C-05

ELEVATIONS BASED ON NAVD '88

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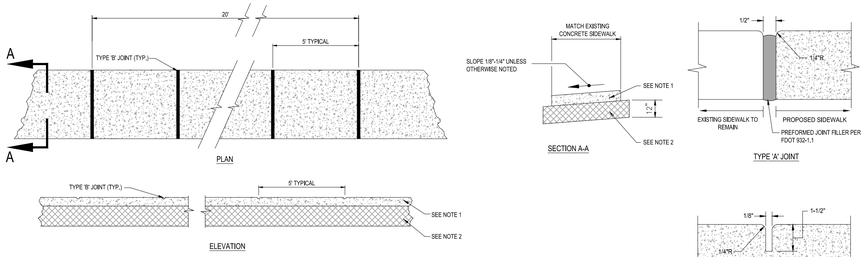
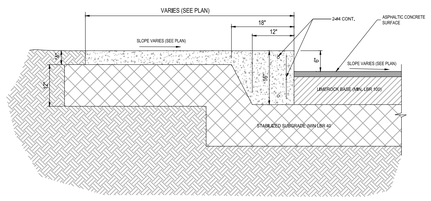


NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. T-180, (12" THICKNESS)
3. CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.

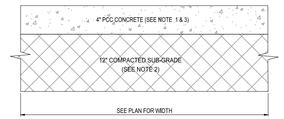
TABLE OF SIDEWALK JOINTS	
TYPE	LOCATION
'A'	AT CONNECTION BETWEEN NEW AND EXISTING SIDEWALK
'B'	5 FEET CENTER TO CENTER ON SIDEWALKS.

1 SIDEWALK DETAILS
SCALE: NONE



"6" SIDEWALK SHALL BE INSTALLED ON ENLARGED WALKWAYS SUBJECT TO VEHICLE TRAFFIC.

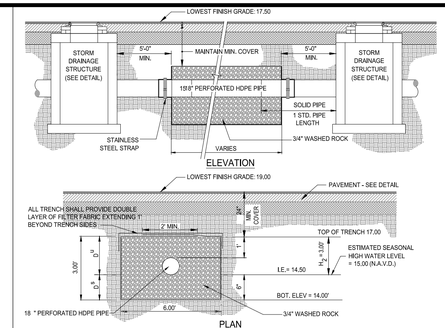
2 THICKENED EDGE SIDEWALK DETAIL
SCALE: NONE



NOTES:

1. SIDEWALK SHALL BE 4" THICK EXCEPT IN DRIVEWAYS WHERE THE THICKNESS SHALL BE 6".
2. 12" SUBGRADE BELOW SIDEWALK SHALL BE COMPACTED TO 98% OF MAX. DENSITY PER A.A.S.H.T.O. (T-180)
3. T-180, CONCRETE STRENGTH SHALL BE MIN. 3000 PSI @ 28 DAYS.
4. SIDEWALK REMOVAL & REPLACEMENTS TO CONSIST OF FULL FLAGS.
5. PROVIDE EXPANSION JOINT (TYPE 'A') AT CONNECTIONS BETWEEN NEW AND EXISTING SIDEWALK.
6. PROVIDE FIBEROUS JOINTS 20' O.C.

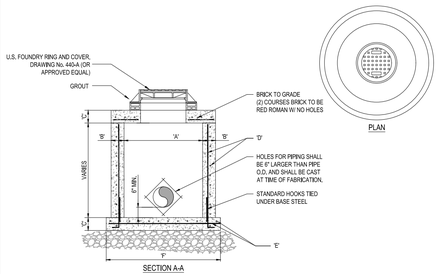
3 TYPICAL CONCRETE SIDEWALK SECTION
SCALE: NONE



NOTES:

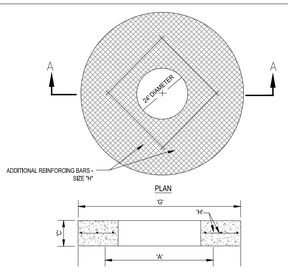
1. PIPES SHALL CONNECT TO ADDITIONAL CATCH BASINS AS REQUIRED.
2. BALLAST ROCK SHALL CONSIST OF 3/4" WASHED ROCK AND BE FROM FRESH WATER WASHED FREE OF DELETERIOUS MATTER.
3. TRENCH TO BE LINED WITH AMOCO PROFEX 4545 OR APPROVED EQUIVALENT TYPE FILTER FABRIC. OVERLAP TRENCH LINING MATERIAL A MINIMUM OF 2' AT TOP OF TRENCH, CLOSE ENDS AND STRAP AROUND PIPE.
4. THE AREA ABOVE THE TRENCH SHALL CONSIST ENTIRELY OF LIMEROCK BASE (LBR100), ALL EXFILTRATION TRENCH SHALL HAVE AN EXTRA SECTION OF FILTER FABRIC OVER THE TRENCH ROCK EXTENDING 1 FT ON EACH SIDE

4 EXFILTRATION TRENCH
SCALE: NONE



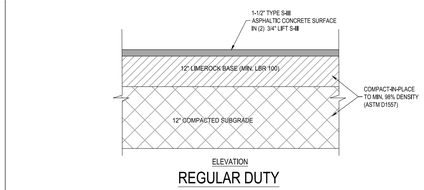
TYPE	"A"	"B"	"C"	"D"	"E"	"F"
M-4	4'-0" Ø	8"	8"	# 4 @ 12" C.C.E.W.	# 4 @ 12" C.C.E.W.	6'-4" Ø
M-5	5'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 12" C.C.E.W.	7'-4" Ø
M-6	6'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	8'-4" Ø
M-7	7'-0" Ø	8"	8"	# 5 @ 12" C.C.E.W.	# 5 @ 6" C.C.E.W.	9'-4" Ø
M-8	8'-0" Ø	10"	10"	2-W.W.M. w/ # @ 12" C.C. VERT	# 5 @ 6" C.C.E.W.	10'-8" Ø

5 PRECAST CIRCULAR DRAINAGE MANHOLE
SCALE: NONE



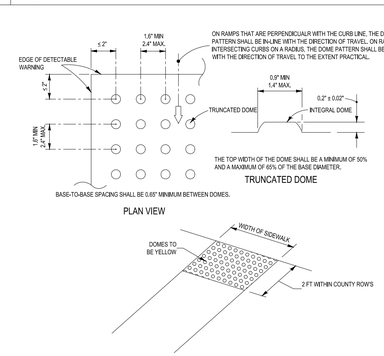
TYPE	"A"	"C"	"G"	"H"
M-4	4'-0" Ø	8"	5'-4" Ø	# 4 @ 6" C.C.E.W.
M-5	5'-0" Ø	8"	6'-4" Ø	# 5 @ 8" C.C.E.W.
M-6	6'-0" Ø	8"	7'-4" Ø	# 5 @ 6" C.C.E.W.
M-7	7'-0" Ø	8"	8'-4" Ø	# 5 @ 6" C.C.E.W.
M-8	8'-0" Ø	10"	9'-6" Ø	# 5 @ 6" C.C.E.W.

6 PRECAST CONCRETE-TOP SLAB FOR DRAINAGE MANHOLES
SCALE: NONE



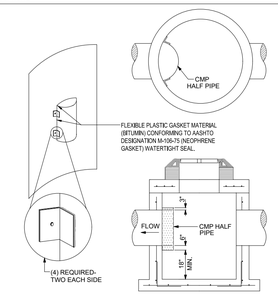
REGULAR DUTY

7 ASPHALTIC CONCRETE PAVEMENT DETAIL
SCALE: NONE



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

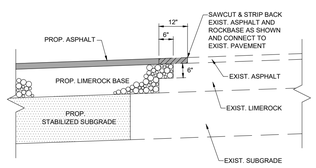
8 ADA RAMP DETECTABLE WARNING DETAIL
SCALE: NONE



NOTES:

1. HALF ROUND PLATE TO BE WELDED TO TOP FOR POLLUTION RETARDANT BASIN.
2. SEE PRECAST CIRCULAR CATCH BASIN DETAIL FOR CONSTRUCTION SPECIFICATIONS.
3. THE HALF ROUND PIPE SHALL BE ONE SIZE LARGER THAN DISCHARGE PIPE.
4. BOLT ASSEMBLY TO WALLS OF STRUCTURE AT 15" ON CENTER WITH 3/4" GALVANIZED BOLTS.

9 POLLUTION RETARDENT BAFFLE DETAIL
SCALE: NONE



10 SAWCUT/MATCH ASPHALT PAVEMENT DETAIL
NONE

ELEVATIONS BASED ON NAVD '88

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PROJECT No.: F220037
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 6-29-22
CAD I.D.: PDG DETAILS

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
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BRANDON M. ULMER — STATE OF FLORIDA — No. 68345 — PROFESSIONAL ENGINEER
July 29, 2022
FLORIDA LICENSE No. 68345
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

PAVING, GRADING, & DRAINAGE DETAILS

SHEET NUMBER:

C-06

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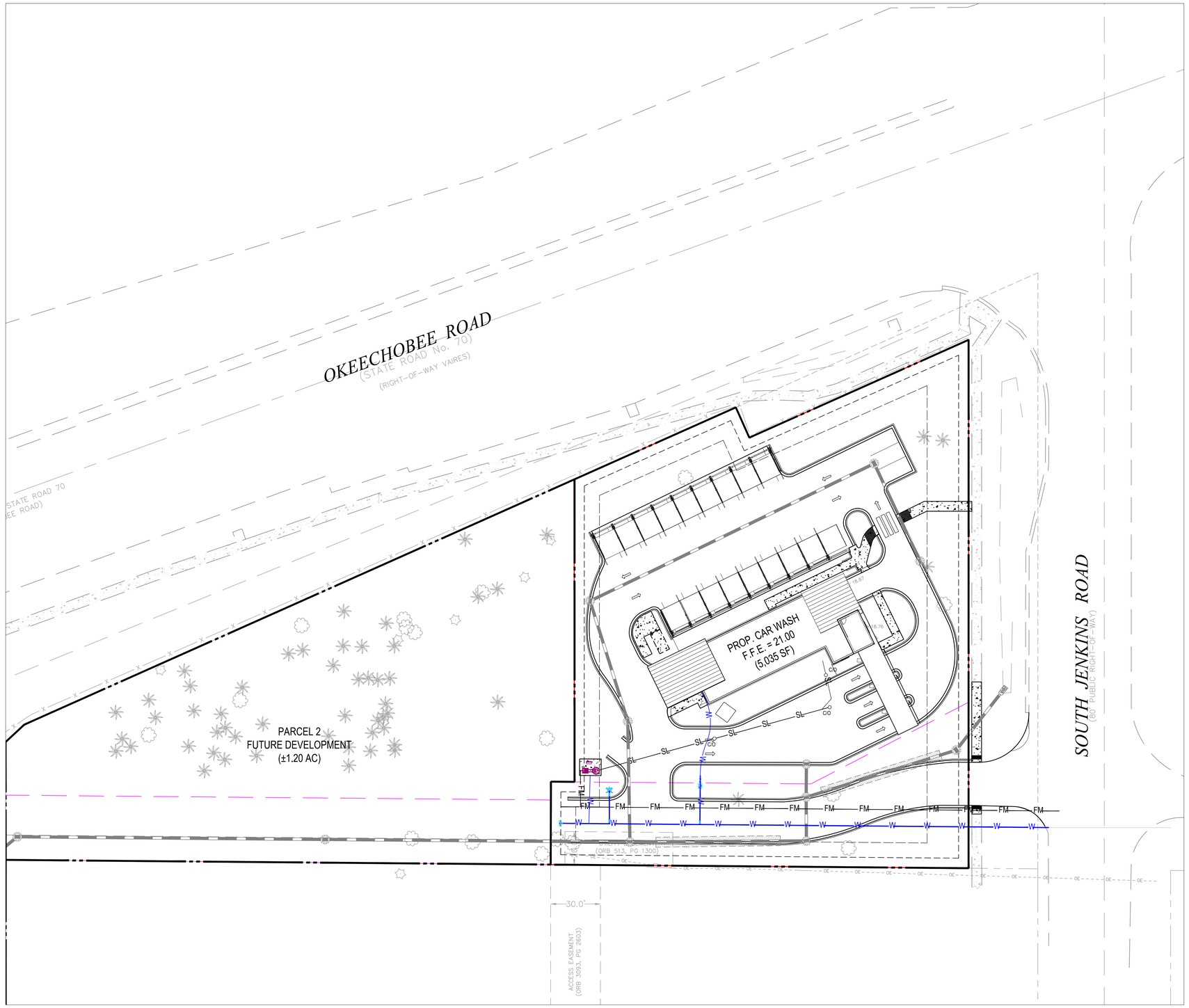

UTILITY LEGEND

EX. NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
	STORM SEWER	
	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
	CATCH BASIN	
	WATER VALVE	
Z	BACKFLOW PREVENTER	Z
	WATER METER	
	CLEAN OUT	
xxx	GRADE SPOT SHOT	

N
W E
S

30 15 7.5 0 30
1"= 30'

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
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PROJECT No.:	F220037
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-29-22
CAD I.D.:	WSU PLAN

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

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BRANDON M. ULMER
No. 68345
PROFESSIONAL ENGINEER
STATE OF FLORIDA
Jun 25, 2022
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

WATER, SEWER, & UTILITY PLAN

SHEET NUMBER:

C-07

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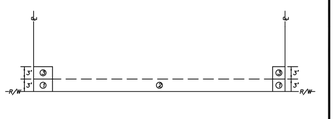
P:\JOBS PROJECTS\2022\F220037 SWC OKEECHOBEE & JENKINS\CAD\C-06 WSU PLAN

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.

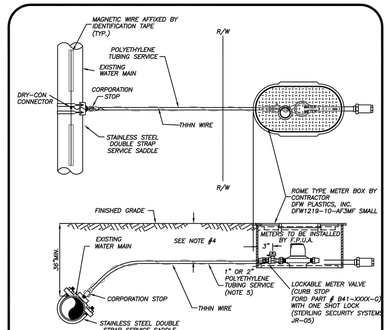


NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. WATER METER, AREA Ⓒ, SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE WATER METER. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO WATER SERVICES AND METERS CAN BE CONNECTED.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. WATER SERVICE, WITHIN AREA Ⓒ, THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA Ⓓ, OR ALONG THE PROPERTY LINES MARKED AREA Ⓔ.
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF 6 FEET AND PREFERABLY 10 FEET.
4. ALL METERS SHALL BE INSTALLED IN AN UNRESTRICTED AREA FOLLOWING EASE OF ACCESS AND PROVIDING ADEQUATE PROTECTION.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WATER METER PLACEMENT
(N.T.S.)

FPUA COMMUNITY PROUD	WATER METER PLACEMENT POLICY	W-1
03-08 DATE: 02-15 DESIGN: REVISION: BY: APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED:	COMPUTER FILE #: WATER DETAILS 2020SD2.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC	SCALE: N.T.S.	
CHECKED BY: BJL	DATE: 2020	SHEET 1 OF 1
APPROVED: AJC		

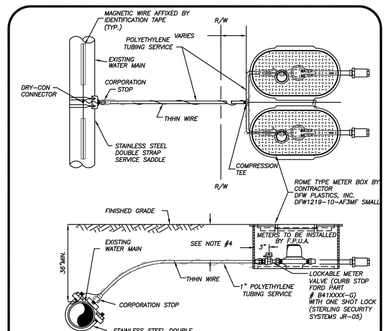


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. FOR 2" COMMERCIAL SERVICE INSTALLATIONS, FPUA WILL INSTALL ABOVE GROUND METER PER DETAIL W-8.

TYPICAL SINGLE WATER SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL SINGLE WATER SERVICE CONNECTION	W-2
03-08 DATE: 02-15 DESIGN: REVISION: BY: APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED:	COMPUTER FILE #: WATER DETAILS 2020SD2.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC	SCALE: N.T.S.	
CHECKED BY: BJL	DATE: 2020	SHEET 1 OF 1
APPROVED: AJC		



NOTES:

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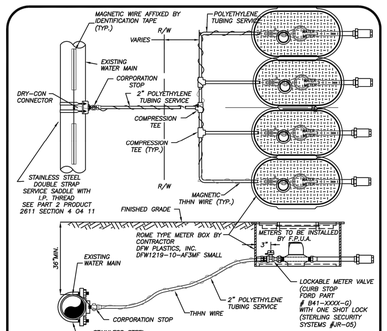
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

TYPICAL DOUBLE WATER SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL DOUBLE WATER SERVICE CONNECTION	W-3
03-08 DATE: 02-15 DESIGN: REVISION: BY: APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED:	COMPUTER FILE #: WATER DETAILS 2020SD2.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC	SCALE: N.T.S.	
CHECKED BY: BJL	DATE: 2020	SHEET 1 OF 1
APPROVED: AJC		

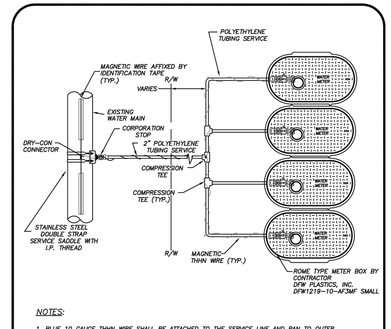


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. 1" & 3/4" METER SIZES SHALL REQUIRE A LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

TYPICAL MULTIPLE WATER SERVICE CONNECTION
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION	W-4
03-08 DATE: 02-15 DESIGN: REVISION: BY: APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED:	COMPUTER FILE #: WATER DETAILS 2020SD2.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC	SCALE: N.T.S.	
CHECKED BY: BJL	DATE: 2020	SHEET 1 OF 1
APPROVED: AJC		

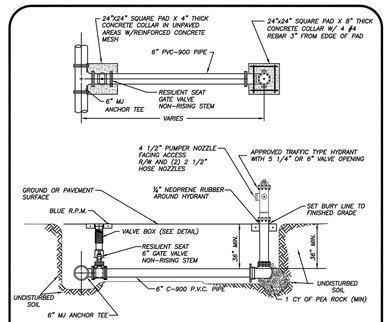


NOTES:

1. BLUE 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE AND RAN TO OUTER METERS ONLY.
2. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
3. ALL METER SIZES SHALL REQUIRE LOCKABLE METER VALVE. (CURB STOP)
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".
5. POLY SERVICE LINE SHALL VARY IN SIZE PER COMMERCIAL USE.
6. F.P.U.A. SHALL REMOVE METER BOXES AND INSTALL STAND PIPES AT THE TIME OF CONNECTION.

TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL MULTIPLE WATER SERVICE CONNECTION (COMMERCIAL)	W-4A
03-08 DATE: 02-15 DESIGN: REVISION: BY: APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED:	COMPUTER FILE #: W-4.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC	SCALE: N.T.S.	
CHECKED BY: BJL	DATE: 2020	SHEET 1 OF 1
APPROVED: AJC		

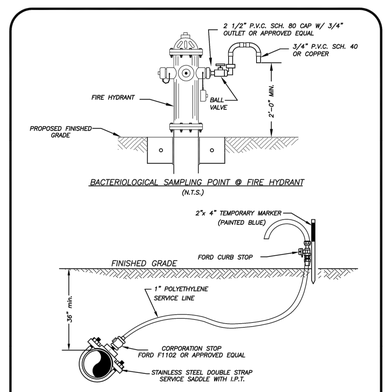


NOTES:

1. HYDRANT SHALL BE INSTALLED PLUMB & TRUE.
2. HYDRANT SHALL BE PAINTED CARNIVAL RED (TRAFFIC).
3. HEEL TO REST IN UNDISTURBED SOIL.
4. THE ONLY HYDRANTS ACCEPTABLE ARE: MUELLER SUPER CENTURION 250 OR AMERICAN DARLING B-84-B-5.
5. HYDRANT ASSEMBLY MUST BE RESTRAINED TO TEE.
6. ALL FITTINGS SHALL BE MECHANICAL JOINT.
7. ENTIRE ASSEMBLY TO BE MECHANICALLY RESTRAINED.
8. BLUE LOCATOR SHALL BE PLACED IN CENTER OF TRAVEL LANE CLOSEST TO HYDRANT.
9. ALL HYDRANT VALVE BOX COVERS SHALL BE PAINTED CARNIVAL RED.
10. LOCATE WIRE SHALL TERMINATE AT HYDRANT ISOLATION VALVE.
11. HYDRANTS SHALL BE NO MORE THAN FIFTEEN FEET (15 FT.) FROM THE CURB OF ROADWAYS OR FROM THE EDGE OF PAVEMENT, CLEARANCES OF SEVEN AND ONE HALF FEET (7FT-6IN.) IN FRONT OF AND TO THE SIDES OF THE FIRE HYDRANTS, WITH FOUR FOOT (4 FT.) CLEARANCE TO THE REAR OF HYDRANTS SHALL BE MAINTAINED.

TYPICAL FIRE HYDRANT ASSEMBLY
(N.T.S.)

FPUA COMMUNITY PROUD	TYPICAL FIRE HYDRANT ASSEMBLY	W-5
03-08 DATE: 02-15 DESIGN: REVISION: BY: APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED:	COMPUTER FILE #: WATER DETAILS 2020SD2.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC	SCALE: N.T.S.	
CHECKED BY: BJL	DATE: 2020	SHEET 1 OF 1
APPROVED: AJC		



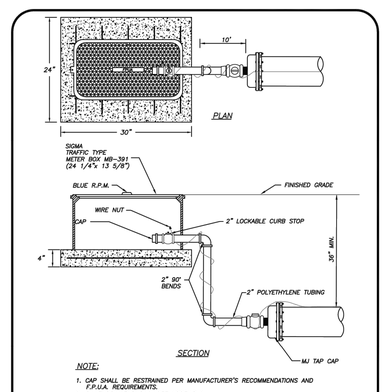
BACTERIOLOGICAL SAMPLING POINT @ FIRE HYDRANT
(N.T.S.)

BACTERIOLOGICAL SAMPLING POINT @ WATER MAIN
(N.T.S.)

NOTE:

AFTER TESTING REMOVE 1" P.E. LINE AND CAP WITH BRASS PLUG AT CORPORATION STOP.

FPUA COMMUNITY PROUD	BACTERIOLOGICAL SAMPLING POINT DETAIL	W-6
03-08 DATE: 02-15 DESIGN: REVISION: BY: APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED:	COMPUTER FILE #: WATER DETAILS 2020SD2.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC	SCALE: N.T.S.	
CHECKED BY: BJL	DATE: 2020	SHEET 1 OF 1
APPROVED: AJC		

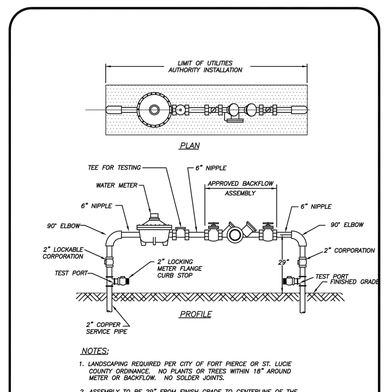


NOTE:

1. CAP SHALL BE RESTRAINED PER MANUFACTURER'S RECOMMENDATIONS AND F.P.U.A. REQUIREMENTS.
2. BLUE RPM FOR BLOWOFF ASSEMBLY
3. CONCRETE SLAB TO BE 3000 PSI WITH 6" X 6" WIRE MESH.

MANUAL BLOWOFF ASSEMBLY
(N.T.S.)

FPUA COMMUNITY PROUD	MANUAL BLOWOFF ASSEMBLY	W-7
03-08 DATE: 02-15 DESIGN: REVISION: BY: APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED:	COMPUTER FILE #: WATER DETAILS 2020SD2.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC	SCALE: N.T.S.	
CHECKED BY: BJL	DATE: 2020	SHEET 1 OF 1
APPROVED: AJC		

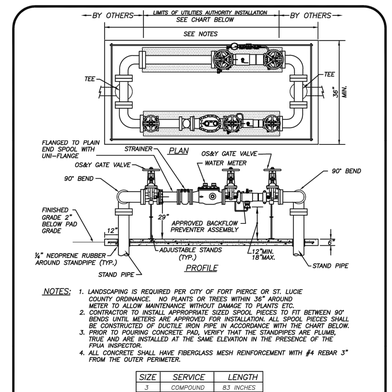


NOTES:

1. LANDSCAPING REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 18" AROUND METER OR BACKFLOW. NO SOLDER JOINTS.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.

WATER METER/BACKFLOW PREVENTER ASSEMBLY
DOMESTIC SERVICE (COMMERCIAL)
(N.T.S.)

FPUA COMMUNITY PROUD	WATER METER/BACKFLOW PREVENTER ASSEMBLY-DOMESTIC SERVICES (METER SIZE 2" OR LESS)	W-8
03-08 DATE: 02-15 DESIGN: REVISION: BY: APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED:	COMPUTER FILE #: WATER DETAILS 2020SD2.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC	SCALE: N.T.S.	
CHECKED BY: BJL	DATE: 2020	SHEET 1 OF 1
APPROVED: AJC		



NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. CONTRACTOR TO INSTALL APPROPRIATE SIZED SPOOL PIECES TO FIT BETWEEN 90° BENDS UNTIL METERS ARE APPROVED FOR INSTALLATION. ALL SPOOL PIECES SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE IN ACCORDANCE WITH THE CHART BELOW.
3. PRIOR TO POURING CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, AND THAT ARE INSTALLED AT THE SAME ELEVATION IN THE PRESENCE OF THE FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

SIZE	SERVICE	LENGTH
3	COMPOUND	83 INCHES
4	COMPOUND	95 INCHES
6	COMPOUND	106 INCHES

WATER METER/BACKFLOW PREVENTER ASSEMBLY
COMMERCIAL WATER METER SERVICES (METER SIZE > 3")

FPUA COMMUNITY PROUD	WATER METER/BACKFLOW PREVENTER DOMESTIC SERVICE (METER SIZE ≥ 1")	W-9
03-08 DATE: 02-15 DESIGN: CONCRETE SLAB REVISION: BY: APPD:		WATER/WASTEWATER ENGINEERING
DESIGNED:	COMPUTER FILE #: W-4.DWG	FT. PIERCE UTILITIES AUTHORITY
DRAWN BY: AJC	SCALE: N.T.S.	
CHECKED BY: BJL	DATE: 2020	SHEET 1 OF 1
APPROVED: AJC		

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS · PROJECT MANAGERS · LAND PLANNING · LANDSCAPE ARCHITECTS
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4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FL 33609, P: 813-379-4100
125 W INDIANTOWN RD., SUITE 206, JUPITER, FL 33458, P: 561-203-7503

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REV:	DATE:	COMMENT:	BY:
x	xx/xx/xx	xxx	xxx

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PROJECT No.: F220037
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 6-29-22
CAD I.D.: WSU DETAILS

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
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www.ThomasEngineeringGroup.com

BRANDON M. ULMER — No. 68345 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
DATE: July 25, 2022
FLORIDA LICENSE NO. 68345
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE OF AUTHORIZATION No. 27528

SHEET TITLE:

WATER, SEWER, & UTILITY DETAILS

SHEET NUMBER:

C-08

Printed on Monday, July 25, 2022, 11:06 AM by Brandon Ulmer
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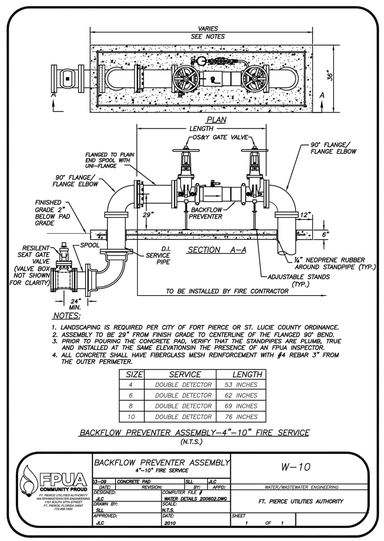


NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
3. PRIOR TO POURING THE CONCRETE PAD, VERIFY THAT THE STANDPIPES ARE PLUMB, TRUE AND INSTALLED AT THE SAME ELEVATIONSIN THE PRESENCE OF AN FPUA INSPECTOR.
4. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

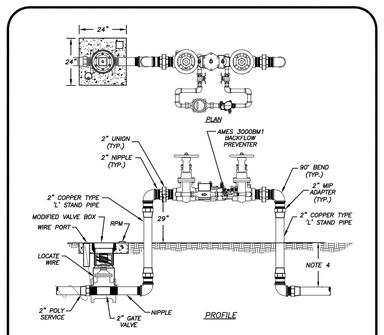
SIZE	SERVICE	LENGTH
4	DOUBLE DETECTOR	53 INCHES
6	DOUBLE DETECTOR	62 INCHES
8	DOUBLE DETECTOR	69 INCHES
10	DOUBLE DETECTOR	76 INCHES

BACKFLOW PREVENTER ASSEMBLY–4"–10" FIRE SERVICE
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 600 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

BACKFLOW PREVENTER ASSEMBLY 4"–10" FIRE SERVICE — W–10

12–08	CONCRETE PAD	BLL	AJC
DATE:	REVISION:	BY:	APPD:
DESIGNED: AJC	COMPUTER FILE #: WATER DETAILS 2020\D2.DWG	WATER/WASTEWATER ENGINEERING	
DRAWN BY: BLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1	



NOTES:

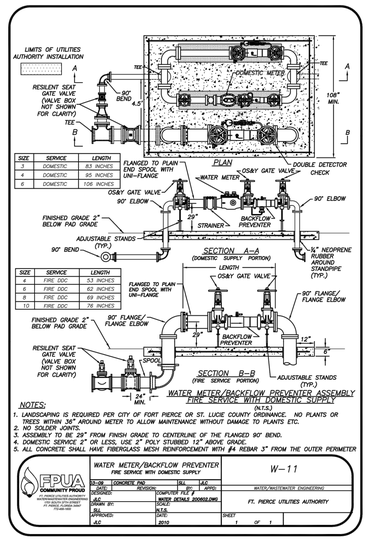
1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE.
2. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE BACKFLOW PREVENTER.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", PAVED AREAS OR PLANNED ROADWAY OR SWALES MINIMUM COVER SHALL BE 36".
5. CONCRETE PAD SHALL BE 24" X 24" X 4" THICK WITH FIBER MESH.
6. ALL FITTINGS SHALL BE MADE OF BRASS.

BACKFLOW PREVENTER ASSEMBLY–2" FIRE SERVICE
(N.T.S.)

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 600 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

BACKFLOW PREVENTER ASSEMBLY 2" FIRE SERVICE — W–10A

12–08	CONCRETE SLAB	BLL	AJC
DATE:	REVISION:	BY:	APPD:
DESIGNED: AJC	COMPUTER FILE #: WATER DETAILS 2020\D2.DWG	WATER/WASTEWATER ENGINEERING	
DRAWN BY: BLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC	DATE: 2020	SHEET 1 OF 1	



WATER METER/BACKFLOW PREVENTER ASSEMBLY FIRE SERVICE WITH DOMESTIC SUPPLY
(N.T.S.)

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 600 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY — W–11

12–08	CONCRETE PAD	BLL	AJC
DATE:	REVISION:	BY:	APPD:
DESIGNED: AJC	COMPUTER FILE #: WATER DETAILS 2020\D2.DWG	WATER/WASTEWATER ENGINEERING	
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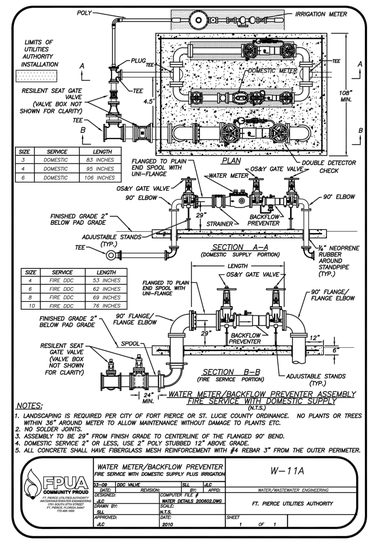
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1	



WATER METER/BACKFLOW PREVENTER ASSEMBLY FIRE SERVICE WITH DOMESTIC SUPPLY PLUS IRRIGATION
(N.T.S.)

NOTES:

1. LANDSCAPING IS REQUIRED PER CITY OF FORT PIERCE OR ST. LUCIE COUNTY ORDINANCE. NO PLANTS OR TREES WITHIN 36" AROUND METER TO ALLOW MAINTENANCE WITHOUT DAMAGE TO PLANTS ETC.
2. NO SOLDER JOINTS.
3. ASSEMBLY TO BE 29" FROM FINISH GRADE TO CENTERLINE OF THE FLANGED 90° BEND.
4. DOMESTIC SERVICE 2" OR LESS, USE 2" POLY STUBBED 12" ABOVE GRADE.
5. ALL CONCRETE SHALL HAVE FIBERGLASS MESH REINFORCEMENT WITH #4 REBAR 3" FROM THE OUTER PERIMETER.

FPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY, 600 SOUTH 25TH STREET, FT. PIERCE, FLORIDA 34947, 772-466-1600

WATER METER/BACKFLOW PREVENTER FIRE SERVICE WITH DOMESTIC SUPPLY PLUS IRRIGATION — W–11A

12–08	DDC VALVE	BLL	AJC
DATE:	REVISION:	BY:	APPD:
DESIGNED: AJC	COMPUTER FILE #: WATER DETAILS 2020\D2.DWG	WATER/WASTEWATER ENGINEERING	
DRAWN BY: BLL	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY	
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1	

ELEVATIONS BASED ON NAVD '88

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PROJECT No.: F220037
DRAWN BY: MJL
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DATE: 6-29-22
CAD I.D.: WSU DETAILS

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BRANDON J. ULMER — No. 68345 — PROFESSIONAL ENGINEER — STATE OF FLORIDA — Jun 25, 2022 — FLORIDA LICENSE No. 68345 — FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

WATER, SEWER, & UTILITY DETAILS

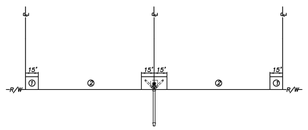
SHEET NUMBER:

C-09

Printed on Monday, July 25, 2022, 11:05 AM by Brandon Ulmer
R:\JOBS PROJECTS\F220037 SWC OKEECHOBEE & JENKINS\CAD\C-09 WATER SEWER & UTILITY DETAILS

GENERAL POLICY

WHERE COST JUSTIFIED AND OPERATIONALLY FEASIBLE, IT IS THE GENERAL POLICY OF THE F.P.U.A. TO PROVIDE WATER, ELECTRIC, SEWER AND GAS SERVICE FROM THE STREET SIDE OF A PIECE OF PROPERTY, DEPENDING ON FACTORS SUCH AS LOCATION OF EXISTING SUPPLY SOURCE FACILITIES, REAR OR SIDE LOT LINE SUPPLY MAY BE AUTHORIZED, BUT ONLY WITH PRIOR APPROVAL FROM THE F.P.U.A.



NOTES:

1. THE PREFERRED POINT OF CONNECTION TO THE F.P.U.A. SEWER LATERAL AREA ① , SHALL BE LOCATED IN THE CORNER OF THE PROPERTY SELECTED BY THE F.P.U.A. AS THE BEST LOCATION FOR THE LATERAL. EVERY EFFORT WILL BE MADE TO SELECT THE CORNER WHERE TWO LATERALS CAN BE CONNECTED IN A "Y" CONFIGURATION AS SHOWN.
2. IF PHYSICAL BARRIERS OR OTHER OBSTACLES PREVENT THE CONNECTION OF THE BUILDING SERVICE LINE TO THE F.P.U.A. SEWER LATERAL, WITHIN AREA ① , THE F.P.U.A. ENGINEERING DEPARTMENT MAY AUTHORIZE THE CONNECTION ALONG THE PORTION OF THE R/W LINE MARKED AREA ② .
3. HORIZONTAL SEPARATION OF WATER AND WASTEWATER SERVICES SHOULD BE A MINIMUM OF SIX FEET AND PREFERABLY 10 FEET.
4. THE WASTEWATER LATERAL SHALL BE LOCATED WITHIN RIGHT-OF-WAY AND TERMINATE AT THE PROPERTY LINE.
5. THE F.P.U.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE WASTEWATER LATERAL WITHIN THE EASEMENT OR RIGHT-OF-WAY, UP TO THE POINT OF CONNECTION.

WASTEWATER SERVICE PLACEMENT
(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

WASTEWATER SERVICE PLACEMENT POLICY	S-1
02-08 DATE: 02-18 DRAWN BY: AJC DESIGNED: AJC CHECKED BY: BJL APPROVED: AJC	REVISION: BY: APPD: COMPUTER FILE # SEWER DETAIL S00602.DWG SCALE: N.T.S. DATE: 2010
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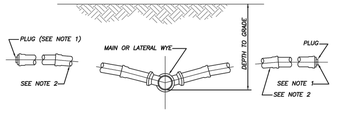


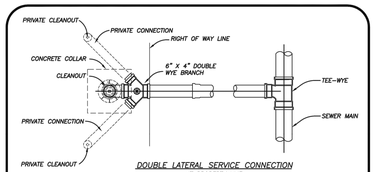
NOTES:

1) BALL TYPE WASTEWATER LOCATOR BY 3M CORP. OR APPROVED EQUAL.
2) MINIMUM SLOPE OF 1/8" PER FOOT, USE GREATER SLOPE WHERE POSSIBLE.
3) SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT.
4) INSTALL CLEANOUT AT THE PROPERTY LINE. REFER TO DETAIL S-1 FOR SPECIFIC PROPERTY LAYOUT.

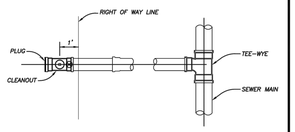
SERVICE CONNECTION
(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

SERVICE CONNECTION WASTEWATER	S-2
02-08 DATE: AJC DESIGNED: AJC DRAWN BY: BJL APPROVED: AJC	REVISION: BY: APPD: COMPUTER FILE # SEWER DETAIL S00602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1	



DOUBLE LATERAL SERVICE CONNECTION
AT PROPERTY LINE



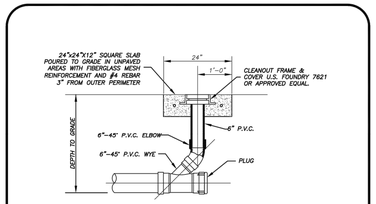
SINGLE SERVICE LATERAL CONNECTION

⊕ = BALL TYPE WASTEWATER LOCATOR INSTALLED ABOVE THIS POINT
BALL BY 3M CORP. OR APPROVED EQUAL
SERVICE LATERAL SHALL TERMINATE WITH A CLEANOUT

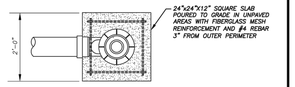
SERVICE CONNECTION
(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

SERVICE CONNECTION WASTEWATER	S-3
02-08 DATE: AJC DESIGNED: AJC DRAWN BY: BJL APPROVED: AJC	REVISION: BY: APPD: COMPUTER FILE # SEWER DETAIL S00602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1	



SECTION



PLAN

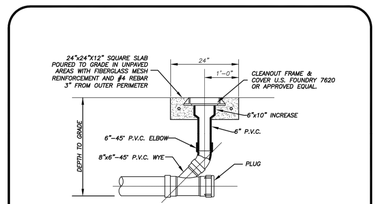
NOTES:

1) SEE DETAIL S-3 FOR DOUBLE SERVICE CONNECTION.

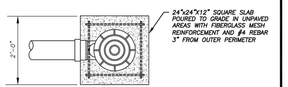
RESIDENTIAL CLEANOUT DETAIL
(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

TERMINAL CLEANOUT DETAIL RESIDENTIAL	S-4A
02-08 DATE: AJC DESIGNED: AJC DRAWN BY: BJL APPROVED: AJC	REVISION: BY: APPD: COMPUTER FILE # SEWER DETAIL S00602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 3	



SECTION

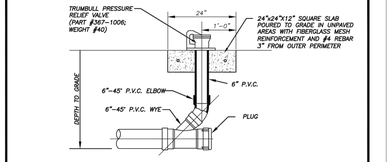


PLAN

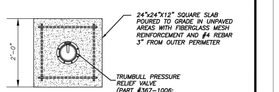
TERMINAL CLEANOUT DETAIL (COMMERCIAL)
(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

TERMINAL CLEANOUT DETAIL WASTEWATER	S-4B
02-08 DATE: AJC DESIGNED: AJC DRAWN BY: BJL APPROVED: AJC	REVISION: BY: APPD: COMPUTER FILE # SEWER DETAIL S00602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 3 OF 3	



SECTION

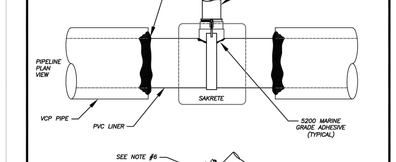


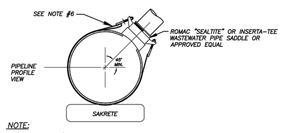
PLAN

RECREATIONAL VEHICLE PARK
SANITARY CLEANOUT
(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

RECREATIONAL VEHICLE PARK SANITARY CLEANOUT WASTEWATER	S-4C
02-08 DATE: AJC DESIGNED: AJC DRAWN BY: BJL APPROVED: AJC	REVISION: BY: APPD: COMPUTER FILE # SEWER DETAIL S00602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 3 OF 3	





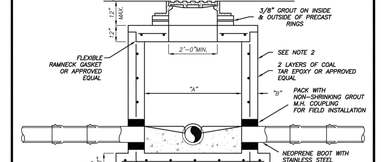
NOTE:

1) INSERTA-TEE'S ARE NOT TO BE USED DURING NEW CONSTRUCTION.
2) INSERTA-TEES ARE ONLY APPROVED FOR INSTALLATION ON 24" AND LARGER SEWER MAINS.
3) ROMAC SADDLE SHALL BE USED AS A TEMPLATE FOR DETERMINING HOLE SIZE AND LOCATION.
4) 5200 MARINE GRADE ADHESIVE SHALL BE USED TO SEAL ROMAC GASKET TO LINER
5) SEAL EXPOSED LINER TO VCP WITH HYDRAULIC CEMENT
6) ENSURE TO FOLD STRAP BACK AGAINST ITSELF PLACING FREE END BETWEEN STRAP AND PIPE. ON SMALL PIPE, IT MAY BE NECESSARY TO FOLD END TWICE.

WASTEWATER SERVICE DETAIL
(FOR LINED SEWER MAIN)
(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

WASTEWATER SERVICE DETAIL (FOR LINED SEWER MAIN)	S-5
02-2012 DATE: AJC DESIGNED: AJC DRAWN BY: BJL APPROVED: AJC	REVISION: BY: APPD: COMPUTER FILE # SEWER DETAIL S00602.DWG SCALE: N.T.S. DATE: 2012
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1	



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	8"	76"	8"
30"-36"	5'-0"	8"	88"	10"
42"-48"	6'-0"	8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

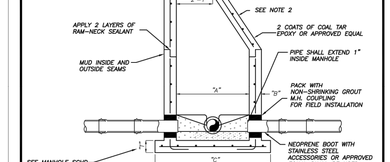
NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

SHALLOW MANHOLE
DEPTH OF LESS THAN 5'-0"
(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

PRECAST MANHOLE DEPTH OF LESS THAN 5'-0"	S-6
02-08 DATE: AJC DESIGNED: AJC DRAWN BY: BJL APPROVED: AJC	REVISION: BY: APPD: COMPUTER FILE # SEWER DETAIL S00602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1	



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
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42"-48"	6'-0"	8"	100"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

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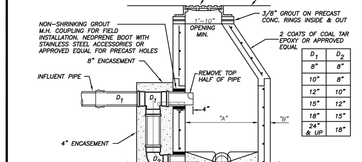
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

STANDARD MANHOLE
DEPTH 5'-0" AND GREATER
(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

PRECAST MANHOLE DEPTH 5'- 0" & GREATER	S-7
02-08 DATE: AJC DESIGNED: AJC DRAWN BY: BJL APPROVED: AJC	REVISION: BY: APPD: COMPUTER FILE # SEWER DETAIL S00602.DWG SCALE: N.T.S. DATE: 2010
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1	



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
8"-24"	4'-0"	8"	70"	8"
30"-36"	5'-0"	8"	84"	10"
42"-48"	6'-0"	8"	96"	12"

TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXCEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAIN GUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

OUTSIDE DROP MANHOLE
(N.T.S.)

EPUA COMMUNITY PROUD — FT. PIERCE UTILITIES AUTHORITY

PRECAST MANHOLE WITH OUTSIDE DROP	S-8
02-08 DATE: AJC DESIGNED: AJC DRAWN BY: BJL APPROVED: AJC	REVISION: BY: APPD: COMPUTER FILE # SEWER DETAIL S00602.DWG SCALE: N.T.S. DATE: 2012
WATER/WASTEWATER ENGINEERING — FT. PIERCE UTILITIES AUTHORITY — SHEET 1 OF 1	

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FT LAUDERDALE, FL 33309, P: 954-202-1000
4950 W. KENNEDY BLVD. SUITE 200, TAMPA, FL 33609, P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206, JUPITER, FL 33458, P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
X	XX/XX/XX	XXX	XXX

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PROJECT No.: F220037
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 6-29-22
CAD I.D.: WSU DETAILS

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

BRANDON M. ULMER — No. 68345 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
Jun 29, 2022
FLORIDA LICENSE NUMBER
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE No. 27528

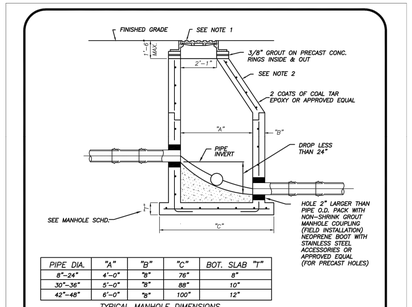
SHEET TITLE:

WATER, SEWER, & UTILITY DETAILS

SHEET NUMBER:

C-10

Printed on Monday, Jun 29, 2022, 11:05 AM by Brandon Ulmer
P:\PUBLIC PROJECTS\SWC OKEECHOBEE RD & JENKINS RD\CAD\PLANS\SHEET C-10 WATER SEWER & UTILITY DETAILS



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
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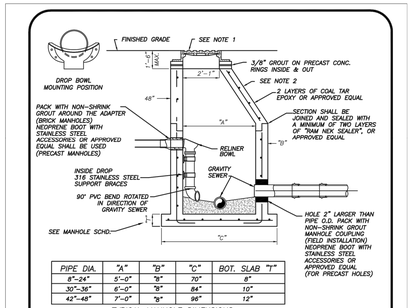
TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02 SQ. IN/FT FOR WALL SECTION MIN. TO MEET OR EXEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) RAINGUARDS SHALL BE INSTALLED IN MANHOLES THAT HAVE GRAVITY MAINS 12" OR LESS.

INSIDE DROP MANHOLE
(TO BE USED WHERE DROP IS LESS THAN 2')
(N.T.S.)

EPUA COMMUNITY PROUD	INSIDE DROP MANHOLE (TO BE USED WHERE DROP IS LESS THAN 2')	S–9
03–09 DESIGN:	REVISION:	BY: APPD:
DRAWN BY:	COMPUTER FILE # SEWER DETAIL S00903.DWG	WATER/WASTEWATER ENGINEERING
CHECKED: AJC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1



PIPE DIA.	"A"	"B"	"C"	BOT. SLAB "T"
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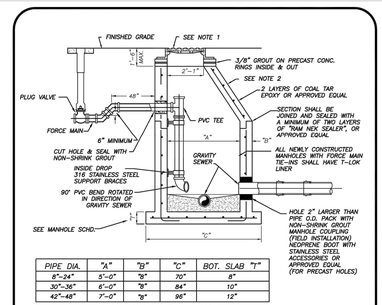
TYPICAL MANHOLE DIMENSIONS

NOTES:

1) MANHOLE FRAME & COVER WITH THE WORDS " SANITARY SEWER" CAST IN THE COVER. U.S. FOUNDRY 170 OR APPROVED EQUAL.
2) ALL CONCRETE MANHOLES TO BE 4000 P.S.I. TO MEET OR EXCEED ASTM C478 ALL CEMENT TO BE TYPE II ACID RESISTANT. REINFORCING AREA OF 0.02IN/FT FOR WALL SECTION MIN. TO MEET OR EXEED ASTM A 185.
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) ONLY RELINER/DURAN, INC. PRODUCTS ARE APPROVED FOR CONSTRUCTING INSIDE DROP ASSEMBLIES.

INSIDE DROP MANHOLE
(TO BE USED WHERE DROP IS GREATER THAN 2')

EPUA COMMUNITY PROUD	INSIDE DROP MANHOLE	S–9A
03–09 DESIGN:	REVISION:	BY: APPD:
DRAWN BY:	COMPUTER FILE # SEWER DETAIL S00903.DWG	WATER/WASTEWATER ENGINEERING
CHECKED: AJC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC	DATE: 2014	SHEET 1 OF 1



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TYPICAL MANHOLE DIMENSIONS

NOTES:

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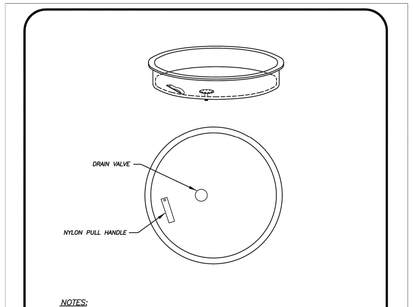
3) A MAXIMUM OF 2 LAYERS OF PRECAST CONCRETE RINGS, IF REQUIRED.
4) FORCE MAIN TIE-IN SHALL BE TO MANHOLES WITH A MINIMUN DEPTH OF 4'-0".
5) NEW MANHOLES SHALL BE T-LOCK LINED, EXISTING MANHOLES SHALL BE SEMPERCOATED.

FORCE MAIN TIE-IN @ PRECAST MANHOLE
(N.T.S.)

EPUA COMMUNITY PROUD	FORCE MAIN TIE-IN AT PRECAST MANHOLE	S–10
03–09 DESIGN:	REVISION: VALVE AND DEFLECTION	BY: APPD:
DRAWN BY:	COMPUTER FILE # SEWER DETAIL S00903.DWG	WATER/WASTEWATER ENGINEERING
CHECKED: AJC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1

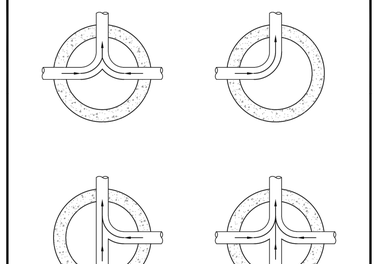


NOTES:

1) SEWER RAIN GUARDS SHALL BE INSTALLED ON ALL MANHOLES WHERE GRAVITY MAINS ARE 12" OR LESS AND IN AREAS DESIGNATED BY ENGINEER TO BE IN A FLOOD AREA.
2) SEWER RAIN GUARDS SHALL BE MANUFACTURED BY PARSON ENVIRONMENTAL PRODUCTS, INC., PART # PMI-23S (PARSON MANHOLE INSERTS) WITH DOUBLE VALVING, OR APPROVED EQUAL.
3) RAINGUARDS MUST BE "SNUG" FIT.

RAINGUARD DETAIL
(N.T.S.)

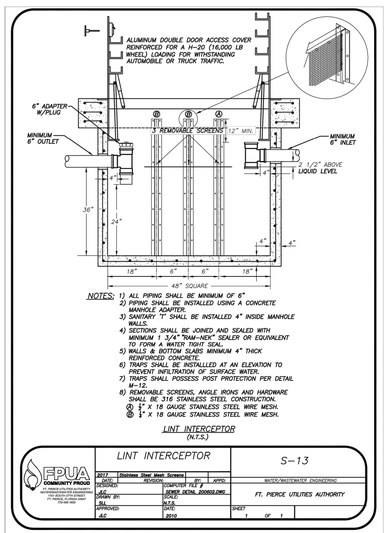
EPUA COMMUNITY PROUD	RAINGUARD DETAIL	S–11
03–09 DESIGN:	REVISION:	BY: APPD:
DRAWN BY:	COMPUTER FILE # SEWER DETAIL S00903.DWG	WATER/WASTEWATER ENGINEERING
CHECKED: AJC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1



NOTES:

1) INVERT CHANNELS TO BE CONSTRUCTED FOR SMOOTH FLOW WITH NO OBSTRUCTIONS.
2) SPILLWAYS SHALL BE CONSTRUCTED BETWEEN PIPES WITH DIFFERENT INVERT ELEVATIONS PROVIDING FOR SMOOTH FLOWS.

EPUA COMMUNITY PROUD	FLOW PATTERNS FOR INVERT CHANNELS	S–12
03–09 DESIGN:	REVISION:	BY: APPD:
DRAWN BY:	COMPUTER FILE # SEWER DETAIL S00903.DWG	WATER/WASTEWATER ENGINEERING
CHECKED: AJC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1

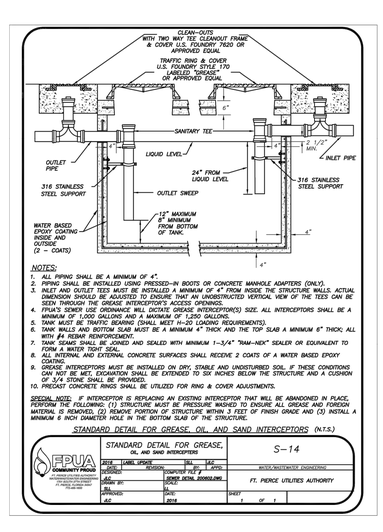


NOTES:

1) ALL PIPING SHALL BE MINIMUM OF 6"
2) PIPING SHALL BE INSTALLED USING A CONCRETE MANHOLE ADAPTER.
3) SANITARY "I" SHALL BE INSTALLED 4" INSIDE MANHOLE WALLS.
4) SECTIONS SHALL BE JOINED AND SEALED WITH MINIMUM 1 3/4" "RAM-NEK" SEALER OR EQUIVALENT TO FORM A WATER TIGHT SEAL.
5) WALLS & BOTTOM SLABS MINIMUM 4" THICK REINFORCED CONCRETE.
6) TRAPS SHALL BE INSTALLED AT AN ELEVATION TO PREVENT INFILTRATION OF SURFACE WATER.
7) TRAPS SHALL POSSESS POST PROTECTION PER DETAIL M-12.
8) REMOVABLE SCREENS, ANGLE IRONS AND HARDWARE SHALL BE 316 STAINLESS STEEL CONSTRUCTION.
   (A) 1" X 18 GAUGE STAINLESS STEEL WIRE MESH.
   (B) 1" X 18 GAUGE STAINLESS STEEL WIRE MESH.

LINT INTERCEPTOR
(N.T.S.)

EPUA COMMUNITY PROUD	LINT INTERCEPTOR	S–13
2017 DESIGN:	Stainless Steel Mesh Screens REVISION:	BY: APPD:
DRAWN BY: AJC	COMPUTER FILE # SEWER DETAIL S00903.DWG	WATER/WASTEWATER ENGINEERING
CHECKED: AJC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1



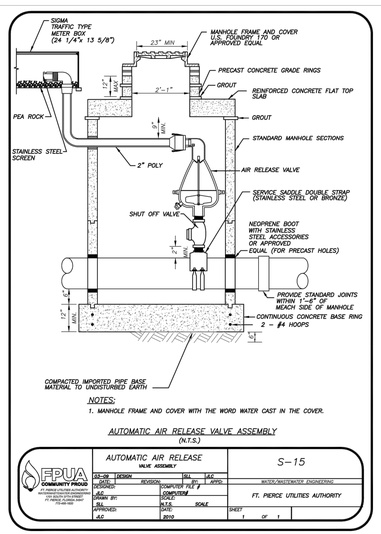
NOTES:

1. ALL PIPING SHALL BE A MINIMUM OF 4".
2. PIPING SHALL BE INSTALLED USING PRESSED-IN BOOTS OR CONCRETE MANHOLE ADAPTERS (ONLY).
3. INLET AND OUTLET TEES MUST BE INSTALLED A MINIMUM OF 4" FROM INSIDE THE STRUCTURE WALLS. ACTUAL DIMENSION SHOULD BE ADJUSTED TO ENSURE THAT AN UNOBSTRUCTED VERTICAL VIEW OF THE TEES CAN BE SEEN THROUGH THE GREASE INTERCEPTOR'S ACCESS OPENINGS.
4. PTUA'S SUMER USE ORDINANCE WILL DICTATE GREASE INTERCEPTOR(S) SIZE. ALL INTERCEPTORS SHALL BE A MINIMUM OF 1,000 GALLONS AND A MAXIMUM OF 1,250 GALLONS.
5. TANK MUST BE TRAFFIC BEARING (SHALL MEET H–20 LOADING REQUIREMENTS).
6. TANK WALLS AND BOTTOM SLAB MUST BE A MINIMUM 4" THICK AND THE TOP SLAB A MINIMUM 6" THICK; ALL WITH #4 REBAR REINFORCEMENT.
7. TANK SEAMS SHALL BE JOINED AND SEALED WITH MINIMUM 1–3/4" "RAM–NEK" SEALER OR EQUIVALENT TO FORM A WATER TIGHT SEAL.
8. ALL INTERNAL AND EXTERNAL CONCRETE SURFACES SHALL RECEIVE 2 COATS OF A WATER BASED EPOXY COATING.
9. GREASE INTERCEPTORS MUST BE INSTALLED ON DRY, STABLE AND UNDISTURBED SOIL. IF THESE CONDITIONS CAN NOT BE MET, EXCAVATION SHALL BE EXTENDED TO SIX INCHES BELOW THE STRUCTURE AND A CUSHION OF 3/4 STONE SHALL BE PROVIDED.
10. PRECAST CONCRETE RINGS SHALL BE UTILIZED FOR RING & COVER ADJUSTMENTS.

SPECIAL NOTE: IF INTERCEPTOR IS REPLACING AN EXISTING INTERCEPTOR THAT WILL BE ABANDONED IN PLACE, PERFORM THE FOLLOWING: (1) STRUCTURE MUST BE PRESSURE WASHED TO ENSURE ALL GREASE AND FOREIGN MATERIAL IS REMOVED, (2) REMOVE PORTION OF STRUCTURE WITHIN 3 FEET OF FINISH GRADE AND (3) INSTALL A MINIMUM 6 INCH DIAMETER HOLE IN THE BOTTOM SLAB OF THE STRUCTURE.

STANDARD DETAIL FOR GREASE, OIL, AND SAND INTERCEPTORS (N.T.S.)

EPUA COMMUNITY PROUD	STANDARD DETAIL FOR GREASE, OIL, AND SAND INTERCEPTORS	S–14
2016 DESIGN:	LABEL UPDATE REVISION:	BY: APPD:
DRAWN BY: AJC	COMPUTER FILE # SEWER DETAIL S00903.DWG	WATER/WASTEWATER ENGINEERING
CHECKED: AJC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC	DATE: 2016	SHEET 1 OF 1

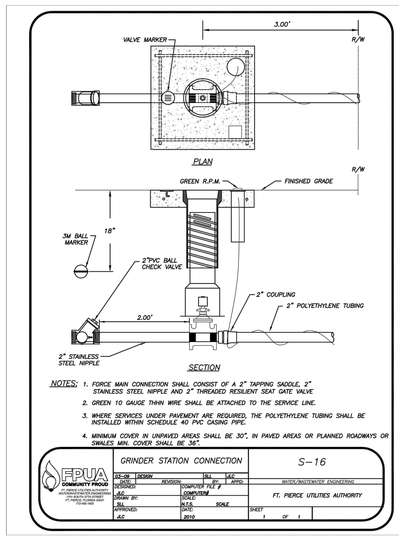


NOTES:

1. MANHOLE FRAME AND COVER WITH THE WORD WATER CAST IN THE COVER.

AUTOMATIC AIR RELEASE VALVE ASSEMBLY
(N.T.S.)

EPUA COMMUNITY PROUD	AUTOMATIC AIR RELEASE VALVE ASSEMBLY	S–15
03–09 DESIGN:	REVISION:	BY: APPD:
DRAWN BY:	COMPUTER FILE # SEWER DETAIL S00903.DWG	WATER/WASTEWATER ENGINEERING
CHECKED: AJC	SCALE: N.T.S.	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1

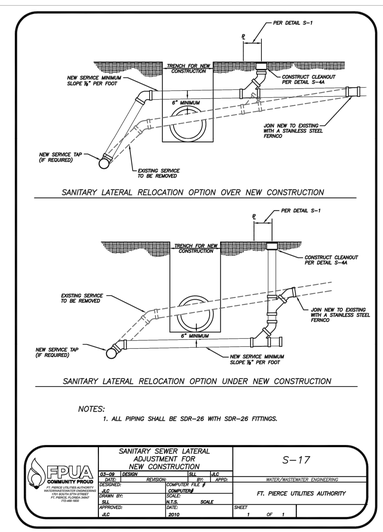


NOTES:

1. FORCE MAIN CONNECTION SHALL CONSIST OF A 2" TAPPING SADDLE, 2" STAINLESS STEEL NIPPLE AND 2" THREADED RESILIENT SEAT GATE VALVE
2. GREEN 10 GAUGE THHN WIRE SHALL BE ATTACHED TO THE SERVICE LINE.
3. WHERE SERVICES UNDER PAVEMENT ARE REQUIRED, THE POLYETHYLENE TUBING SHALL BE INSTALLED WITHIN SCHEDULE 40 PVC CASING PIPE.
4. MINIMUM COVER IN UNPAVED AREAS SHALL BE 30", IN PAVED AREAS OR PLANNED ROADWAYS OR SWALES MIN. COVER SHALL BE 36".

GRINDER STATION CONNECTION

EPUA COMMUNITY PROUD	GRINDER STATION CONNECTION	S–16
03–09 DESIGN:	REVISION:	BY: APPD:
DRAWN BY:	COMPUTER FILE # COMPUTER	WATER/WASTEWATER ENGINEERING
CHECKED: AJC	SCALE: N.T.S. SCALE	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1



NOTES:

1. ALL PIPING SHALL BE SDR-26 WITH SDR-26 FITTINGS.

SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION

EPUA COMMUNITY PROUD	SANITARY SEWER LATERAL ADJUSTMENT FOR NEW CONSTRUCTION	S–17
03–09 DESIGN:	REVISION:	BY: APPD:
DRAWN BY:	COMPUTER FILE # COMPUTER	WATER/WASTEWATER ENGINEERING
CHECKED: AJC	SCALE: N.T.S. SCALE	FT. PIERCE UTILITIES AUTHORITY
APPROVED: AJC	DATE: 2010	SHEET 1 OF 1

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, SUITE 203, FT. LAUDERDALE, FL 33309, P: 954-202-1000
4950 W. KENNEDY BLVD., SUITE 600, TAMPA, FL 33609, P: 813-379-4100
125 W INDIANTOWN RD., SUITE 206, JUPITER, FL 33458, P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:
X	XX/XX/XX	XXX	XXX

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PROJECT No.:	F220037
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-29-22
CAD I.D.:	WSU DETAILS

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

BRANDON M. ULMER — No. 68345 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
July 25, 2022
FLORIDA LICENSE NUMBER
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERTIFICATE No. 27528

SHEET TITLE:

WATER, SEWER, & UTILITY DETAILS

SHEET NUMBER:

C-11

Printed on Monday, July 25, 2022, 11:06 AM by Brandon Ulmer
P:\PROJECTS\2022\F220037 - SWC OKEECHOBEE RD & JENKINS RD\CAD\PLANS\SHEETS\C-11 WATER SEWER & UTILITY DETAILS

EW CONSULTANTS, INC.
NATURAL RESOURCE MANAGEMENT, WETLAND, AND ENVIRONMENTAL PERMITTING SERVICES

ENVIRONMENTAL ASSESSMENT

FORT PIERCE CARWASH

CITY OF FORT PIERCE, FLORIDA

Prepared for:

MRE Properties & Investments, LLC

Prepared by:

EW Consultants, Inc.

March 2023

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1000 SE MONTEREY COMMONS BLVD., SUITE 208 • STUART, FL 34996 • 772-287-8771 • FAX 772-287-2988

WWW.EWCONSULTANTS.COM

I. INTRODUCTION -

This Environmental Assessment (EA) documents the various land cover types and vegetation found on the Fort Pierce Carwash project site located within the City of Fort Pierce, Florida. It includes an inventory of the built environments and vegetative communities present, as well as an assessment of the potential impacts to natural resources with special emphasis on listed fauna.

The project site, as shown on Figure 1 in Appendix A, is ±3.8 acres, and is located south of and adjacent to SR 70/Okeechobee Road, west of and adjacent to South Jenkins Road, just east of I-95 (see Figure 1 in Appendix A, Location Map). It is located within Section 24, Township 35S, and Range 39E (see Figure 2 in Appendix A, USGS Quadrangle Map).

The site is bounded to the north, east, and west by the roads' rights-of-way described above, and to the south by vacant wooded lands. Figure 3, 2021 Aerial Photograph, in Appendix A is an aerial view of the subject property and immediate surroundings.

II. GENERAL PROPERTY DESCRIPTION –

Based on a site visit conducted by staff from EW Consultants, Inc. in March of 2023, the project area consists of an existing abandoned structure (real estate office) and associated parking lot, as well as altered lands with a regrowth of native and invasive trees present.

III. SOIL TYPES –

A Soils Report produced by the United States Department of Agriculture/Natural Resources Conservation Service is provided in Appendix B of this report. Soil types are typical for this region of St. Lucie County.

IV. EXISTING LAND COVER TYPES –

The following is a summary of the land cover types found on the Fort Pierce Carwash site. Cover type classifications are based on FDOT's Florida Land Use Cover Classification System (FLUCCS, see Figure 4 in Appendix A). These categories have been mapped based on the recent field reconnaissance and aerial photograph interpretation.

Such categories include:

143 Professional Services (Abandoned) –

This category includes the former real estate office and associated parking lot located in the eastern portion of the project site. Landscape trees include laurel and live oaks.

437 Australian Pine -

Located in the western "bend" of the property is a stand of mature Australian pines, a Category I invasive tree as defined by the state of Florida. These trees tend to shade-out the forest floor preventing other plants from establishing. The forest floor typically contains a dense mat of pine needles from these trees, as well.

740 Disturbed Lands -

This land cover exists throughout the entire project site outside of the 143 and 437 categories. It generally consists of ruderal grasses (mainly Bahia and smutgrass) on the forest floor, as well as native and non-native canopy trees, notably laurel and live oaks, cabbage palms, and Brazilian pepper. Other trees include Australian pine, carrotwood, mimosa tree, slash pine, schefflera, *ficus aurea,* and bottlebrush tree. Mid-story bushes include podocarpus, guava, mother-in-law tongue, wild coffee, swamp fern, and jack-in-the-bush plant. Groundcover mainly consists of shrubby false buttonweed, beggar ticks, and ruderal grasses.

V. LISTED AND NON-LISTED SPECIES DISCUSSION –

Because of the sandy soils present on the property, the site potentially provides foraging and nesting habitat for the state threatened gopher tortoise. Although no potentially occupied gopher tortoise burrows were observed on-site during the March 2023 fieldwork, a systematic gopher tortoise survey will be required within the entire development footprint's upland area prior to new construction activities, and tortoises will have to be relocated to a state-approved receiver site if the burrows are located in harm's way. Non-listed species observed during the site visit include mourning dove, curly-tailed lizard and black vulture.

VI. POTENTIAL ENVIRONMENTAL IMPACTS -

During the March 2023 site visit, observations were made for potential nesting and foraging of state and federally listed species. In particular, the state threated gopher tortoise may inhabit historically altered sites which contain sandy soils and herbaceous ground cover. No potentially occupied gopher tortoise burrows, or signs of other listed species, were observed during the site visit.

Although no potentially occupied gopher tortoise burrows were observed on-site, a formal survey for such burrows will need to occur within 90 days prior to site alteration. Should such burrows be discovered during that survey, a relocation permit from the Florida Fish & Wildlife Conservation Commission (FWC) will be required.

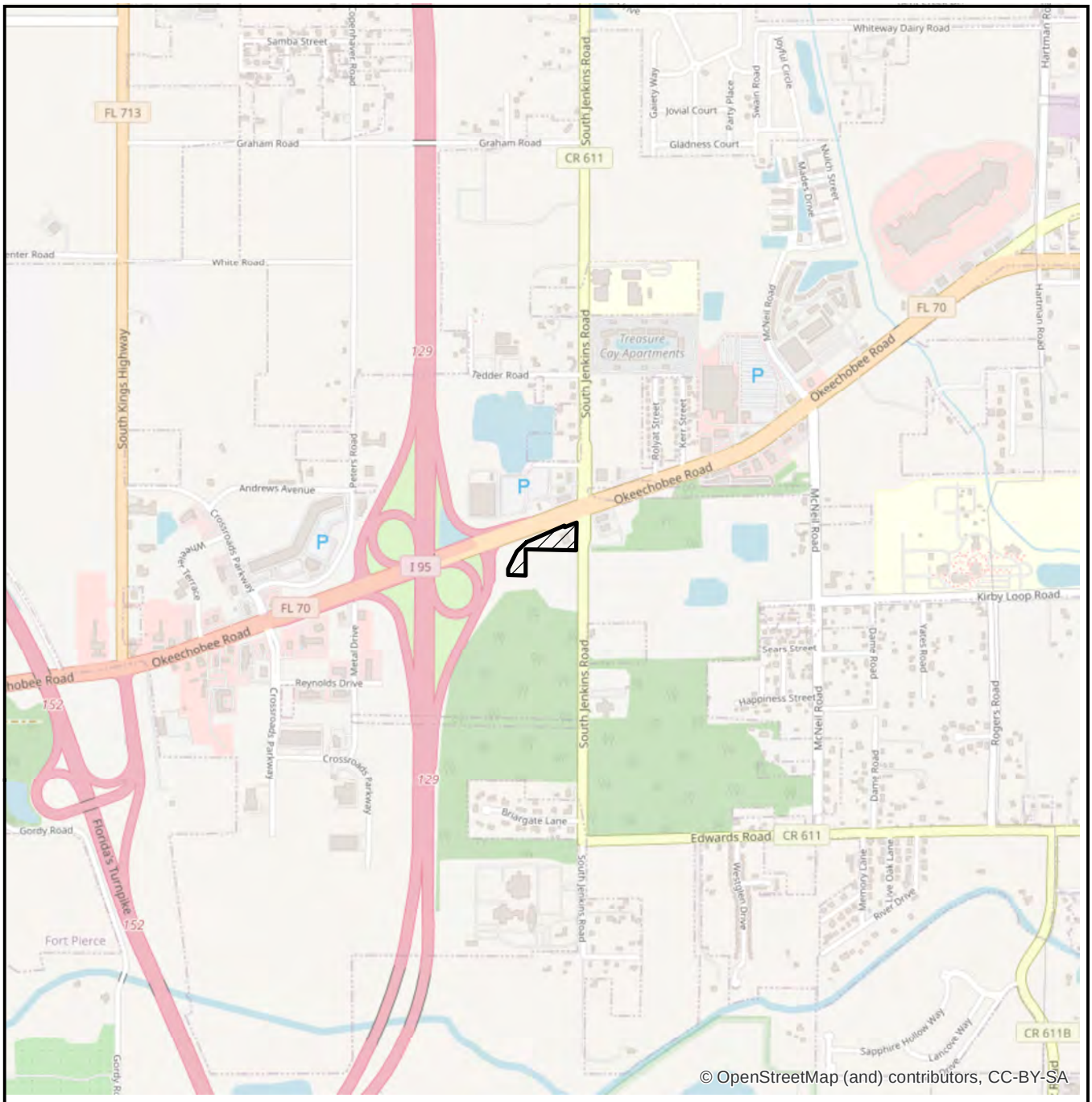
APPENDIX A

Figure 1: Location Map

Figure 2: USGS Quadrangle Map

Figure 3: 2021 Aerial Photograph

Figure 4: Land Cover/FLUCCS Map



0 2,000 Feet

LEGEND

- SITE (3.8+/- AC)

N

FT PIERCE CAR WASH
LOCATION MAP

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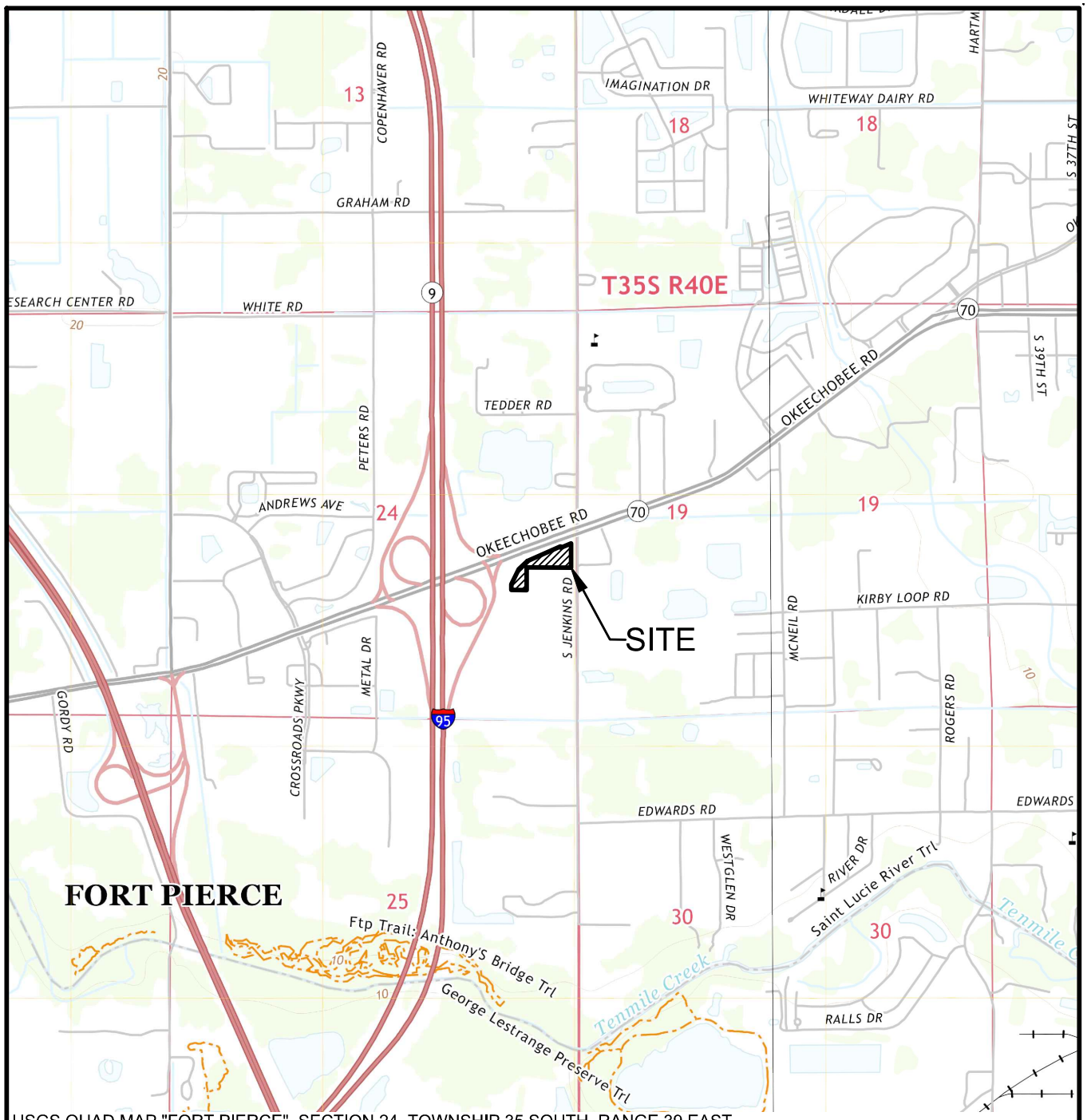
WWW.EWCONSULTANTS.COM

MAR 2023

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST,
CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°24'59.83" LONGITUDE -80°23'3.26"

LEGEND

▨ - SITE (3.8± AC)

0 2000

SCALE IN FEET

FT PIERCE CAR WASH

QUAD

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STUART, FL 34996
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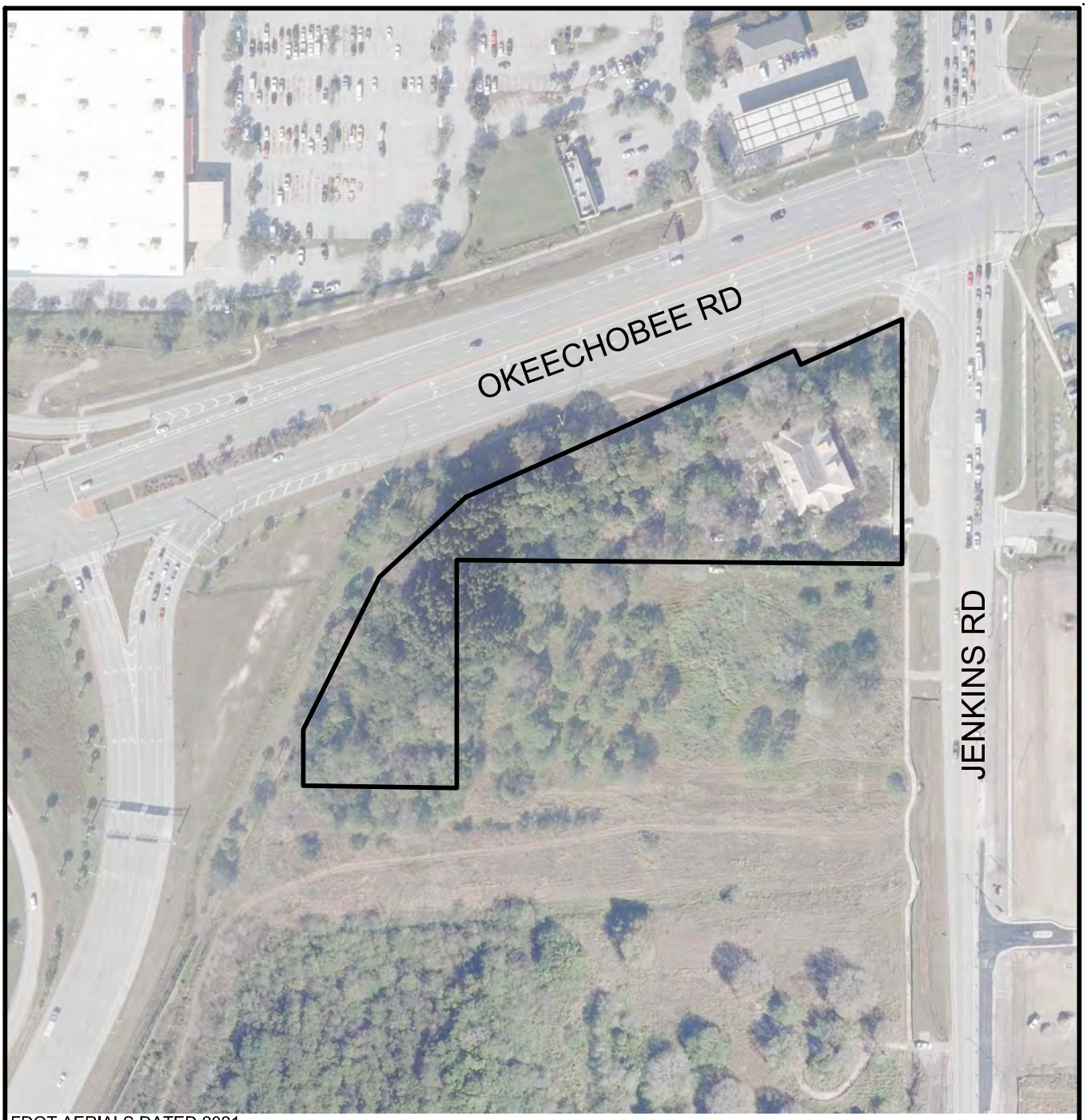
MAR 2023

FIGURE

2

FT Pierce Car Wash.dwg QUAD



FDOT AERIALS DATED 2021

0 200
SCALE IN FEET

FT PIERCE CAR WASH

AERIAL

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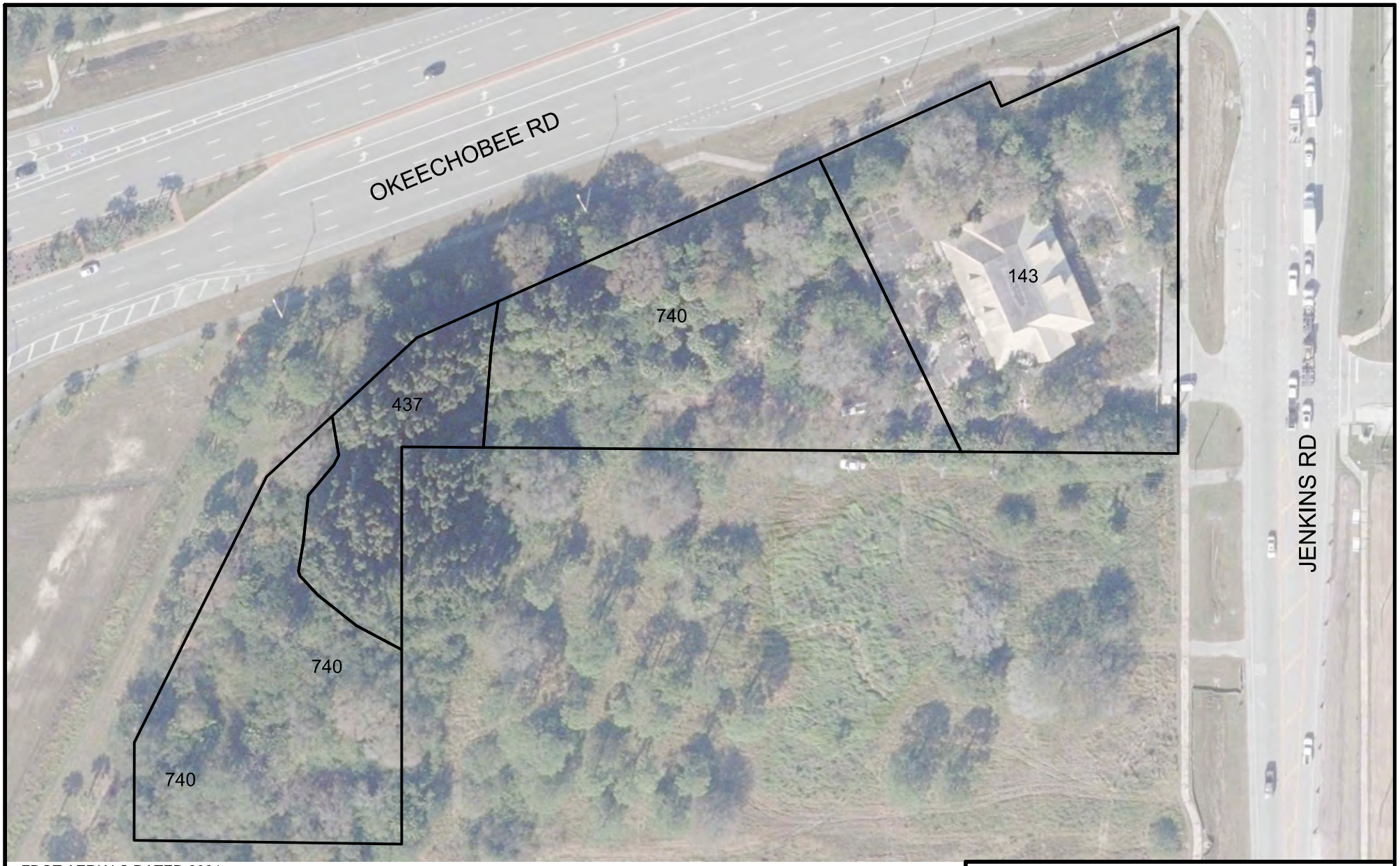
FIGURE
3

FT Pierce Car Wash.dwg AERIAL



FDOT AERIALS DATED 2021

LEGEND

143 - PROFESSIONAL SERVICES (1.4± AC)
437 - AUSTRALIAN PINE (0.4± AC)
740 - DISTURBED LANDS (2.0± AC)
TOTAL SITE (3.8± AC)

0 100
SCALE IN FEET

FT PIERCE CAR WASH FLUCCS

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FIGURE 4

FT Pierce Car Wash.dwg FLUCCS

APPENDIX B

USDA Soils Report

Soil Map—St. Lucie County, Florida
(FT PIERCE CAR WASH)

Map Scale: 1:1,570 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 20 40 80 120

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 16, Sep 2, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	3.8	100.0%
Totals for Area of Interest		**3.8**	**100.0%**

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

January 12, 2023

THIS PRE-APPLICATION LETTER IS VALID UNTIL – January 12, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Ryan Thomas
Thomas Engineering Group, LLC
6300 NW 31st Avenue
Fort Lauderdale, FL 33309

Dear Ryan Thomas:
RE: Pre-application Review for **Category D Driveway,** Pre-application Meeting Date: **January 12, 2023**
St. Lucie County - Fort Pierce; SR 70; Sec. # 94030000; MP: 21.5; Access Class - 5;
Posted Speed - 45; SIS - SIS SG Connector; FDOT Ref. Project:

Request: Maintain existing access along S Jenkins Road. No proposed direct access on SR 70.

SITE SPECIFIC INFORMATION
Project Name & Address: **Car Wash MRE – 2671 S Jenkins Road, Fort Pierce, FL**
Property Owner: **WestCity FP Shops LLC**; Parcel Size: **3.84 Acres** Development Size: **One Tunnel Car Wash**

REQUEST APPROVED

This decision is based on your presentation of the facts, site plan and survey - please see the conditions and comments below. You may choose to review this concept further with the District Access Management Review Committee (AMRC).

Conditions:
- **Any driveway on S Jenkins Road shall be located at least 250 feet south of the SR 70 edge of pavement.**

Comments:
- All driveways not approved in this letter must be fully removed and the area restored.
- A Drainage Permit is required for any stormwater impacts within FDOT right-of-way (i.e. increased runoff or reduction of existing storage).
- The applicant shall donate property to the Department if right-of-way dedication is required to implement the improvements.
- Dimensions between driveways are measured from the near edge of pavement to near edge of pavement and for median openings are measured from centerline to centerline unless otherwise indicated.

The purpose of this Pre-Application letter is to document the conceptual review of the approximate location of driveway(s) to the State Highway System and to note required improvements, if any. This letter shall be submitted with any further reviews and for permitting. The Department's personnel shall review permit plans for compliance with this letter as well as current Department standards and/or specifications. Final design must consider the existing roadway profile and any impacts to the existing drainage system. **Note, this letter does not guarantee permit approval**. The permit may be denied based on the review of the submitted engineering plans. Be aware that any approved median openings may be modified (or closed) in the future, at the sole discretion of the Department. For right-of-way dedication requirements go to: https://osp.fdot.gov; click on Statewide Permit News; Scroll down to District 4; Scroll down to Additional Information and Examples and choose Right-of-way Donations/Dedications.
Please contact the Access Management Manager - Tel. # 954-777-4363 or e-mail: D4AccessManagement@dot.state.fl.us with any questions regarding the Pre-Approval Letter.

Sincerely,

Dalila Fernandez, P.E.
District Access Management Manager

cc: Nesa Y. Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-01-12\1. 94030000 MP 21.5 SR 70_Car Wash MRE\94030 MP 21.5 SR 70_Car Wash MRE.docx

MacKenzie
Engineering & Planning, Inc.
1172 SW 30th Street, Suite 500 • Palm City • Florida • 34990
(772) 286-8030 • www.mackenzieengineeringinc.com

March 10, 2023

Mr. Brandon Ulmer
125 West Indiantown Road, Suite 206
Jupiter, FL 33458

Re: SWC Okeechobee Rd. & Jenkins Road
Car Wash Trip Generation

Shaun G. MacKenzie P.E.
Florida License No. 61751
CA 29013

Mr. Ulmer,

MacKenzie Engineering and Planning, Inc. prepared this Traffic Impact Statement for the proposed project, SWC Okeechobee Rd. & Jenkins Rd. The existing site is 3.84 acres located at 2671 South Jenkins Road, Fort Pierce, Florida (PCN: 2324-411-0000-000-3).

Proposed Site
The proposed development plan consists of the following uses:

- Automated Car Wash – 5,035 SF (1 Car Wash Tunnel)

Traffic Generation
The trip generation rates for Automated Car Wash (ITE Land Use 948) are poorly documented with limited data contained in the Institute of Transportation Engineers' (ITE) report, Trip Generation (11th Edition). Therefore, rates adopted by Palm Beach County are used for the analysis.

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

- 166 daily, 12 AM peak hour (6 in/6 out), and 14 PM peak hour (7 in/7 out) trips.

Exhibit 1 presents the proposed project's trip generation.

The capacity of Jenkins Road is 880 one-way vehicles. The maximum number of vehicles entering or exiting the site is 7. Therefore, the maximum impact of the of project is 0.8 percent (7 divided by 880)

This traffic statement shows that the proposed Project Impact will be de minimis in accordance with Section 22-218 of the City Code. Therefore, the project meets Fort Pierce concurrency requirements.

Section 22-218 (b)(2)

> De minimis impacts. A development which meets the following de minimis impact thresholds is also exempt from the requirements of this article, but only to the extent stated in an applicable certification of exemption:

a. An impact that would not affect more than one percent of the maximum volume at the adopted level of service of the affected transportation facility as determined by the director of planning.

Traffic Distribution

The overall distribution is summarized by general directions and is depicted below:

NORTH	-	80 percent
SOUTH	-	20 percent

Driveways

The project site has one existing full access driveway connection to Jenkins Road opposite the existing Wawa site. An exhibit of the proposed driveway trip can be found in the Appendix of this report.

Ingress Right Turn Lane Analysis

A right-turn lane in property exists.

Conclusion

Based on Fort Pierce Code of Ordinances, the impacts of the proposed project are de Minimis.

Appendix

1. Exhibit 1. Trip Generation
2. Proposed Driveway Trips
3. Proposed Site Plan
4. Property ID
5. Palm Beach County – Automated Car Wash Trip Generator Data
6. St. Lucie TPO Traffic Counts and Level of Service Report

Exhibit 1

SWC Okeechobee & Jenkins

Land Use	Intensity	Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
Proposed Site Traffic								
Automated Car Wash*	1 Tunnels	166	12	6	6	14	7	7
NET PROPOSED TRIPS		***166***	***12***	***6***	***6***	***14***	***7***	***7***
Total Proposed Driveway Volumes		***166***	***12***	***6***	***6***	***14***	***7***	***7***
NET CHANGE IN TRIPS (FOR THE PURPOSES OF CONCURRENCY)		**166**	**12**	**6**	**6**	**14**	**7**	**7**
NET CHANGE IN DRIVEWAY VOLUMES		**166**	**12**	**6**	**6**	**14**	**7**	**7**

Note: Trip generation was calculated using the following data:

Land Use	ITE Code	Unit	Daily Rate	Pass-by Rate	AM Peak Hour		PM Peak Hour	
					in/out	Rate	in/out	Equation
Automated Car Wash*	948	Tunnels	166	0%	50/50	11.97	50/50	13.65

ITE 11th Edition

* Source - Palm Beach County

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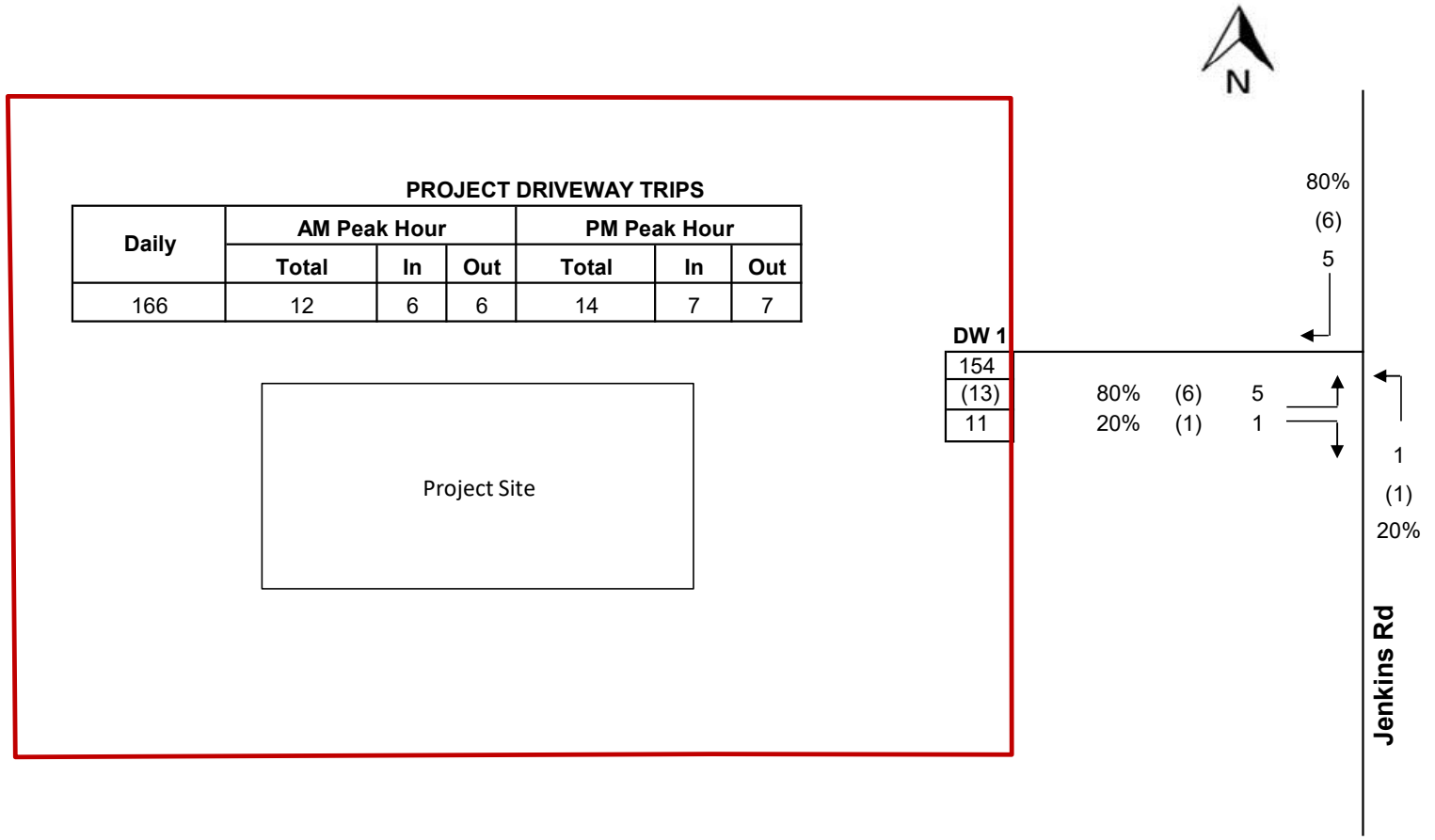
EXHIBIT 2

PROJECT DRIVEWAY TRIPS

Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
166	12	6	6	14	7	7

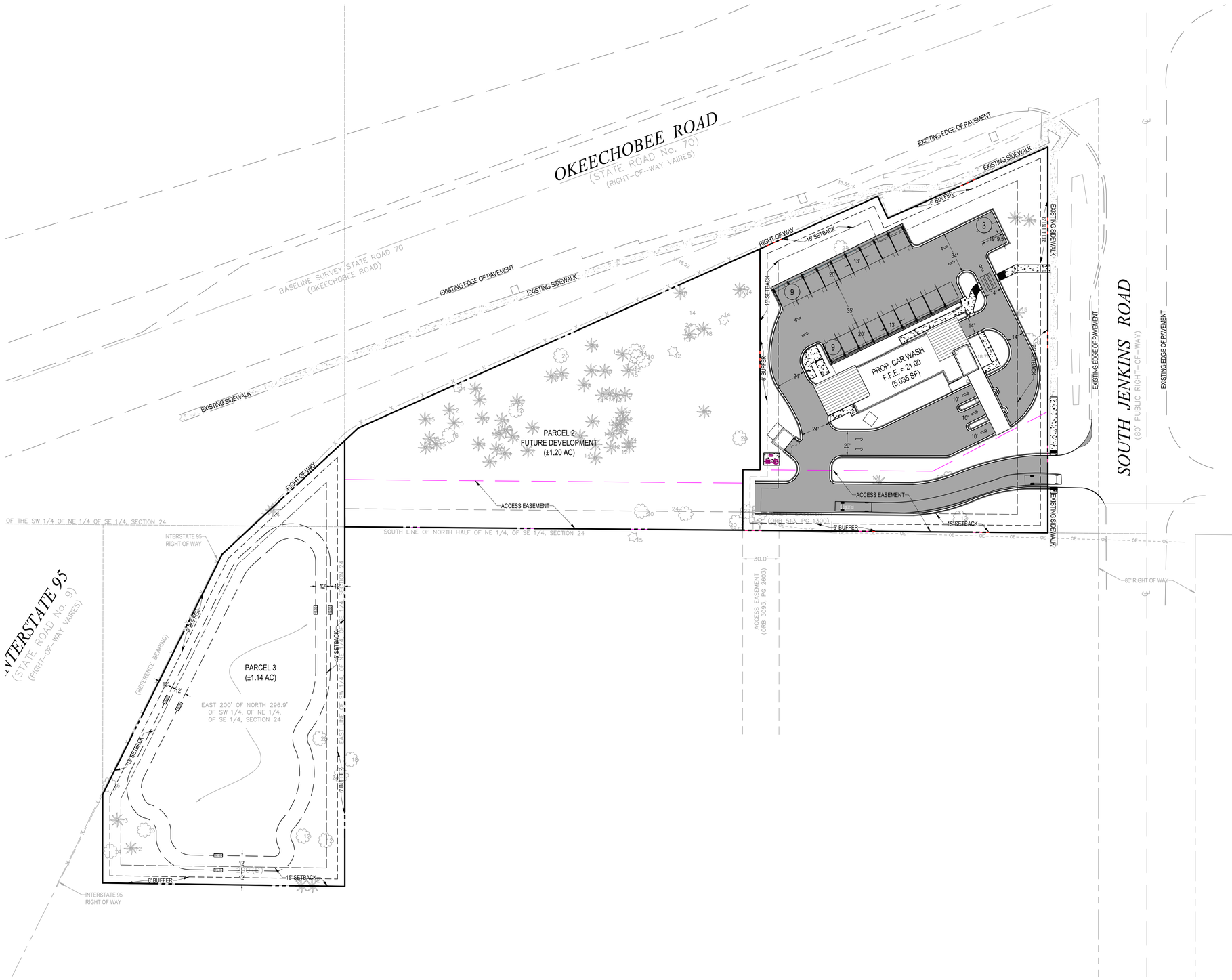


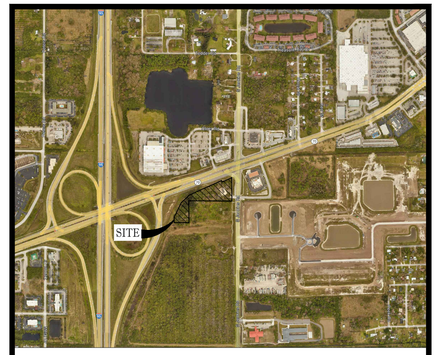
SWC Okeechobee & Jenkins

PROPOSED PROJECT DRIVEWAY TRAFFIC

166	Total daily driveway trips
(14)	PM peak hour driveway trips
12	AM peak hour directional driveway trips

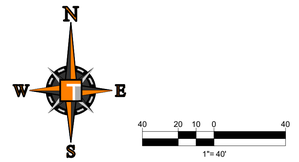
MacKenzie Engineering & Planning, Inc.





VICINITY MAP

N.T.S.



SITE DATA:

Local Jurisdiction	City of Fort Pierce
Future Land Use	General Commercial
Zoning Distrcit	C-3
Flood Zone Classification	Flood Zone 'X'
Site Address	2671 S. Jenkins Rd.

Total Areas	**167,412.38**	**sf**	**3.84**	**Ac**
Parcel 1 - Car Wash	65,756.87	sf	1.51 Ac	100.00%
Impervious Area				
Building	5,035.00	sf	0.12 Ac	7.66%
Vehicular Use Area	30,951.00	sf	0.71 Ac	47.07%
Sidewalk	1,582.37	sf	0.04 Ac	2.41%
Total =	**37,568.37**	**sf**	**0.86 Ac**	**57.13%**
Pervious Area				
Landscape Area	28,188.50	sf	0.65 Ac	42.87%
Total =	**28,188.50**	**sf**	**0.65 Ac**	**42.87%**
Parcel 2 - Future Development	52,178.73	sf	1.20 Ac	100.00%
Impervious Area				
Total =	**-**	**sf**	**0.00 Ac**	**0.00%**
Pervious Area				
Open Area	52,178.73	sf	1.20 Ac	100.00%
Total =	**52,178.73**	**sf**	**1.20 Ac**	**100.00%**

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, FT LAUDERDALE, FL 33309, P: 954-202-1000
4950 W. KENNEDY BLVD. SUITE 600, TAMPA, FL 33609, P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206, JUPITER, FL 33458, P: 561-203-7503
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REVISIONS:

REV:	DATE:	COMMENT:	BY:
x	xx/xx/xx	xxx	xxx

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PROJECT No.: F220037
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 6-29-22
CAD I.D.: SITE PLAN

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD. SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

BRANDON M. ULMER
No. 68345
STATE OF FLORIDA
PROFESSIONAL ENGINEER
JUN 25, 2022
FLORIDA LICENSE No. 68345
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN OVERALL

SHEET NUMBER:

C-01

Printed on Monday, July 25, 2022, 11:03 AM by Brandon Ulmer - C-01 SITE PLAN OVERALL

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

Property Identification

Site Address: 2671 S JENKINS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-411-0000-000-3
Jurisdiction: Fort Pierce

Use Type: 1700
Account #: 14291
Map ID: 23/24S
Zoning: General Co

Ownership

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

Legal Description

24 35 39 THAT PART OF N 1/2 OF NE 1/4 OF SE 1/4 LYG S OF OKEE RD-LESS E 40 FT RD R/W- AND E 200 FT OF N 296.9 FT OF SW 1/4 OF NE 1/4 OF SE 1/4-LESS I-95 R/W AS IN OR 267-1155- (3.84 AC - 167,270 SF) (OR 2757-2222)

Current Values

Just/Market Value:	$1,371,200
Assessed Value:	$1,371,200
Exemptions:	$0
Taxable Value:	$1,371,200

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):	6,999
Gross Sketched Area (SF):	7,362
Land Size (acres):	3.84
Land Size (SF):	167,270

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Palm Beach County Trip Generation Rates

(Must be used with traffic studies submitted to the County on or after 9/1/2022. However, immediate use is highly recommended)

Gr	Landuse	ITE Code	Unit	Daily Rate/Equation	Pass-By %	AM Peak Hour		PM Peak Hour	
						In/Out	Rate/Equation	In/Out	Rate/Equation
Retail	Nursery (Garden Center)	817	Acre	108.1	0%	50/50	2.82	50/50	8.06
	Nursery (Wholesale)	818	Acre	19.50	0%	50/50	0.23	50/50	0.36
	Landscape Services	PBC	Acre[c]	121.70	0%	40/60	34.4	58/42	15.1
	Shop Center (>150ksf)	820	1000 S.F.	37.01	24%	62/38	0.84	48/52	3.4
	Shop Plaza (40-150ksf) w/Sup Market	821	1000 S.F.	94.49	39%	62/38	3.53	48/52	9.03
	Shop Plaza (40-150ksf) w/out Sup Market	821	1000 S.F.	67.52	39%	62/38	1.73	49/51	5.19
	Strip Retail Plaza (<40ksf)	822	1000 S.F.	54.45	63%	60/40	2.36	50/50	6.59
	Automobile Sales (New)	840	1000 S.F.	27.84	15%	73/27	1.86	40/60	2.42
	Automobile Parts Sales	843	1000 S.F.	54.57	28%	55/45	2.51	48/52	4.9
	Tire Store	848	1000 S.F.	27.69	28%	64/36	2.61	43/57	3.75
	Supermarket	850	1000 S.F.	93.84	36%	59/41	2.86	50/50	8.95
	Pharmacy + DT	881	1000 S.F.	108.40	50%	52/48	3.74	50/50	10.25
Services	Drive-In Bank	912	1000 S.F.	100.35	47%	58/42	9.95	50/50	21.01
	Fine Dining Restaurant	931	1000 S.F.	83.84	44%	50/50	0.73	67/33	7.8
	High Turnover Sit-Down Rest.	932	1000 S.F.	107.2	43%	55/45	9.57	61/39	9.05
	Fast Food Restaurant w/o DT	933	1000 S.F.	450.49	45%	58/42	43.18	50/50	33.21
	Fast Food Restaurant + DT	934	1000 S.F.	467.48	49%	51/49	44.61	52/48	33.03
	Coffee/Donut Shop w/o DT	936	1000 S.F.	441.88[d]	45%	51/49	93.08	50/50	32.29
	Coffee/Donut Shop + DT	937	1000 S.F.	533.57	49%	51/49	85.88	50/50	38.99
	Coffee/Donut Shop + DT w/No Seat	938	DT Lanes	179	49%	50/50	39.81	50/50	15.08
	Gas Station w/Convenience Store[e]	FDOT	FP, 1000 S.F.	14.3*PM Trips	61%	50/50	Note f	50/50	12.3*FP+15.5*(X)
	Carwash (Automated)[g]	PBC	Lane	166.00	0%	50/50	11.97	50/50	13.65

Footnotes

a) Based on Daily to AM peak ratio for LUC 532 (Private School (K-12)

b) Weekend peak hour rate = 10.36 per 1,000 s.f. with a 48/52 directional split

c) Landscape Services acreage consists of overnight vehicle and equipment storage as well as areas (covered or uncovered) for chemicals, fertilizers, landscape materials (excluding plants) and other items needed for day-to-day operations. Not included are drive aisles, customer/employee parking, structures shared by nursery and landscape services, facilities that solely serve the onsite landscape activities or any nursery growing areas.

d) Based on Daily to PM ratio for ITE Code 937 (Coffee Donut Shop + DT)

e) FP=Fueling Position. Use both FP and Convenience Store size in estimating trips using the provided equation. Note that no internalization between the gas pumps and convenience store, as per ULDC Artice 12, should be applied to estimate the net trips.

f) Use PM rates

g) Daily rate taken from PBC trip gen. study. Peak hour rates derived by applying peak to daily ratios for gas station to daily carwash rate from older ITE TGM. New PBC rate study underway.

h) Based on PBC analysis of ITE TGM data plots

Modification History

3/2/2020: Added Landscape Services, modification history, edited formatting

7/25/2022: Updated with ITE TG Manual 11th ed information

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
2022

Roadway Name	Location	STATION ID	2022 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
I-95	OKEECHOBEE RD to ORANGE AVE	940260	65,287	2020	7,320	3,200	B	0.437	3,200	B	0.437
I-95	ORANGE AVE to INDRIO RD	941905	50,041	2020	7,320	2,690	B	0.367	2,476	B	0.338
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,755	2020	750	285	C	0.38	326	C	0.435
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,907	2020	750	295	C	0.393	287	C	0.383
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	6,514	2020	790	329	C	0.416	387	C	0.49
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	6,514	2020	540	329	D	0.609	387	D	0.717
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,038	2020	1,080	51	B	0.047	55	B	0.051
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,038	2020	3,240	51	B	0.016	55	B	0.017
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,195	2020	3,240	527	B	0.163	554	B	0.171
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,195	2020	700	527	C	0.753	554	C	0.791
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,195	2020	880	527	C	0.599	554	C	0.63
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,891	2020	920	572	C	0.622	482	C	0.524
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,891	2020	790	572	D	0.724	482	D	0.61
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,901	2019	790	377	C	0.477	369	C	0.467
INDRIO RD	SLASH PINE TRL to US 1	114	5,901	2019	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
JENNINGS RD	US 1 to LENNARD RD	673	5,500	2022	2,100	364	C	0.173	297	C	0.141
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,193	2020	880	480	C	0.545	525	C	0.597
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,669	2020	920	558	C	0.607	564	C	0.613
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,669	2020	630	558	C	0.886	564	C	0.895
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,669	2020	920	558	C	0.607	564	C	0.613
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

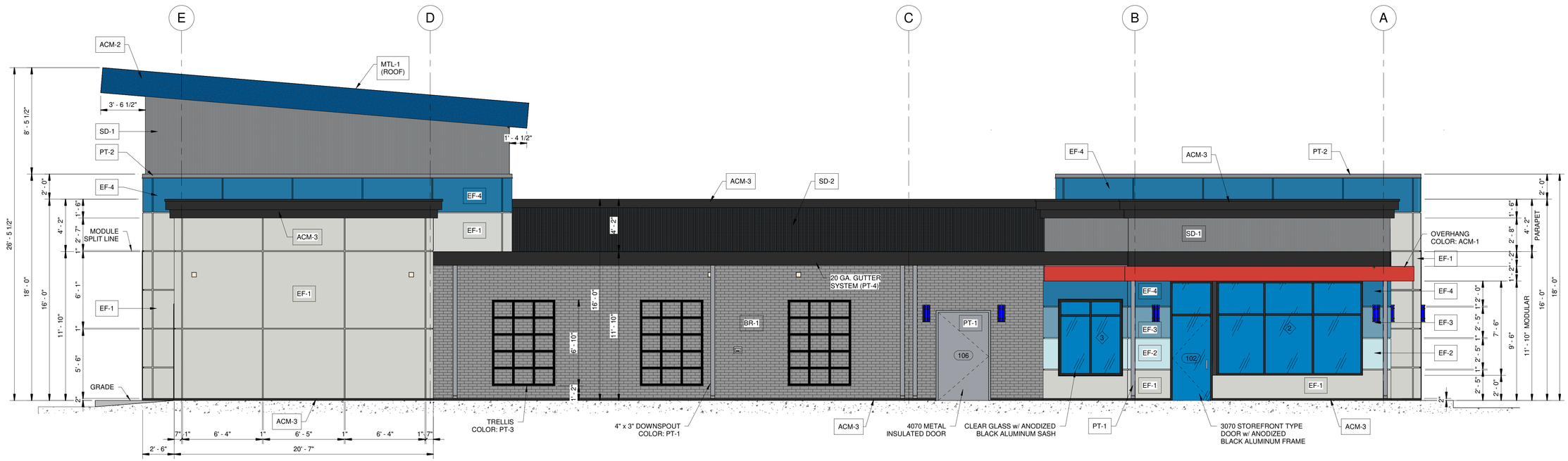
* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT

* 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.**



1 Equipment Room Elevation
1/4" = 1'-0"

2 Entrance Elevation
1/4" = 1'-0"

EXTERIOR FINISH LEGEND

EIFS SYSTEM	EF-1	EIFS SYTEM, FINISH: SMOOTH, STO COLOR: 35109 LIGHT GRAY
	EF-2	EIFS SYTEM, FINISH: SMOOTH, STO COLOR: 35207 LIGHT BLUE
	EF-3	EIFS SYTEM, FINISH: SMOOTH, STO COLOR: 35221 MEDIUM BLUE
	EF-4	EIFS SYTEM, FINISH: SMOOTH, STO COLOR: 35201 DARK BLUE
THIN BRICK	BR-1	GLEN-GERY SIOUX CITY BRICK, MODULAR THIN BRICK. COLOR: EBONITE VELOUR
	BR-2	-
SIDING	SD-1	BERRIDGE METALIC - S-DECK. COLOR: PRE-WEATHERED GALVALUME
	SD-2	BERRIDGE DEEP DECK PANEL (VERTICAL) COLOR: MATTE BLACK
METAL	MTL-1	3" x 16" x 20 GA. ROLLED DECK ROOF PANEL. COLOR: WHITE ACRYLIC
	MTL-2	-
ALUMINUM PANEL	ACM-1	ALUMINUM COMPOSIT MATERIAL: ALPOLIC (OR APPROVED) COLOR: TOR RED
	ACM-2	ALUMINUM COMPOSIT MATERIAL: ALPOLIC (OR APPROVED) COLOR: SAPPHIRE BLUE
	ACM-3	ALUMINUM COMPOSIT MATERIAL: ALPOLIC (OR APPROVED) COLOR: BLACK
EXTERIOR PAINT	PT-1	PAINT - DUNN EDWARDS, COLOR: GRAY WOLF DE6354 - SATIN FINISH
	PT-2	PAINT - MATCH BERRIDGE S-DECK
	PT-3	PAINT - SW 6258 TRICORN BLACK - SATIN FINISH
	PT-4	-

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AXIS INFRASTRUCTURE
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No.	Description	Date

PROFESSIONAL SEAL

MODULAR CONSTRUCTION

CLIENT
Blue Penguin

PROJECT NAME
Car Wash

SHEET TITLE
Exterior Elevations

PROJECT NUMBER
-

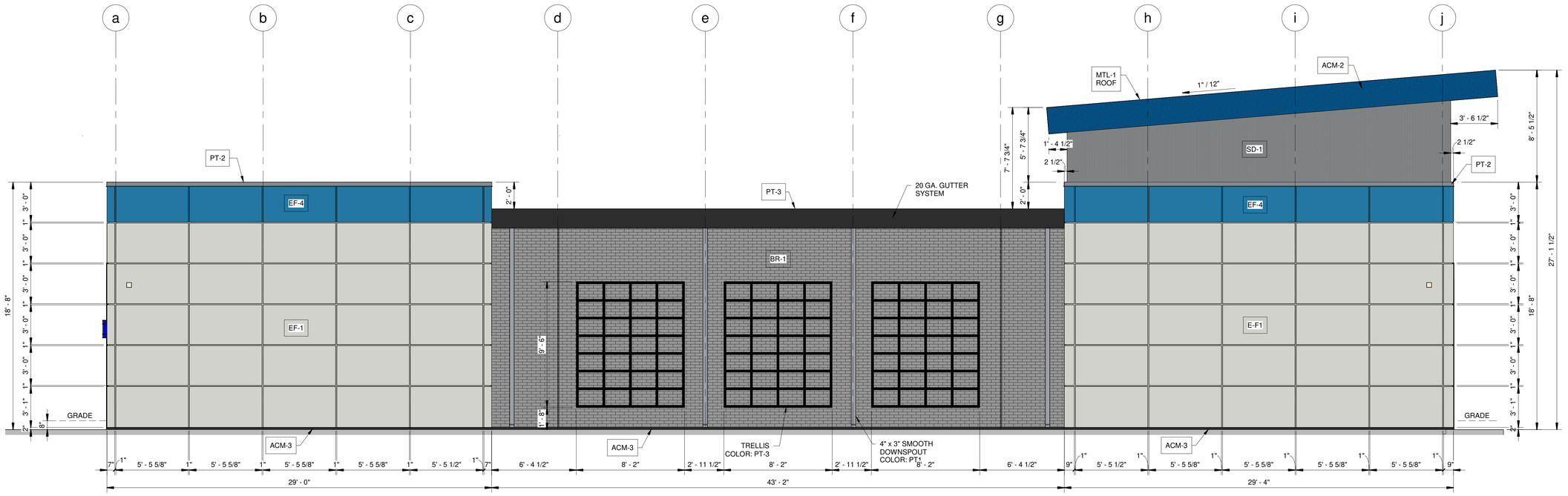
ADDRESS
-
-

GENESIS NO. -
MODEL NO. -
GBF PROJECT NO.
DATE 11/10/2022
PROFESSIONAL IN CHARGE
PROJECT MANAGER
DRAWN BY TD
QUALITY CONTROL --

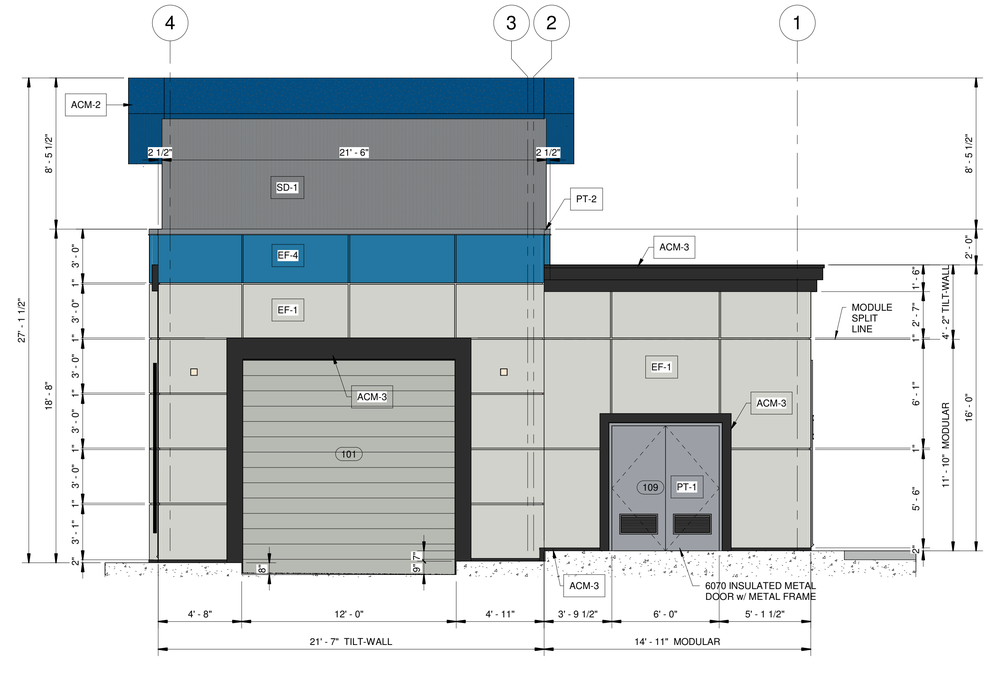
01-A1

Scale As indicated

11/10/2022 11:28:24 AM



1 Tunnel Elevation
1/4" = 1'-0"



2 Exit Elevation
1/4" = 1'-0"

EXTERIOR FINISH LEGEND		
EIFS SYSTEM	EF-1	EIFS SYTEM, FINISH: SMOOTH, STO COLOR: 35109 LIGHT GRAY
	EF-2	EIFS SYTEM, FINISH: SMOOTH, STO COLOR: 35207 LIGHT BLUE
	EF-3	EIFS SYTEM, FINISH: SMOOTH, STO COLOR: 35221 MEDIUM BLUE
	EF-4	EIFS SYTEM, FINISH: SMOOTH, STO COLOR: 35201 DARK BLUE
THIN BRICK	BR-1	GLEN-GERY SIOUX CITY BRICK, MODULAR THIN BRICK. COLOR: EBONITE VELOUR
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	PT-4	-

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No.	Description	Date

PROFESSIONAL SEAL

MODULAR CONSTRUCTION

CLIENT: Blue Penguin

PROJECT NAME: Car Wash

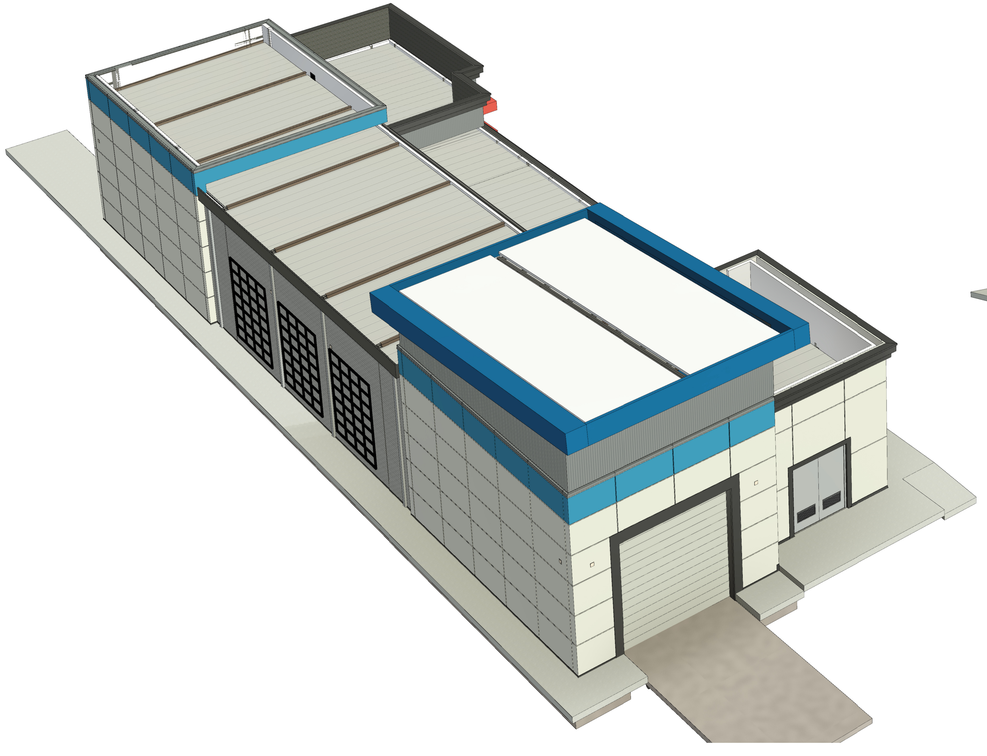
SHEET TITLE: Exterior Elevations

PROJECT NUMBER: -

ADDRESS: - -

GENESIS NO. -
MODEL NO. -
GBF PROJECT NO.
DATE 11/10/2022
PROFESSIONAL IN CHARGE
PROJECT MANAGER
DRAWN BY TD
QUALITY CONTROL --

01-A2



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No.	Description	Date

PROFESSIONAL SEAL

MODULAR CONSTRUCTION

CLIENT
Blue Penguin

PROJECT NAME
Car Wash

SHEET TITLE
Perspective Views

PROJECT NUMBER
-

ADDRESS
-
-

GENESIS NO. -
MODEL NO. -
GBF PROJECT NO.
DATE 11/07/2022
PROFESSIONAL IN CHARGE
PROJECT MANAGER
DRAWN BY TD
QUALITY CONTROL --

01-A3

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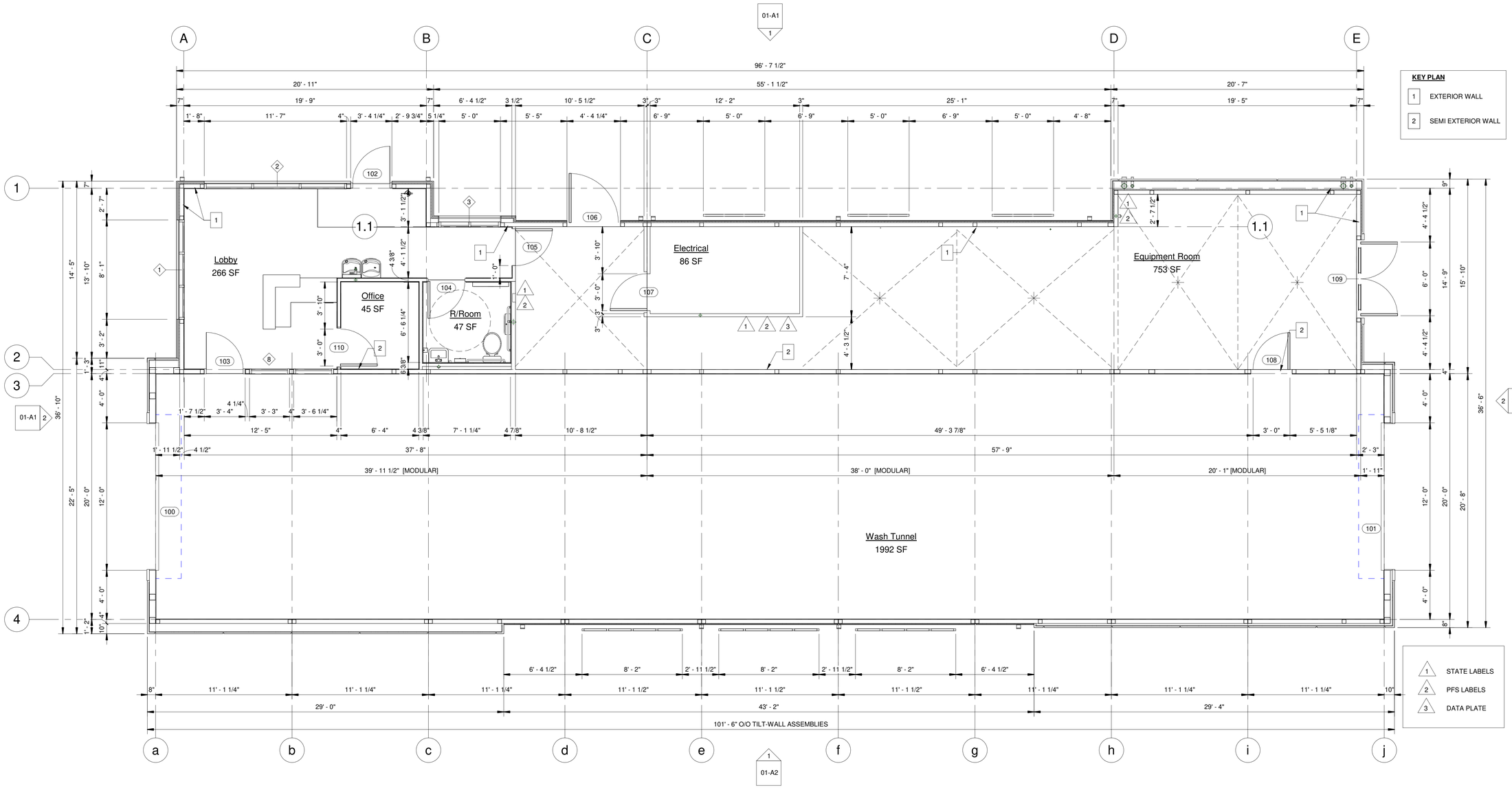

3 Floor Plan
1/4" = 1'-0"

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PHONE: (678) 395-4920

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No.	Description	Date

PROFESSIONAL SEAL

MODULAR CONSTRUCTION

CLIENT
Blue Penguin

PROJECT NAME
Car Wash

SHEET TITLE
Floor Plan

PROJECT NUMBER
-

ADDRESS
-
-

GENESIS NO. -
MODEL NO. -
GBF PROJECT NO.
DATE 11/07/2022
PROFESSIONAL IN CHARGE
PROJECT MANAGER
DRAWN BY TD
QUALITY CONTROL --

01-A4

Scale 1/4" = 1'-0"

11/10/2022 11:28:54 AM

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

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

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	GC	C-3	NA	3.84	X
****Proposed**	GC	C-3	NA	3.84	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum 100,000SFx 0.125 = 12,545GPD
Current Zoning/FLU	Total gallons per day 100,000SFx 0.125 = 12,545GPD
**Proposed Zoning/FLU	Total gallons per day 100,000SFx 0.125 = 12,545GPD
**Change in Demand	Total gallons per day N/A

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum 100,000 SF x 0.1= 10,000GPD
Current Zoning/FLU	Total gallons per day 100,000 SF x 0.1= 10,000GPD
**Proposed Zoning/FLU	Total gallons per day 100,000 SF x 0.1= 10,000GPD
**Change in Demand	Total gallons per day N/A

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

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

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

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

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

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

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

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

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

IV. Project Description

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

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

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

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

B. 1. Does this application involve demolition or re-use of any structure(s)? ☑ Yes ☐ No
If yes, what is the size of the structure(s) to be demolished or re-used? Existing 7,362 SF

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

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

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

Parcel ID #(s): 2324-411-0000-0003

Project description: Subdivision of parcel into three parcels, with no parcel developed as car wash.

Westcity FP Shops, LLC			Brandon Ulmer
Property Owner(s)			**Applicant/Representative, Title, Company**
9293 NW 15th Street			840 SE Osceola Street
Street Address			Street Address
Coral Springs	FL	33071	Stuart	FL	34994
City	State	Zip	City	State	Zip
954-439-3030			772-888-3138		
Phone Number			Phone Number		
ken@wcpartners.com			bulmer@thomaseg.com		
Email Address			Email Address		

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

Property Owner(s) Signature(s)

Kenneth H. Simigran, Managing Member

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.

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	5	L31	SINGLE	1.000	11475	75	NTA-A-NM-T4-11L-57K-UL-CS & NTA-DA-CS
	2	L32-180	2 @ 180°	1.000	11475	75	NTA-A-NM-T4-11L-57K-UL-CS & NTA-DA-CS
	1	L33	3 @ 90°	1.000	11475	75	NTA-A-NM-T4-11L-57K-UL-CS & NTA-DA-CS

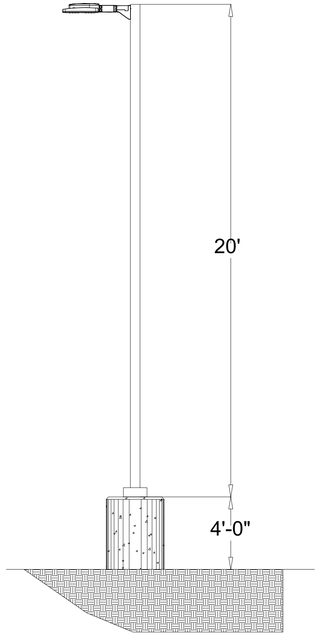
Calculation Summary; 1.00 LLF						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
All Calc Points	Fc	0.92	12.5	0.0	N.A.	N.A.
Paved Parking	Fc	2.28	12.5	0.1	22.80	125.00

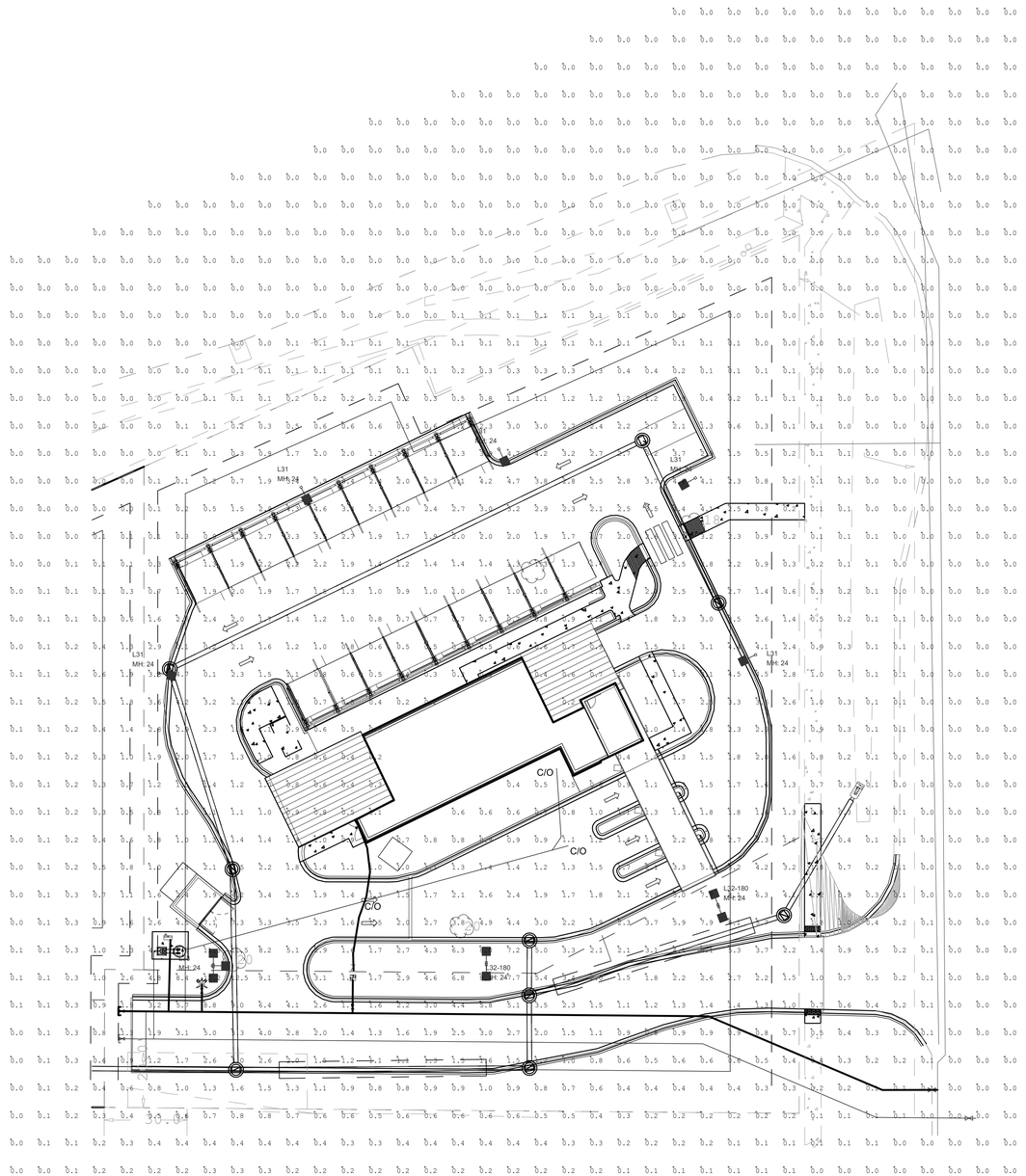
Concrete Poles by Others: 24' Mounting Height

Additional Equipment:
(8) - CL-TTF(90) - (Concrete Pole Adaptor)
(12) - NTA-DA-CS - (Direct Arm Mount)

***** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER *****

Noctura Series





CREE LIGHTING

IDEAL INDUSTRIES, INC.

01 Washington Ave, Racine, WI 53406 https://creelighting.com - (800) 236-6800

Illumination results shown on this lighting design are based on project parameters provided to Cree Lighting used inconjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting,or energy code.

Project Name: Car Wash - 2671 S. Jenkins Rd. Fort Pierce, FL 34981 - EXT

Case #: 00532439 | Footcandles calculated at grade | Filename: RJ221219FPFLCW.AGI

Layout By:
Collin Witherow

Date:12/19/2022

Scale 1" = 25'

0 50 100

ELEVATIONS BASED ON NAVD '88

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE, SUITE 603, FT. LAUDERDALE, FL 33309, P: 954-202-7000
4950 W. KENNEDY BLVD., SUITE 610, TAMPA, FL 33609, P: 813-379-4100
125 W INDIANTOWN RD., SUITE 206, JUPITER, FL 33458, P: 561-203-7503

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REVISIONS:

REV:	DATE:	COMMENT:	BY:

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PROJECT No.:	F220037
DRAWN BY:	MJL
CHECKED BY:	BMU
DATE:	6-29-22
CAD I.D.:	RJ221219FPFLCW

PROJECT:

SWC OKEECHOBEE RD. & JENKINS RD.

FOR

MRE REAL ESTATE & INVESTMENT

CITY OF FORT PIERCE
FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
125 W. INDIANTOWN RD, SUITE 206
JUPITER, FL 33458
PH: (561) 203-7503
FX: (561) 203-7721
www.ThomasEngineeringGroup.com

BRANDON M. ULMER
No. 68345
STATE OF FLORIDA
PROFESSIONAL ENGINEER
March 29, 2023
FLORIDA LICENSE NUMBER
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 27528

SHEET TITLE:

PHOTOMETRICS PLAN

SHEET NUMBER:

C-11

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