D R A F T

CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, August 17, 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 - Hickory Branch Properties - 3601, 3605, and 3725 Gordy Road

   b. Annexation - Jules Annexation - Parcel IDs: 2417-331-0002-000-8, 2417-331-0003-000-4 and 2417-331-0004-000-1

   c. Future Land Use Map Amendment and Rezoning (PD) – Crownman - 515 S. Indian River Drive – Parcel IDs: 2410-810-0001-000-9, 2410-810-0002-000-6

   d. Rezoning (PD) - Martin & Sons - 1038 S. 37th Street

   e. Rezoning (PD) - St. Lucie Commerce Center - 2431-800-0002-000-0, 2431-800-0003-000-7, 2431-800-0004-000-4, 2431-800-0005-000-1, 2431-800-0006-000-8 and 2431-800-0007-000-5

   f. Conditional Use - Word of Faith - 403 Hayes Road - 2415-601-0055-000-5, 2415-601-0056-000-2

   g. Minor Site Plan - Tesla Charging Station - 2817 Peters Road

   h. Minor Site Plan and Design Review - Bliss Townhomes - 1521 S. Ocean Drive

   i. Site Plan (Development and Design Review) and Conditional Use with New Construction - Iglesia Bible Church - 3240 S. 25th Street

j. Site Plan (Development and Design Review) - Sound Meadows Affordable Housing - 4000 S. US Highway 1 and 2434-801-0004-000-6

Technical Review Committee **1. a.**

Meeting Date: 08/17/2023

REQUESTED ACTION

Annexation - Hickory Branch Properties - 3601, 3605, and 3725 Gordy Road

SUMMARY

Project : 23-02000009

Hickory Branch Properties proposes voluntary annexations for three (3) parcels. The parcels are located on Gordy Road.

Please review and provide comments at least two days before the meeting date of Thursday, August 17. Please send all comments to kcharles@cityoffortpierce.com and planning@cityoffortpierce.com. Should you have any questions or concerns, do not hesitate to contact me by dialing 772.467.3039 or 772.467.3741.

LOCATION

2326-413-0000-000-5 (3601 Gordy Road)
2326-413-0001-000-2 (3605 Gordy Road)
2326-434-0000-000-0 (3725 Gordy Road)

RESPONSIBLE STAFF

Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Charles Started On: 08/01/2023 01:19 PM

Final Approval Date: 08/01/2023

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: 3605 GORDY ROAD, FORT PIERCE, FLORIDA, 34945
2. Legal description of real property for which annexation is being requested:
   26 35 39 THAT PART OF SE 1/4 LYG SLY AND WLY OF TEN MILE CREEK MPDAF: N 1/2 OF SE 1/4 OF SE 1/4 AND NE 1/4 OF SW 1/4 OF SE 1/4 AND W 1/2 OF SW 1/4 OF SE 1/4 AND S 1/2 OF NE 1/4 OF SE 1/4 AND (SEE LONG LEGAL)
   Property Tax ID: 2326-413-0001-000-2
3. Size of described property: 4,079,830 SQUARE FEET OR 93.66 ACRES
4. Project description: HICKORY BRANCH PROPERTIES INC ANNEXATION INTO THE CITY OF FORT PIERCE FOR THE PURPOSE OF MIXED USE FUTURE LAND USE DESIGNATION
5. Current St. Lucie County Future Land Use Designation: RS-2
6. Current St. Lucie County Zoning: AG-1
7. Is this a Historic property? NO
8. Appraised value: $1,867,122.00
9. Name of Owner(s): HICKORY BRANCH PROPERTIES INC C/O SUZANNE VARN, PRESIDENT

   Signature of Owner(s): Suzanne B. Varn
   Mailing Address: 1124 CORAL STREET
   City FORT PIERCE State FL Zip 34982
   Phone 772-579-3834 Fax

10. Name of Representative: DAVID R VARN, TREASURER

Signature of representative: David R. V

Mailing Address: 2958 E FERN BROOK DRIVE

City) EAGLE State ID Zip 83616

Phone 772-201-0995 Fax

E-mail: DRVARN1@GMAIL.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:

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2538092 OR BOOK 2138 PAGE 947, Recorded 01/14/2005 at 01:16 PM
Doc Tax: $0.70

PREPARED BY AND RETURN TO:
Michael D. Fowler, Esquire
Michael D. Fowler, Chartered
505 Beachland Blvd., Suite 7
Vero Beach, Florida 32963
Parcel I.D. Nos.: 232532300010003
232641100010006

WARRANTY DEED

This Warranty Deed Made the 29 day of SEPT, 2004 by **VARN GROVES, INC.**, a Florida corporation, whose principal place of business is at 3302 Avenue C, Fort Pierce, Florida 34947, hereinafter called the grantor, to **HICKORY BRANCH PROPERTIES, INC.**, a Florida corporation, whose permanent post office address is 3433 Gordy Road, Fort Pierce, Florida 34945, hereinafter called the grantee.

Wherever used herein, the terms "grantor" and "grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.

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

SEE EXHIBIT 'A' ATTACHED HERETO.

Subject to restrictions, easements and encumbrances of record, provided this recitation shall not act to reimpose the same.

This deed was prepared based upon information provided by the parties hereto and without the benefit of title examination, by the delivery (by Grantor) and acceptance (by Grantee) of this deed, the parties agree to indemnify and hold harmless the preparer of this deed from any and all liability arising by reason of matters which would have been revealed by a search of the public records.

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, 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, 2004.

In Witness Whereof, the said grantor has cause these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Signature
Printed Name Joy J. Shepherd

Signature
Printed Name M.D. FOWLER

VARN GROVES, INC.

by: Robert S. Varn
Robert S. Varn, as President

ATTEST:

by: Suzanne B. Varn
Suzanne B. Varn, Secretary

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Robert S. Varn and Suzanne B. Varn, known to me to be the President and Secretary respectively of VARN GROVES, INC., the corporation in whose name the foregoing instrument was executed, and that they severally acknowledged executing the same for such corporation, freely and voluntarily, under authority duly vested in them by said corporation, and that the seal affixed thereto is the true corporate seal of said corporation. Said persons are [✓] personally known to me, or [___] they produced a driver's license as identification.

WITNESS my hand and seal in the County and State aforesaid this 29 day of SEPT, 2004.

NOTARY SEAL

Notary Signature

Printed Notary Signature
My commission expires:

Michael D. Fowler
Commission #DD223028
Expires: Jul 30, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

Michelle Franklin, CFA
Property Appraiser

ADDRESS CHANGE REQUEST FORM

FOR YOUR PROTECTION: If this form is being presented by anyone other than the Owner, Power of Attorney (POA), or Authorized Agent a letter of authorization from the owner must be supplied.

Owner Name (Please Print) Hickory Branch Properties c/o Suzanne B Varn
Parcel ID# or Site Location address (Please attach additional parcels or addresses to be changed if needed):

2326-413-0001-000-2

Do any of the above parcels have any exemption? Yes ○ No ◉
If yes, please complete this section. If no, please skip this section.

Please state the reason for this change of mailing address:
Relocated to 1124 Coral St Fort Pierce FL 34982-7606

Do you reside on the above referenced parcel? Yes ○ No ◉
If no, last date of occupancy: _____

Is this property rented? Yes ○ No ◉
If yes, date property be came a rental: _____

Change the Mailing address to:
Address: 1124 Coral St

City: Fort Pierce State: FL Zip: 34982-7606
Country United States

Print Name and Title Suzanne Varn (verified in Sunbiz as Registered Agent)
Signature Suzanne B. Varn
Contact Phone Number (772) 579-3834 Date 04/02/2019

This form must be completed in its entirety and signed. Incomplete forms will not be processed.

Mail to:
Michelle Franklin, CFA
Saint Lucie County Property Appraiser
2300 Virginia Ave, Room #107
Fort Pierce, FL 34982-5652
Attn: Address Change

Fax to:
(772) 462-1058
OR
Email to:
PA_Info@paslc.org

EXHIBIT A
LEGAL DESCRIPTION

Gordy Grove

Parcel 1: That part of the Northwest ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East, more particularly described as follows: Beginning at the Northwest corner of the NW ¼ of the SE ¼ of said Section 26; thence running East along the North line of said NW ¼ of SE ¼, a distance of 284 feet; thence South 18 deg. East, a distance of 205 feet; thence South 46 deg. East a distance of 240 feet; thence South 49 deb. 15 min. East, a distance of 175 feet; thence South 49 deg. 30 min. East, a distance of 45 feet; thence South 34 deg. 15 min. East, a distance of 150 feet; thence North 75 deg. 45 min. East, a distance of 55 feet; thence South 53 deg. East, a distance of 133 feet; thence South 9 deg. East, a distance of 100 feet; thence South 21 deg. East, a distance of 215 feet; thence South 68 deg. East, a distance of 160 feet; thence North 77 deg. 15 min. East, a distance of 143 feet to the East side of said Northwest quarter of SE ¼; thence South along the East lien of said NW ¼ of SE ¼ a distance of 3 50 feet to the Southeast corner of said NW ¼ of SE ¼; thence West along the South line of said NW ¼ of SE ¼ of the Southwest corner of said NW ¼ of SE ¼; thence North along the West line of said NW ¼ of SE ¼ to the point of beginning, containing 25.06 acres.

Parcel 2: The W ½ of the SW ¼ of the SE ¼ and the NE ¼ of the SW ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East.

Parcel 3: The NE ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East, less and excepting the following: Beginning at the Northwest corner of the NE ¼ of the SE ¼ of said Section 26, run thence South 110.5 feet; run thence, turning Easterly at angle of 122 deg. 57 min. to the foregoing line, 199.8 feet; thence turn Northerly at an angle of 140 deg. 13 min. and run 300 feet; thence turn Northerly at an angle of 82 deg. 42 min. and run 186 feet to the quarter section line; thence run Westerly on said quarter section line 422.8 feet to the point of beginning. Also excepting therefrom the following: That piece or parcel of land conveyed by K.F. Gordy and Meryl M. Gordy, his wife, to Al C. Gordy and Hazel C. Gordy, his wife, by deed dated August 31, 1964, recorded in Official Record Book 98, Page 285, public records of St. Lucie County, Florida.

Parcel 4: The N ½ of the SE ¼ of the SE ¼ of Section 26, Township 35 South, Range 39 East.

EXCEPTING FURTHERMORE from all of the above parcels, the following described parcel which lies within the SE ¼ of Section 26, Township 35 South, Range 39 East: From the Northeast corner of the SE ¼ of Section 26, Township 35 South, Range 39 East, run South along the section line 1691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet; North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73 deg. 46 min. 10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel ;thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. The South boundary of the above described parcel being the same as North line of a certain 20 foot wide access easement described below. SUBJECT TO restrictions, easements, rights of way, and encumbrances of record.

Access

Begin at the SW corner of Section 25, Township 35 South, Range 39 East, St. Lucie County, Florida, thence run North along the West boundary of said Section to point of intersection with the South ¼ ¼ section line, Section 25, Township 35 South, Range 39 East, for point of beginning; thence run East 695 feet ± along said South ¼ ¼ section line to intersection with the West right-of-way line of Sunshine State Parkway; thence run Northwesterly along the West right-of-way of the Sunshine State Parkway 746 feet ± to intersection of South boundary of lands owned by the Florida State Turnpike Authority; then run West parallel to the South ¼ ¼ section line a distance of 394 feet ± to point of intersection with the West line of Section 25 aforesaid; then run South along the West boundary line of Section 25 685 feet ± to point of beginning.

LESS AND EXCEPTING right-of-way of Gordy Road and
LESS AND EXCEPTING rights-of-way of record for drainage canal number 96.

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: 3725 GORDY ROAD, FORT PIERCE, FLORIDA, 34945
2. Legal description of real property for which annexation is being requested:
   26 35 39 S 1/2 OF SE 1/4 OF SE 1/4 OF SW 1/4 OF SE 1/4- LESS E 44.5 FT FOR CANAL R/W-(30.80 AC)(OR 317-2428)

   Property Tax ID: 2326-434-0000-000-0
3. Size of described property: 1,341,648 SQUARE FEET (OR 30.80 ACRES)
4. Project description: VARN GROVES INC ANNEXATION INTO THE CITY OF FORT PIERCE FOR THE PURPOSE OF MIXED USE FUTURE LAND USE DESIGNATION
5. Current St. Lucie County Future Land Use Designation: RS-2
6. Current St. Lucie County Zoning: AG-1
7. Is this a Historic property? NO
8. Appraised value: $1,040,620.00
9. Name of Owner(s): VARN GROVES INC C/O DAVID R VARN, PRESIDENT

   Signature of Owner(s): David R. Varn
   Mailing Address: 2958 E FERN BROOK DRIVE
   City EAGLE State ID Zip 83616
   Phone 772-201-0995 Fax

10. Name of Representative: DAVID R VARN, PRESIDENT

Signature of representative: _____

Mailing Address: 2958 E FERN BROOK DRIVE

City) EAGLE State IDAHO Zip 83616

Phone 772-201-0995 Fax _____

E-mail: DRVARN1@GMAIL.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: _____

760.00
4.00

461233

LAW OFFICES OF
WILLES, BITTAN & WILLES
BITTAN BUILDING
P. O. BOX 309
FORT PIERCE, FLORIDA 33450

This Warranty Deed Made the 1st day of ~~September~~ October, A. D. 19 79 by JOHN GAUDIOSI,

hereinafter called the grantor, to VARN GROVES, INC., a Florida corporation,

whose postoffice address is P.O. Box 550, Fort Pierce, FL 33450
hereinafter called the grantee:

(Wherever 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)

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

The SE¼ of the SW¼ of the SE¼, and the S½ of the SE¼ of the SE¼, Section 26, Township 35 South, Range 39 East, St. Lucie County, Florida, LESS rights-of-way for public roads and drainage canals, if any.

THIS DEED IS GIVEN SUBJECT TO THAT MORTGAGE FROM GRANTOR HEREIN AND HIS SPOUSE, TO SOUTHERN FEDERAL SAVINGS AND LOAN ASSOCIATION OF BROWARD COUNTY, RECORDED IN O.R. BOOK 246, PAGE 735, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, WHICH GRANTEE HEREIN ASSUMES AND AGREES TO PAY.
THIS DEED GIVEN SUBJECT TO LEASE WITH OPTION TO BUY.
GRANTOR HEREIN CERTIFIES THAT THE AFOREDESCRIBED PROPERTY IS NOT HIS HOMESTEAD & PLACE OF RESIDENCE, HE HAS NEVER RESIDED THEREON AND HIS HOMESTEAD & PLACE OF RESIDENCE IS IN BROWARD COUNTY, FLORIDA & HE IS A PRACTICING ATTORNEY IN BROWARD COUNTY, FLORIDA.

STATE OF FLORIDA
DOCUMENTARY STAMP TAX
DEPT. OF REVENUE
OCT 3 '79
PB
780.00

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1978.

In Witness Whereof, the said grantor has executed this Deed the day and year first above written.

Signed, sealed and delivered in our presence:

[signature] John Gaudiosi (Seal)
[signature] John Gaudiosi (Seal)
(Seal)
1979 OCT -4 AM 8 44 (Seal)

FILED AND RECORDED
ST. LUCIE COUNTY, FLA.
ROGER POITRAS
CLERK CIRCUIT COURT
RECORD VERIFIED [signature]

State of Florida,
County of BROWARD

461233

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, personally appeared JOHN GAUDIOSI to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 1st day of ~~September~~ October, A. D. 19 79.

[signature]
Notary Public in and for State and County aforesaid.
My Commission Expires: 3-4-80

This Instrument Prepared by
G. A. BITTAN, JR.
WILLES, BITTAN & WILLES
P. O. Box 309
Fort Pierce, Florida 33450

BOOK 317 PAGE 2428

319251

IN THE CIRCUIT COURT OF THE NINETEENTH JUDICIAL CIRCUIT IN AND FOR SAINT LUCIE COUNTY, FLORIDA CIVIL ACTION

ADELE LEEPER, *

Plaintiff, *

vs. * CASE NO. 75-68

JOSEPH A. WAGNER, et al., *

Defendants. *

* * * * * * * * * * *

CERTIFICATE OF TITLE

I, ROGER POITRAS, as Clerk of the above-styled Court, hereby certify that I executed and filed herein my Certificate of Sale on the 2nd day of October, 1975, of the property described herein, and that no objections to the sale have been filed within the ten days allowed by law for filing objections.

I further certify that I sold the following described property in Saint Lucie County, Florida,

The SE¼ of the SW¼ of the SE¼, and the S½ of the SE¼ of the SE¼, Section 26, Township 35 South, Range 39 East, Saint Lucie County, Florida,

to JOHN GAUDIOSI — 3801 No. Fed. Hwy Pompano Beach, Fla. 33064 as recited in the Certificate of Sale.

WITNESS my hand and official seal on this 17th day of October, 1975.

ROGER POITRAS, Clerk

By Mary Neil
Deputy Clerk

STATE OF FLORIDA DOCUMENTARY STAMP TAX DEPT. OF REVENUE OCT 17 '75 258.00

DOCUMENTARY SUR TAX 94.60 FLORIDA OCT 17 '75 DEPT. OF REVENUE

SAINT LUCIE COUNTY

LAW OFFICES
FARR, FARR,
HAYMANS, MOSELEY
AND ODOM
118 W. OLYMPIA AVE.
PUNTA GORDA, FLA.

FILED AND RECORDED ST. LUCIE COUNTY FLA. CLERK OF CIRCUIT COURT

OCT 17 4 54 PM '75

319251

O R BOOK 244 PAGE 2791

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: 3601 GORDY ROAD, FORT PIERCE, FLORIDA, 34945
2. Legal description of real property for which annexation is being requested:
   (SEE LONG LEGAL)

   Property Tax ID: 2326-413-0000-000-5
3. Size of described property: 79,714.8 SQUARE FEET (OR 1.83 ACRES)
4. Project description: 3601 GORDY ROAD ANNEXATION INTO THE CITY OF FORT PIERCE FOR THE PURPOSE OF MIXED USE FUTURE LAND USE DESIGNATION
5. Current St. Lucie County Future Land Use Designation: RS-2
6. Current St. Lucie County Zoning: AG-1
7. Is this a Historic property? NO
8. Appraised value: $425,200.00
9. Name of Owner(s): DONALD M. VARN

   Signature of Owner(s): Donald M. Varn June 28, 2023
   Mailing Address: 3601 GORDY RD
   City FORT PIERCE State FL Zip 34945
   Phone 772-201-5320 Fax

10. Name of Representative: DAVID R VARN

Signature of representative: David R V

Mailing Address: 2958 E FERN BROOK DRIVE

City) EAGLE State IDAHO Zip 83616

Phone 772-201-0995 Fax _____

E-mail: DRVARN1@GMAIL.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: _____

JOANNE HOLMAN, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
File Number: 1897210 OR BOOK 1376 PAGE 2704
Recorded:03/30/01 08:23

Please return to: CH BX 76
This instrument prepared by:
Treasure Coast Abstract & Title Insurance Co.
401 So. Indian River Dr.
Ft. Pierce, FL 34950
Brenda J. Bidle DeWitt/File no. 01-5385

Parcel ID Number: 2326-413-0000-000/5
Grantee #1 TIN:
Grantee #2 TIN:

Warranty Deed

This Indenture, Made this 28th day of March, 2001 A.D., Between Jean F. Varn, individually, as a single adult, and as Trustee U/T/A dated Feb. 9, 1993 of the County of St. Lucie, State of Florida, grantor, and Donald M. Varn and Ginger P. Varn, his wife

whose address is: 3601 Gordy Rd., Ft.Pierce, FL 34945

of the County of St. Lucie, State of Florida, grantees.

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

see Exhibit "A" attached

Subject to restrictions, reservations and easements of record, if any, and taxes subsequent to December 31, 2000. This reference to said restrictions shall not operate to reimpose the same.

* Doc Assump:	$	0.00
* Doc Tax :	$	595.00
* Int Tax :	$	0.00

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

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

Signed, sealed and delivered in our presence:

Brenda J. Bidle DeWitt

Jean F. Varn (Seal)

EXHIBIT A

A parcel of land in Section 26, Township 35 South, Range 39 East more particularly described as follows:

From the NE corner of the SE¼ of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet: North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73 deg. 46 min. 10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel; thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. Together with an access easement for egress and ingress 20 feet in width, the center line of which is more particularly described as follows: From the NE corner of the SE ¼ of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 61.08 feet to an iron pipe on the West line of a road right-of-way for the point of beginning of said access easement; thence continue North 79 deg. 7 min. West 446.82 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 846.83 feet to the end of said access easement; said center line of easement being at or near the center line of an existing graded dirt road.

Verified _____

FILE # 3535517 OR BOOK 3247 PAGE 992, Recorded 11/18/2010 at 12:42 PM
Doc Tax: $0.70

THIS INSTRUMENT PREPARED AND RETURN TO:

JOSEPH J. DEROSS, JR., ESQUIRE
426 AVENUE A
FORT PIERCE, FL 34950
CONSIDERATION $10.00, DOC STAMPS .70
Property Appraiser Parcel Identification (Folio) Numbers: 2326-413-0000-000-5

This Quit-Claim Deed, *Executed this 24th day of September, 2010, by*

DONALD M. VARN and GINGER P. VARN, Husband and Wife, *first party, to*

DONALD M. VARN, a married adult, *whose post office address is 3601 Gordy Road, Fort Pierce, FL 34945, second party;*

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires)

Witnesseth, *That the said first party, for and in consideration of the sum of ($10.00) Ten and NO/100 Dollars, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Lucie, State of Florida, to wit:*

A parcel of land in Section 26, Township 35 South, Range 39 East more particularly described as follows:

From the NE corner of the SE1/4 of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 507.90 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 611.83 feet; thence North 0 deg. 22 min. 50 sec. West 10 feet to the point of beginning; thence run along boundary of the aforesaid parcel the following courses and distances: South 89 deg. 37 min. 10 sec. West 234.70 feet: North 1 deg. 23 min. 10 sec. East 335 feet to concrete monument on South bank of Old Creek Channel; thence North 87 deg. 49 min. 10 sec. East 73.58 feet; thence North 73deg. 46 min.10 sec. East 156.84 feet to concrete monument on said South bank of Old Creek Channel; thence South 0 deg. 22 min. 50 sec. East 379.83 feet to the point of beginning. Together with an access easement for egress and ingress 20 feet in width, the center line of which is more particularly described as follows: From the NE corner of the SE1/4 of Section 26, Township 35 South, Range 39 East, run South along the Section line 1,691.16 feet; thence North 79 deg. 7 min. West 61.08 feet to an iron pipe on the West line of a road right-of-way for the point of beginning of said access easement; thence continue North 79 deg. 7 min. West 446.82 feet; thence North 34 deg. 19 min. 30 sec. West 241.51 feet; thence South 89 deg. 37 min. 10 sec. West 846.83 feet to the end of said access easement; said center line of easement being at or near the center line of an existing graded dirt road.

THIS IS AN INTERSPOUSAL CONVEYANCE PURSUANT TO A MARITAL

day and year first above written.

Signed, sealed and delivered in the presence of:

Print name of Witness FRANK DIVINCENZO

Print name of Witness GRETCHEN KATHLEEN DIVINCENZO

Print name of Witness FRANK DIVINCENZO

Print name of Witness GRETCHEN KATHLEEN DIVINCENZO

DONALD M. VARN
3601 Gordy Road
Fort Pierce, FL 34945

GINGER P. VARN
3601 Gordy Road
Fort Pierce, FL 34945

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DONALD M. VARN, who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that he executed same, and that an oath ___was ___was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of September, 2010.

GRETCHEN KATHLEEN DI VINCENZO MY COMMISSION EXPIRES July 20, 2011 #DD 663071 Bonded thru Troy Fain-Insurance NOTARY PUBLIC, STATE OF FLORIDA

Notary Public, State of Florida

(Printed or typed name of Notary Public)
Commission Number:_____
My Commission Expires:_____

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared GINGER P. VARN, who is known to me to be the person described in and who executed the foregoing instrument and who acknowledged before me that she executed same, and that an oath ___was ___was not taken.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of September, 2010.

GRETCHEN KATHLEEN DI VINCENZO MY COMMISSION EXPIRES July 20, 2011 #DD 663071 Bonded thru Troy Fain-Insurance NOTARY PUBLIC, STATE OF FLORIDA

Notary Public, State of Florida

(Printed or typed name of Notary Public)
Commission Number:_____
My Commission Expires:_____

Technical Review Committee **1. b.**

Meeting Date: 08/17/2023

REQUESTED ACTION

Annexation - Jules Annexation - Parcel IDs: 2417-331-0002-000-8, 2417-331-0003-000-4 and 2417-331-0004-000-1

SUMMARY

Project #: 23-02000010

Applicant Daniel and Janica Jules are proposing an annexation of 3 parcels with Parcel IDs of 2417-331-0002-000-8, 2417-331-0003-000-4 and 2417-331-0004-000-1 into the city.

Please review and provide comments at least two days before the meeting. Please send all comments to raltizer@cityoffortpierce.com, kcharles@cityoffortpierce.com and planning@cityoffortpierce.com. Please do not hesitate to contact me should you require any additional information at 772-467-3742.

LOCATION

Parcel IDs: 2417-331-0002-000-8, 2417-331-0003-000-4 and 2417-331-0004-000-1

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner
Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Survey

Legal Descriptions

Form Review

Form Started By: Ryan Altizer Started On: 08/03/2023 12:18 PM

Final Approval Date: 08/03/2023

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 packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to planning@cityoffortpierce.com for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail planning@cityoffortpierce.com or call 772-467-3737 to schedule an appointment.

1. Address: 3720 Okeechobee Rd, Ft Pierce (surrounding lots to annex over to city), Totten Rd, TBD, TBD

2. Legal description of real property for which annexation is being requested:

17 35 40 BEG ON E SIDE OF TOTTENRD AT N LI OF SW 1/4 OF SW 1/4, TH RUN E 290 FT, TH SLY 220 FT, TH W 290 FT, TH NLY TO POB (78) (1.47 AC), 17 35 40 BEG ON N SIDE OKEECHOBEE RD AND E SIDE TOTTEN RD, TH RUN NLY 375 FT TO POB, 1

17 35 40 FROM INT OF E R/W OF TOTTEN RD AND N R/W OF OKEE RD (66FT R/W) RUN NLY ON TOTTEN RD R/W275 FT, TH E 160 FT TO POB, TH CONT E 130 FT, TH NLY 200 FT, TH W130 FT, TH SLY 200 FT TO POB (76)(0.60 AC)

Property Tax ID: (Already in city:2417-331-0002-000-7), 2417-331-0005-000-8, 2417-331-0003-000-4, 2417-331-0004-000-1

3. Size of described property: 1.47 acres, 0.37 acres, 0.60 acres

4. Project description: Event center - looking to build an event center on the parcels to cater to weddings and corporate events.

5. Current St. Lucie County Future Land Use Designation: Commercial General

6. Current St. Lucie County Zoning: Commercial Neighborhood, Commercial General

7. Is this a Historic property? No

8. Appraised value: $200,000, $30,000, $50,000

9. Name of Owner(s): Daniel and Janica Jules

Signature of Owner(s): J. Jules Daniel Jules
Mailing Address: 430 NW Airoso Blvd
City Port St. Lucie State FL Zip 34983
Phone 561-856-7470
E-mail: janicajazz@gmail.com

10. Name of Representative: as above

Signature of representative:
Mailing Address:
City) State Zip
Phone
E-mail:

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 packets shall include **Warranty Deed** and **Current Survey** (completed within the last 12 months)

- E-mail the complete application packet to planning@cityoffortpierce.com for sufficiency review.
- After sufficiency review one (1) original and two (2) copies of the application and support documents are needed. E-mail planning@cityoffortpierce.com or call 772-467-3737 to schedule an appointment.

1. Address: 3720 Okeechobee Rd, Ft Pierce (surrounding lots to annex over to city), Totten Rd, TBD, TBD

2. Legal description of real property for which annexation is being requested:

17 35 40 BEG ON E SIDE OF TOTTENRD AT N LI OF SW 1/4 OF SW 1/4, TH RUN E 290 FT, TH SLY 220 FT, TH W 290 FT, TH NLY TO POB (78) (1.47 AC), 17 35 40 BEG ON N SIDE OKEECHOBEE RD AND E SIDE TOTTEN RD, TH RUN NLY 375 FT TO POB, T

17 35 40 FROM INT OF E R/W OF TOTTEN RD AND N R/W OF OKEE RD (66FT R/W) RUN NLY ON TOTTEN RD R/W275 FT, TH E 160 FT TO POB, TH CONT E 130 FT, TH NLY 200 FT, TH W130 FT, TH SLY 200 FT TO POB (76)(0.60 AC)

Property Tax ID: (Already in city:2417-331-0002-000-7), 2417-331-0005-000-8, 2417-331-0003-000-4, 2417-331-0004-000-1

3. Size of described property: 1.47 acres, 0.37 acres, 0.60 acres

4. Project description: Event center - looking to build an event center on the parcels to cater to weddings and corporate events.

5. Current St. Lucie County Future Land Use Designation: Commercial General

6. Current St. Lucie County Zoning: Commercial Neighborhood, Commercial General

7. Is this a Historic property? No

8. Appraised value: $200,000, $30,000, $50,000

9. Name of Owner(s): Daniel and Janica Jules

Signature of Owner(s): J. Jules Daniel Jules
Mailing Address: 430 NW Airoso Blvd
City Port St. Lucie State FL Zip 34983
Phone 561-856-7470
E-mail: janicajazz@gmail.com

10. Name of Representative: as above

Signature of representative:
Mailing Address:
City) State Zip
Phone
E-mail:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO:2417-331-0002-000-8

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

TOGETHER WITH:

GAP PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC

RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4;THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

THE COMBINATION OF PARCELS 1, 3, 4 AND GAP PARCEL CONTAINING A TOTAL OF 110,912 SQUARE FEET OR 2.55 ACRES, MORE OR LESS.

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5164009 OR BOOK 4959 PAGE 1369, Recorded 03/07/2023 05:08:57 PM Doc Tax: $3080.00

Prepared by and Return To:
Monica McLaughlin
Fidelity National Title of Florida, Inc., Chelsea Title Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-21-0946

For Documentary Stamp Tax purposes the consideration is $440,000.00

Doc Stamp: $3,080.00

APN/Parcel ID(s): 2417-331-0002-000-7;
2417-331-0003-000-4;
2417-331-0005-000-8;
2417-331-0004-000-4

WARRANTY DEED

THIS WARRANTY DEED dated January 18, 2023, by Young Cheal Hu and Tong Ja Hu, his wife, hereinafter called the grantor, to Daniel Jules and Janica Jules, a married couple, whose post office address is PO Box 31713, West Palm Beach, FL 33420, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Lucie, State of Florida, to wit:

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING. LOCATED IN SECTION 17. TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY. FLORIDA.

PARCEL 2:

FROM THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4, 256.97 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHERLY PARALLEL WITH TOTTENS ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD, THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE, THENCE RUN NORTHERLY PARALLEL TO TOTTENS ROAD 585 FEET TO THE

WARRANTY DEED
(continued)

NORTH LINE OF SAID SW 1/4 OF SW 1/4, THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Ashley Scipioni
Witness Signature

Ashley Scipioni
Print Name

Lucy Senseman
Witness Signature

Lucy Senseman
Print Name

Young Cheal Hu
Young Cheal Hu

Yong Ja Hu
Tong Ja Hu A/K/A Yong Ja Hu

Address: 1696 SW Jamesport Dr
Port Saint Lucie, FL 34953

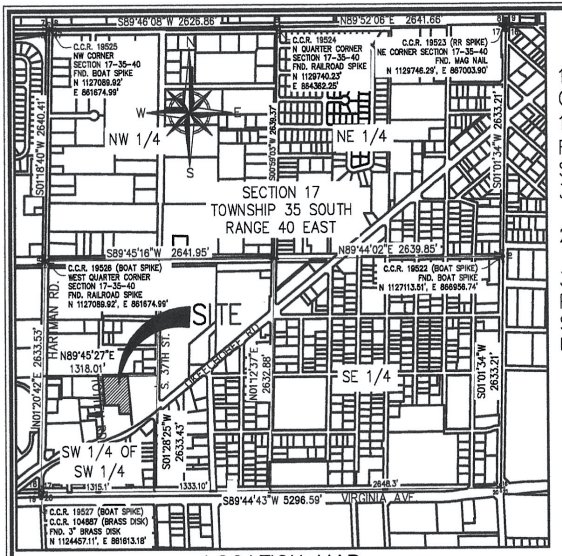
State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization, this 18th day of January 18, 2023,
by Young Cheal Hu and Tong Ja Hu A/K/A Yong Ja Hu, to me known to be the person(s) described in or who has/have produced passport as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Ashley Scipioni
NOTARY PUBLIC
My Commission Expires:

ASHLEY SCIPIONI
Notary Public - State of Florida
Commission # HH 286110
Expires on September 25, 2026

Notarized online using audio-video communication



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS COORDINATES AND DISTANCES AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTED (NAD 83/90), US SURVEY FEET, FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°45'27"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

2. THIS IS NOT A BOUNDARY SURVEY.

3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 4 AND WITH THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED AND SEALED.

ABBREVIATIONS

C.C.R.	CERTIFIED CORNER RECORD	PG.	PAGE
Δ	DELTA (CENTRAL) ANGLE	P.L.S.	PROFESSIONAL LAND SURVEYOR
D.B.	DEED BOOK	P.O.B.	POINT OF BEGINNING
L	LENGTH	P.O.C.	POINT OF COMMENCEMENT
LB	LICENSED BUSINESS	R	RADIUS
NO.	NUMBER	RPB	ROAD PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT OF WAY
P.B.	PLAT BOOK	S.R.	STATE ROAD

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JUNE 7, 2023, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE 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.

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.

Elizabeth A Lindsay

Digitally signed by Elizabeth A Lindsay
DN: c=US, o=BetsyLindsayInc, dnQualifier=A01410D00000183D78E2D2E0002D47D, cn=Elizabeth A Lindsay
Date: 2023.06.08 09:12:03 -04'00'

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON June 8, 2023

ELIZABETH A. LINDSAY
CERTIFICATE
NO. 4724
STATE OF
FLORIDA
REGISTERED LAND SURVEYOR

SHEET NO.	1
OF	4 SHEETS
PROJECT NO.	21-143

DATE	REVISIONS

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
ANNEXATION PARCELS

DATE	06/07/2023
SCALE	NOT TO SCALE
FIELD BK.	
DRAWING BY	D.B.
CHECKED BY	E.A.L.

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 8852

S:\2021 PROJECTS\21-143 Jensen Survey\Dwg\SL-ANNEX_BND-JAZZ-TOTTEN.dwg, Layout1, 6/8/2023 9:03:41 AM, DWG To PDF.pc3, DB-300dpi, DB-300dpi

LEGAL DESCRIPTION

ANNEXATION PARCELS

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0002-000-8

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

(CONTINUED ON SHEET 3)

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

S:\2021 PROJECTS\21-143 jas-ft-pierce\dwg\SL-ANNEX_BND-JAZZ-TOTTEN.dwg, Layout2, 6/6/2023 9:03:50 AM, DWG To PDF.pc3, DS-2000VS, DS-2000VS

LEGAL DESCRIPTION

ANNEXATION PARCELS (CONTINUED FROM SHEET 2)

TOGETHER WITH:

GAP PARCEL

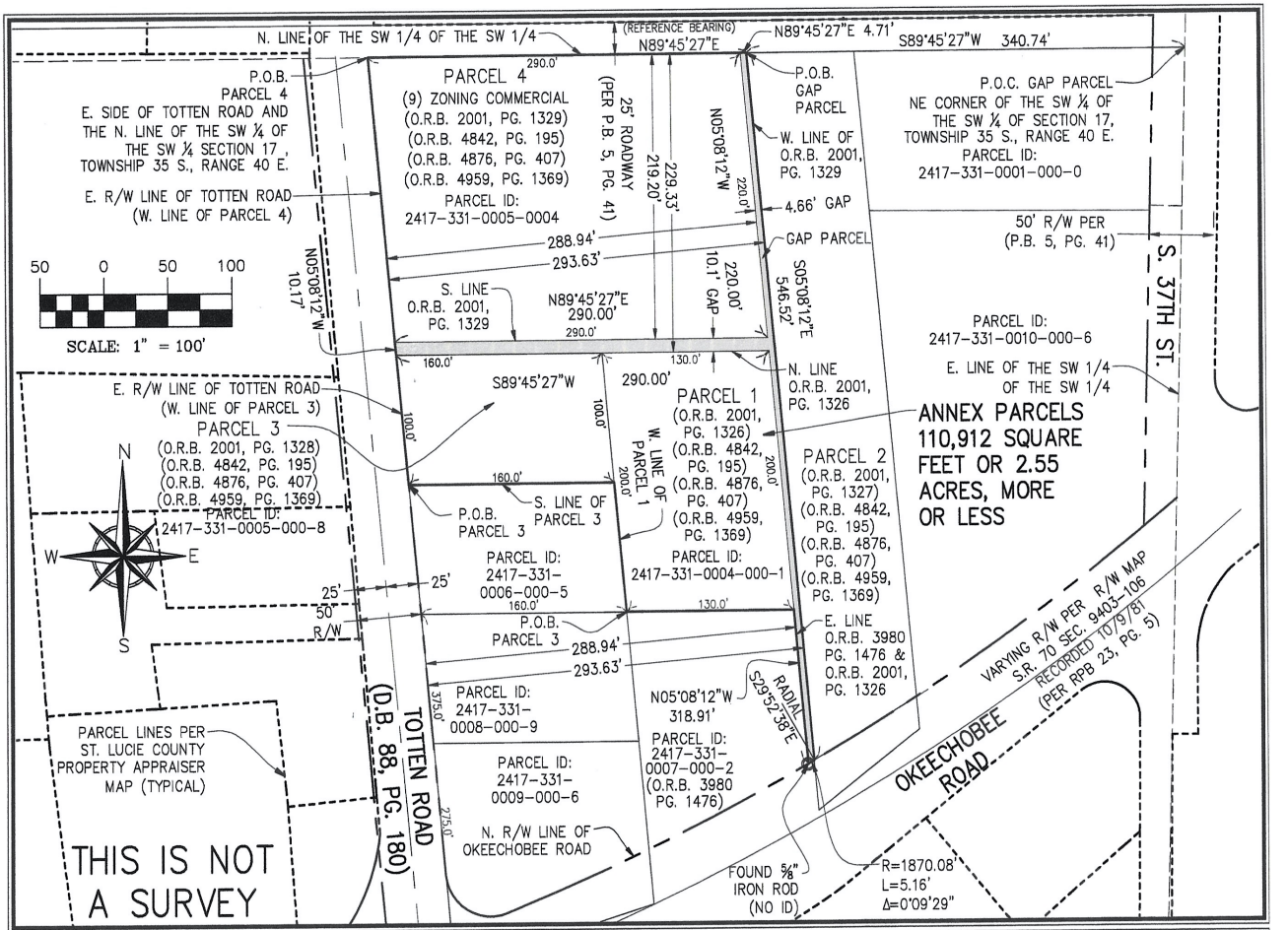
COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4; THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

THE COMBINATION OF PARCELS 1, 3, 4 AND GAP PARCEL CONTAINING A TOTAL OF 110,912 SQUARE FEET OR 2.55 ACRES, MORE OR LESS.

SHEET NO. 3 OF 4 SHEETS PROJECT NO. 21-143	DATE / REVISIONS	A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION ANNEXATION PARCELS	DATE 06/07/2023 SCALE NOT TO SCALE FIELD BK. DRAWING BY D.B. CHECKED BY E.A.L.	BETSY LINDSAY, INC. A DIVISION OF HALEY WARD, INC. 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933FAX LICENSED BUSINESS NO. 6852

S:\2021 PROJECTS\21-143 jas-ft-pierce\dwg\SL-ANNEX_BND-JAZZ-TOTTEN.dwg, Layout3, 6/6/2023 9:04:03 AM, DWG To PDF.pc3, DB-200WS, DB-200WS



SHEET NO. 4 OF 4 SHEETS PROJECT NO. 21-143	DATE / REVISIONS	A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA SKETCH AND LEGAL DESCRIPTION ANNEXATION PARCELS	DATE 06/07/2023 SCALE 1" = 100' FIELD BK. DRAWING BY D.B. CHECKED BY E.A.L.	BETSY LINDSAY, INC. A DIVISION OF HALEY WARD, INC. 7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997 (772)286-5753 (772)286-5933FAX LICENSED BUSINESS NO. 8852

S:\2021 PROJECTS\21-143 jas-ft-pierce\dwg\SL-ANNEX_BND-1\ZZ-TOTTEN.dwg, Layout4, 6/8/2023 9:04:10 AM, DWG To PDF.pc3, DB-2000/S, DB-2000/S

Property Identification

Site Address: 3720 OKEECHOBEE RD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-331-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 1100
Account #: 26494
Map ID: 24/17S
Zoning: Neighborho

Ownership

Daniel Jules
Janica Jules

PO Box 31713
West Palm Beach, FL 33420



Legal Description

17 35 40 FROM NE COR OF SW 1/4 OF SW 1/4 RUN W 256.97 FT TO POB, TH RUN SLY 523.5 FT TO N SIDE OF OKEECHOBEE RD, TH RUN SWLY ON RD 100 FT, TH RUN NLY 585FT TO N LI OF SW 1/4 OF SW 1/4, TH RUN E 83.5 FT TO POB-LESS RDS AND CANALS- (79) (1.06 AC)

Current Values

Just/Market Value:	$204,400
Assessed Value:	$149,380
Exemptions:	$0
Taxable Value:	$149,380

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.**

Total Areas

Finished/Under Air (SF):	2,097
Gross Sketched Area (SF):	2,097
Land Size (acres):	1.06
Land Size (SF):	46,173.6

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Property Identification

Site Address: TOTTEN RD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-331-0003-000-4
Jurisdiction: Saint Lucie County

Use Type: 1000
Account #: 26495
Map ID: 24/17S
Zoning: Comm Genra



Ownership

Daniel Jules
Janica Jules

PO Box 31713
West Palm Beach, FL 33420

Legal Description

17 35 40 BEG ON E SIDE OF TOTTENRD AT N LI OF SW 1/4 OF SW 1/4, TH RUN E 290 FT, TH SLY 220 FT, TH W 290 FT, TH NLY TO POB (78) (1.47 AC)

Current Values

Just/Market Value:	$156,900
Assessed Value:	$61,600
Exemptions:	$0
Taxable Value:	$61,600

Property taxes are subject to change upon change of ownership.

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.47
Land Size (SF):	64,033.2

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Property Identification

Site Address: TBD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-331-0005-000-8
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 26498
Map ID: 24/17S
Zoning: Comm Neigh

Ownership

Daniel Jules
Janica Jules

PO Box 31713
West Palm Beach, FL 33420



Legal Description

17 35 40 BEG ON N SIDE OKEECHOBEE RD AND E SIDE TOTTEN RD, TH RUN NLY 375 FT TO POB, TH E160 FT, TH NLY 100 FT, TH W 160 FT, TH SLY 100 FT TO POB (77) (0.37 AC)

Current Values

Just/Market Value:	$31,500
Assessed Value:	$17,061
Exemptions:	$0
Taxable Value:	$17,061

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.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.37
Land Size (SF):	16,117.2

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Property Identification

Site Address: TBD
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-331-0004-000-1
Jurisdiction: Saint Lucie County

Use Type: 0000
Account #: 26496
Map ID: 24/17S
Zoning: Comm Neigh

Ownership

Daniel Jules
Janica Jules

PO Box 31713
West Palm Beach, FL 33420

Legal Description

17 35 40 FROM INT OF E R/W OF TOTTEN RD AND N R/W OF OKEE RD (66FT R/W) RUN NLY ON TOTTEN RD R/W275 FT, TH E 160 FT TO POB, TH CONT E 130 FT, TH NLY 200 FT, TH W130 FT, TH SLY 200 FT TO POB (76)(0.60 AC)

Current Values

Just/Market Value:	$51,000
Assessed Value:	$27,588
Exemptions:	$0
Taxable Value:	$27,588

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.**

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.6
Land Size (SF):	26,136

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5164009 OR BOOK 4959 PAGE 1369, Recorded 03/07/2023 05:08:57 PM Doc Tax: $3080.00

Prepared by and Return To:
Monica McLaughlin
Fidelity National Title of Florida, Inc., Chelsea Title Division
582 NW University Blvd, Suite 325
Port St. Lucie, FL 34986

Order No.: 61-21-0946

For Documentary Stamp Tax purposes the consideration is $440,000.00

Doc Stamp: $3,080.00

APN/Parcel ID(s): 2417-331-0002-000-7;
2417-331-0003-000-4;
2417-331-0005-000-8;
2417-331-0004-000-4

WARRANTY DEED

THIS WARRANTY DEED dated January 18, 2023, by Young Cheal Hu and Tong Ja Hu, his wife, hereinafter called the grantor, to Daniel Jules and Janica Jules, a married couple, whose post office address is PO Box 31713, West Palm Beach, FL 33420, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Saint Lucie, State of Florida, to wit:

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING. LOCATED IN SECTION 17. TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY. FLORIDA.

PARCEL 2:

FROM THE NORTHEAST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN WEST ON THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4, 256.97 FEET TO THE POINT OF BEGINNING, THENCE RUN SOUTHERLY PARALLEL WITH TOTTENS ROAD 523.5 FEET TO THE NORTH BOUNDARY LINE OF OKEECHOBEE ROAD, THENCE RUN SOUTHWESTERLY ALONG SAID ROAD 100 FEET TO A STAKE OR PIPE, THENCE RUN NORTHERLY PARALLEL TO TOTTENS ROAD 585 FEET TO THE

WARRANTY DEED
(continued)

NORTH LINE OF SAID SW 1/4 OF SW 1/4, THENCE RUN EAST 83.8 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA AND EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Witness Signature

Ashley Scipioni
Print Name

Witness Signature

Lucy Senseman
Print Name

Young Cheal Hu
Young Cheal Hu

Yong Ja Hu
Tong Ja Hu A/K/A Yong Ja Hu

Address: 1696 SW Jamesport Dr
Port Saint Lucie, FL 34953

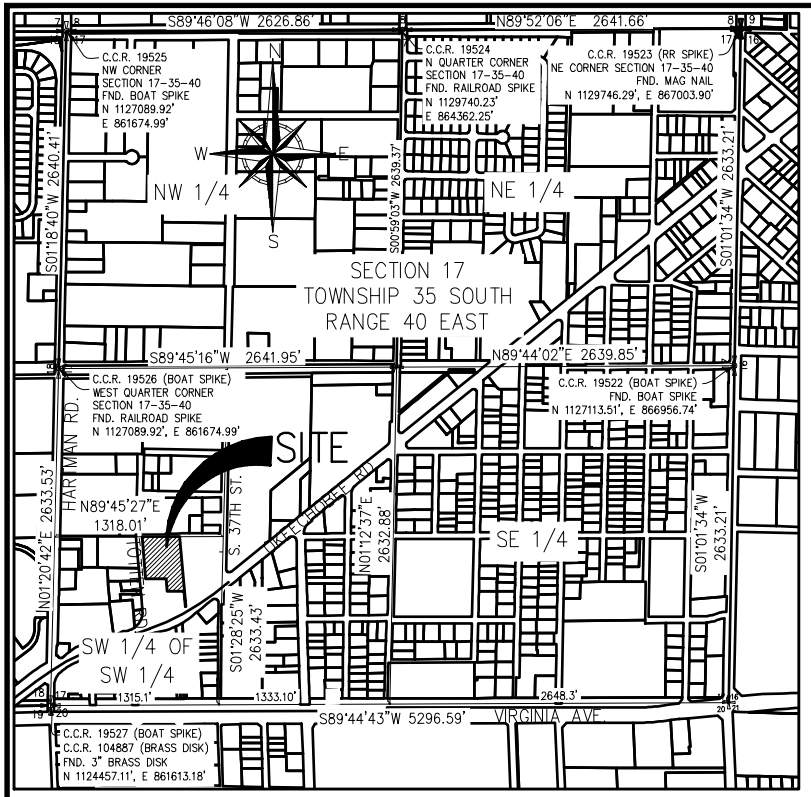
State of Florida
County of Orange

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [✓] online notarization, this 18th day of January 18, 2023,
by Young Cheal Hu and Tong Ja Hu A/K/A Yong Ja Hu, to me known to be the person(s) described in or who has/have produced passport as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

NOTARY PUBLIC
My Commission Expires:

Notarized online using audio-video communication

ASHLEY SCIPIONI
Notary Public - State of Florida
Commission # HH 286110
Expires on September 25, 2026



LOCATION MAP
(NOT TO SCALE)

SURVEYOR'S NOTES

1. THE BEARINGS COORDINATES AND DISTANCES AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, REFERENCE THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTED (NAD 83/90), US SURVEY FEET, FLORIDA EAST ZONE, REFERENCE A BEARING OF N89°45'27"E ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

2. THIS IS NOT A BOUNDARY SURVEY.

3. THIS SKETCH AND LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF SHEETS 1 THROUGH 4 AND WITH THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR, UNLESS DIGITALLY SIGNED AND SEALED.

ABBREVIATIONS

C.C.R.	CERTIFIED CORNER RECORD	PG.	PAGE
Δ	DELTA (CENTRAL) ANGLE	P.L.S.	PROFESSIONAL LAND SURVEYOR
D.B.	DEED BOOK	P.O.B.	POINT OF BEGINNING
L	LENGTH	P.O.C.	POINT OF COMMENCEMENT
LB	LICENSED BUSINESS	R	RADIUS
NO.	NUMBER	RPB	ROAD PLAT BOOK
O.R.B.	OFFICIAL RECORDS BOOK	R/W	RIGHT OF WAY
P.B.	PLAT BOOK	S.R.	STATE ROAD

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" AS SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND CHARGE ON JUNE 7, 2023, AND THAT SAID "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT IS FURTHER CERTIFIED THAT THIS "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" COMPLIES WITH THE STANDARDS OF PRACTICE 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.

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.

Elizabeth A Lindsay

Digitally signed by Elizabeth A Lindsay
DN: c=US, o=BetsyLindsayInc, dnQualifier=A01410D00000183D78E2D2E0002D47D, cn=Elizabeth A Lindsay
Date: 2023.06.08 09:12:03 -04'00'

ELIZABETH A. LINDSAY, P.L.S.
FLORIDA REGISTRATION NO. 4724
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ELIZABETH A. LINDSAY, P.L.S. 4724 ON June 8, 2023

ELIZABETH A. LINDSAY CERTIFICATE NO. 4724 STATE OF FLORIDA REGISTERED LAND SURVEYOR

SHEET NO. 1
OF 4 SHEETS
PROJECT NO. 21-143

DATE	REVISIONS

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
ANNEXATION PARCELS

DATE 06/07/2023
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

S:\2021 PROJECTS\21-143 jpa-ft-pierce\dwg\SL-ANNEX_BND-JAZZ-TOTTEN.dwg, Layout1, 6/8/2023 9:03:41 AM, DWG To PDF.pc3, DB-2008VS, DB-2008VS

LEGAL DESCRIPTION

ANNEXATION PARCELS

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0002-000-8

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

(CONTINUED ON SHEET 3)

DATE	REVISIONS

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
ANNEXATION PARCELS

DATE 06/07/2023
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

S:\2021 PROJECTS\21-143 jaz-ft-pierce\dwg\SL-ANNEX_BND-JAZZ-TOTTEN.dwg, Layout2, 6/8/2023 9:03:50 AM, DWG To PDF.pc3, DB-2008VS, DB-2008VS

LEGAL DESCRIPTION

ANNEXATION PARCELS (CONTINUED FROM SHEET 2)

TOGETHER WITH:

GAP PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4; THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

THE COMBINATION OF PARCELS 1, 3, 4 AND GAP PARCEL CONTAINING A TOTAL OF 110,912 SQUARE FEET OR 2.55 ACRES, MORE OR LESS.

SHEET NO. 3
OF 4 SHEETS
PROJECT NO.
21-143

DATE	REVISIONS

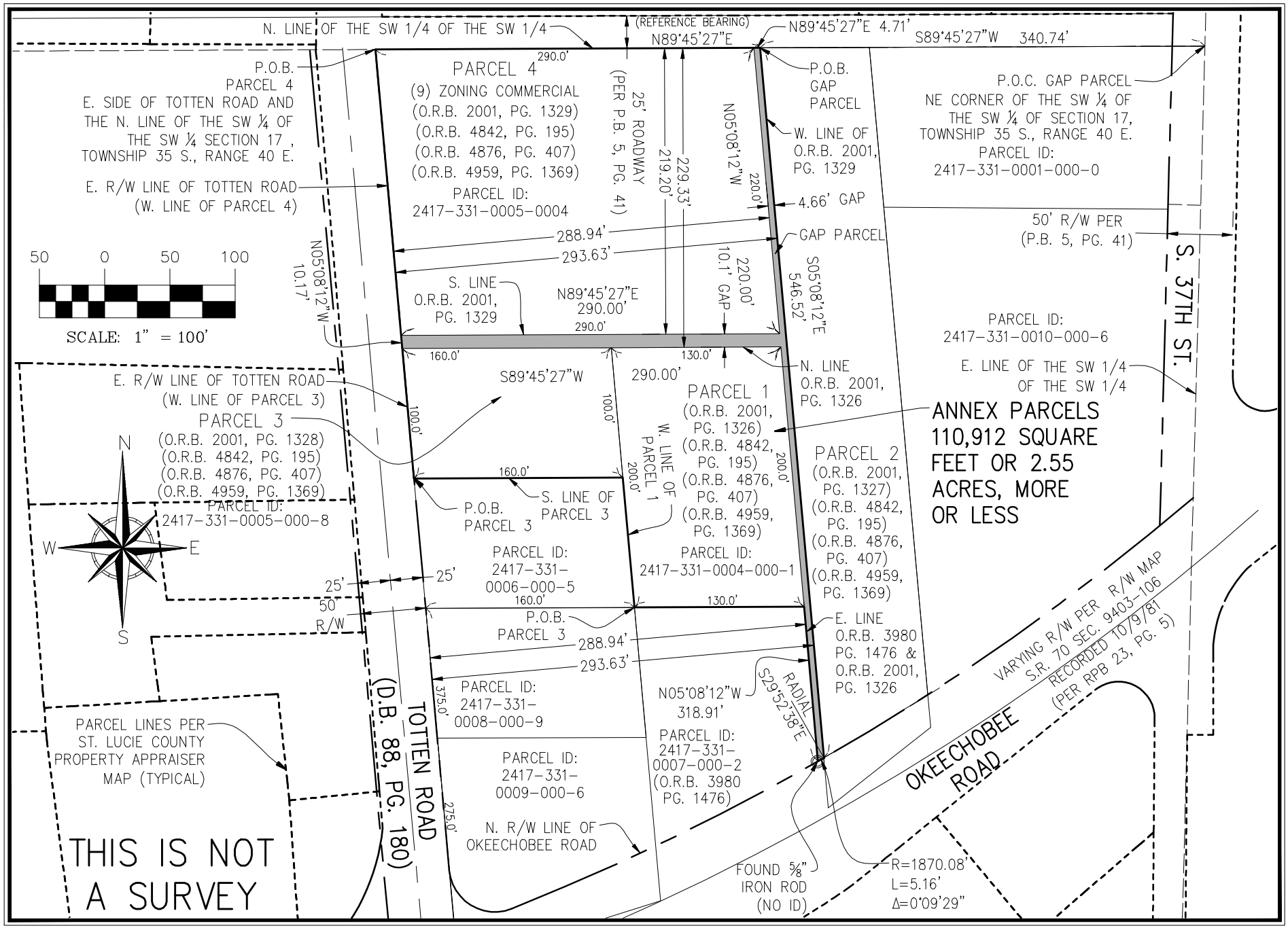
A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION
ANNEXATION PARCELS

DATE 06/07/2023
SCALE NOT TO SCALE
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

S:\2021 PROJECTS\21-143 jax-ft-pierce\dwg\SL-ANNEX_BND-JAZZ-TOTTEN.dwg, Layout3, 6/8/2023 9:04:03 AM, DWG To PDF.pc3, DB-2008VS, DB-2008VS



S:\2021 PROJECTS\21-143 jpz-ft-pierce\dwg\SL-ANNEX_BND-JAZZ-TOTTEN.dwg, Layout4, 6/8/2023 9:04:10 AM, DWG To PDF.pc3, DB-2008/S, DB-2008/S

SHEET NO. 4 OF 4 SHEETS	
PROJECT NO. 21-143	

DATE	REVISIONS

A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 17-35-40, ST. LUCIE COUNTY, FLORIDA

SKETCH AND LEGAL DESCRIPTION

ANNEXATION PARCELS

DATE 06/07/2023
SCALE 1" = 100'
FIELD BK.
DRAWING BY D.B.
CHECKED BY E.A.L.

BETSY LINDSAY, INC.
A DIVISION OF HALEY WARD, INC.
7997 S.W. JACK JAMES DRIVE STUART, FLORIDA 34997
(772)286-5753 (772)286-5933FAX
LICENSED BUSINESS NO. 6852

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1:

FROM THE INTERSECTION OF EAST RIGHT OF WAY LINE OF TOTTEN ROAD WITH NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD, RUN NORTHERLY ON EAST LINE OF TOTTEN ROAD, 275 FEET; THENCE EAST 160 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE EAST 130 FEET; THENCE NORTHERLY 200 FEET; THENCE WEST 130 FEET; THENCE SOUTHERLY 200 FEET TO POINT OF BEGINNING, LOCATED IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0004-000-1

PARCEL 3:

FROM THE INTERSECTION OF THE NORTH SIDE OF OKEECHOBEE ROAD AND THE EAST SIDE OF TOTTEN ROAD, RUN NORTHERLY ALONG EAST SIDE OF TOTTEN ROAD A DISTANCE OF 375 FEET TO POINT OF BEGINNING; THENCE EAST PARALLEL WITH NORTH SIDE OF SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST LUCIE COUNTY, FLORIDA A DISTANCE OF 160 FEET THENCE NORTHERLY PARALLEL WITH TOTTEN ROAD 100 FEET, THENCE WESTERLY 160 FEET TO EAST SIDE OF TOTTEN ROAD THENCE SOUTHERLY ALONG EAST SIDE OF TOTTEN ROAD 100 FEET TO POINT OF BEGINNING, SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO:2417-331-0002-000-8

PARCEL 4:

BEGIN ON THE EAST SIDE OF TOTTEN ROAD AT THE NORTH LINE OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST AND RUN EAST 290 FEET, THENCE IN A SOUTHERLY DIRECTION 220 FEET MORE OR LESS, TO AN ESTABLISHED CORNER, THENCE WEST 290 FEET, MORE OR LESS, TO THE EAST SIDE OF TOTTEN ROAD, THENCE NORTH TO THE POINT OF BEGINNING, SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL ID NO: 2417-331-0005-0004

TOGETHER WITH:

GAP PARCEL

COMMENCING AT THE NORTHEAST CORNER OF THE SW ¼ OF THE SW ¼ OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST; THENCE RUN SOUTH 89°45'27" WEST ALONG THE NORTH LINE OF SAID SW ¼ OF THE SW ¼ FOR 340.774 FEET TO THE WEST LINE OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2001, PAGE 1327 AND BEING THE POINT OF BEGINNING, THENCE RUN SOUTH 05°08'12" EAST ALONG A LINE BEING 293.63 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE EAST RIGHT OF WAY OF TOTTENS ROAD AS RECORDED IN DEED BOOK 88, PAGE 180 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FOR 546.52 FEET TO A NONTANGENTIAL INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE ROAD PER

RIGHT OF WAY MAP RECORDED IN ROAD PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, SAID POINT HAVING A RADIAL BEARING OF SOUTH 29°52'38" EAST FROM THE CENTER OF SAID CURVE; THENCE RUN SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1870.08 FEET AND A CENTRAL ANGLE OF 0°09'29" FOR 5.16 FEET TO A 5/8" IRON PIPE LOCATED AT THE SOUTHEAST CORNER OF THE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3980 AT PAGE 1476, THENCE RUN NORTH 05°08'12" WEST ALONG THE EAST LINE OF OFFICIAL RECORDS BOOK 3980, PAGE 1476 AND OFFICIAL RECORDS BOOK 2001, PAGE 1326 BEING A LINE THAT IS 288.94 EASTERLY OF AND PARALLEL WITH EAST RIGHT OF WAY OF TOTTENS ROAD FOR 318.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1326 AND BEING A LINE THAT IS 229.33 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SW ¼ OF THE SW ¼, THENCE RUN SOUTH 89°45'27" WEST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO THE EAST RIGHT OF WAY LINE OF TOTTEN ROAD PER DEED BOOK 88, PAGE 180; THENCE NORTH 05°08'12" WEST ALONG SAID RIGHT OF WAY LINE FOR 10.17 FEET TO AND INTERSECTION WITH THE SOUTH LINE OF OFFICIAL RECORDS BOOK 2001, PAGE 1329, BEING A LINE 219.20 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4. THENCE NORTH 89°45'27" EAST ALONG SAID PARALLEL LINE FOR 290.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 2001, PAGE 1329 BEING A LINE THAT IS 288.94 FEET EASTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH SAID EAST RIGHT OF WAY LINE OF TOTTENS ROAD; THENCE RUN NORTH 05°08'12" WEST ALONG SAID EAST LINE PARALLEL WITH TOTTENS ROAD FOR 220.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF THE SW 1/4 OF THE SW 1/4;THENCE NORTH 89°45'27" EAST FOR 4.71 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

SAID PARCEL CONTAINS 5,508 SQUARE FEET OR 0.13 ACRES MORE OR LESS.

THE COMBINATION OF PARCELS 1, 3, 4 AND GAP PARCEL CONTAINING A TOTAL OF 110,912 SQUARE FEET OR 2.55 ACRES, MORE OR LESS.

Technical Review Committee **1. c.**

Meeting Date: 08/17/2023

REQUESTED ACTION

Future Land Use Map Amendment and Rezoning (PD) – Crownman - 515 S. Indian River Drive – Parcel IDs: 2410-810-0001-000-9, 2410-810-0002-000-6

SUMMARY

The applicant, Kris Einstein of Crownman FL LLC, is requesting a Future Land Use Map Amendment from OP, Offices-Professional and Business Services to CBD, Central Business District for the subject parcel id: 2410-810-0002-000-6 and Zoning Atlas Map Amendment (Rezoning) from C-1, Office Commercial Zone to PD, Planned Development with an attached "Bubble Plan" for parcel id(s): 2410-810-0001-000-9 & 2410-810-0002-000-6.

LOCATION

(515 S Indian River Dr.) – Parcel IDs: 2410-810-0001-000-9 & 2410-810-0002-000-6

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 08/03/2023 03:48 PM

Final Approval Date: 08/03/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Future Land Use Map Amendment

☐ Large Scale (>50 acres) FL. Statute 163.3184 ■ Small Scale (≤50 acres) FL. Statute 163.3187

You are encouraged to schedule a Planning Discussion meeting with the Planning staff.

Application submission shall include the following:

- **TRC** (*Initial Submission): One (1) original and (2) 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 (2) 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
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD/Flash Drive of all documents submitted in PDF

1. Property Address/Location: S 2nd St, fort Pierce, FL 34950
2. Property Tax ID(s): 2410-810-0002-000-6
3. Total Acreage: 0.49 Acress
4. Existing Future Land Use Designation: OP
5. Existing Zoning Classification: C1
6. Proposed Zoning Classification: CBD
7. Other applications being submitted concurrent with this application, if any: Zoning Map Amendment from C1 to PD
8. Describe the existing uses, improvements, and structures on the amendment lands: Vacant
9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: Requesting to change this Parcel to be conistant with Parcel ID 2410-810-0001-000-9 (which has a FLU of CBD) in order to move forward with out PD application

Name of Owner(s): Walter & Cheryl Brett
Mailing Address: On File
City _____ State _____ Zip _____
Phone # On File
E-mail: On File

Name of Applicant: Kris Einstein
Mailing Address: On File
City On File State _____ Zip _____
Phone # _____
E-mail: On File

Name of Representative: Kris Einstein
Mailing Address: On File
City _____ State _____ Zip _____
Phone # On File
E-mail: On File

Applicant Acknowledgements

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.

__XX_____ 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.

Applicant's Signature Date 7/25/2023

ON File

Address City, State, Zip

ON File ONFile

Phone E-mail Address

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(s) 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.

Cheryl BRETT + WALTER BRETT (ON FILE)

Property Owner's Name (Please Print) Phone

ON FILE

Address State Zip

Property Owner's Signature Date 1/25/2023

Capacity Analysis:

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Office Building	OP	C1
South	Residential	OP	C1
East	2 structures: 1) Detached single Family House 2) Currently under renovations to 3) a B&B	CBD	C1
West	Railroad	I	PD

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	OP	C1	10-18 du/Acre	0.49	N/A
Proposed	CBD	PD	30 DU/Acre	0.49	N/A

II. Public Facilities Information:

A. Potable Water:	To Be completed ONCE We Design the usage of Land.
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
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning	Total gallons per day
Proposed Zoning	Total gallons per day
Change in Demand	**Total gallons per day**

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	**LOS**	**Existing Population Park Demand**	**Proposed Population Park Demand**	**Change in Demand**
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	**High**
School Name		
City		
Distance		
Current Zoning 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	
Proposed Zoning	
Change in Demand	
F. Stormwater: Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)	
Impact	

G. Transportation Analysis: Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

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:

- [x] Warranty Deed & Legal Description
- [x] St. Lucie County Property Record Card
- [x] 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
- [ ] Historical Report
- [ ] 1 CD of all documents submitted in PDF
- [ ] Other_____

1. Property Address/Location: S. 2nd St & 515 S. Indian River Drive, Fort Pierce, FL 34950
2. Property Tax ID(s): 2410 - 810-0002-000-6 & 2410-810-0001-000-9
3. Total Acreage: ~2.4
4. Existing Future Land Use Designation: OP & CBD
5. Existing Zoning Classification: C-1
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: FLU Map Amendment for Parcel 2410-810-0002-000-6 from OP to CBD

8. Describe the existing uses, improvements and structures on the amendment lands: See Attached Page

9. Are there any identified or possible historical structures on the amendment lands? See Attached Page

10. The reason for making this request: See Attached page

11. **CAPACITY ANALYSIS**

I. **Site Data:**

	Existing Use	Future Land Use	Zoning
North	Residential/Offices/PD	OP/CBD/I	C1/PD
South	Office/Residential/ Vacant	OP	C1
East	N/A - Water (Indian River)	N/A - Water (Indian River)	N/A - Water (Indian River)
West	Railroad/Vacant Land/Offices	I/OP	C1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CBD/OP	C1	30 DU/Acre (CBD) 10-18 du/acre (OP)	~2.4	X/AE
Proposed	CBD	PD	30 DU/Acre	~2.4	N/A

II. **Public Facilities Information:** Potable Water is "TBD" based on final use of property & will be updated accordingly. Info below is from our orig PD

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 (24,440 GPD)(1.6/3.27) = 12,000 GPD
Proposed Zoning	Total gallons per day 100(4 Residences)(2 persons)+100(12 Persons B&B)+ 125(4,750 sf) = 2,600 GPD
Change in Demand	Total gallons per day (-) 9,400 GPD

Wastewater is "TBD" based on final use of property & will be updated accordingly. Info below

B. Wastewater: is from our orig PD	
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 12,000 GPD (See A Above)
Proposed Zoning	Total gallons per day 20 Persons (100 GPD/Person) + .1 (4,750 sf) = 2,475 GPD
Change in Demand	**Total gallons per day** (-) 9,525 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	N/A	N/A	N/A
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	N/A	N/A
City		
Distance		
Current Zoning Enrollment Demand		
Proposed Zoning Enrollment Demand		
Change in Demand		

E. Solid Waste: Solid Waster information is "TBD" based on final use of property. Info below is from our orig PD
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	14(1.6/3.27) = 7
Proposed Zoning	4
Change in Demand	-3

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	No impact proposed to the adopted level of service; Site will retain difference between pre and post runoff for the 25 year 72 hour storm event.

III. Transportation Analysis

G. Traffic Most recent ITE Code for use; HCM Roadway Capacity		*See Traffic Statement*
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning		
Proposed Zoning		
Change in Demand	Trips	Trips
Impact to Capacity		

12. Name of Owner(s): Crownman FL LLC & Walter and Cheryl Brett
Mailing Address: On File
City _____ State _____ Zip _____
Phone # On File
E-mail: On file

13. Name of Applicant: Kris Einstein
Mailing Address: On File
City _____ State _____ Zip _____
Phone # On File Fax # _____
E-mail: On File

14. Name of Representative: Kris Einstein
Mailing Address: On file
City _____ State _____ Zip _____
Phone # On File Fax # _____
E-mail: On File

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.

Applicant's Signature 7/13/2023 Date

On File

Address

On File	888-848-5387	On File	
Phone	Fax	E-mail Address	Zip

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.

Kris Einstein — ON File

Property Owner's Name (Please Print) — Phone

ON File — FL — 34950

Address — State — Zip

Property Owner's Signature — 7/13/2023 — Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 13th day of July, 2023, by Kris Einstein who is personally known to me or has produced ✓ as identification.

Signature of Notary (seal)

CHRISTOPHER D. GARDNER
Commission # HH 358510
Expires May 8, 2027

OFFICE USE:

DATE RECEIVED: _____ Signed: _____

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

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

Ordinance No: _____ Date Approved: _____

"A Family Affair"

Crownman FL

Application for Zoning Atlas Map Amendment (Additional Pages)

#8. Describe the existing uses, improvements and structures on the amendment lands:

- 2 existing buildings (3,088 sq ft under air & 1,506 sq ft under air)
- August 2, 2017: The City Commission approved the "Conditional Use with No New Construction" to change the use of both buildings from "Office" back to "Single-Family Residence"
- May 6, 2019: The City Commission approved the "Conditional Use with New Construction" to change the use of both buildings to a Bed & Breakfast
    - The Smaller Building was converted from an Office to a Single-Family Residence
    - The Main Building is currently undergoing renovations to convert it into a 6 bedroom/6.5 bathroom, Boutique (Luxury) Bed & Breakfast.

#9. Are there any identified or possible historical structures on the amendment lands?

- Yes. The Main Building was originally listed on the Local Historic Registry as "Contributing" in the River's Edge District, but accidentally was removed.
- We applied to have the Main Building added back as a Local, Historic Contributing Site and the City Commission approved the application on April 2, 2018 (Resolution Attached)
- The following attachments are also included:
    - Certified Sanborn Maps from the years 1918,1924, 1929,1948 & 1965
    - Florida Master Site File dated 2007 showing 515 S. Indian River Drive as contributing
    - River's Edge District Map showing 515 S. Indian River Drive as contributing

#10. The Reason Making This Request:

- The PD District is intended to promote the flexibility of design & permit a planned diversification and integration of uses and structures.

- The PD rezoning will allow a mixed-use development for the Site with a variety of cohesive uses; encompassing the vacant land, existing buildings, proposed improvements/uses and open spaces in multiple, yet harmonious ways that would otherwise not be permitted & which are not only aesthetically pleasing but consistent with the City's Comprehensive Plan & will also preserve the Historical Characteristics.

Saint Lucie County Property Appraiser

Michelle Franklin CFA

(https://paslc.gov/)



https://www.paslc.gov/map/

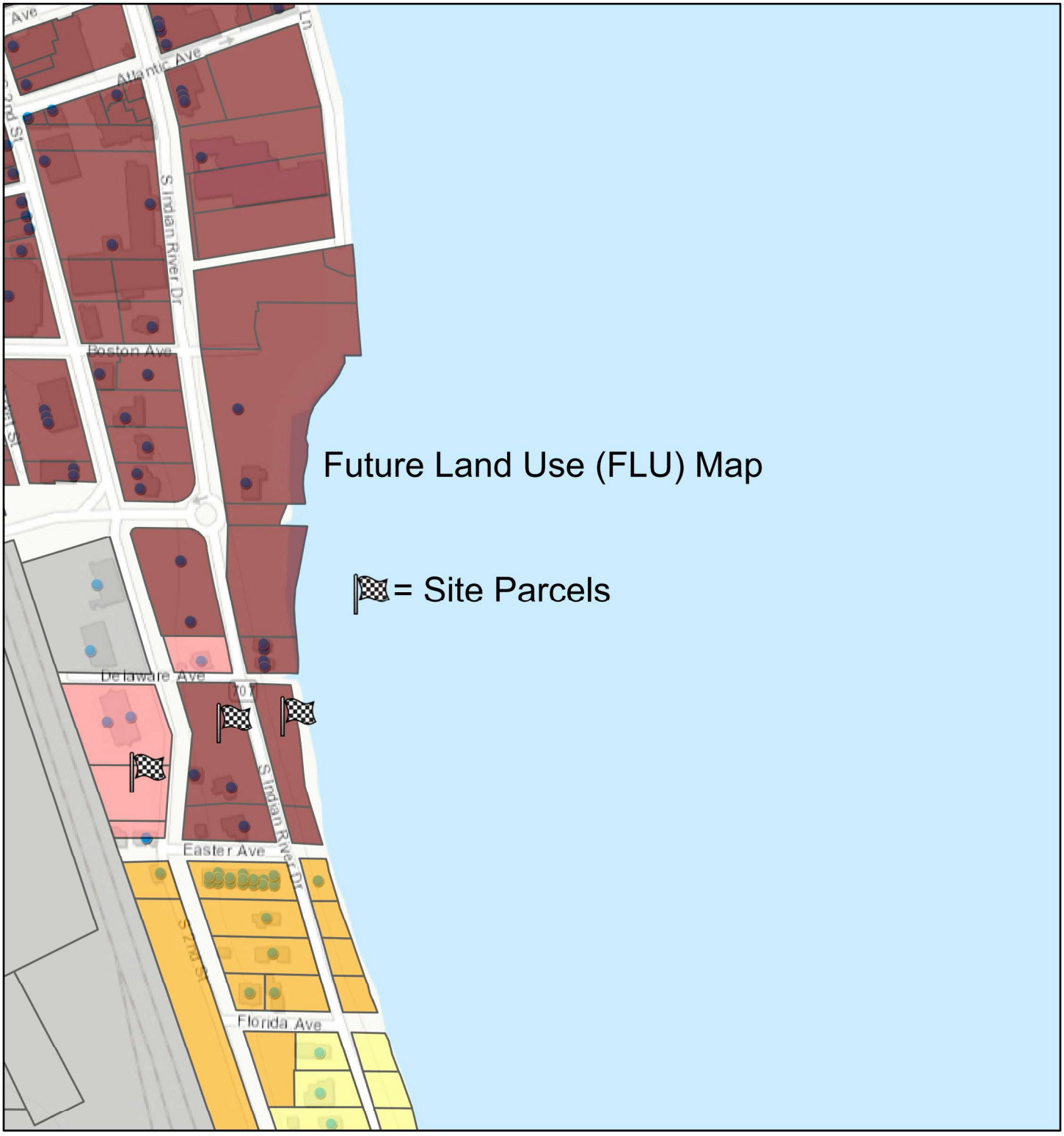
Saint Lucie County Property Appraiser



Legal Description Parcel #1
ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG WLY OF S 2ND ST AND THAT PART OF NLY 47.6 FT OF LOT 2 LYG WLY OF S 2ND ST (OR 4113-374)

Legal Description Parcels #2
ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY`S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908)

ArcGIS Web Map



7/14/2023, 6:10:36 PM

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Future Land Use

- CBD, Central Business District
- I, Industrial
- OP, Offices - Professional & Business Services
- RL, Low Density Residential
- RM, Medium Density Residential
- Address Points

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Web AppBuilder for ArcGIS
SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

Property Identification

Parcels #1 on General Location Map

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG WLY OF S 2ND ST AND THAT PART OF NLY 47.6 FT OF LOT 2 LYG WLY OF S 2ND ST (OR 4113-374)

Site Address: S 2nd ST

Parcel ID: 2410-810-0002-000-6

Sec/Town/Range: 10/35S/40E

Ownership:

Walter & Cheryl Brett

1612 S. Indian River Drive

Fort Pierce, FL 34950

Parcels #2 on General Location Map

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY`S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908)

Site Address: 515 S INDIAN RIVER DR

Parcel ID: 2410-810-0001-000-9

Sec/Town/Range: 10/35S/40E

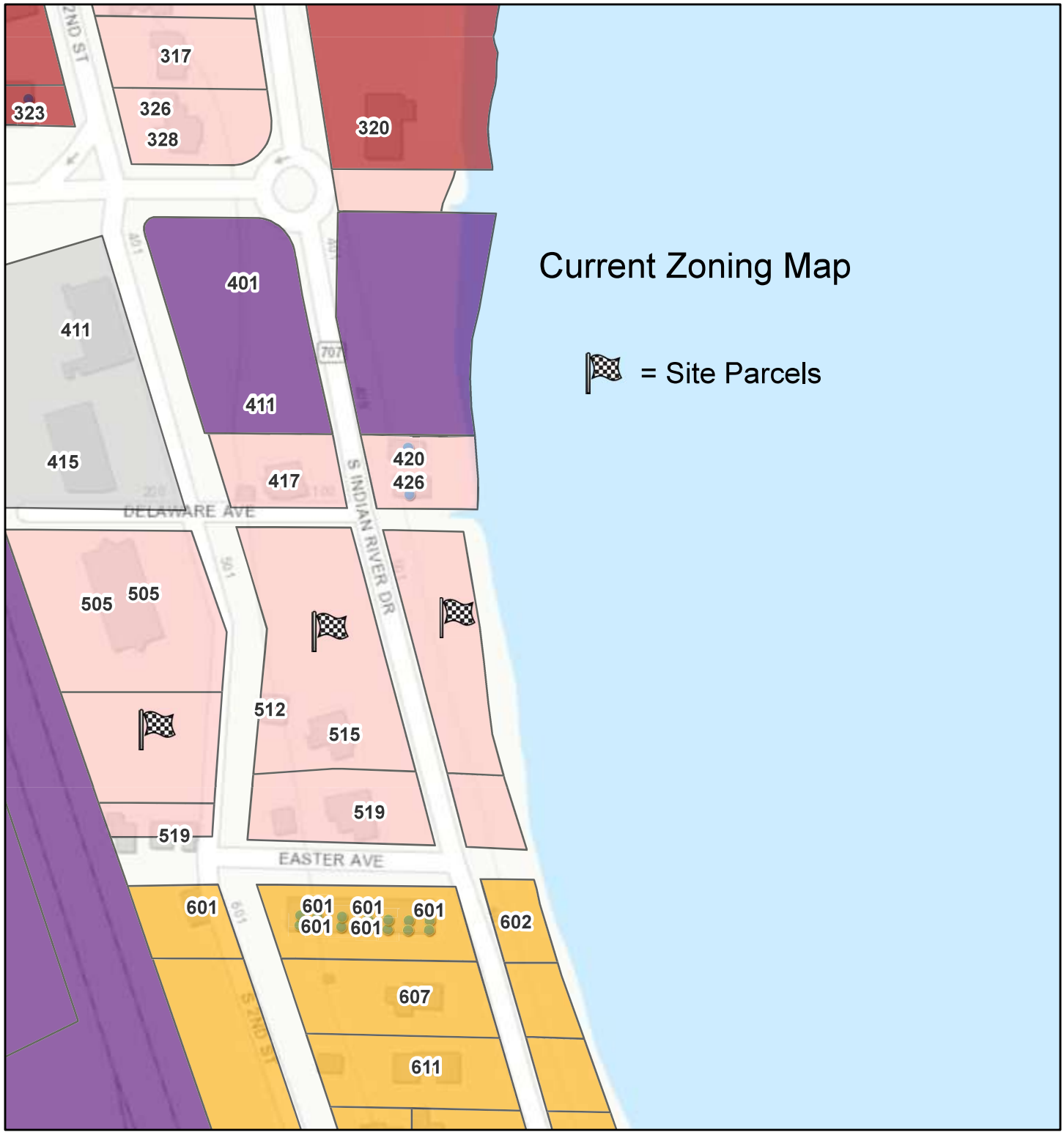
Ownership

CROWNMAN FL LLC

1612 S. Indian River Drive

Fort Pierce, FL 34950

ArcGIS Web Map



7/14/2023, 6:00:55 PM

Zoning

- C-1, Office Commercial
- C-4, Central Commercial
- I-1, Light Industrial
- PD, Planned Development
- R-4, Medium Density Residential
- Address Points

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.06 0.11 km

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

Web AppBuilder for ArcGIS

SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

"A Family Affair"

Crownman FL

Historical Report

The ~2.4 acre +/- site is comprised of two parcels, identified by Parcel IDs 2410-810-0002-000-6 & 2410-810-0001-000-9 and both parcels are in the River's Edge Historic.

- Parcel ID 2410-810-0002-000-6 is currently Vacant with no historical significance to the City of Fort Pierce.

- Parcel ID 2410-810-0001-000-9 has two existing buildings with two different addresses. One building is designated as a "historic contributing site," while the other building is of no historical significance.
    - **Building #1** – address is 515 S. Indian River Drive – is designated as a "historical contributing site."
        - This is the "Main" building which is currently being renovated to the Bed & Breakfast & is of Historical Significance.
        - This building was on the Local Historic Registry but was accidentally removed over the years.
            - Florida Master Site File dated 2007 shows that 515 S. Indian River drive was listed as a contributing site.
            - The River's Edge district Map also shows 515 S. Indian River Drive as being a "Contributing Site."
            - We applied to have the Main Building added back as a Local, Historic Contributing Site and the City Commission approved the application on April 2, 2018 (Resolution Attached)

    - **Building #2** – address is 512 S. 2nd St – is of no historical significance.
        - It was built sometime between 1918 – 1924 as a detached garage.
            - It is not shown on the 1918 Sanborn Map, but does appear the 1924 Sanborn Map
        - It appears to have been converted to an apartment building with an upstairs & downstairs unit sometime before 1993.
        - In 1993, the owners at that time (John & Marilyn Brennan) submitted plans to convert the building to "Offices" and received their Certificate of Occupancy on June 24, 1994.
        - In 2018 we remodeled the building back to a detached single-family residence.

Additional History Overview:

Sanborn Maps from the years 1918,1924, 1929,1948 & 1965 identified the following on-site:

- 1918 - a dwelling & detached garage
- 1924 - a dwelling & two detached garages
- 1929-1965 – a dwelling & detached garage with a residence

City Directory Abstracts identified the following onsite:

- 1928-1969 - Residential
- 1974 - a CPA and State Attorney Offices
- 1978 – a State Attorney Office
- 1983 – a lawyer & Uniform Reciprocal Enforcement Support in 1983
- 1993 – 2010 – Attorney Offices

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

Property Identification

Site Address: 515 S INDIAN RIVER DR
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-810-0001-000-9
Jurisdiction: Fort Pierce

Use Type: 1700
Account #: 23903
Map ID: 24/10S
Zoning: Office Co

Ownership

CROWNMAN FL LLC

1612 S Indian River DR
Fort Pierce, FL 34950



Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY`S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908)

Current Values

Just/Market Value:	$1,066,300
Assessed Value:	$1,066,300
Exemptions:	$0
Taxable Value:	$1,066,300

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):	4,760
Gross Sketched Area (SF):	5,610
Land Size (acres):	1.6
Land Size (SF):	69,588

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
Nov 19, 2017	4066 / 2908	0111	UT	CROWNMAN FL LLC	$0
Oct 10, 2017	4050 / 1341	0111	UT	CROWNMAN FL LLC	$0
Dec 14, 2016	3943 / 2583	0001	WD	Kraaz and Kraaz Finance LLC	$800,000
Sep 4, 2014	3669 / 0906	0205	WD	Weaver Steven M	$320,000
Jul 19, 2013	3546 / 2272	0205	WD	MMG Holdings LLC	$200,000
Nov 17, 2003	1848 / 0865	XX00	WD	Brennan (TR) John T	$370,000
Dec 31, 2001	1474 / 0684	XX03	WD	Brennan John T	$370,000
Jan 1, 1900					$0

Building Information (1 of 2)

Finished Area: 3,272 SF

Gross Sketched Area: 4,104 SF

Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: LROF	Year Built: 1900	Frame: Conc Blk
Grade: Y_D	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: 1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Double Pine
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	1088	1088	150
BAS	BASE AREA	2156	2156	524
CN2	CANOPY	44	0	30
OPAA	Open Porch Attached Average	118	0	60
UBS	UPPER BASE AREA/+1	28	28	22
WDK	WOOD DECK	670	0	194

Building Information (2 of 2)

Finished Area: 1,488 SF

Gross Sketched Area: 1,506 SF

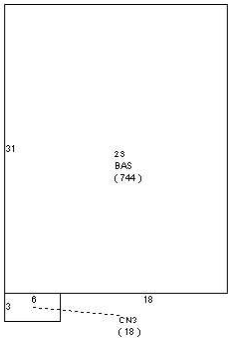
Exterior Data

View:	Roof Cover: Fibrglss Shg	Roof Structure: Hip
Building Type: LROF	Year Built: 1920	Frame: Conc Blk
Grade: Y_D	Effective Year: 1960	Primary Wall: CB Stucco
Story Height: 2 Story	No. Units: -1	Secondary Wall:

Interior Data

Bedrooms: 0	Electric: AVERAGE	Primary Int Wall:
Full Baths: 0	Heat Type: FrcdHotAir	Avg Hgt/Floor: 0
Half Baths: 0	Heat Fuel: ELEC	Primary Floors: Tile-Ceramic
A/C %: 100%	Heated %: 100%	Sprinkled %: 0%





Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter
2S	ONE FULL STORY OVER BASE (TOTAL 2 FLOORS)	744	744	110
BAS	BASE AREA	744	744	110
CN3	CANOPY	18	0	18

Special Features and Yard Items

Type	Qty	Units	Year Blt
WOOD DOCK	1	248	2021

Current Year Values

Current Values Breakdown

Building:	$158,000
Land:	$908,300
Just/Market:	$1,066,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$1,066,300
Exemption(s):	$0
Taxable:	$1,066,300

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2018	0041	3.9	Fort Pierce Stormwater Charge	$269.10

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$1,066,300	$1,066,300	$0	$1,066,300
2021	$974,700	$974,700	$0	$974,700
2020	$976,600	$976,600	$0	$976,600

Permits

Number	Issue Date	Description	Amount	Fee
F00-000394	Mar 27, 2000	Roof	$8,700	$0
F94-000209	Mar 1, 1994	Alterations/Remodeling	$60,000	$60,000
F94-00209A	Mar 22, 1994	Heat and Air Conditioning	$4,800	$4,800
MC2004198	Jul 12, 2004	Air Conditioning Only	$1,461	$75
DK20057	Jan 14, 2005	Dock	$20,000	$325
BP13-1899	May 16, 2013	Alterations/Remodeling	$1,500	$329
BP13-2100	Jun 18, 2013	Roof	$1,400	$79
BP13-3052	Oct 14, 2013	Patio	$200	$79
BP13-1899	Jan 23, 2014	Alterations/Remodeling	$1,800	$129
BP13-2100	Jan 27, 2014	Re Roof Permit	$1,400	$129
BP14-0608	Mar 10, 2014	Alterations/Remodeling	$1,900	$80
BP14-2597	Oct 14, 2014	Electric	$500	$155
BP15-0257	Feb 12, 2015	Plumbing	$1,800	$162
BP14-2597	Dec 14, 2016	Electric	$500	$0
BP17-0340	Feb 2, 2017	Electric	$1,200	$0
BP18-0356	Feb 7, 2018	Demolition	$1,000	$0
BP18-0673	Apr 6, 2018	Occupancy Change	$2,500	$0
BP19-0028	Feb 28, 2019	Dock	$44,000	$0
BP19-0973	Mar 25, 2019	Electric	$8,400	$0
BP18-1849	Jun 24, 2019	Additions to existing construction	$176,463	$0
BP22-2468	Jun 29, 2022	Air Conditioning Only	$6,398	$0
BP22-3313	Oct 13, 2022	Repairs	$7,000	$0

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: S 2nd ST
Sec/Town/Range: 10/35S/40E
Parcel ID: 2410-810-0002-000-6
Jurisdiction: Fort Pierce

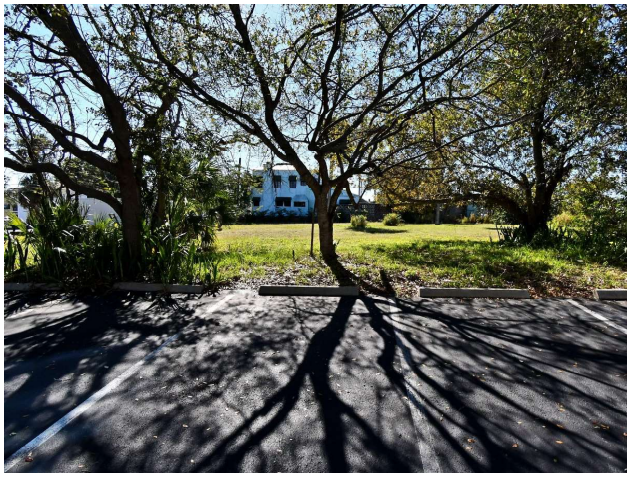
Use Type: 1000
Account #: 150292
Map ID: 24/10S
Zoning: Office Co

Ownership

Walter Brett
Cheryl Brett
1612 S Indian River DR
Fort Pierce, FL 34950

Legal Description

ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG WLY OF S 2ND ST AND THAT PART OF NLY 47.6 FT OF LOT 2 LYG WLY OF S 2ND ST (OR 4113-374)



Current Values

Just/Market Value:	$122,400
Assessed Value:	$122,400
Exemptions:	$0
Taxable Value:	$122,400

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	0.49
Land Size (SF):	21,509

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
Mar 21, 2018	4113 / 0374	0002	WD	4 H Ranch Inc	$144,000
Jul 27, 2012	3416 / 2405	0111	SPWD	Adams Ranch Inc	$100
Jun 22, 2006	2611 / 0693	XX01	WD	DCGG LLC	$375,000
Aug 9, 2004	2045 / 2518	XX01	WD	MMG Holdings LLC	$250,000
May 18, 2004	1972 / 2348	XX00	WD	Barnes (TR) Clifford H	$253,000
Jan 20, 2004	1884 / 2710	XX00	WD	Fort Pierce Partnership	$150,000
Jan 1, 1988	0570 / 1611	XX02	CV		$150,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:

Grade:	Effective Year: N/A	Primary Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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

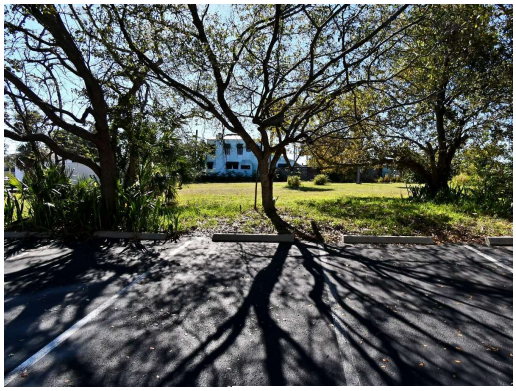


Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$122,400
Just/Market:	$122,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$122,400
Exemption(s):	$0
Taxable:	$122,400

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2003	0041	1.4	Fort Pierce Stormwater Charge	$96.60

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	$122,400	$122,400	$0	$122,400
2021	$122,400	$122,400	$0	$122,400
2020	$122,400	$122,400	$0	$122,400

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

Treasure Coast Abstract and Title Insurance Co.

426 Avenue A · Fort Pierce, FL 34950
(772) 461-7190 • Fax (772) 461-0487

January 4, 2017

Crownman FL, LLC
10380 SW Village Center Drive
#310
Port St. Lucie, FL 34987

RE: Purchase from Kraaz & Kraaz Finance, LLC

Enclosed please find your original Warranty Deed that has been recorded in the public records of St. Lucie County, Florida together with the original Owner's Policy of Title Insurance.

Please keep us in mind if you find yourself in need of a closing agent for a future real estate transaction. We would appreciate the opportunity to work with you again.

Sincerely,

Stacy E. Consalvo

Stacy E. Consalvo , Manager

Prepared by and return to:
Stacy E. Consalvo, Manager
Treasure Coast Abstract & Title Insurance Co.
426 Avenue A
Fort Pierce, FL 34950
772-461-7190
File Number: **16-1178**

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4258862 12/16/2016 02:31:40 PM
OR BOOK 3943 PAGE 2583 - 2587 Doc Type: DEED
RECORDING: $44.00
Doc Tax: $5600.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 14th day of **December, 2016** between **Kraaz & Kraaz Finance, LLC, a Florida limited liability company** whose post office address is **124 North 2nd Street, Fort Pierce, FL 34950**, grantor, and **Crownman FL LLC, a Florida limited liability company** whose post office address is **10380 SW Village Center Drive, #310, Port Saint Lucie, FL 34987**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County**, **Florida** to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Parcel Identification Number: 2410-809-0005-000/3; 2410-809-0001-000/5; 2410-809-0002-000/2; 2410-809-0004-000/6; and 2410-810-0001-000/9.

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2017 and subsequent years.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2016**.

DoubleTime®

CERTIFICATE OF LIMITED LIABILITY COMPANY RESOLUTION

STATE OF FLORIDA
COUNTY OF ST. LUCIE

HANS E. KRAAZ, as Manager of KRAAZ MANAGEMENT, LLC, a Florida limited liability company, as Manager of KRAAZ & KRAAZ FINANCE, LLC, a Florida limited liability company, being duly sworn, before the undersigned authority, hereby consents to the adoption of the following resolutions and certify the following:

1. Affiant, HANS E. KRAAZ, as Manager of KRAAZ MANAGEMENT, LLC, a Florida limited liability company, as Manager of KRAAZ & KRAAZ FINANCE, LLC, a Florida limited liability company ("Company") and hereby adopts the following resolutions:

RESOLVED that HANS E. KRAAZ, as Manager of the Company is hereby authorized, empowered and directed to negotiate, execute and deliver, without the joinder of any other manager or member, any and all documentation which he deems necessary or desireable in his discretion or which may otherwise be required to resolve any disputed matters and to close the sale transaction contemplated for the sale from the Company, as Seller, to CROWNMAN FL LLC, a Florida limited liability company, as Buyer, for property located in St. Lucie County, Florida, being more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF,

FURTHER RESOLVED, that these resolutions shall continue in full force and effect and may be relied upon until receipt of written notice of any change in these resolutions."

Further Affiant sayeth not.

HANS E. KRAAZ

Sworn to and subscribed before me this 14th day of December, 2016, by HANS E. KRAAZ, who is ✓ personally known to me; or _____ who produced _____ as identification.

Notary Public – State of Florida
My Commission Expires:

STACY EWING CONSALVO
Commission # FF 115989
Expires May 28, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

EXHIBIT "A"

Parcel 1:

That part of Lot 4, Block E, A.B. Lowry's Subdivision of the East part of Lot 7 of Tyler's Subdivision of Lot 4, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 211, of the Public Records of St. Lucie County, Florida, more particularly described as follows:
Beginning at a point which lies on the South boundary line of Lot 4 of Block E of said A.B. Lowry's Subdivision, which said point lies a distance of approximately 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4; from said point of beginning run North a distance of six tenths (0.6 feet) of a foot; thence Westerly for a distance of approximately 25 feet; thence South a distance of approximately 2.4 feet to the aforesaid South boundary line of said Lot 4 of Block E of Lowry's Subdivision; thence Easterly along the aforesaid South boundary line of said Lot 4, a distance of approximately 24.8 feet to the original Point of Beginning.

Parcel 2

Commencing on the bank of Indian River at the Northeast corner of Lot 7 of the Subdivision of Lot 4, of Section 10, Township 35 South, Range 40 East, according to the plat of said Lot 4 on file in Plat Book 1, at page 188, of the public records of St. Lucie County, Florida; from thence run West to the East line of Second Street (formerly known as Pine Street); thence Southerly along the East line of said street to a point of 50 feet due South of said East and West line; thence East parallel with and 50 feet distance from aforesaid East and West line to River bank; thence Northerly along said bank to Point of Beginning. Excepting from above all rights of way for public roads. Said parcel being also described as Lot 1, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So " Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

Parcel 3:

Lots 2 and 3, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So " Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

Parcel 4:

Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, according to the map or plat thereof, recorded in Plat Book 1, page(s) 41 and Plat Book 1, page(s) 211, of the Public Records of St. Lucie County, Florida.

LESS AND EXCEPTING THEREFROM that portion of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, previously conveyed by A.C. Simmons, et ux, to Anna Lee Denison, by warranty deed dated March 29, 1951, filed April 4, 1951 and recorded in Deed Book 164, page 329, Public Records of St. Lucie County, Florida, more particularly described as follows: Beginning at a point which lies on the South boundary line of Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, according to the Plat thereof, on record in the Clerk's office in the courthouse building in and for St. Lucie County, Florida, which said point lies a distance of approximately 131 feet Westerly from a stake at the Southeast corner of the aforesaid Lot 4 etc.; from said point of beginning run North a distance of six tenths (0.6') of a foot; thence Westerly along the North side of a garage apartment belonging to Charles B. Hulcher, Annie Laura H. Garwood and Ruth H. Story for a distance of approximately 25 feet; thence South for a distance of approximately 2.4 feet to the aforesaid South boundary line of said Lot 4, Block E, A. B. Lowry's Subdivision of the East Part of Lot 7 of Tyler's Subdivision of Township 35 So "Lot 4" Section 10 Range 40, thence Easterly along the aforesaid South boundary line of said Lot 4 a distance of approximately 24.8 feet to the original Point of Beginning; it being the intention to convey that particular strip of ground over which the aforesaid garage apartment extends.

Parcel 5

All of Lots 1 and 2, situate and being East of Pine Street (Second Street), Plat of Andrews and Richards Resubdivision of Tyler's Subdivision, Section 10, Township 35 South, Range 40 East, as per plat thereof on file in Plat Book 1, Page 199, of the Public Records of St. Lucie County, Florida, EXCEPTING THEREFROM that part of Lot 2 conveyed to J.A. McNeill by Warranty Deed recorded in Deed Book 43, Page 560, as last conveyed by Warranty Deed from MMG Holdings, LLC to Jerome T. Cypher and Barbara V. Cypher, husband and wife, as recorded in Official Records Book 3523, page 1510, of the Public Records of St. Lucie County, Florida.

EXCEPTING THEREFROM all rights of way for public roads.

Prepared by and return to:
STACY CONSALVO
Manager
Fee & Fee, PLLC, d/b/a Treasure Coast Title & Escrow
426 Ave A
Fort Pierce, FL 34950
772-461-7190
File Number: **18-025**
Will Call No.:

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4416947 03/27/2018 03:20:14 PM
OR BOOK 4113 PAGE 374 - 375 Doc Type: DEED
RECORDING: $18.50
Doc Tax: $1008.00

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 21st day of **March, 2018** between **4 H Ranch, Inc., a Florida corporation** whose post office address is **24909 Orange Avenue, Fort Pierce, FL 34945**, grantor, and **Walter Brett and Cheryl Brett, his wife** whose post office address is **10380 SW Village Center Drive, #310, Port Saint Lucie, FL 34987**, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida** to-wit:

All of that part of Lot 1 of ANDREW'S AND RICHARD'S RESUBDIVISION OF TYLER'S SUBDIVISION, as per plat thereof, as recorded in Plat Book 1, Page 199, Public Records of St, Lucie County, Florida, situate and being Easterly of the East right-of-way of the FEC Railroad and Westerly of the West right-of-way line of South Second Street.

TOGETHER WITH

That part of the Northerly 55.3 feet of Lot 2, lying West of South Second Street and East of Florida East Coast Railway Company's right-of-way of ANDREW'S AND RICHARD'S RESUBDIVISION OF TYLER'S SUBDIVISION as recorded in Flat Book 1, Page 199, Public Records of St. Lucie County, Florida, said lot lying and comprising a part of Government Lot 4 of Section 10, Township 35 South, Range 40 East, St. Lucie County, Florida.

Parcel Identification Number: 2410-810-0002-000/6

SUBJECT TO restrictions, reservations, limitations, and easements of record, if any; this reference to said restrictions shall not operate to reimpose the same, and taxes for the year 2018 and subsequent years.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2017**.

DoubleTime®

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:

4 H Ranch, Inc., a Florida corporation

Witness Name: Hope R. Potter

By: Peter W. Harrison

Peter W. Harrison, President

Witness Name: Lisa L. Bolton

(Corporate Seal)

State of Florida

County of Saint Lucie

The foregoing instrument was Acknowledged before me this 21st day of March, 2018 by Peter W. Harrison, as President of 4 H Ranch, Inc., a Florida corporation, on behalf of the corporation. He [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

LISA L. BOLTON
Commission # GG 023053
Expires August 21, 2020
Bonded Thru Troy Fain Insurance 800-385-7019

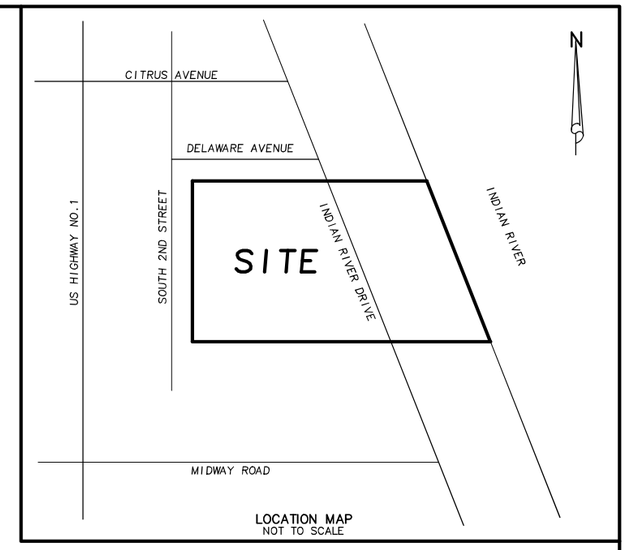
Notary Public

Printed Name: _____

My Commission Expires: _____

DoubleTime®





LEGAL DESCRIPTION:

LOTS 1, 2, 3, & 4 OF BLOCK E, OF A.B. LOWRY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. WITH REPARIAN RIGHTS. EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

TOGETHER WITH:

ALL OF LOTS 1 AND 2, SITUATE AND BEING EAST OF PINE STREET (SECOND STREET), PLAT OF ANDREWS AND RICHARDS RESUBDIVISION OF TYLER'S PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 199, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART OF LOT 2 CONVEYED TO J.A. McNEILL BY WARRANTY DEED RECORDED IN DEED BOOK 43, PAGE 560, AS LAST CONVEYED BY WARRANTY DEED FROM MMG HOLDINGS, LLC TO JEROME T. CYPHER AND BARBARA V. CYPHER, HUSBAND AND WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 3523, PAGE 1510, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING: 82,800 SQUARE FEET OR 1.901 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON A SURVEY PREPARED BY HAYHURST LAND SURVEYING, INC., JOB NO.11-058, DATED 4-27-11
3. LEGAL DESCRIPTION WAS WRITTEN BY SURVEYOR.
4. BEARING BASIS: N89°46'44"W ALONG THE SOUTH PROPERTY LINE.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", "AE" BASE FLOOD ELEVATION = 4.0 & "VE" BASE FLOOD ELEVATION= 7.0 , ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J. EFFECTIVE DATE 2-16-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE COMMERCIAL & RESIDENTIAL DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    PREPARED FOR: CROWNMAN FL, LLC
    HARBOR COMMUNITY BANK
    FEE & FEE, PLLC
    OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
14. © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 11-22-16

DATE OF SURVEY: 11-22-16

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE BOX
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = FIRE HYDRANT
- = LIGHT POLE
- = CONCRETE POWER POLE
- = SEWER VALVE
- = SEWER VALVE
- = SEWER VALVE
- = SEWER VALVE
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PRM#6330

ABBREVIATIONS:

A/C	= AIR CONDITIONER
(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CMB	= COMMISSIONERS' MINUTES BOOK
CMH	= CONFLICT MANHOLE
CNF	= COULD NOT FIND
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
DE	= DRAINAGE EASEMENT
DEP	= DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB	= DEED BOOK
DIP	= DUCTILE IRON PIPE
FH	= FIRE HYDRANT
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
IP	= IRON PIPE
INV	= INVERT
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MHWL	= MEAN HIGH WATER LINE
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RC	= RAISED CURB
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
RPB	= ROAD PLAT BOOK
(S)	= SURVEY
SEC	= SECTION
SLP	= STOP LIGHT POLE
SMH	= SANITARY MANHOLE
SBTMH	= SOUTHERN BELL TELEPHONE MANHOLE
STMH	= STORM MANHOLE
TB	= TRAFFIC BOX
TLP	= TRAFFIC LIGHT POLE
TV	= TELEVISION
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT
WP	= WOOD POLE

DATE:	REVISIONS:	BY:
11-22-22	UPDATE MHW LINE TO CURRENT	AJP

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY

500, 507, 509 & 515 SOUTH INDIAN RIVER DRIVE

AS PREPARED FOR

CROWNMAN FL, LLC

CAD	K:\REALTIME\IRDRIVE\DWG\16-2730.DWG				
REF	K:\				
FLD	CJM / AJP	FB.	54	PG. 1	JOB 16-2730
OFF	CJM				DATE 11-22-16
CKD	AJP	SHEET	1 OF 1		DWG D-742

K:\REALTIME\IR DRIVE\DWG\16-2730.dwg, 11/30/2022 7:58:51 AM

GRAPHIC SCALE (In Feet)
1 inch = 20 ft.

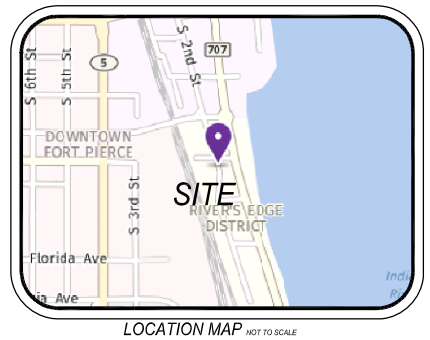
1"=20'
NORTH

ORIGINATION BENCHMARK
ST LUCIE COUNTY BRASS DISK
"J 231"
N.A.V.D. 1988 ELEVATION =25.57

ABBREVIATION DESCRIPTION:

C/L	CENTERLINE
D	DEED
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
PA	PROPERTY APPRAISER
P&M	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
XXX	TOPOGRAPHIC ELEVATION

LOT CONTAINS:
22,681 SQUARE FEET OR
0.52 ACRES MORE OR LESS



LOCATION MAP NOT TO SCALE

PORTION OF LOT 7
TYLER'S SUBDIVISION

SET 1/2" IRON ROD LB #7463 (D)

187.61'
PLAT LIMITS

FOUND CONCRETE MONUMENT 0.6'S x 1.2'E (A)

25.0'

FOUND TACK

PORTION OF LOT 1
ANDREWS & RICHARDS
RESUBDIVISION OF
TYLER'S SUBDIVISION
(INCLUDED)

VACANT

EASTERLY R/W LINE FLORIDA EAST COAST RAILROAD

FLORIDA EAST COAST RAILROAD R/W
INCLUDES EASEMENT DEED DESCRIBED IN
O.R.B. 3477, PAGE 2428

RAILROAD TRACKS

142.99'

87.50'

WESTERLY R/W LINE SOUTH 2nd STREET

135.31'

50' R/W (IMPROVED)

5' CONCRETE WALK

SOUTH 2nd STREET (FIELD)
PINE STREET (PLAT)

152.34'

PLAT LIMITS

PORTION OF LOT 2
ANDREWS & RICHARDS
RESUBDIVISION OF
TYLER'S SUBDIVISION
(INCLUDED)

NORTH 55.30'(D)

NORTH 47.60'(PA)

LOT LINE PER PROPERTY APPRAISER DESCRIPTION

133.15'

CORNER ANGLE DATA
(A) 86°46'16"
(B) 93°13'44"
(C) 109°07'25"
(D) 70°52'35"

(C)

SET 1/2" IRON ROD LB #7463

DEEDED LOT LINE

0.3'S

ADJACENT BUILDING

130.04'

0.9'S

(B)

SET 1/2" IRON ROD LB #7463

25.04'

FOUND P-K NAIL/DISC

1.98'

58.30'

FOUND P-K NAIL/DISC

1083.74'

FOUND 1/2" IRON ROD NO I.D.

REMAINDER OF LOT 2
ANDREWS & RICHARDS
RESUBDIVISION OF
TYLER'S SUBDIVISION
(NOT INCLUDED)

LEGAL DESCRIPTION:

ALL OF THAT PART OF LOT 1 OF ANDREW'S AND RICHARD'S RESUBDIVISION OF TYLER'S-SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SITUATE AND BEING EASTERLY OF THE EAST RIGHT-OF-WAY OF THE FEC RAILROAD AND WESTERLY OF THE WEST RIGHT-OF-WAY LINE SOUTH OF SECOND STREET.

TOGETHER WITH

THAT PART OF THE NORTHERLY 55.3 FEET OF LOT 2, LYING WEST OF SOUTH SECOND STREET AND EAST OF FLORIDA EAST COAST RAILWAY COMPANY'S RIGHT-OF-WAY OF ANDREW'S AND RICHARD'S RE-SUBDIVISION OF TYLER'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LOT LYING AND COMPRISING A PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD, PROVIDED, HOWEVER, THAT THIS REFERENCE SHALL NOT ACT TO REIMPOSE SAME.

THIS IS VACANT LAND.

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

REVISIONS:
- REVISED BOUNDARY . . . 3-28-2018

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY & TOPOGRAPHIC SURVEY OF
XXX 2nd STREET
FT. PIERCE, FL 34950
PREPARED FOR
KRIS EINSTEIN

Project C-15786	Sheet 1 OF 1
Date 03-19-2018	
Scale 1" = 20'	

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463
WWW.COMPASSSURVEYING.NET

"A Family Affair"

Crownman FL

Letter of Justification

PD Application
Crownman Project
July 14, 2023

Request

We are requesting the review & approval of the attached Planned Development (PD) application. The subject parcels are approximately 2.4 acres +/- and are located between Delaware Avenue & Easter Avenue and stretch from the Railroad Tracks to the Indian River Lagoon (crossing over S 2nd St & Indian River Drive). The rezoning amendment will change the existing Office Commercial (C-1) zone to a Planned Development (PD) designation.

Both Parcels are in the River's Edge Historic District, Downtown District & Fort Pierce Redevelopment Area (FPRA), within walking distance of the downtown area.

The Parcels are also just shy of the southern boundary of the Downtown Business & Entertainment Overlay District. The Main Parcel is directly diagonal from the Overlay's boundary at S 2nd St & Delaware Avenue & then is separated only by ~89.45' (width of 1 parcel) from the Overlay's boundary extending from S 2nd St to the Indian River Lagoon. (Overlay Map is included for reference.)

The subject parcels are:

Parcel ID #	Acreage	Existing Use	Current FLU	Current Zoning	Proposed Zoning
2410-810-0002-000-6	0.49	Vacant	OP	C-1	PD
2410-810-0001-000-9	1.91	Partially Vacant with 2 Existing Buildings: 1) Single Family Home (1,506 sq under air) 2) 3,088 sq ft Building currently being converted to a B&B	CBD	C-1	PD

The PD District is intended to promote the flexibility of design & permit a planned diversification and integration of uses and structures.

The PD rezoning will allow a mixed-use development for the Site with a variety of cohesive uses; encompassing the vacant land, existing buildings, proposed improvements/uses and open spaces in multiple, yet harmonious ways that would otherwise not be permitted & which are not only aesthetically pleasing but will also preserve the Historical Characteristics.

The subject parcels currently have different Future Land Uses (FLU), equating to overall different uses and densities.

For Privacy Reasons/to reduce unsolicited calls from submitting this application, Phone #, Address & email have been removed

For these reasons, the site is ideal to have its existing C-1 zoning amended to Planned Development (PD) designation concurrently with a future land use amendment for Parcel 2410-810-0002-000-6 from Office Professional (OP) to Central Business District (CBD) to be consistent with Parcel 2410-810-0001-000-9.

Proposed Project

Mixed-Use Development that is pedestrian-friendly, comprised of vertical & horizontal buildings, blending residential, commercial, cultural, institutional &/or light industrial uses. This Project would offer private uses, such as a variety of housing types (smaller scale/affordable), hotel rooms and office space along with public uses such as retail shops, restaurants, commercial businesses and open space. This variety of uses allows for people to live, work, play & shop in one place within the downtown district.

Proposed Permitted Uses

See Attachment

Basic Use Standards

This Site is challenged with the underlying C-1 zoning presenting more setback restrictions than were present at the time the structures were built.

- For instance, the existing back building is only 1'+/- from the property line abutting S 2nd St.
- The main parcel extends from S 2nd St to Indian River Lagoon ***with Indian River Drive running through the parcel.***
- Also, since the C-1 zoning's Basic Use Standards are designed for commercial vs residential/mixed uses, it does not specifically identify standards for smaller scale and high density uses, especially smaller residential footprints, which is in high demand but there is a lack of inventory.

Due to these challenges, we are proposing the following Basic Use Standards which would allow the utilization of the Site to its fullest potential in such a way to provide adequate buffering and transitioning to/from the surrounding properties with an infill of hardscaped plazas, greens & liner buildings. This would also allow for smaller & more affordable residential spaces, for rental and/or purchase, including possible incorporation of Cottage Housing.

Parcel ID 2410-810-0001-000-9

- Which includes the existing building that is 1' off property line. This is a legal non-conforming structure and will be grandfathered into the PD.

Parcel ID 2410-810-0002-000-6 (Vacant)

Building Type	Minimum Lot Area (Square Feet)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)
Single Family Dwelling	4,200	60	70
Townhome Dwelling	1,280	(1)	80
Duplex: Side-by-Side	4,000	50	80
Duplex: Stacked	3,200	40	80
Triplex: Side-by-Side	4,800	60	80
Triplex: Stacked	4,000	50	80
Quadraplex: Side-by-Side	4,800	60	80
Quadraplex: Stacked	4,000	50	80
All Others	4,200	60	70

(1) The minimum lot width for townhome developments shall be 45 feet.
   a. Townhome developments shall be subdivided into a minimum lot width of 16 feet and a maximum lot width of 25 feet.

Yards

a) The minimum depth of the front yard for townhome developments will be 10 feet.
The minimum depth of the front yard for all other uses will be 15 feet.

b) The minimum depth of the side yard on the periphery of the townhome developments shall be 5 feet, except on corner lots the minimum side yard depth on a street side will be 10 feet. The minimum depth of the side yard between individual townhome units or lots shall be 0 feet.

c) The minimum yard depth (if not the front yard) for all other uses will be 5 feet except on corner lots or portions of the property abutting a public right-of-way or residential district which shall be 10 feet.

d) The minimum depth of the rear yard for townhome lots that abut an alley shall be 0 feet. The minimum depth of the rear yard for townhome lots with all other conditions shall be 10 feet.

Other Applicable Use Standards
These are either not specifically addressed in the current underlying C-1 zoning or need to be amended to allow development as proposed.

- Every lot shall abut a street other than an alley for at least 35'
- Accessory Dwelling Unit (ADU) - A second dwelling subordinate in size to the principal dwelling unit on the lot located in an accessory structure – shall be allowed.
- Uses allowed per lot shall be up to 3 maximum.
- Cottage Housing Requirements & Restrictions – See Attached.

Planned Development Requirements

We are submitting our PD via the Bubble Conceptual Plan, which allows us to explore the best combination of cohesive uses and sizing to develop this Site.

By providing a Bubble Conceptual Plan vs full Site Plan, we understand upon the PD Approval that we would have to submit a detailed site plan meeting all development/design review and department requirements and be approved prior to any developing of the PD.

The following items are listed as conditions that must be met for a PD to be approved stated in the City of Fort Pierce Code of Ordinances, Section 125-212. Our responses are written in blue.

1) Comprehensive Plan Consistency
The proposed zoning is consistent with the City's Comprehensive Plan & compatible with Future Land Use Designations.

2) Open Space

Once designed, we will ensure a minimum of 20% Open Space as required.

3) Applicability to other code of ordinances not in conflict herein
We will ensure the Project will not be in conflict with other building, housing or land use regulations.

4) Easements
If easements are required for the orderly extension &/or maintenance of public utilities &/or other special needs, they will be supplied.

5) Phasing
Once the Project is Designed, if Phasing is necessary, we will ensure to adhere to Phasing requirements and include them in the development plan ensuring that each phase of the development will be so planed and so related to previous development, surrounding properties, and the available public facilities and services, that failure to proceed with the subsequent phases will not adversely impact drainage, utilities, parking or the traffic flow of the completed phase (as stated in Sec. 125-212 (b)(6)

6) Other Standards
Acknowledged

For Privacy Reasons/to reduce unsolicited calls from submitting this application, Phone #, Address & email have been removed

7) Additional Requirements
Acknowledged

8) Variances are not Necessary
Acknowledged

Additional Application Requirements

1) Unified Control & Property Ownership
The Parcels are under legal control of the applicant. Copies of the deeds and agent authorization is included as part of this application package.

2) Quantitative Data
Will be provided once the Project is designed.

3) Agreements, provisions, and covenants which govern the use:
Once the Project is designed, if this is applicable, they will be provided.

Closing
This PD should be a great fit for Fort Pierce – we will be able to create a desired balance of residential & commercial uses within the Site, while preserving the River's Edge District, character & scale and. This will also promote more opportunities for the local business district with the tourism the Historic B&B (& hopefully additional overnight accommodations) will bring to the Downtown Fort Pierce area.

We look forward to the review & approval of this application. - Thank you for your time!

Permitted Uses

We would like to include the following "Permitted Uses" in our PD to allow us the flexibility to design the Site to its fullest potential.

Please keep in mind, we do not intend for some of these proposed uses to be "stand alone" buildings (ie fast food restaurant); but rather uses/services that could be provided in a mixed-use building/facility/environment.

While we listed a lot of uses, we believe there are several uses that are not a good fit for this area which is why they were not listed.

Zoning: Residential

Household Living:

- Detached House
- Duplex
- Townhouse
- Multi-Dwelling Unit
- Vertical Mixed-Use Building
- Live/Work Units
- Cottage Housing

Home Occupations

Public & Civic

- Community Center
- Library or Cultural Exhibit
- Environmental Research & Educational Facilities

Day Care

- Adult Day Care
- Day Care Center
- Child Care Facility

Educational Facilities *(Most likely, not full fledge Universities or schools, more along the lines of providing space for admin or testing facilities for students.)*

- College or University
- Elementary, Middle or High school

Government Facilities

- Post Office
- Safety Service

Park & Open Space

Passenger Terminal

- Rail Terminal

Religious Institution

Utilities

- Minor, other
- Utility Cabinets, above ground

Zoning: Commercial

Eating & Drinking Establishments

- Brew Pub
- Coffee Shop
- Neighborhood Bistro
- Neighborhood Café
- Restaurants, Fast Food *(not freestanding, but a fast food or quick service restaurant typically are tenants of hotels &/or ground floor of mixed use buildings)*
- Restaurant & Bar
- Wine/Cigar Bar

Entertainment, Indoor

- Theater
- *Event Space – Not specifically listed on Use Table*

Entertainment, Outdoor

- Batting Cages, Driving Ranges
- *Event Space – Not specifically listed on Use Table*

Marine Related Commercial

- Boat & Marine Equipment Sales
- Boat Livery

Office

- Administrative, Professional, General, Medical Office
- Day Labor Employment Agency
- Medical & Dental Clinic
- Television & Radio Studios

Overnight Accommodations

- Bed & Breakfast
- Dwelling Rental
- Hotel/Motel
- Recreational Vehicle Park *(ability to incorporate a few spots for RVs to park vs becoming a fully functioning RV Park. We do have a few clients that have RVs/tour buses & would love to visit the area and be able to walk downtown. This would also allow performers at Sunrise Theater to park tour buses & allow their drivers/staff to easily access the B&B for required rest &/or overnight stays when having performances over multiple days.)*
- Resort Hotel

Parking, Commercial

Retail Sales & Service, Sales Oriented Personal-Service

- Art Gallery
- Farmers Market or Farm Stand
- Grocery or Liquor Store
- Neighborhood Commercial Sale
- Office Supplies & Electronics
- Pet Stores

Retail Sales & Service, Personal-Service Oriented

- Art Studio
- Animal Care Facilities & Service
- Animal Grooming Services
- Educational Service Establishments
- Laundry & Dry Cleaners Pick up
- Laundromat
- Neighborhood Commercial Services
- Personal Improvement Service
- Veterinary

Retail Sales & Service, Repair-Oriented

Self-Service Storage
This would be more along the lines of being able to offer the homeowners/hotel guests additional storage vs a stand-alone storage facility. This is extremely convenient for storing outdoor recreational items ie kayaks, beach chairs/coolers, bicycles, holiday decorations etc

Vehicle Sales & Service
- Boat rental
    - *Having the B&B and possible hotel space, we would like the opportunity to explore a relationship with a company like Freedom Boat Club, which we are members, to offer rentals to our Guests.*

Zoning: Industrial
Artisan

- Cabinet Shops, Woodworking
- Catering /Commissary Kitchen
- Microbrewery
- Research Service
- Parcel Service

Zoning: Other
- Community Gardens
- Dock/Moorage Facility
- Telecommunication Facility:
    - Antenna (on existing Structure)

.

"A Family Affair"

Crownman FL

Cottage Housing & Cottage Housing Development Requirements & Restrictions

Cottage housing is a type of missing middle housing that generally allows for small 1 or 2 story houses that may be attached or detached that are arranged around a common amenity area. The purpose and intent of this is to provide a variety in housing while ensuring compatibility with established neighborhoods, and to provide opportunities for ownership of small detached single-family dwellings for a population diverse in age, income, and household size. Since Fort Pierce's Code of Ordinances does not specifically identify Cottage Cluster Housing, we have drafted some basic requirements.

Definitions:
As used in this land use code, unless the context requires otherwise, the following words and phrases mean:

Access. The place, means, or way by which pedestrians, bicyclists, or vehicles have ingress and egress to a property, use, or parking space.

Access Connection. The area located within the public right-of-way that provides for the movement of vehicles to or from a development site onto and from the vehicular travel way of the public transportation system.

Accessory Building. Any authorized, detached building subordinate to the main building on the same development site. An accessory dwelling unit (ADU) is not an accessory building.

Accessory Use. A use incidental to the primary use of the development site.

Carriage House. *Is* a dwelling unit in a carriage house structure.

Carriage house *structure.* Is a structure within a cottage cluster development, in which one or more dwelling units are located on the story above an enclosed parking garage at ground level that either abuts an alley and has vehicle access from that alley or is located on a corner lot and has access to the parking in the structure from a driveway that abuts and runs parallel to the rear lot line of the lot.

Cottage. Is a single-family dwelling unit located in a cottage cluster development or project

Cottage, backyard. **"**Dwelling unit, detached accessory," also known as a backyard cottage.

Cottage Cluster. A grouping of detached dwelling units (cottages) with a density of at least three to twelve dwellings per lot, with each unit no larger than 1,900 square feet, and that includes a common courtyard. Cottage clusters are considered a type of middle housing and are not specifically outlined in Fort Pierce's Code of Ordinances. Cottage clusters typically have multiple cottages sharing a single lot; however, cottages clusters can also be divided through so that cottages are on individual lots. The units are built around a common open space with minimal private yards.

Cottage Cluster Project. A development site with one or more cottage clusters. Each cottage cluster as part of a cottage cluster project must have its own common courtyard. The units are arranged around a common open space or common amenity area with minimal private yards. Parking is typically located in separate areas or in structures on the periphery of the site in order to minimize space taken up by driveways. A cottage cluster project may include carriage house structures.

1. *Design Standards for Cottage Clusters*. Cottage Cluster Development shall comply with the following:
    a. *General Standards.*
        i. *Number of Dwellings.*
            1. A single cottage cluster shall contain a minimum of 3 and a maximum of 12 cottages.
            2. All cottages within a single cottage cluster must share a common amenity area.
            3. A cottage cluster project may include more than one cluster with more than one associated common amenity. There is no limit to how many cottage clusters are permitted on a single lot.

        ii. *Setbacks.*
            1. A cottage development may include two-unit attached, as well as detached, cottages. A minimum separation of five feet measured from the nearest point of the exterior walls is required between cottages or two cottages attached.

        iii. *Building Height.*
            1. Maximum building height of a cottage is 20 feet to the eave.
            2. The ridge of a pitched roof may extend up to 26 feet above grade.
            3. The maximum building height for all other structures in a cottage cluster is 26 feet.

        iv. *Size limit for Dwelling Units.*
            1. The maximum gross floor area of each cottage is 1,900 square feet.
            2. The maximum gross floor area of each carriage house is 625 square feet.

    b. *Cottage Cluster Project Amenity Area Requirements & Cottage Orientation Standards:*
        i. All units shall have access to a common and private amenity area.
            1. A minimum of 135 square feet is required for each cottage.
            2. A minimum of 75 feet is required for each carriage house.
        ii. The required quantity shall be allocated as follows:
            1. Half of the amenity area required for each cottage, and all of the amenity area required for each carriage house, shall be provided as common amenity area; and
            2. Half of the amenity area required for each cottage shall be provided as private amenity area for that unit.

        iii. *Common Amenity Areas.* Each cottage cluster must include a common amenity area in order to provide a sense of openness and community of residents. Common amenity areas must meet the following standards:

            1. The required common amenity area may be divided into no more than two separate areas and shall:
                a. have cottages or carriage houses abutting on at least two sides or must be connected to it by a pedestrian path.
                b. be in a location central to the cottage cluster development; and
                c. have no horizontal dimension of less than 10 feet.
                d. be distinguished from the private amenity area with a walkway, fencing, landscaping, berm, or similar method to provide a visual boundary around the perimeter of the common area.

2. As long as the standard in subsection 1 is met, the main entrances of cottages within 20 feet of a property line abutting a street may face the street.

3. Cottages not facing the common amenity area or the street must have their main entrances facing a pedestrian path that is connected to the common amenity area.

4. The common amenity area shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.

5. Pedestrian paths must be included in a common amenity area. Paths that are contiguous to a common amenity area may count toward the amenity's minimum dimension and area.

iv. *Private Amenity Areas.*
   1. There is no minimum dimension for private amenity areas.
   2. Private open space may include gardening areas, patios, or porches.
      a. An unenclosed porch that is a minimum of 40 square feet in size and that faces a street, or a common amenity area, may be counted as part of the private amenity area for the cottage to which it is attached.

c. *Community Buildings.* Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses, such as community rooms, guest housing, exercise rooms, day care, community eating areas, or picnic shelters. Community buildings must meet the following standards:
   i. Each cottage cluster is permitted to have one community building.
   ii. Up to 25 percent of the required common open space, but no greater than 1,200 square feet, may be utilized as a community building for the sole use of the cottage housing residents.
   iii. Community buildings shall not be attached to cottages.
   iv. Consolidated carports or garage structures, are not subject to the area limitations for community buildings.

d. *Pedestrian Access.*
   i. A pedestrian path must be provided that connects the main entrance of each cottage to the following:
      1. The common amenity area;
      2. Shared parking areas
      3. Community buildings
      4. Sidewalks; and
      5. Public right-of-way abutting the site
   ii. The pedestrian path must be hard surfaced (concrete, asphalt, or pavers) and a minimum of 3 feet wide.

e. *Pedestrian entry.*
   i. Each cottage with a street-facing facade that is located within 10 feet of the street lot line shall have a visually prominent pedestrian entry through the use of covered stoops, porches, or other architectural entry features.
   ii. For cottages on corner lots that have more than one street-facing facade within 10 feet of the street lot line, a visually prominent pedestrian entry is required on only one of the street-facing facades. Access to these entrances may be through a required private amenity area that abuts the street.
   iii. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is connected to the common courtyard,

f. *Architectural expression*. Cottage housing developments shall include architectural details that reduce the visual scale of the units. Each cottage shall employ one or more of the following design techniques to reduce visual scale of the units:
   i. Attached covered porch;
   ii. Roofline features such as dormers or clerestories;
   iii. Bay windows;
   iv. Variation in siding texture and materials; and
   v. Other appropriate architectural techniques demonstrated by the applicant to reduce the visual scale of cottages.

g. *Parking*
   i. Requirements:
      1. Cottage with floor area of 850 square feet or less:
         a. 1 parking space per unit
      2. Cottage with floor area greater than 850 square feet and less than 1,200 square feet:
         a. 1.5 parking spaces per unit
      3. Cottages and/or existing homes over 1,200 square feet:
         a. 2 parking spaces per unit

   ii. Parking General Provisions.
      1. Parking shall be consolidated to minimize the number of parking areas.
      2. Off-street parking can be located within an accessory structure such as a multi-auto/shared carport or garage, but such multi-auto structures shall not be attached to individual cottages. Single-car garages and carports may be attached to individual cottages. Off-street parking is in accordance with the standards of section 125-315 of Fort Pierce's Code of Ordinances.
      3. Off-lot parking is permitted as long as it meets the standards of section 125-315(b) of Fort Pierce's Code of Ordinances.
      4. Uncovered parking is also permitted.
      5. Guest Parking is not required.

   iii. Garages.
      1. Single-car garages and carports may be attached to individual cottages.
      2. Multi auto and/or shared garages and carports must be detached and located on the periphery of the site.
      3. The maximum gross floor area for individual attached garages is 250 square feet.

4. The maximum gross floor area for individual detached garages must not exceed 400 square feet.
5. The maximum gross floor area for a shared garage structure is 1,200 square feet and the garage shall contain no more than four parking spaces.
6. Existing garages attached to a single-family dwelling do not count toward the maximum FAR.
7. New garages for cottages would count toward maximum FAR
8. Garage doors must not exceed 20 feet in width.

h. *Screening*. Parking spaces shall be screened from the common area by landscaping or architectural screening that is at least three feet tall, consisting of landscaping, fencing, or walls shall separate parking areas and parking structures from common courtyards and public streets.

i. Fences.

i. Notwithstanding the provisions of section 125-322 of Fort Pierce's Code of Ordinances, fence height is limited to four feet between cottages and on interior areas adjacent to common open space.

ii. Fences in the front and side yards abutting a public street and on the perimeter of the development shall meet the fence standards of section 125-322 of Fort Pierce's Code of Ordinances

iii. Fences must adhere to the City of Fort Pierce's Historic Preservations Fence Brochure.

j. Type of Dwellings & Structures Permitted in a Cottage Cluster Project.

i. Carriage house structures: A carriage house structure is permitted in a cottage housing development subject to the following standards:
   1. The maximum number of dwelling units permitted in carriage house structures is one-third of the total number of units in the cottage housing development on the lot,
   2. The maximum gross floor area of the ground floor of a carriage house structure is 1,200 square feet.

ii. Duplexes: Duplexes are permitted in a cottage housing development if the total number of dwellings in the development is at or below the maximum cottage housing development density allotment.

iii. Existing single-family dwelling units and accessory uses buildings that are non-conforming on a lot or parcel to be used for a cottage cluster in a cottage housing development may remain within the cottage cluster project.
   1. The existing dwelling may be altered or expanded up to a maximum height of 26 feet or a maximum building footprint of 925 square feet. Existing dwellings that exceed the maximum height and/or footprint standards may not be expanded.
   2. One thousand square feet of the habitable floor area of such nonconforming dwellings shall be included in the maximum floor area permitted.
   3. Existing garages, other existing non habitable floor area, and the nonconforming dwelling's habitable floor area in excess of 1,000 square feet shall not be included in the maximum floor area ratio.
   4. The existing dwelling shall be excluded from the calculation of maximum average dwelling size of a cottage cluster.
   5. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard.

iv. Accessory Dwelling Units. New accessory dwelling units (ADUs) are not permitted in cottage housing developments, except that an existing ADU that is accessory to an existing

nonconforming single-family dwelling may be counted as a cottage unit if the property is developed subject to the provisions of this chapter.

1. Accessory Structures. Are permitted and must not exceed 400 square feet in floor area.

k. *Storm Water and Low-Impact Development.* Developments shall include open space and landscaped features as a component of the project's storm water low-impact development techniques including natural filtration and on-site infiltration of storm water.

   i. Low-impact development techniques for storm water management shall be used wherever possible. Such techniques may include the use of porous solid surfaces in parking areas and walkways, directing roof drains and parking lot runoff to landscape beds, green or living roofs, and rain barrels.

   ii. Cottages shall be located to maximize the infiltration of storm water runoff. In this PD zone, cottages shall be grouped and parking areas shall be located to preserve as much contiguous, permanently undeveloped open space and native vegetation as reasonably possible when considering all standards in this proposed chapter.

l. *Utilities.* Lots must be served by water and sewer. Meter and line sizes are based on the number of plumbing fixtures; building codes may require upsizing existing services.

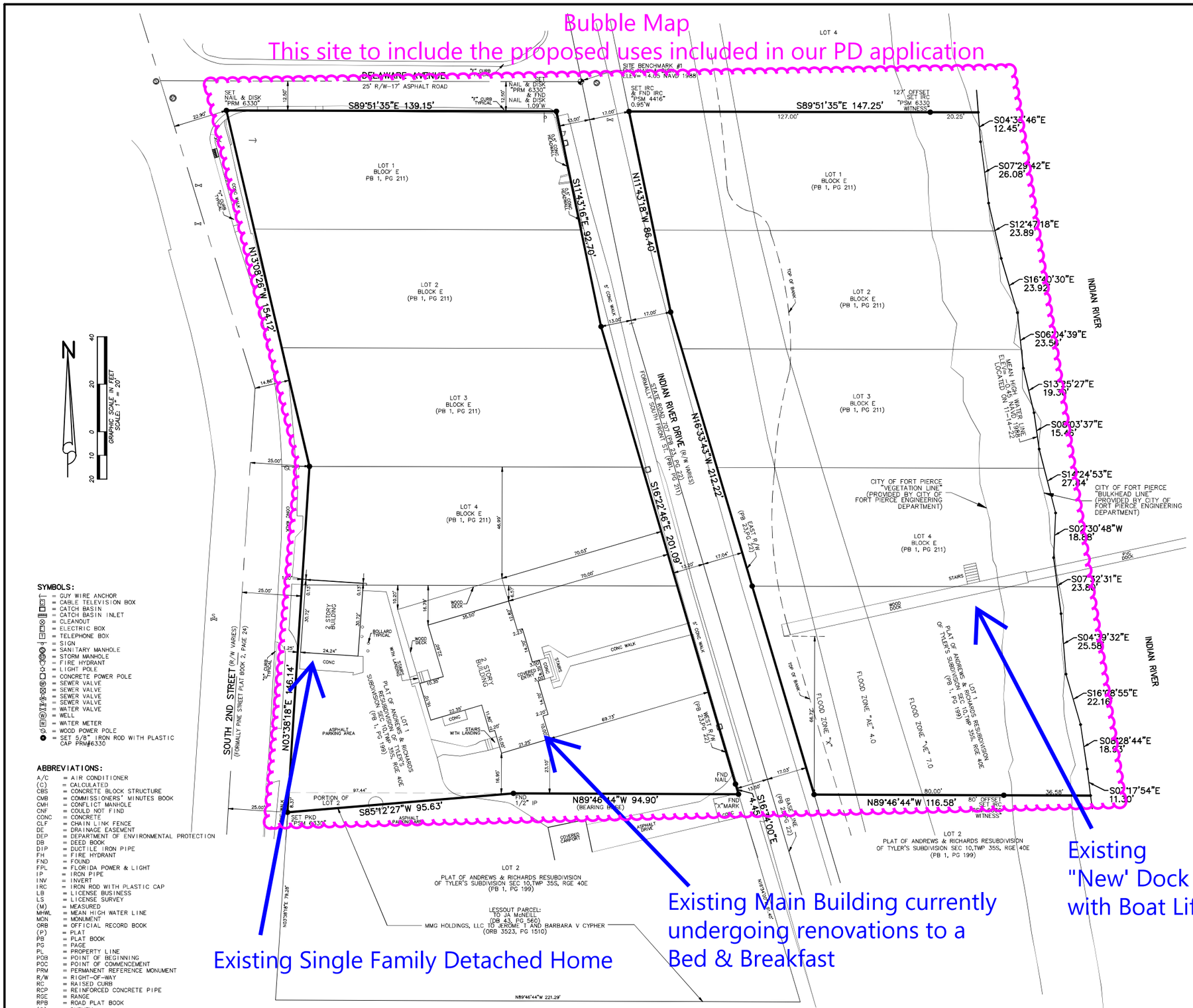
m. *Public Street Access.* Public Street access may be waived if a cottage housing development meets connectivity and block length standards by providing public access for pedestrians and bicyclists with an alley, shared street or multi-use path connecting the public street to adjoining properties.

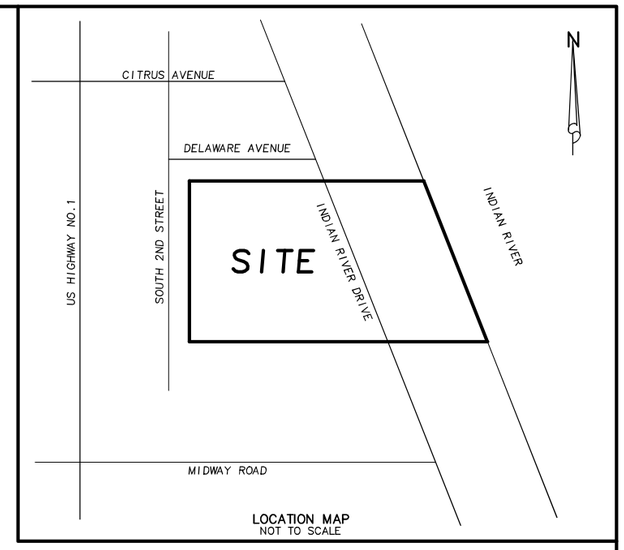
n. *Middle Housing Land Division (MHLD)*. MHLD is a partition or subdivision of a lot on which the development of middle housing is allowed. MHLD is permitted but require each dwelling to meet building codes, be on its own lot, and served with separate utility connections. These codes to be established.

a. *Agreements.* Access easements and joint use and maintenance Agreements shall be executed for use of common garage or parking areas, common open space (such as common courtyard spaces), and other similar features. For common parking areas and garages, access easements and joint use and maintenance agreements shall include the right to use any required electric vehicle charging infrastructure and the terms of use.

Bubble Map

This site to include the proposed uses included in our PD application





LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

LOTS 1, 2, 3, & 4 OF BLOCK E, OF A.B. LOWRY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 211, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. WITH REPARIAN RIGHTS. EXCEPTING FROM ABOVE ALL RIGHTS OF WAY FOR PUBLIC ROADS.

TOGETHER WITH:

ALL OF LOTS 1 AND 2, SITUATE AND BEING EAST OF PINE STREET (SECOND STREET), PLAT OF ANDREWS AND RICHARDS RESUBDIVISION OF TYLER'S PLAT THEREOF ON FILE IN PLAT BOOK 1, PAGE 199, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, EXCEPTING THEREFROM THAT PART OF LOT 2 CONVEYED TO J.A. McNEILL BY WARRANTY DEED RECORDED IN DEED BOOK 43, PAGE 560, AS LAST CONVEYED BY WARRANTY DEED FROM MMG HOLDINGS, LLC TO JEROME T. CYPHER AND BARBARA V. CYPHER, HUSBAND AND WIFE, AS RECORDED IN OFFICIAL RECORDS BOOK 3523, PAGE 1510, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS.

CONTAINING: 82,800 SQUARE FEET OR 1.901 ACRES, MORE OR LESS.

SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(a-k), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON A SURVEY PREPARED BY HAYHURST LAND SURVEYING, INC., JOB NO.11-058, DATED 4-27-11
3. LEGAL DESCRIPTION WAS WRITTEN BY SURVEYOR.
4. BEARING BASIS: N89°46'44"W ALONG THE SOUTH PROPERTY LINE.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X", "AE" BASE FLOOD ELEVATION = 4.0 & "VE" BASE FLOOD ELEVATION= 7.0 , ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0179 J, EFFECTIVE DATE 2-16-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR FUTURE COMMERCIAL & RESIDENTIAL DEVELOPMENT AND FALLS WITHIN THE COMMERCIAL HIGH RISK CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(b)(ii), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:10,000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    PREPARED FOR: CROWNMAN FL, LLC
    HARBOR COMMUNITY BANK
    FEE & FEE, PLLC
    OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
14. © COPYRIGHT 2022 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 11-22-16

DATE OF SURVEY: 11-22-16

ALEXANDER J. PIAZZA PSM, INC.

ALEXANDER J. PIAZZA
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 6330

SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = CLEANOUT
- = ELECTRIC BOX
- = TELEPHONE BOX
- = SIGN
- = SANITARY MANHOLE
- = STORM MANHOLE
- = FIRE HYDRANT
- = LIGHT POLE
- = CONCRETE POWER POLE
- = SEWER VALVE
- = SEWER VALVE
- = SEWER VALVE
- = WATER VALVE
- = WELL
- = WATER METER
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PRM#6330

ABBREVIATIONS:

A/C = AIR CONDITIONER
(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CMB = COMMISSIONERS' MINUTES BOOK
CMH = CONFLICT MANHOLE
CNF = COULD NOT FIND
CONC = CONCRETE
CLF = CHAIN LINK FENCE
DE = DRAINAGE EASEMENT
DEP = DEPARTMENT OF ENVIRONMENTAL PROTECTION
DB = DEED BOOK
DIP = DUCTILE IRON PIPE
FH = FIRE HYDRANT
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
MHWL = MEAN HIGH WATER LINE
MON = MONUMENT
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PRM = PERMANENT REFERENCE MONUMENT
R/W = RIGHT-OF-WAY
RC = RAISED CURB
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
RPB = ROAD PLAT BOOK
(S) = SURVEY
SEC = SECTION
SLP = STOP LIGHT POLE
SMH = SANITARY MANHOLE
SBTMH = SOUTHERN BELL TELEPHONE MANHOLE
STMH = STORM MANHOLE
TB = TRAFFIC BOX
TLP = TRAFFIC LIGHT POLE
TV = TELEVISION
TWP = TOWNSHIP
UE = UTILITY EASEMENT
WP = WOOD POLE

DATE:	REVISIONS:	BY:
2-14-23	UPDATE HOUSE	RP
11-22-22	UPDATE MHW LINE TO CURRENT	AJP

ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

BOUNDARY SURVEY

500, 507, 509 & 515 SOUTH INDIAN RIVER DRIVE

AS PREPARED FOR

CROWNMAN FL, LLC

CAD	K:\REALTIME\IRDRIVE\DWG\16-2730.DWG				
REF	K:\				
FLD	CJM / AJP	FB.	54	PG. 1	JOB 16-2730
OFF	CJM				DATE 11-22-16
CKD	AJP	SHEET	1	OF 1	DWG D-742

K:\REALTIME\IR DRIVE\DWG\16-2730.dwg, 2/16/2023 10:48:07 AM

GRAPHIC SCALE (In Feet)
1 inch = 20 ft.

1"=20'
NORTH

ORIGINATION BENCHMARK
ST LUCIE COUNTY BRASS DISK
"J 231"
N.A.V.D. 1988 ELEVATION =25.57

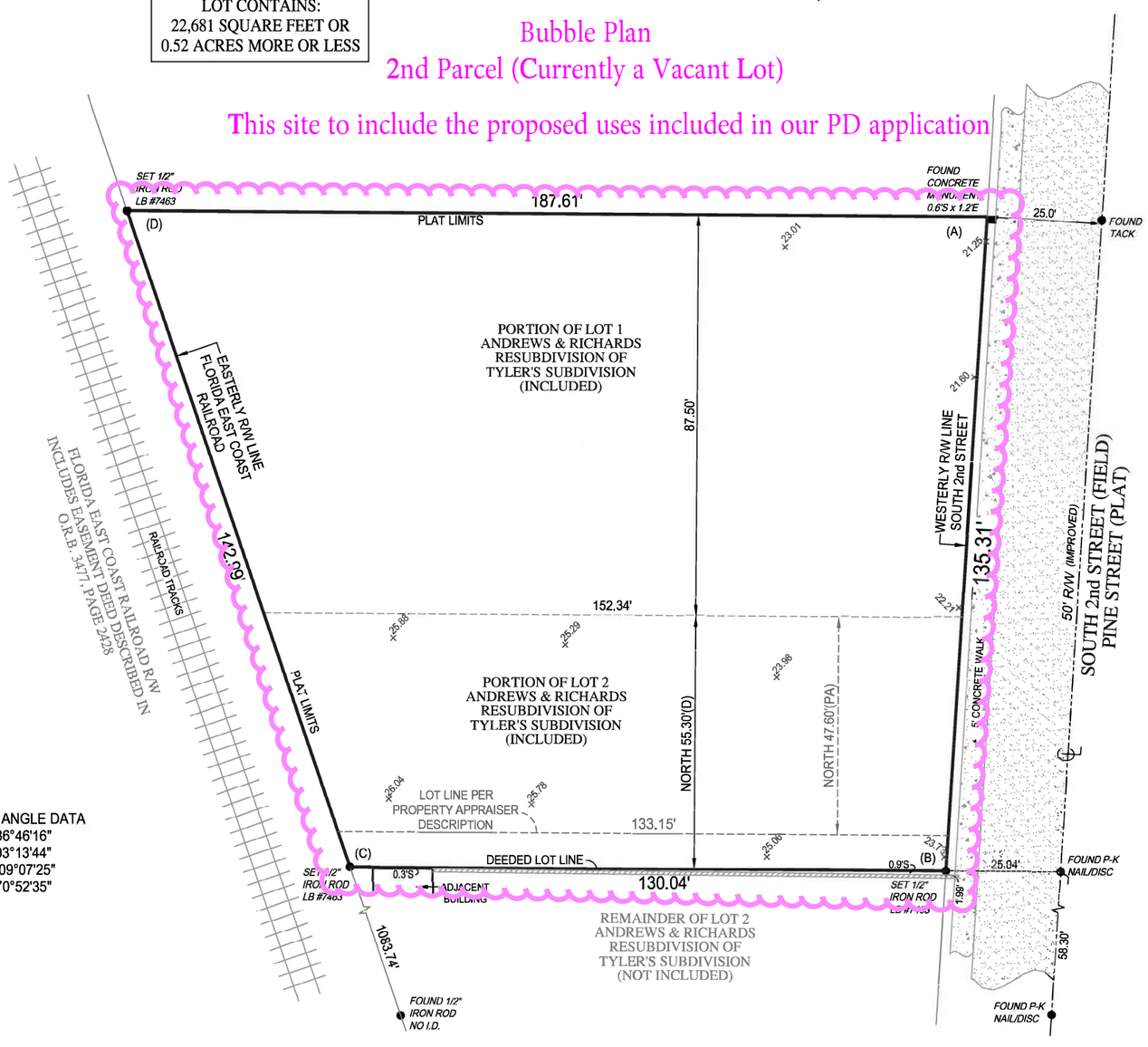
ABBREVIATION DESCRIPTION:

C/L	CENTERLINE
D	DEED
I.D.	IDENTIFICATION
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
O.R.B.	OFFICIAL RECORDS BOOK
PA	PROPERTY APPRAISER
P&M	PROFESSIONAL SURVEYOR MAPPER
R/W	RIGHT OF WAY
xxx	TOPOGRAPHIC ELEVATION

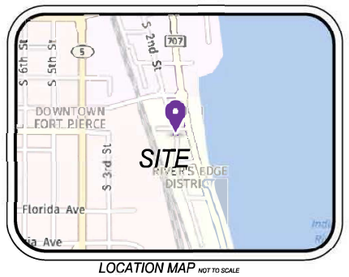
LOT CONTAINS:
22,681 SQUARE FEET OR
0.52 ACRES MORE OR LESS

Bubble Plan
2nd Parcel (Currently a Vacant Lot)

This site to include the proposed uses included in our PD application



CORNER ANGLE DATA
(A) 86°46'16"
(B) 93°13'44"
(C) 109°07'25"
(D) 70°52'35"



LOCATION MAP NOT TO SCALE

LEGAL DESCRIPTION:

ALL OF THAT PART OF LOT 1 OF ANDREW'S AND RICHARD'S RESUBDIVISION OF TYLER'S-SUBDIVISION, AS PER PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SITUATE AND BEING EASTERLY OF THE EAST RIGHT-OF-WAY OF THE FEC RAILROAD AND WESTERLY OF THE WEST RIGHT-OF-WAY LINE SOUTH OF SECOND STREET.

TOGETHER WITH

THAT PART OF THE NORTHERLY 55.3 FEET OF LOT 2, LYING WEST OF SOUTH SECOND STREET AND EAST OF FLORIDA EAST COAST RAILWAY COMPANY'S RIGHT-OF-WAY OF ANDREW'S AND RICHARD'S RE-SUBDIVISION OF TYLER'S SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 199, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, SAID LOT LYING AND COMPRISING A PART OF GOVERNMENT LOT 4 OF SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD, PROVIDED, HOWEVER, THAT THIS REFERENCE SHALL NOT ACT TO REIMPOSE SAME.

THIS IS VACANT LAND.

NOTES:

1. LEGAL DESCRIPTION PROVIDED BY CLIENT
2. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE
3. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY
4. ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

REVISIONS:
- REVISED BOUNDARY . . . 3-28-2018

Kenneth J. Osborne PSM #6415
THIS SURVEY IS NOT VALID WITHOUT
THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY & TOPOGRAPHIC SURVEY OF
XXX 2nd STREET
FT. PIERCE, FL 34950
PREPARED FO
KRIS EINSTE

Project C-15786	Sheet 1 OF 1
Date 03-19-2018	
Scale 1" = 20'	

COMPASS SURVEYING
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE: 561.640.4800
FAX: 561.640.0576
LB #7463
WWW.COMPASSSURVEYING.NET

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

TRAFFIC ANALYSIS

FOR

Indian River Drive LUPA

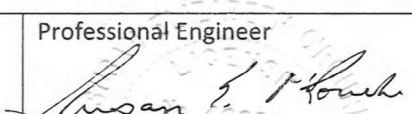
Prepared for:

Michael Abinanti
266 Park Drive
Palantine, IL 60067

Prepared by

Susan E. O'Rourke, P.E., Inc.
969 SE Federal Highway, Suite 402
Stuart, Florida 34994
772-781-7918

SR15013.0

Prepared by: Susan E. O'Rourke, P.E., Inc. Certificate of Authorization: #26869 969 SE Federal Highway, Suite 402 Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 4/29/15 License #: 42684

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

SUSAN E. O'ROURKE, P.E., Inc.

Traffic Engineering, Transportation Planning

April 29, 2015

Mr. Michael Abinanti
266 Park Drive
Palantine, IL 60067

Re: Indian River Drive, 8 lots LUPA

Dear Mr. Abinanti:

Susan E. O'Rourke, P.E., Inc. has completed the analysis of the proposed land use plan amendment from OP to CBD. The land use amendment affects 8 lots with a total of 3.87 acres east of Indian River Drive in Fort Pierce, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,
Susan E. O'Rourke, P.E.

Registered Civil Engineer – Traffic

C 5.s.Indian River Drive 8lots report 4 18 15

969 SE Federal Highway
Suite 402
Stuart, FL 34994

772.781.7918

SEORourke@comcast.net

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
TRIP GENERATION	3
LANE GEOMETRICS	3
PROJECT ASSIGNMENT	3
FUTURE TRAFFIC - 2020	7
FUTURE TRAFFIC - 2035	7
CONCLUSION	7

TABLES

TABLE 1: Trip Generation- Existing Future Land Use	4
TABLE 2: Trip Generation – Proposed Future Land Use	4
TABLE 3: Net Trips	4
TABLE 4: Project % Impact	6
TABLE 5: Link Analysis 2020	8
TABLE 6: Link Analysis 2035	9

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Project Percent Assignment	5

APPENDIX

APPENDIX A: Traffic Counts and Level of Service Report Fall 2014 and 2013 Growth Rate Calculation
APPENDIX B 2035 Traffic Volumes and Roadway Network Data

INTRODUCTION

Susan E. O'Rourke, P.E., Inc. was retained to prepare a traffic analysis for the proposed land use amendment of 3.87 acres of land with a land use category of OP Professional and business office. The proposal is to change the land use to CBD which is Central Business District. The purpose of this report is to determine the impact on the surrounding roadway system associated with the change in land use. The following analytical steps were taken:

- summary of the project description; existing land use and proposed land use,
- summary of existing lane geometrics,
- assessment of the change in trip generation
- summary of 2020 traffic volumes
- summary of 2035 traffic volumes

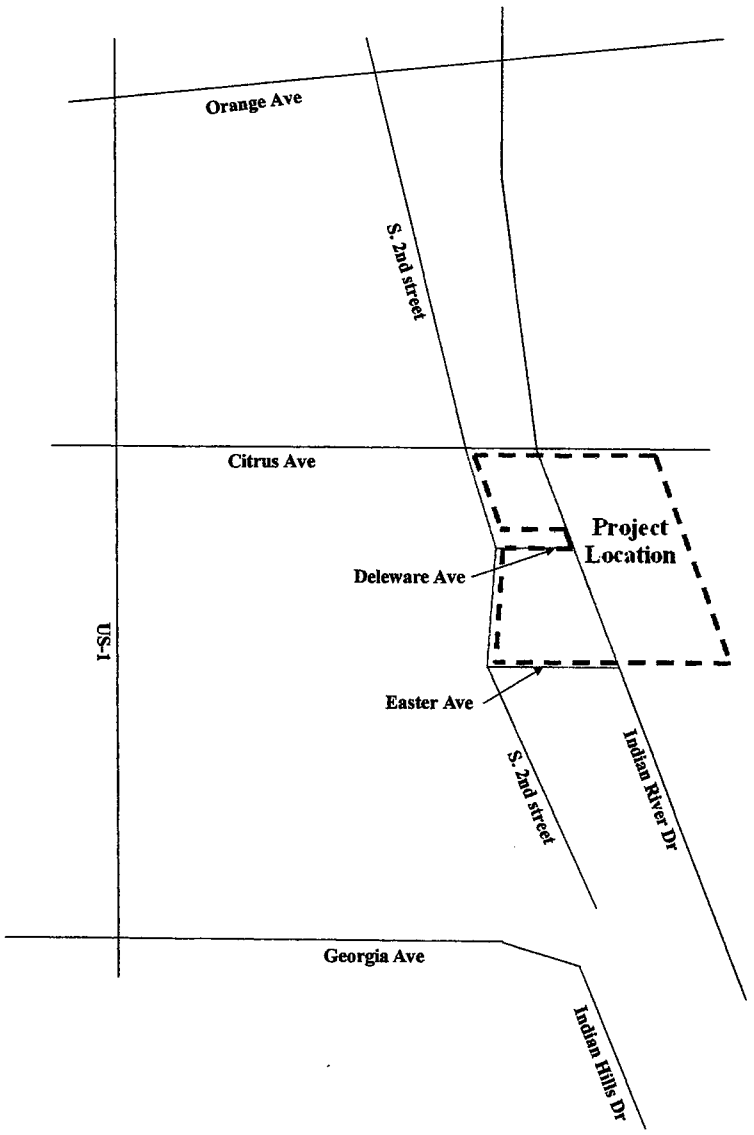
Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed land use amendment involves 8 parcels of land located south of Citrus Avenue, North of Easter Avenue, east of 2nd Street to the Indian River. **Figure 1** shows the project's location.

The existing land use designation for the site is OP. OP allows for up to 20% of the land to be residential and an FAR (floor area ratio) of 1.0 for the site. The worst case would be to have all non-residential. Professional office of 168,577 square feet was assumed. The proposal is to change the land use to CBD. CBD allows all the land to be used as high density residential but a minimum of 25% of square footage must be residential. An FAR of 3.0 is allowed. However, given the proximity to the River and the constraints of parking and other site restrictions, it is unlikely that an FAR of 3.0 would be achieved. Therefore, a 2.0 FAR was used for this analysis. 252,866 square feet of professional office and 56 multi family dwelling units were assumed.

The analysis of the project impacts in the five year period and the long range scenario, 2035 are discussed herein.



NORTH
Not to Scale

LEGEND
General Project Boundary

FIGURE 1

Project Location

Indian River Drive

TRIP GENERATION

To estimate the trips generated by the existing future land use 168,577 square feet of office were assumed. ITE 9th edition, Land Use code 710 was applied to estimate the trips associated with the project. The trip generation for the land use under the existing future land use category is shown in **Table 1.**

For the proposed future land use, 56 multi- family units were assumed with 252,866 square feet of office on site. **Table 2** summarizes the trip generation associated with the proposed future land use.

The change in land use is the subject of the land use plan amendment. As shown in **Table 3**, there will be an increase of 3,033 daily trips, 137 AM peak hour trips and 125 PM peak hour trips.

LANE GEOMETRICS

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

Indian River Drive is a two lane arterial with a north/ south alignment.

Citrus Avenue is a four lane divided east/west arterial.

2nd Street is a two lane collector with a north/south alignment.

US 1 is a four lane divided major arterial with a north/south alignment.

PROJECT ASSIGNMENT

The project traffic was distributed by general geographic direction and then assigned to the roadway network. This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations.

The project percent assignment is shown in **Figure 2.**

Table 4 shows the project percent impact on the study area network.

Table 1: Trip Generation- Existing Future Land Use

DAILY

Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Internal %	Net Trips
Office	710	168,577	T= 32.2 (x)	5445	0	5445
Total		168577		5445		5445

AM

Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net in	Net out
Office	710	168,577	Ln(t)=0.80+1.57	291	88	12	256	35	0	291	256	35
Total		168577		291			256	35		291	256	35

PM

Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net in	Net out
Office	710	168,577	T=1.12(x)+78.45	267	17	83	45	222	0	267	45	222
Total		168577		267			45	222		267	45	222

Source: Trip Generation, 9th Edition

Table 2: Trip Generation- Proposed Future Land Use

DAILY

Description	Land Use Code	Quantity	Daily Equation	Daily Trips	Internal %	Net Trips
Office	710	252,866	T= 32.2 (x)	8168	0.47%	8129
Condo Units	230	56	Ln(t)=0.87Ln(x)+2.46	388	10%	349
Total				8556		8478

AM

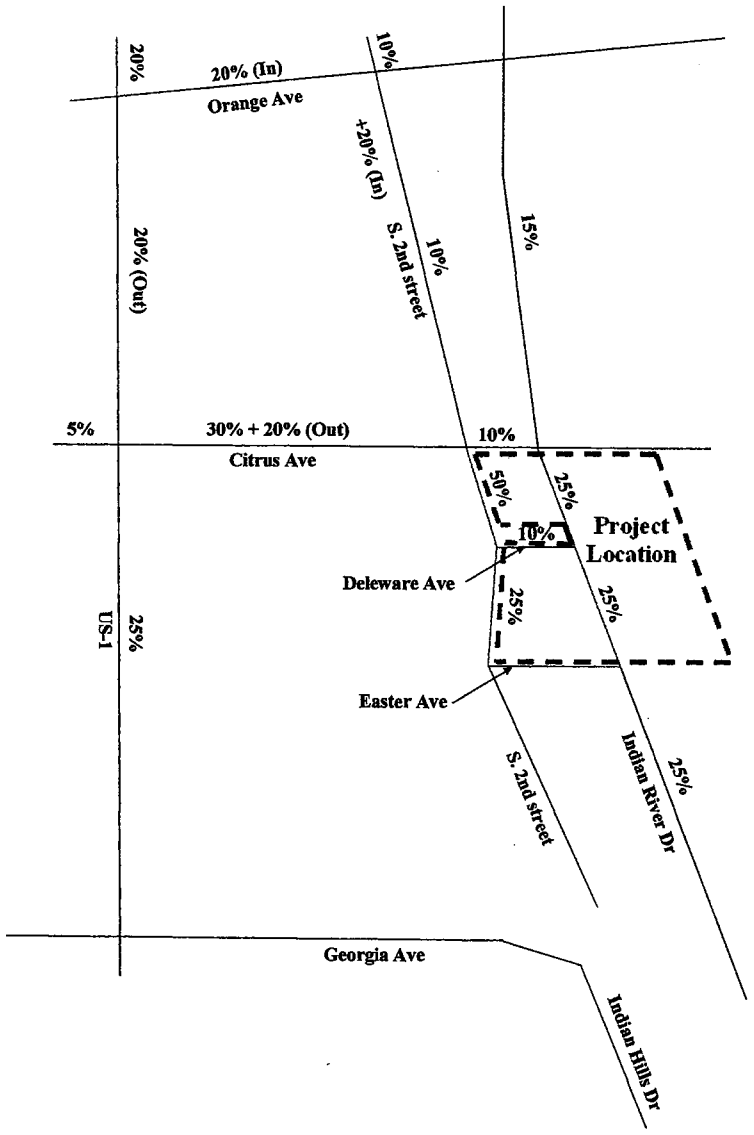
Description	Land Use Code	Quantity	AM Equation	AM Trips	% In	% Out	AM In	AM Out	Internal %	Net Trips	Net in	Net out
Office	710	252,866	Ln(t)=0.80+1.57	402	88	12	354	48	0.75%	399	351	48
Condo Units	230	56	Ln(t)=0.80+0.26	32	17	83	5	27	10%	29	5	24
Total				434			359	75		428	357	72

PM

Description	Land Use Code	Quantity	PM Equation	PM Trips	% In	% Out	PM In	PM Out	Internal %	Net Trips	Net in	Net out
Office	710	252,866	T=1.12(x)+78.45	362	17	83	61	301	1%	358	61	297
Condo Units	230	56	Ln(t)=0.82Ln(x)+0.32	37	67	33	25	12	10%	34	23	11
Total				399			86	313		392	84	308

Source: Trip Generation, 9th Edition

Table 3: Net Trips			
	Existing FLU	Proposed FLU	Difference
Daily	5445	8478	3033
AM Peak Hour Trips	291	428	137
PM Peak Hour Trips	267	392	125



NORTH
Not to Scale

LEGEND
General Project Boundary

FIGURE 2

Project Percent Assignment

Indian River Drive

TABLE 4: Project Percent Impact

Segment		To	Lanes	(1) Roadway Classification	>=3% or >= 1% Adjacent Link	(2) LOS D Capacity	Project Traffic	Project % of Capacity	Project Percent Assignment
Orange Ave	7th Street	US 1	2	State Interrupted Flow Class I	NO	17700	0	0.00%	0%
	US 1 (3)	2nd Street	4LD+	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	0	0.00%	0%
Citrus Avenue	7th Street	US 1	4LD	State Interrupted Flow Class I	NO	39800	152	0.38%	5%
	(4)US 1	2nd Street	4LD	State Interrupted Flow Class I	Yes	39800	1213	3.05%	50%
	2nd Street	Indian River Drive	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	10%
US 1	Avenue A	Orange Avenue	4LD	State Interrupted Flow Class I	NO	39800	607	1.52%	20%
	(5)Orange Ave	Citrus Avenue	4LD	State Interrupted Flow Class I	NO	39800	303	0.76%	20%
	Citrus	Delaware	4LD	State Interrupted Flow Class I	NO	39800	758	1.91%	25%
2nd Street	North	Orange Avenue	2L	Non-State Interupted Flow ClassII	NO	13320	303	2.28%	10%
	(6)Orange Ave	Citrus Avenue	2L	Non-State Interupted Flow ClassII	Yes	13320	607	4.55%	30%
	Citrus Ave	Easter Avenue	2L	Non-State Interupted Flow ClassII	Yes	13320	1517	11.39%	50%
Indian River Drive	Avenue A	Orange	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Orange Ave	Citrus Avenue	2L	State Interrupted Flow Class II	Yes	14800	455	3.07%	15%
	Citrus Ave	Easter Avenue	2L	State Interrupted Flow Class I	Yes	17700	758	4.28%	25%
	Easter Avenue	Savannah	2L	Uniterrupted Flow Highway	Yes	24200	758	3.13%	25%
	Savannah	South	2L	Uniterrupted Flow Highway	Yes	24200	607	2.51%	20%

1) St. Lucie County Comprehensive Plan Classification

2) FDOT 2012 Corresponding LOS

3) Inbound only

4) Inbound /outbound 30% plus 20% outbound

5) 20% Outbound Only

6) 10% plus 20% Inbound Only

Daily Trips In	1,517
Daily Trips Out	1,516
	1.010
	5
Total	3033

FUTURE TRAFFIC VOLUMES – 2020

Links where the project traffic has an impact of 3% or more were considered in the link analysis. Future traffic estimates were developed for those links. The 2013 and 2014 traffic volumes were taken from the TPO Traffic Counts and Level of Service Report Fall 2013 and 2014 to reflect existing conditions and grown to reflect the 2020 volumes before the project traffic was added. The growth rate is negative however, a 1% per year rate was used to project to 2020. The project traffic was then added to that volume to create the 2020 total traffic volumes.

Table 5 shows the link analysis for the total traffic conditions with the proposed land use plan amendment in place for 2020. As shown, all links will be operating at acceptable levels of service with the amendment in place.

Appendix A provides the TPO Traffic Counts and Level of Service Report 2013 and 2014 as well as the historic growth rate calculations.

FUTURE TRAFFIC – 2035 LINK ANALYSIS

The proposals to amend the comprehensive plan must demonstrate that the impacts created by the new project can be accommodated on the long range circulation plan that has been adopted for the existing future land use. To determine the impact created by the change in land use, the traffic volumes from the 2035 Long Range Transportation Plan were used.

Table 6 summarizes the 2035 volumes with the project traffic added. The total traffic volumes were compared to the capacity of the roadway under the 2035 conditions. As shown, all links will be operating at acceptable levels of service for the long range scenario with the amendment in place.

Appendix B contains the 2035 volumes and network data.

CONCLUSION

The proposed land use will result in an increase in trips of 3,033 daily trips.

On the links within the study area, there would be an increase in traffic associated with the land use plan amendment. However, the analysis has demonstrated that the roadway network will accommodate the change in land use.

Table 5 - Daily LINK ANALYSIS-2020

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2014 (1)	Years Grown	2020 + Growth	Existing FULA Trips	2020 Growth + Committed	LOS D Daily Capacity(FDOT Quality LOS 2012)	Project Volume	2020 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	4680	6	4968	817	5785	14800	455	6240	3.07%	YES	15%	C
	Orange Ave	Citrus Ave	2	Yes	4524	6	4802	817	5619	14800	455	6074	3.07%	YES	15%	C
*	Citrus Ave	Easter Ave	2	Yes	4100	6	4352	1361	5713	17700	758	6472	4.28%	YES	25%	C
*	Easter Ave	Savannah Rd	2	Yes	4100	7	4396	1361	5757	24200	758	6515	3.13%	YES	25%	A
*	Savannah Rd	South	2	Yes	5369	7	5756	1089	6845	24200	607	7452	2.51%	YES	20%	B
Citrus Ave	US 1	2nd St	4LD	Yes	4020	6	4267	2723	6990	39800	1213	8203	3.05%	YES	50%	C
2nd Street	Orange Ave	Citrus Ave	2	Yes	2400	6	2548	1634	4181	13320	607	4788	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2400	6	2548	2723	5270	13320	1517	6787	11.39%	YES	50%	C

(1)St. Lucie County TPO 2014 ADT
***2014 Counts N/A on Indian River Drive south of Citrus Avenue; 2013 ADT used**

	Net	Existing
Daily:	3033	5445
Growth	1.01	

Table 6 - Daily LINK ANALYSIS-2035

Segment	From	To	Lanes (both directions)	3% or Greater or 1% on Adjacent Link	2035	Years Grown	2035 AADT	Existing FULA Trips	2035 PM Growth	LOS D Daily Capacity(FDOT Quality LOS 2012)	Project Volume	2035 Total Traffic	% Project of Capacity	Does Project Meet Concurrency?	Project Percent Assignment	LOS
Indian River Drive	Avenue A	Orange Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Orange Ave	Citrus Ave	2	Yes	9548	0	9548	0	9548	14800	455	10003	3.07%	YES	15%	D
	Citrus Ave	Easter Ave	2	Yes	16556	0	16556	0	16556	17700	758	17314	4.28%	YES	25%	D
	Easter Ave	Savannah Rd	2	Yes	16556	0	16556	0	16556	24200	758	17314	3.13%	YES	25%	D
	Savannah Rd	South	2	Yes	15506	0	15506	0	15506	24200	607	16113	2.51%	YES	20%	C
Citrus Ave	US 1	2nd St	4LD	Yes	5108	0	5108	0	5108	39800	1213	6321	3.05%	YES	50%	C
2nd Street (1)	Orange Ave	Citrus Ave	2	Yes	2814	0	2814	0	2814	13320	607	3421	4.55%	YES	30%	C
	Citrus Ave	Easter Ave	2	Yes	2814	0	2814	0	2814	13320	1517	4331	11.39%	YES	50%	C

2035 Traffic Volumes
Note: The Future Volumes assume EFLU volumes are included.
(1) 2035 Volume Estimated based on 2014 Volume grown to 2035 w/ 1% growth

	Net	Existing
Daily	3033	5445

APPENDIX A

2013 and 2014 Traffic Counts and Level of Service Report Fall Growth Rate Calculation

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
Fall 2013

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	RANGE LINE RD to 0.6 MILE EAST OF RESERVE BL...	1,800	1,120	135	B	0.321	153	B	0.364
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	2,900	1,120	393	B	0.936	341	B	0.812
GLADES CUT-OFF RD	MARTIN COUNTY LINE to RANGE LINE RD	1,800	430	135	B	0.563	153	B	0.638
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	1,783	830	135	B	0.281	123	B	0.256
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	6,000	830	401	B	0.835	358	B	0.746
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	4,800	830	294	B	0.613	266	B	0.554
GRAHAM RD	KINGS HWY to JENKINS RD	2,800	460	219	B	0.811	175	B	0.648
GREEN RIVER PKWY	BERKSHIRE BLVD to MARIPOSA AVE	3,451	1,140	240	B	0.600	219	B	0.548
GREEN RIVER PKWY	MARIPOSA AVE to MELALEUCA	3,451	1,140	240	B	0.600	219	B	0.548
GREEN RIVER PKWY	MELALEUCA to WALTON RD	3,451	1,140	240	B	0.600	219	B	0.548
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	4,800	790	302	B	0.657	297	B	0.646
HARTMAN RD	PETERSON RD to DELAWARE AVE	4,800	630	302	B	0.816	297	B	0.803
HARTMAN RD	DELAWARE AVE to ORANGE AVE	4,800	770	302	C	0.570	297	C	0.560
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	447	740	32	B	0.133	29	B	0.121
HILLMOOR DR	TIFFANY AVE to LENNARD RD	3,600	600	229	B	0.654	269	B	0.769
INDIAN RIVER DR	MARTIN COUNTY LINE to WALTON RD	5,400	1,140	326	B	0.815	357	B	0.893
INDIAN RIVER DR	WALTON RD to MIDWAY RD	3,800	1,140	297	B	0.743	298	B	0.745
INDIAN RIVER DR	MIDWAY RD to SAVANNAH RD	5,369	1,140	465	C	0.581	484	C	0.605
INDIAN RIVER DR	SAVANNAH RD to CITRUS AVE	4,100	1,140	366	B	0.915	383	B	0.958
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	4,423	730	263	C	0.526	301	C	0.602
INDIAN RIVER DR	ORANGE AVE to AVENUE A	4,639	790	271	B	0.589	264	B	0.574
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,876	600	343	D	0.572	404	D	0.673
INDIAN RIVER DR	AVENUE A to AVENUE D	5,876	630	343	B	0.927	404	C	0.685
INDRIO RD	3 MILES WEST OF I-95 to INTERSTATE 95 - WEST...	1,318	1,120	96	B	0.229	104	B	0.248
INDRIO RD	INTERSTATE 95 - WEST RAMPS to INTERSTATE 95 ...	1,318	3,130	96	B	0.057	104	B	0.062
INDRIO RD	INTERSTATE 95 - EAST RAMPS to KOBLEGARD RD	10,129	3,130	579	B	0.347	609	B	0.365
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	10,129	640	579	C	0.965	609	D	0.952
INDRIO RD	JOHNSTON RD to EMERSON RD	10,129	800	579	C	0.772	609	C	0.812
INDRIO RD	EMERSON RD to KINGS HWY	9,745	840	587	C	0.743	494	C	0.625

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
2ND ST	CITRUS AVE to ORANGE AVE	2,400	510	211	C	0.844	173	C	0.692
2ND ST	ORANGE AVE to AVENUE A	2,000	510	122	C	0.488	123	C	0.492
7TH ST	SUNRISE BLVD to GEORGIA AVE	584	510	41	C	0.164	41	C	0.164
7TH ST	GEORGIA AVE to DELAWARE AVE	1,209	710	72	C	0.206	85	C	0.243
7TH ST	DELAWARE AVE to CITRUS AVE	2,168	710	118	C	0.337	116	C	0.331
7TH ST	CITRUS AVE to ORANGE AVE	2,168	640	118	C	0.369	116	C	0.363
7TH ST	ORANGE AVE to AVENUE C	3,700	640	194	C	0.606	202	C	0.631
7TH ST	AVENUE C to AE BACKUS AVE	3,700	510	194	C	0.776	202	C	0.808
7TH ST	AE BACKUS AVE to AVENUE D	3,700	640	194	C	0.606	202	C	0.631
7TH ST	AVENUE D to AVENUE H	1,700	640	108	C	0.338	107	C	0.334
10TH ST	DELAWARE AVE to ORANGE AVE	150	510	11	C	0.044	14	C	0.056
10TH ST	ORANGE AVE to AVENUE C	150	510	11	C	0.044	14	C	0.056
10TH ST	AVENUE C to AVENUE D	150	510	11	C	0.044	14	C	0.056
13TH ST	VIRGINIA AVE to NEBRASKA AVE	6,937	640	405	D	0.633	367	D	0.573
13TH ST	NEBRASKA AVE to GEORGIA AVE	6,937	710	405	D	0.570	367	D	0.517
13TH ST	GEORGIA AVE to DELAWARE AVE	5,100	640	269	C	0.841	269	C	0.841
13TH ST	DELAWARE AVE to ORANGE AVE	4,400	640	315	C	0.984	308	C	0.963
13TH ST	ORANGE AVE to AVENUE B	3,400	640	190	C	0.594	191	C	0.597
13TH ST	AVENUE B to AVENUE D	3,400	640	190	C	0.594	191	C	0.597
13TH ST	AVENUE D to AVENUE H	3,600	640	204	C	0.638	194	C	0.606
13TH ST	AVENUE H to AVENUE I	3,600	510	204	C	0.816	194	C	0.776
13TH ST	AVENUE I to AVENUE O	3,600	510	204	C	0.816	194	C	0.776
13TH ST	AVENUE O to AVENUE Q	3,600	510	204	C	0.816	194	C	0.776
17TH ST	GEORGIA AVE to DELAWARE AVE	2,533	510	139	C	0.556	133	C	0.532
17TH ST	DELAWARE AVE to ORANGE AVE	6,500	710	305	C	0.871	297	C	0.849
17TH ST	ORANGE AVE to AVENUE D	3,367	640	168	C	0.525	166	C	0.519
17TH ST	AVENUE D to AVENUE Q	3,367	640	168	C	0.525	166	C	0.519
25TH ST	MIDWAY RD to BELL AVE	16,311	2,100	1,169	C	0.582	1,090	C	0.542

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
CAMEO BLVD	PORT ST LUICE BLVD to CALIFORNIA BLVD	4,600	640	299	C	0.934	286	C	0.894
CAMEO BLVD	CALIFORNIA BLVD to CROSSTOWN PKWY	7,633	710	528	D	0.744	448	D	0.631
CAMPBELL RD	PICOS RD to ORANGE AVE	600	510	44	C	0.176	39	C	0.156
CANE SLOUGH RD	US 1 to LENNARD RD	9,178	1,540	510	C	0.739	528	C	0.765
CITRUS AVE	7TH ST to US 1	900	680	129	C	0.391	129	C	0.391
CITRUS AVE	US 1 to 2ND ST	4,020	710	239	C	0.683	244	C	0.697
CITRUS AVE	2ND ST to INDIAN RIVER DR	3,050	510	166	C	0.664	172	C	0.688
COMMUNITY BLVD	WESTCLIFFE LN to TRADITION PKWY	3,300	1,470	233	C	0.353	209	C	0.317
COMMERCE CENTER DR	CROSSTOWN PKWY to ST LUCIE WEST BLVD	2,600	1,540	162	C	0.235	143	C	0.207
COMMERCE CENTER DR	ST LUCIE WEST BLVD to GLADES CUT-OFF RD	4,400	510	233	C	0.932	261	D	0.512
CORTEZ BLVD	35TH ST to 25TH ST	4,300	640	0	B	0.000	0	B	0.000
CORTEZ BLVD	25TH ST to SUNRISE BLVD	2,400	640	159	C	0.497	148	C	0.463
COUNTRY CLUB DR	ST LUCIE WEST BLVD to CALIFORNIA BLVD	6,000	1,540	336	C	0.487	318	C	0.461
CROSSTOWN PKWY	COMMERCE CENTER DR to I-95	10,167	2,850	589	C	0.212	559	C	0.201
CROSSTOWN PKWY	I-95 to CALIFORNIA BLVD	14,333	2,850	899	C	0.323	868	C	0.312
CROSSTOWN PKWY	CALIFORNIA BLVD to CASHMERE BLVD	12,667	2,850	692	C	0.249	620	C	0.223
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	14,500	2,850	743	C	0.267	677	C	0.244
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	16,667	2,850	779	C	0.280	792	C	0.285
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	10,500	2,850	550	C	0.198	533	C	0.192
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	7,233	2,850	410	C	0.147	406	C	0.146
CROSSTOWN PKWY	SANDIA DR to MANTH LN	5,333	830	269	C	0.345	292	C	0.374
CROSSTOWN PKWY	MANTH LN to FLORESTA DR	4,567	510	259	D	0.508	242	C	0.968
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	1,300	710	81	C	0.231	74	C	0.211
DARWIN BLVD	BECKER RD to PAAR DR	5,080	590	462	C	0.825	407	C	0.727
DARWIN BLVD	PAAR DR to TULIP BLVD	5,080	830	462	C	0.592	407	C	0.522
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	13,000	830	653	C	0.837	667	C	0.855
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	10,000	830	605	C	0.776	544	C	0.697
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,567	750	202	C	0.285	218	C	0.307
DEL RIO BLVD	CASHMERE BLVD to CALIFORNIA BLVD	4,300	750	237	C	0.334	277	C	0.390

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
I-95	DRANGE AVE to INDRID RD	40,869	7,320	1,966	B	0.437	1,809	B	0.402
INDIAN RIVER DR	CITRUS AVE to DRANGE AVE	4,524	640	269	C	0.841	308	C	0.963
INDIAN RIVER DR	DRANGE AVE to AVENUE A	4,680	640	273	C	0.853	266	C	0.831
INDIAN RIVER DR	AVENUE D to SEAWAY DR	5,792	710	338	C	0.966	398	D	0.561
INDIAN RIVER DR	AVENUE A to AVENUE D	5,792	510	338	D	0.663	398	D	0.780
INDRID RD	PRIVATE RD to I-95 W RAMP	1,056	810	77	B	0.257	83	B	0.277
INDRID RD	I-95 W RAMP to I-95 E RAMP	1,056	3,240	77	B	0.043	83	B	0.046
INDRID RD	I-95 E RAMP to KDBLEGARD RD	9,713	3,240	555	B	0.307	584	B	0.323
INDRID RD	KOBLEGARD RD to JOHNSTDN RD	9,713	660	555	C	0.895	584	C	0.942
INDRID RD	JDHNSTDN RD to EMERSDN AVE	9,713	840	555	C	0.703	584	C	0.739
INDRID RD	EMERSDN RD to SEMINDLE RD	9,247	920	557	C	0.640	469	C	0.539
INDRID RD	SEMINDLE RD to KINGS HWY	9,247	790	557	D	0.705	469	D	0.594
INDRID RD	KINGS HWY to SLASH PINE TRL	5,525	710	377	D	0.531	357	D	0.503
INDRID RD	SLASH PINE TRL to US 1	5,525	830	377	C	0.483	357	C	0.458
INDRID RD	US 1 to DLD DIXIE HWY	900	640	61	C	0.191	76	C	0.238
JENNINGS RD	US 1 to LENNARD RD	3,833	1,890	308	C	0.171	221	C	0.123
JENKINS RD	EDWARDS RD to DKEECHDBEE RD	7,179	750	360	C	0.507	367	C	0.517
JENKINS RD	DKEECHDBEE RD to GRAHAM RD	9,848	830	592	C	0.759	521	C	0.668
JENKINS RD	GRAHAM RD to PETERSDN RD	9,848	590	592	F	1.003	521	C	0.930
JENKINS RD	PETERSDN RD to ORANGE AVE	9,848	830	592	C	0.759	521	C	0.668
JDHNSTDN RD	ANGLE RD to L20	2,100	800	151	B	0.539	122	B	0.436
JDHNSTDN RD	L20 to MEADDWDDD DR	1,800	1,020	123	B	0.342	116	B	0.322
JDHNSTDN RD	MEADDWDOD DR to DLD JDHNSTDN RD	1,800	800	123	B	0.439	116	B	0.414
JDHNSTDN RD	DLD JDHNSTDN RD to INDRID RD	1,800	800	123	B	0.439	116	B	0.414
JOHNSTON RD	INDRID RD to RUSSDS RD	6,674	800	428	C	0.751	432	C	0.758
JDHNSTDN RD	RUSSOS RD to INDIAN RIVER C.L.	6,674	800	428	C	0.751	432	C	0.758
JUANITA AVE	53RD ST to 25TH ST	2,200	640	127	C	0.397	135	C	0.422
JUANITA AVE	25TH ST to US 1	3,300	640	223	C	0.697	202	C	0.631
KEEN RD	ANGLE RD to JUANITA AVE	2,566	590	220	C	0.393	225	C	0.402

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
ORANGE AVE	KINGS HWY to I-95	18,209	0	784	C	0.390	790	C	0.393
ORANGE AVE	I-95 to JENKINS RD	13,335	0	916	C	0.456	861	C	0.428
ORANGE AVE	JENKINS RD to HARTMAN RD	12,597	0	678	C	0.337	631	C	0.314
ORANGE AVE	HARTMAN RD to ANGLE RD	12,597	0	678	C	0.337	631	C	0.314
ORANGE AVE	ANGLE RD to 25TH ST	12,251	1,710	965	D	0.564	1,123	D	0.657
ORANGE AVE	25TH ST to 17TH ST	13,066	1,630	683	C	0.936	749	D	0.460
ORANGE AVE	17TH ST to 13TH ST	13,066	1,710	683	C	0.887	749	C	0.973
ORANGE AVE	13TH ST to 10TH ST	13,066	350	683	D	0.962	749	E	0.986
ORANGE AVE	10TH ST to 7TH ST	7,816	280	395	D	0.705	454	D	0.811
ORANGE AVE	7TH ST to US 1	6,904	280	440	D	0.786	391	D	0.698
ORANGE AVE	US 1 to 2ND ST	3,109	250	198	C	0.792	193	C	0.772
ORANGE AVE	2ND ST to INDIAN RIVER DR	3,109	320	198	C	0.619	193	C	0.603
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	927	590	69	C	0.123	66	C	0.118
PARR DR	DARWIN BLVD to TULIP BLVD	1,800	510	121	C	0.484	110	C	0.440
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	927	590	69	C	0.123	66	C	0.118
PARR DR	ROSSER BLVD to SAVONA BLVD	927	590	69	C	0.123	66	C	0.118
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	3,300	590	280	C	0.500	236	C	0.421
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	7,867	830	609	C	0.781	502	C	0.644
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	18,400	1,890	0	B	0.000	0	B	0.000
PETERSON RD	BENT CREEK DR to HARTMAN RD	1,400	510	102	C	0.408	132	C	0.528
PICOS RD	CAMPBELL RD to KINGS HWY	1,400	510	99	C	0.396	93	C	0.372
PORT ST LUCIE BLVD	MARTIN C.L. to BECKER RD	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	BECKER RD to PAAR DR	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	PAAR DR to TULIP BLVD	9,300	590	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	TULIP BLVD to DARWIN BLVD	9,300	830	0	B	0.000	0	B	0.000
PORT ST LUCIE BLVD	DARWIN BLVD to GATLIN BLVD	29,000	2,720	1,703	C	0.643	1,507	C	0.569
PORT ST LUCIE BLVD	GATLIN BLVD to DEL RIO BLVD	38,500	2,850	2,395	C	0.862	2,128	C	0.765
PORT ST LUCIE BLVD	DEL RIO BLVD to CAMEO BLVD	48,065	2,850	3,214	F	1.128	2,917	F	1.024
PORT ST LUCIE BLVD	CAMEO BLVD to FLORIDA'S TURNPIKE	48,065	2,720	3,214	F	1.182	2,917	F	1.072

* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic

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
Fall 2014

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
US 1	S OF SAEGER AVE to EASY ST	30,989	3,170	1,515	C	0.490	1,372	C	0.444
US 1	EASY ST to MIDWAY RD	29,394	3,170	1,370	C	0.443	1,332	C	0.431
US 1	MIDWAY RD to WEATHERBEE RD	29,824	2,100	1,401	C	0.697	1,418	C	0.705
US 1	WEATHERBEE RD to FARMER'S MARKET RD	29,824	2,000	1,401	C	0.734	1,418	C	0.742
US 1	FARMER'S MARKET RD to EDWARDS RD	29,824	2,000	1,401	C	0.734	1,418	C	0.742
US 1	EDWARDS RD to SAVANNAH RD	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	GARDENIA AVE to VIRGINIA AVE	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	SAVANNAH RD to GARDENIA AVE	30,490	2,000	1,397	C	0.731	1,370	C	0.717
US 1	VIRGINIA AVE to OHIO AVE	27,870	2,000	1,342	C	0.703	1,352	C	0.708
US 1	OHIO AVE to GEORGIA AVE	27,870	1,630	1,342	D	0.823	1,352	D	0.829
US 1	GEORGIA AVE to DELAWARE AVE	24,720	1,630	1,275	D	0.782	1,218	D	0.747
US 1	DELAWARE AVE to CITRUS AVE	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	CITRUS AVE to ORANGE AVE	24,421	1,630	1,216	D	0.746	1,096	D	0.672
US 1	ORANGE AVE to AVENUE A	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AVENUE A to AE BACKUS AVE	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AE BACKUS AVE to AVENUE D	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	AVENUE D to SR A1A SOUTH	25,675	1,630	1,301	D	0.798	1,267	D	0.777
US 1	SR A1A SOUTH to AVENUE H	28,000	2,100	1,496	C	0.744	1,378	C	0.686
US 1	AVENUE H to OLD DIXIE HWY	28,000	2,000	1,496	C	0.783	1,378	C	0.721
US 1	OLD DIXIE HWY to AVENUE O	23,190	2,000	1,610	C	0.843	1,258	C	0.659
US 1	AVENUE O to SR A1A NORTH	23,190	2,100	1,610	C	0.801	1,258	C	0.626
US 1	SR A1A NORTH to JUANITA AVE	15,177	2,100	911	C	0.453	729	C	0.363
US 1	JUANITA AVE to ST LUCIE BLVD	15,177	2,100	911	C	0.453	729	C	0.363
US 1	ST LUCIE BLVD to 25TH ST	15,795	2,100	940	C	0.468	902	C	0.449
US 1	25TH ST to INDRIO RD	15,795	2,100	940	C	0.468	902	C	0.449
US 1	INDRIO RD to TURNPIKE FEEDER RD	18,319	2,100	997	C	0.496	991	C	0.493
US 1	TURNPIKE FEEDER RD to INDIAN RIVER C.L.	18,319	2,100	997	C	0.496	991	C	0.493
VETERANS MEMORIAL PKWY	PORT ST LUCIE BLVD to LYNGATE DR	16,500	1,890	1,080	C	0.600	1,027	C	0.571
VETERANS MEMORIAL PKWY	LYNGATE DR to US 1	13,500	1,890	804	C	0.447	780	C	0.433

*. Volumes shown were adjusted using FDOT Seasonal Factors
*. AADT = Annual Average Daily Traffic

Historical Growth Calculation

Roadway	From	To	2008	2013	Growth
Indian River Drive	Savannah	Citrus	4720	4100	0.87
	Citrus	Orange	5333	4423	0.83
	Orange	Ave A	5102	4639	0.91
Orange Ave	25th St	US 1	7514	7175	0.95
US 1	Delaware	Citrus	31419	27451	0.87
	Citrus	Orange	29995	22239	0.74
Citrus	US 1	2nd St	5607	3237	0.58
Total			91698	75277	0.82
					-1.04

APPENDIX B
2035 Traffic Volumes and Roadway Network Data

TABLE 1

Generalized **Annual Average Daily** Volumes for Florida's **Urbanized Areas**

12/18/12

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	16,800	17,700	**
4	Divided	*	37,900	39,800	**
6	Divided	*	58,400	59,900	**
8	Divided	*	78,800	80,100	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
2	Undivided	*	7,300	14,800	15,600
4	Divided	*	14,500	32,400	33,800
6	Divided	*	23,300	50,000	50,900
8	Divided	*	32,000	67,300	68,100

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors
2	Divided	Yes	No	+5%
2	Undivided	No	No	-20%
Multi	Undivided	Yes	No	-5%
Multi	Undivided	No	No	-25%
–	–	–	Yes	+ 5%

One-Way Facility Adjustment

Multiply the corresponding two-directional volumes in this table by 0.6

BICYCLE MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	2,900	7,600	19,700
50-84%	2,100	6,700	19,700	>19,700
85-100%	9,300	19,700	>19,700	**

PEDESTRIAN MODE[2]

(Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)

Sidewalk Coverage	B	C	D	E
0-49%	*	*	2,800	9,500
50-84%	*	1,600	8,700	15,800
85-100%	3,800	10,700	17,400	>19,700

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

Sidewalk Coverage	B	C	D	E
0-84%	> 5	≥ 4	≥ 3	≥ 2
85-100%	> 4	≥ 3	≥ 2	≥ 1

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
4	47,400	64,000	77,900	84,600
6	69,900	95,200	116,600	130,600
8	92,500	126,400	154,300	176,600
10	115,100	159,700	194,500	222,700
12	162,400	216,700	256,600	268,900

Urbanized

Lanes	B	C	D	E
4	45,800	61,500	74,400	79,900
6	68,100	93,000	111,800	123,300
8	91,500	123,500	148,700	166,800
10	114,800	156,000	187,100	210,300

Freeway Adjustments

Auxiliary Lanes Present in Both Directions	Ramp Metering
+ 20,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
2	Undivided	8,600	17,000	24,200	33,300
4	Divided	36,700	51,800	65,600	72,600
6	Divided	55,000	77,700	98,300	108,800

Uninterrupted Flow Highway Adjustments

Lanes	Median	Exclusive left lanes	Adjustment factors
2	Divided	Yes	+5%
Multi	Undivided	Yes	-5%
Multi	Undivided	No	-25%

[1] Values shown are presented as two-way annual average daily volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the Highway Capacity Manual and the Transit Capacity and Quality of Service Manual.

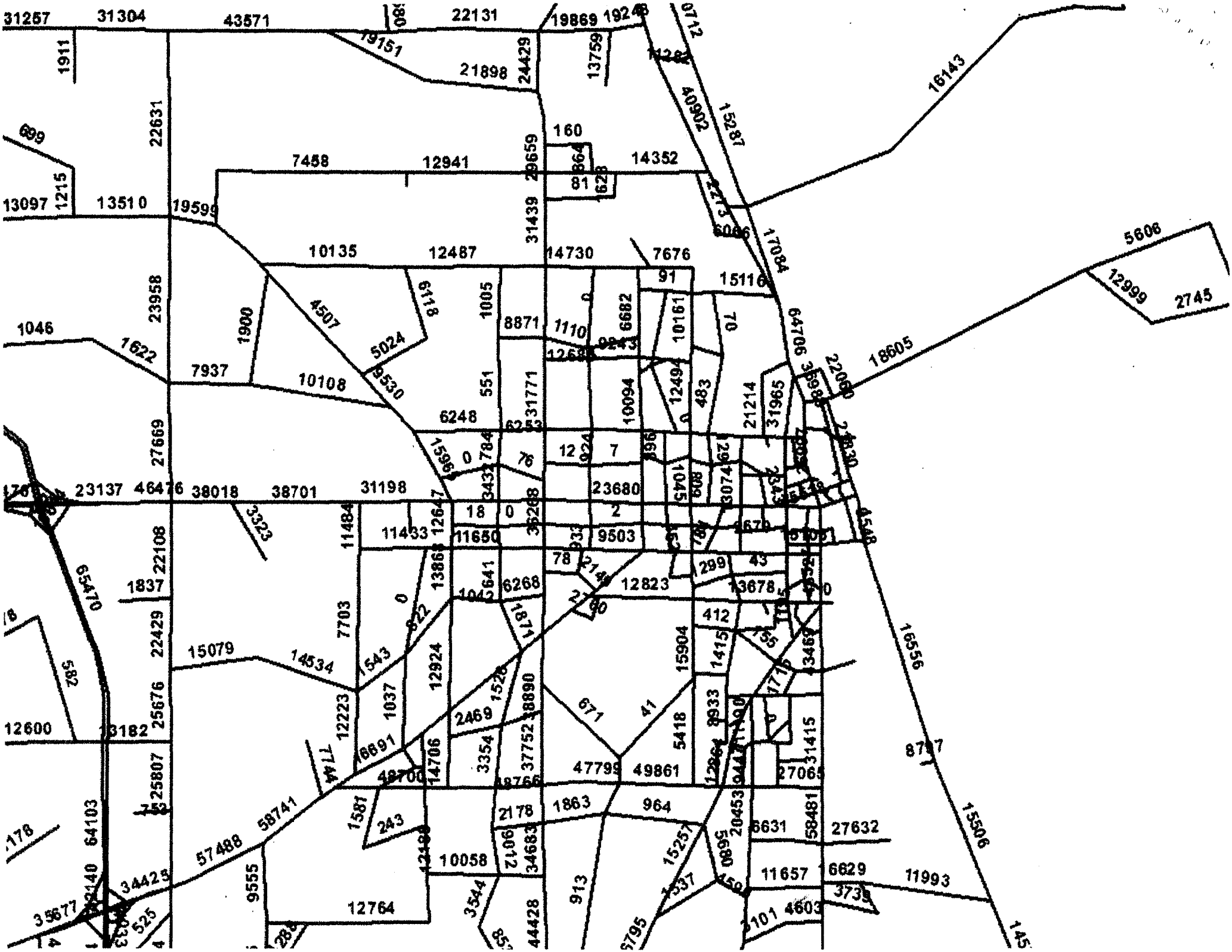
[2] Level of service for the bicycle and pedestrian modes in this table is based on number of motorized vehicles, not number of bicyclists or pedestrians using the facility.

[3] Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.

* Cannot be achieved using table input value defaults.

** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.

Source:
Florida Department of Transportation
Systems Planning Office
www.dot.state.fl.us/planning/systems/sm/los/default.shtm



Environmental Services, Inc.

ENVIRONMENTAL SITE ASSESSMENT

Prepared For:

Indian River Drive Properties:

401 S. Indian River Drive
411 S. Indian River Drive
426 S. Indian River Drive
500 S. Indian River Drive
507 S. Indian River Drive
509 S. Indian River Drive
519 S. Indian River Drive

Note: Typo - This should be 515 South Indian River Drive, as you can see from the Parcel ID below, Included Maps & Photos

Fort Pierce, Florida

Property Tax ID Numbers:

2410-808-0017-000-7
2410-808-0019-000-1
2410-808-0020-010-4
2410-809-0001-000-5
2410-809-0002-000-2
2410-809-0004-000-6
2410-810-0001-000-9

Prepared by:

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port St. Lucie, Florida 34953
(772)215-3997
Fax: (772)879-4520
Email: danna@dlsenvironmentalservices.com

TABLE OF CONTENTS

1.0 LOCATION **1**
2.0 SOILS **1**
3.0 HABITATS **2**
3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS 2
3.2 PROTECTED SPECIES/WILDLIFE SURVEYS 2
3.3 VEGETATION SURVEY (FLUCFCS) 5
3.4 JURISDICTIONAL WETLANDS 6
4.0 PREVIOUS IMPACTS **6**
5.0 SUMMARY **6**

FIGURES

Figure 1 Location Map
Figure 2 USDA Soils Map
Figure 3 FLUCFCS Map

APPENDICES

Appendix A Site Photographs

ENVIRONMENTAL SITE ASSESSMENT

1.0 LOCATION

An environmental assessment of the 401 S. Indian River Drive, 411 S. Indian River Drive, 426 S. Indian River Drive, 500 S. Indian River Drive, 507 S. Indian River Drive, 509 S. Indian River Drive, and 519 S. Indian River Drive was conducted by DLS Environmental Services, Inc. The project area associated with the seven parcels totals 3.27 acres which are located on the east and west side of South Indian River Drive in Fort Pierce in Section 10, Township 35 South, Range 40 East (***Figure 1 – Location Map***). Field data was collected on April 10, 2015. The following are the methodologies and results of the environmental assessment conducted at the project site.

2.0 SOILS

Project soils were mapped according to the *Soil Survey of St. Lucie County Area, Florida,* March 1981, United States Department of Agriculture, Soil Conservation Service. A copy of the Soil Survey Map depicting the project boundaries and soil type(s) is included as ***Figure 2***. The project site contained two soil mapping units. A general description of the soil types are as follows:

Arents, 0 to 5 percent slopes (4)

This soil consists of soil material dug from several areas that have different kinds of soil. It is used to fill such areas as low sloughs, marshes, shallow depressions, and swamps above their natural ground levels. Depth of fill material ranges from about 20 to 50 inches. Several kinds of mineral soils underlie the fill material. The water table in this Arents soil is between depths of 20 and 50 inches most of the year.

Paola Sand (28)

This nearly level to sloping soil is excessively drained. It is on high dune-like ridges and in undulating areas. Slopes are smooth to convex or concave. Included in this mapping layer of Paola soil are small areas of Astatula, St. Lucie, and Welaka Variant soils. This soil does not have a water table within a depth of 80 inches, and usually it is not within a depth of 120 inches annually and permeability is very rapid. Typical natural vegetative associations include sand pine, scrub live oak, rosemary, and cabbage palms.

3.0 HABITATS

3.1 GOPHER TORTOISE AND OTHER BURROW COMMENSALS

3.1.1 Objective

Conduct a systematic survey to locate gopher tortoises (*Gopherus polyphemus*), Florida mouse (*Podomys floridamus*), Florida gopher frogs (*Rana capito*), and eastern indigo snake (*Drymarchon corais couperi*) which may be present within the project area.

3.1.2 Methodology

Biologist followed the survey protocol as recommended in *Ecology and Habitat Protection Needs of Gopher Tortoise (Gopher polyphemus) Populations Found on Lands Slated for Large-scale Development in Florida;* Non-game Wildlife Program, Technical Report #5, Florida Game and Fresh Water Fish Commission (FGFWFG) [now known as FFWCC], Tallahassee, Florida, December 1987.

- Biologist conducted parallel transects 10 meters (32± feet) apart;
- Biologist conducted serpentine search patterns between the parallel transects;
- All gopher tortoise burrows located will be flagged as either active or inactive;
- All gopher tortoise burrows located will be assigned an identification number and recorded;
- Biologist will field locate all gopher tortoise burrows on a 1" = 100' scale aerial.
- Additional data and notes will be collected by biologists for the occurrence of the eastern indigo snake, Florida gopher frog, and the Florida mouse.

3.1.3 Conclusion

No gopher tortoise or other commensal species such as eastern indigo snake, Florida mouse, or Florida gopher frog were observed by the biologist during this environmental assessment.

3.2 PROTECTED SPECIES/WILDLIFE SURVEYS

3.2.1 Objective

Conduct a systematic survey for flora and fauna that may occur on-site and note the presence of any endangered, threatened and species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services.

3.2.2 Methodology

Biologist used the following methodology to conduct wildlife/protected species surveys.

- Biologist conducted a survey on April 10, 2015;
- The survey meandered through the property however none of the property appeared to be suitable habitat for most protected species;
- Biologist recorded and noted sightings, tracks, scat, tree markings, nests, cavities, and burrows;

3.2.3 Conclusion

During the pedestrian survey, biologist did not observe any endangered, threatened, or species of special concern as identified by Florida Fish and Wildlife Conservation Commission and the Florida Department of Agriculture and Consumer Services. No tree markings, nests, cavities, or burrows (active or inactive) were observed. No scrub jays or red-cockaded woodpeckers were observed or called on-site. See **Table 1** for wildlife observed during the pedestrian transects. In addition, the habitat on-site was reviewed to determine the likelihood of occurrence for the following federal/state listed species:

Amphibians	
Gopher frog (*Rana capito*)	not likely
Reptiles	
American alligator (*Alligator mississipiensis)*	not likely
Eastern indigo snake (*Drymarchon corais couperi*)	not likely
Gopher tortoise (*Gopherus polyphemus*)	not likely
Birds	
Roseate spoonbill (*Ajaia ajaia)*	not likely
Florida scrub jay (*Aphelocoma coerulescens*)	not likely
Limpkin (*Aramus guarauna)*	not likely
Piping plover (*Charadrius melodus*)	not likely
Least tern (*Sterna antillarum*)	not likely
Little blue heron (*Egretta caerulea*)	not likely
Snowy egret (*Egretta thula*)	not likely
Snowy plover (*Charadrius nivosus*)	not likely
Tri-colored heron (*Egretta tricolor*)	not likely
White ibis (*Eudocimus albus*)	not likely
Peregrine falcon (*Falco peregrines*)	not likely
Southeastern American kestrel (*Falco sparverius paulus*)	not likely
Florida sandhill crane (*Grus Canadensis protensis*)	not likely
Bald eagle (*Haliaeetus leucocephalus*)	not likely
Wood stork (*Mycteria Americana*)	not likely

Osprey *(Pandion haliaetus*)	likely
Roseate tern (*Sterna dougallii dougallii*)	not likely
Snail kite (*Rostrhamus sociabilis plumbeus*)	not likely
Florida burrowing owl (*Athene cunicularia floridana*)	not likely

Mammals

Florida panther (*Felis concolor coryt*)	not likely
Florida mouse (*Podomys floridana*)	not likely
Sherman's fox squirrel (*Sciurus niger shermani*)	not likely

Vascular plants

Sea lavender (*Argusia gnaphalodes*)	not likely
Curtiss' milkweed (*Asclepias curtissii*)	not likely
Four-petal pawpaw (*Asimina tetramera*)	not likely
Sand-dune spurge (*Chamaesyce cumulicola*)	not likely
Hand fern (*Cheiroglossa palmata*)	not likely
Large-flowered rosemary (*Conradina grandiflora*)	not likely
Florida tree fern (*Ctenitis sloanei*)	not likely
Dollar orchid (*Encyclia boothiana var. erthonioides*)	not likely
Night-scented orchid (*Epidendrum nocturnum*)	not likely
Tropical ironwood (*Eugenia confusa*)	not likely
Coastal vervain (*Glandularia maritime*)	not likely
Beach jacquermontia (*Jacquemontio reclinata*)	not likely
Atlantic Coast Florida lantana (*Lantana depressa var floridana*)	not likely
Nodding pinweed (*Lechea cernua*)	not likely
Pine pinweed (*Lechea divaricata*)	not likely
Carter's large-flowered flax (*Linum carteri var sinallii*)	not likely
Burrowing four o'clock (*Okenia hypogaea*)	not likely
Dancing-lady orchid (*Oncidium bahamense*)	not likely
Terrestrial peperomia (*Peperomia humilis*)	not likely
Blunt-leaved peperomia (*Peperomia obstusifolia*)	not likely
Scrub bay (*Persea humilis*)	not likely
Tiny polygala (*Polygala smallii*)	not likely
Wild coco (*Pteroglossaspis ecristata*)	not likely
Green ladies'-tresses (*Spiranthes polyantha*)	not likely
Banded wild-pine (*Tillandsia flexuosa*)	not likely
Scentless vanilla (*Vanilla mexicana*)	not likely
Rain lily (*Zephyranthes simpsonii*)	not likely

Non-Vascular Plants

Perforate reindeer lichen (*Cladonia perforata*)	not likely

Table 1. Wildlife Observed on the Property During the Pedestrian Surveys

A. Birds

COMMON NAME	SCIENTIFIC NAME	PROTECTED SPECIES	
		STATE	FEDERAL
Blue jay	*Cyanocitta cristata*	----	----

B. Mammals – none observed

C. Reptiles – none observed

3.3 VEGETATION SURVEY (FLUCFCS)

3.3.1 Objective

To map vegetation on-site according to the Florida Land Use, Cover, and Forms Classification System.

3.2.2 Methodology

Biologist used the following methodology to conduct the vegetation survey.

- Biologist used the *Florida Land Use, Cover, and Forms Classification System: A Technical Report (FLUCFCS),* January 1999, State of Florida, Department of Transportation, Survey and Mapping, Geographic Mapping Section;
- Biologist based vegetative community descriptions on field surveys and Soil Conservation Service soil maps.
- Numerical community designations were carried to Level III, according to FLUCFCS.

3.2.3 Conclusion

The FLUCFCS map is depicted as ***Figure 3*** and contained the following community designations:

- ***133 – Multiple dwelling units, low rise***
  This property is currently a 4-unit apartment complex. There is a narrow strip of wetlands adjacent to the shoreline associated with this property which has been assigned a different FLUCFCS number appropriate to that community.

- ***143 – Professional services***
  This property is currently a mixed use with a residence and an attorney's office.

- ***191 – Undeveloped land in urban areas***
  It appears that the majority of the properties involved in this environmental assessment would fall into this category since there are no structures on most of them. The only remaining vegetation on these vacant parcels is mowed ground cover and some cabbage palms.

- ***193 – Urban land in transition***
  This property contains an asphalt parking lot however the future use is unknown.

- ***642 – Saltwater marshes***
  A narrow strip of property adjacent to the shoreline on the northern parcels contained cordgrass (*Spartina alterniflora*), three-square (*Scirpus americanus)*, and salt grass (*Distichlis spicata)*.

- ***540 – Bays and estuaries***
  The properties involved in this site assessment all have frontage on the Indian River. This location of the Indian River does support seagrasses.

3.4 JURISDICTIONAL WETLANDS

The project site was reviewed for potential wetlands based upon the methodologies identified in Chapter 62-340, Florida Administrative Code which consists of reviewing the area for vegetation, soils, and hydrologic indicators. Based upon this review, a strip of wetlands was identified adjacent to the shoreline on the northern parcels identified in this site assessment.

4.0 PREVIOUS IMPACTS

Based upon a review of aerials from 2000, all of the currently vacant properties within the project area had structures at that time. The majority of these structures appear to be residential except for the parcel at the southwest corner of Citrus and Indian River Drive. It appears that these structures were removed between 2007 and 2011 and the properties remain vacant.

5.0 SUMMARY

Based upon the historic use and the current use of these properties, the proposed change of the future land use from Office Professional (OP) to Central Business District (CBD) would not result in additional environmental impacts. The majority of the properties involved in this request are currently vacant uplands which were previously developed.

Any impacts to the wetland area or any proposed docking facilities would require authorizations from both the Florida Department of Environmental Protection and the U.S. Army Corps of Engineers regardless of the land use assigned to the properties.



ST. LUCIE COUNTY



SECTION 10, TOWNSHIP 35 SOUTH, RANGE 40 EAST

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Location Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE: N.T.S.		APRIL 2015	FIGURE 1



Source: http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx Viewed on April 12, 2015

SOILS:
ARENTS, 0 TO 5 PERCENT SLOPES (4)
PAOLA SAND (28)

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Soils Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE: N.T.S.		APRIL 2015	FIGURE 2



FLUCFCS CODES:

MULTIPLE DWELLING UNITS, LOW RISE (133)
PROFESSIONAL SERVICES (143)
UNDEVELOPED LAND IN URBAN AREAS (191)
URBAN LAND IN TRANSITION (193)
SALTWATER MARSHES (642)
BAYS AND ESTUARIES (540)

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953
Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

FLUCFCS Map

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:			
N.T.S.		APRIL 2015	FIGURE 3

APPENDIX A
SITE PHOTOGRAPHS



Photo looking north at wetland area in the northeast corner of 401 S. Indian River Drive.
Mangroves in the background are off-site.



Photo looking south at strip of wetlands along shoreline of 401, 411, and 426 S. Indian River Drive.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	



Photo looking south along area on east side of Indian River Drive for 500, 507, 509, and 519 S. Indian River Drive.



Photo showing bank and existing vegetation associated with 507, 509, and 519 S. Indian River Drive.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	



Photo looking north along east side of Indian River Drive.



Photo of 519 S. Indian River Drive – law office and possibly residence.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	



Photo looking at vacant parcels 500, 507, and 509 S. Indian River Drive.



Photo looking at vacant parcel with parking area at 401 S. Indian River Drive.

DLS Environmental Services, Inc.
1901 SW Yellowtail Avenue
Port Saint Lucie, FL 34953

Phone: 772-215-3997 Fax: 772-879-4520
www.dlsenvironmentalservices.com

Photos of Site

Indian River Drive Properties
South Indian River Drive
Fort Pierce, Florida

SCALE:		APRIL 2015	

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

November 1, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: **Environmental Statement/Assessment**
Indian River Commerce Center PD
Parcel ID: 2410-808-0017-000-7 and 2410-808-0019-000-1

Dear Ms. Grohall:
Schulke, Bittle & Stoddard, LLC has reviewed the following parcels depicted above in preparation of this Environmental Assessment for the impacts of the site from the zoning change of R-4A to PD.

History of the site:
The site was previously developed with a commercial building with parking lot. The building was demolished. The current site is vacant with mostly grass, trees and the old parking lot.

Existing Zoning:
The current zoning of Office Commercial (C-1) is primarily for a commercial or mixed use. C-1 zoning allows for a maximum 60% lot coverage and a minimum 25% open space.

Proposed Zoning:
The proposed Zoning is Planned Development (PD). This zoning allows for flexibility in the code to satisfy the needs of the development. The submittal states that we are submitting for the same maximum 60% lot coverage and the same minimum 25% open space. The code actually allows for the PD Zone to have a 20% open space.

Impacts of the Zoning Change and the Proposed Development:
We feel that the Zoning change and Proposed Development will have no anticipated impacts to the environment for the following reasons:

1. The Zoning change and Proposed Development have the same lot coverage and open space as the existing zoning.
2. The parcels do not contain native habitat.
3. The stormwater system has the same requirements for either zoning.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Jodah B. Bittle, P.E.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

November 1, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: Map Amendment to the Zoning Atlas Map
Indian River Commerce Center PD
Parcel ID: 2410-808-0017-000-7 and 2410-808-0019-000-1
Drainage Analysis

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the following parcels depicted above in preparation of this Drainage Analysis as part of the application for Map Amendment to the Zoning Atlas Map. The Map Amendment to the Zoning Atlas Map proposes changing the current zoning from Office Commercial (C-1) to Planned Development (PD). The Land Use will remain Central Business District (CBD).

Current Future Land Use: Central Business District (CBD):
Central Business District (CBD): The CBD designation mixed-use high-rise development and single-use or mixed-use development that includes ground floor office/retail beneath residential apartments and condominiums. The CBD is intended to provide higher density mixed-use development within downtown Fort Pierce. Uses within the CBD shall include residential (condominiums and apartments); office including artist work and sales space; retail including boutiques, cafes, and restaurants; fuel sales; hotels/motels; parks and recreation; governmental facilities; complementary parks and parking facilities. This land use designation allows a maximum density of 30 dwelling units per acre and a maximum FAR of 3.0. Key characteristics of CBD shall include:

- *Compact and intensive development pattern on a pedestrian scale;*
- *Buildings oriented to the street and define the streetscape and civic spaces;*
- *Development design that encourages pedestrian-oriented activities with plazas, cafes, bookstores, and restaurants that draw a variety of people; Vertical and horizontal integration of residential and on-residential uses;*
- *Good connection to transit and pedestrian facilities;*
- *Public parks and open space areas within walking distance of development;*
- *Parking that is integrated into street design and buildings or places in separate structures; and wide sidewalks with appropriate pedestrian amenities.*

Residential uses shall comprise a minimum of 25% of the total floor area of the Central Business District future land use designation.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

Current Zoning District:

Sec. 22-29. - Office Commercial Zone (C-1).

(a) Purpose. This commercial classification is intended primarily for uses involving business and institutional uses which do not involve the direct sale or display of goods, the production of goods or the storage or shipment of bulk or large volume materials. Convenience commercial facilities, restaurants and certain other uses are allowed when appropriate conditions and safeguards indicated in this section are fulfilled. Uses in this district should have good access to arterial or collector streets. This district is sometimes suitable for use as a buffer separating other commercial zones from residential districts.

Code requirements:

a. Lot coverage. Buildings shall not cover more than sixty (60) percent of the lot area.
b. Open space. No minimum requirements.

Proposed Zoning District:
Section 22-40 – Planned Development Zone (PD)

(a) Purpose. The PD District is intended to provide a process for the evaluation of individually Planned Developments which are not otherwise permitted in the zoning districts established by this Chapter. The PD District is to be a voluntary process commenced by an applicant for such zoning designation. The standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time granting the City Commission the absolute authority to establish such limitations and regulations as it deems necessary to protect the public health, safety, and general welfare. In so doing, the PD district is designed to:

A stormwater management system is required to be designed in accordance with Sections 17-27 and 17-28 of the City of Fort Pierce Code of Ordinances and is required for all site plan application submittals. It is not anticipated that the proposed change in Zoning District will have an adverse impact on the City of Fort Pierce public stormwater system for the following reasons:

1. The allowable building lot coverage under the proposed zoning district C-1 is 60%. We are proposing the same allowable lot coverage for the PD rezoning. The actual site plan shows a lot coverage of 23.0%.
2. The PD Zoning allows for a minimum of 20% open space. We are proposing the PD with a minimum of 25%. The actual submitted site plan shows open space at 28.0%.

It is reasonable to conclude that the proposed change will result in equal or less stormwater runoff than the existing zoning.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Date: 11/1/16

Jodah B. Bittle, P.E.
FL. Reg. No. 57396

JOSEPH W. SCHULKE, P.E.
JODAH B. BITTLE, P.E.
WILLIAM P. STODDARD, Ph.D., P.E.

SCHULKE, BITTLE & STODDARD, L.L.C.

CIVIL & STRUCTURAL ENGINEERING • LAND PLANNING • ENVIRONMENTAL PERMITTING

November 1, 2015

Rebecca Grohall
City of Fort Pierce
Planning Department
100 N. US 1
Fort Pierce, FL 34954

Re: **Historical Report**
Indian River Commerce Center PD
Parcel ID: 2410-808-0017-000-7 and 2410-808-0019-000-1

Dear Ms. Grohall:

Schulke, Bittle & Stoddard, LLC has reviewed the above parcels in preparation of this Historical Report as part of the application for Zoning Atlas Map Amendment.

The two vacant parcels at 401 and 411 Indian River Drive have no historical significance to the City of Ft. Pierce.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

Jodah B. Bittle, P.E.

1717 INDIAN RIVER BLVD., SUITE 201, VERO BEACH, FLORIDA 32960
TEL 772 / 770-9622 FAX 772 / 770-9496 EMAIL info@sbsengineers.com
Certification of Authorization No: 00008668

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

April 3, 2018

CrownmanFL, LLC
10380 SW Village Center Drive #310
Port St. Lucie, FL 34987

Dear Property Owner:

At their meeting on April 2, 2018, the City Commission of the City of Fort Pierce adopted Resolution 18-R17 designating your property located at 515 S Indian River Drive as a historic contributing site. The resolution has been recorded with the St. Lucie County Clerk of Court at File #4418819.

A copy of the recorded resolution is enclosed for your records.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Director
Paul Thomas, Building Official
Peggy Arraiz, Code Compliance Manager

Kris Einstein
207 Orange Ave, Suite K
Fort Pierce, FL 34950

RESOLUTION NO. 18-R17

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, DESIGNATING, **515 S INDIAN RIVER DRIVE** AS HISTORIC PROPERTY AND A CONTRIBUTING SITE WITHIN RIVER'S EDGE HISTORIC DISTRICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Building located at **515 S Indian River Drive, Fort Pierce, Florida** is a historically significant structure that contributes to the character of the River's Edge Historic District, its continuing economic vitality, and serves as an inspiration for architects and property owners through notable architectural features; and

WHEREAS, 515 S Indian River Drive, Fort Pierce, Florida is associated with John T. Brennan who was serving as the City Attorney for Fort Pierce for over 31 years; and

WHEREAS, 515 S Indian River Drive, Fort Pierce, Florida was built circa 1918 and is representative of the Prairie architectural style, and it exhibits architectural characteristics of buildings constructed in Fort Pierce during the Boom and Bust Period (1919-1929) in Fort Pierce history; and

WHEREAS, 515 S Indian River Drive, Fort Pierce, Florida meets the requirements for designation as described in the Historic Preservation Ordinance of the Fort Pierce Code, Section 23-36; and

WHEREAS, the people of Ft. Pierce desire to protect and preserve in perpetuity those sites of unique history, culture and architectural character; and

WHEREAS, the Historic Preservation Board, on February 26, 2018, recommended this property for designation as a historic property and a contributing site within River's Edge Historic District;

NOW, THEREFORE BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT PIERCE, FLORIDA, as follows:

1. That 515 S Indian River Drive, Fort Pierce, Florida with the following legal description: ANDREWS AND RICHARDS S/D THAT PART OF LOT 1 LYG E OF S 2 ST AND BEG ON E LI OF S 2 ST 8 FT S OF N LI OF LOT 2, RUN NELY 95.70 FT TO N LI, TH W ALG N LI TO E LI OF S 2 ST, TH S TO POB AND LOTS 1, 2, 3 AND 4 BLK E OF LOWRY`S S/D (1.60 AC - 68,588 SF) (MAP 24/10H) (1) (OR 3943-2583: 4050-1341: 4066-2908) be designated as Historic Property and a Contributing Site within River's Edge Historic District pursuant to Chapter 23 of the City of Fort Pierce Code of Ordinances; and that the property located 515 S Indian River Drive be a subject to all rights, privileges and requirements of that ordinance.

2. This Resolution shall take effect immediately upon adoption.

IN WITNESS WHEREOF, this Resolution has been duly adopted on this 2nd day of April, 2018.

CITY OF FORT PIERCE CORPORATE SEAL

ATTEST:

LINDA W. COX, CITY CLERK

Linda Hudson

LINDA HUDSON, MAYOR COMMISSIONER

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT
SAINT LUCIE COUNTY
FILE # 4418819 04/03/2018 11:56:43 AM
OR BOOK 4115 PAGE 93 - 93 Doc Type: RESO
RECORDING: $10.00

Florida Master Site File

HISTORICAL STRUCTURE FORM

Electronic Version 1.1.0

Site #8 SL00815
Recorder #
Field Date 3/7/2007
Form Date 4/25/2007
FormNo 200703
FormNo = Field Date (YYYYMM)

First Site Form Recorded for this Site? NO

GENERAL INFORMATION

Site Name (address if none) 515 S INDIAN RIVER DRIVE Multiple Listing (DHR only)
Other Names >> BRENNAN HASKEER ATTORNEY (FORMER)
Survey or Project Name Fort Pierce Historic Structures Survey Survey#
National Register Category Building(s)

LOCATION & IDENTIFICATION

Address

Street No.	Direction	Street Name	Street Type	Direction Suffix
515	South	INDIAN RIVER	Drive	

Cross Streets (nearest/ between) DELAWARE/EASTER
City / Town (within 3 miles) Fort Pierce In Current City Limits? YES
County St. Lucie Tax Parcel #(s) 2410-810-0005-000-7
Subdivision Name Block Lot
Ownership Private Individual
Name of Public Tract (e.g., park)
Route to (especially if no street address)

MAPPING

USGS 7.5' Map Name Publication Date >> FORT PIERCE,1983
Township: Range: Section: 1/4 section: >> 35S ;40E ;10;SE
Irregular Section Name:
Landgrant
UTM: Zone Easting Northing
Plat or Other Map (map's name, location)

DESCRIPTION

Style Masonry Vernacular Other Style
Exterior Plan Rectangular Other Exterior Plan
Number of Stories 2
Structural System(s) >> Concrete block
Other Structural System(s)
Foundation Type(s) >> Continuous
Other Foundation Types
Foundation Material(s) >> Concrete Block
Other Foundation Material(s)
Exterior Fabric(s) >> Stucco
Other Exterior Fabric(s)
Roof Type(s) >> Hip
Other Roof Type(s)
Roof Material(s) >> Composition shingles
Other Roof Material(s)
Roof Secondary Structure(s) (dormers etc) >> Hip extension
Other Roof Secondary Structure(s)
Number of Chimneys 1
Chimney Material Brick
Other Chimney Material(s)
Chimney Location(s) EXTERIOR

HISTORICAL STRUCTURE FORM

8SL00815

DESCRIPTION (continued)

Window Descriptions 6/6 AND 8/8 DOUBLE-HUNG METAL SASH

Main Entrance Description (stylistic details) 1-LEAF DOOR

Porches: #open 1 #closed 0 #incised 0 Location(s) FRONT

Porch Roof Types(s) 1/2 HIP

Exterior Ornament STUCCOED BRICK POSTS

Interior Plan Unknown Other Interior Plan

Condition Good

Structure Surroundings

Commercial: ALL this category Residential: NONE of this category

Institutional: NONE of this category Undeveloped: NONE of this category

Ancillary Features (Number / type of outbuildings, major landscape features) OFFICE BUILDING

Archaeological Remains (describe):

If archaeological remains are present, was an Archaeological Site Form completed?

Narrative Description (optional)

HISTORY

Construction year 1924

Architect (last name first): Builder (last name first):

Changes in Locations or Conditions

Type of Change	Year of Change	Date Change Noted	Description of Changes
>>			

Structure Use History

Use Year Use Started Year Use Ended >> Private residence;1924;UNK

Other Structure Uses COMMERICAL OFFICES

Ownership History (especially original owner, dates, profession, etc.)

RESEARCH METHODS

Research Methods >> Library research-local

Other research methods National Register of Historic Places

SURVEYOR'S EVALUATION OF SITE

Potentially Eligible for a Local Register? YES Name of Local Register if Eligible RIVER'S EDGE HISTORIC DISTRICT

Idividually Eligible for National Register? NO

Potential Contributor to NR District? YES

Area(s) of historical significance >> Architecture

Other Historical Associations This building is associated with the Boom and Bust Period (1919-1929) in Fort Pierce history.

Explanation of Evaluation (required) This building is a contributing resource in the River's Edge Historic District (local), eligible for listing in the National Register of Historic Places (NRHP) under Criteria A and C. This building is not eligible for individual listing in the NRHP.

HISTORICAL STRUCTURE FORM

8SL00815

DOCUMENTATION (Photos, Plans, etc.)

Photographic Negatives or Other Collections Not Filed with FMSF, Including Field Notes, Plans, other Important Documents.

Document type: _____ Maintaining Organization: _____

File or Accession #: _____ Descriptive Information: _____

>> _____

RECORDER INFORMATION

Recorder Name (Last, First) Henry, Geoffrey; Jenkins, Ellen

Recorder Address / Phone 9056 Chevrolet Drive Ellicott City, MD 21042 (410)-465-7929

Recorder Affiliation _____ Other Affiliation TRC

Is a Text-Only Supplement File Attached (Surveyor Only)? NO

****** MASTER SITE FILE USE ONLY ******

Cultural Resource Type: SS

Electronic Form Used: S110

Form Type Code: NORM

Form Quality Ranking: NEW

Form Status Code: SCAT

SHPO's Evaluation of Resource

_____ Date _____

Supplement Information Status: NO SUPPLEMENT FMSF Staffer: _____

Supplement File Status: NO SUPPLEMENT FILE Computer Entry Date: 4/25/2007

Form Comments: _____

REQUIRED PAPER ATTACHMENTS	(1) USGS 7.5" MAP WITH STRUCTURE PINPOINTED IN RED
	(2) LARGE SCALE STREET OR PLAT MAP
	(3) PHOTO OF MAIN FACADE, B&W, AT LEAST 3"X5"

SL00815-200703

Supplementary Printout

> **USGS map name/year of publication or revision:**
FORT PIERCE;1983

> **Township/Range/Section/Qtr:**
35S ;40E ;10;SE

> **Structural system(s):**
Concrete block

> **Foundation types:**
Continuous

> **Foundation materials:**
Concrete Block

> **Exterior fabrics:**
Stucco

> **Roof types:**
Hip

> **Roof materials:**
Composition shingles

> **Roof secondary structures (dormers etc):**
Hip extension

> **Change status/year changed/date noted/nature:**

> **Original, intermediate, present uses/year started/year ended:**
Private residence;1924;UNK

> **Research methods:**
Library research-local
Sanborn maps
FL Master Site File-Cultural Resources
Plat map

> **Area(s) of historical significance:**
Architecture
Community planning & development

> **Repositories: Collection/Housed/Accession#/Describe**

> **[Other name(s)]:**
BRENNAN HASKEER ATTORNEY (FORMER)



Copyright (C) 1997, Maptech, Inc.


ATLANTIC
SAINT ANDREWS
DEPOT
BOSTON
CITRUS
DELAWARE
US HIGHWAY 1
3RD
EASTER
INDIAN RIVER
2ND
FLORIDA
GEORGIA
SUNRISE
INDIAN HILLS
HAYES
SL00815

SL00815



RECORD NUMBER: 528
Page 1 **HISTORICAL STRUCTURE FORM** **Site 8** SL815
X **original** **FLORIDA MASTER SITE FILE**
update

SITE NAME: Brennan Haskeer Attorney
HISTORIC CONTEXTS: Boom Times
NAT. REGISTER CATEGORY: Building
OTHER NAMES OR MSF NOS:
COUNTY: St. Lucie County**OWNERSHIP TYPE:** Private, individual
PROJECT NAME: Survey of Fort Pierce: S+P **DHR NO.** 3312
LOCATION:
ADDRESS: 515 South Indian River Drive
CITY: Fort Pierce
VICINITY OF/ROUTE TO: See attached maps

SUB: Andrew's and Richard's Sub. **BLOCK** E **LOT** 1
PLAT OR OTHER MAP: Property Appraisers Map of Fort Pierce
TOWNSHIP: 35 S **RANGE:** 40 E **SECTION:** 10 **1/4:** **1/4-1/4:**
IRREGULAR SEC? **y** X **n** **LAND GRANT:** None
USGS 7.5 MAP: Fort Pierce, FL 1949; PR: 1983
UTM: ZONE: **EASTING:** **NORTHING:**
COORDINATES: LATITUDE: **D** **M** **S** **LONGITUDE:** **D** **M** **S**

HISTORY
ARCHITECT: Unknown
BUILDER: Unknown
CONSTRUCTION DATE: c. 1924**RESTORATION DATE(S):**
MODIFICATION DATE(S):
MOVE: DATE: **ORIG. LOCATION:**
ORIGINAL USE (S): Private residence
PRESENT USE (S): Commercial

DESCRIPTION
STYLE: Prairie
PLAN: EXTERIOR: Rectangular
PLAN: INTERIOR: Unknown
NO. STORIES: 2 **OUTBLDGS:** 1 **PORCHES:** 1 **DORMERS:** 0
STRUCTURAL SYSTEM(S): Hollow clay tile
EXTERIOR FABRIC(S): Stucco
FOUNDATION: TYPE: Continuous
MATERIALS: Poured concrete
INFILL:
PORCHES: E/entrance/hip roof/brick posts/1 bay
ROOF: TYPE: Hip
SURFACING: Composition shingle
SECONDARY STRUCS: Hip extension
CHIMNEY: NO.: 1
MATERIALS: Brick
LOCATIONS: W: offset
WINDOWS: Double-hung sash, 6/6 lights; 8/8 lights

EXTERIOR ORNAMENT:
CONDITION: Excellent
SURROUNDINGS: Residential
NARRATIVE:
See Continuation Sheet

ARCHAEOLOGICAL REMAINS AT THE SITE
FMSF ARCHAEOLOGICAL FORM COMPLETED? **y X n**
ARTIFACTS OR OTHER REMAINS: None observed

RECORDER'S EVALUATION OF SITE
AREAS OF SIGNIFICANCE: Architecture

ELIGIBLE FOR NAT. REGISTER?	**y**	**X**	**n**	**likely,**	**need info**	**insf info**
SIGNIF. AS PART OF DISTRICT?	**y**	**X**	**n**	**likely,**	**need info**	**insf info**
SIGNIFICANT AT LOCAL LEVEL?	**X y**		**n**	**likely,**	**need info**	**insf info**

SUMMARY OF SIGNIFICANCE
See Continuation Sheet

* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *
* DATE LISTED ON NR _____ *
* KEEPER DETERMINATION OF ELIG.(DATE): _YES _____ _NO _____ *
* SHPO EVALUATION OF ELIGIBILITY (DATE): _YES _____ _NO _____ *
* LOCAL DETERMINATION OF ELIG. (DATE): _YES _____ _NO _____ *
* OFFICE_____ *
* *
* * * * DHR USE ONLY * * * * * * * DHR USE ONLY * * * * * *

RECORDER INFORMATION: **NAME:** Robert Bennett
DATE: 10/01/92 **AFFILIATION:** Historic Property Associates, Inc.

PHOTOGRAPHS
LOCATION OF NEGATIVES: HPA, P.O. Box 1002, St. Augustine 32085
NEGATIVE NUMBERS: Roll 16, #10

PHOTOGRAPH M A P

See Attachments

STATEMENT OF SIGNIFICANCE

Architectural Narrative: This two-story masonry residential building is located at 515 South Indian River Drive. Its Prairie styling is expressed by a hip roof wide eaves, symmetrical facade, symmetrical hip extensions, center entrance and entrance porch. The porch has a hip roof supported by massive brick posts. The exterior wall fabric is stucco. Fenestration consists of 6/6 and 8/8 double-hung sash windows. With few alterations, this building has retained much of its architectural integrity.

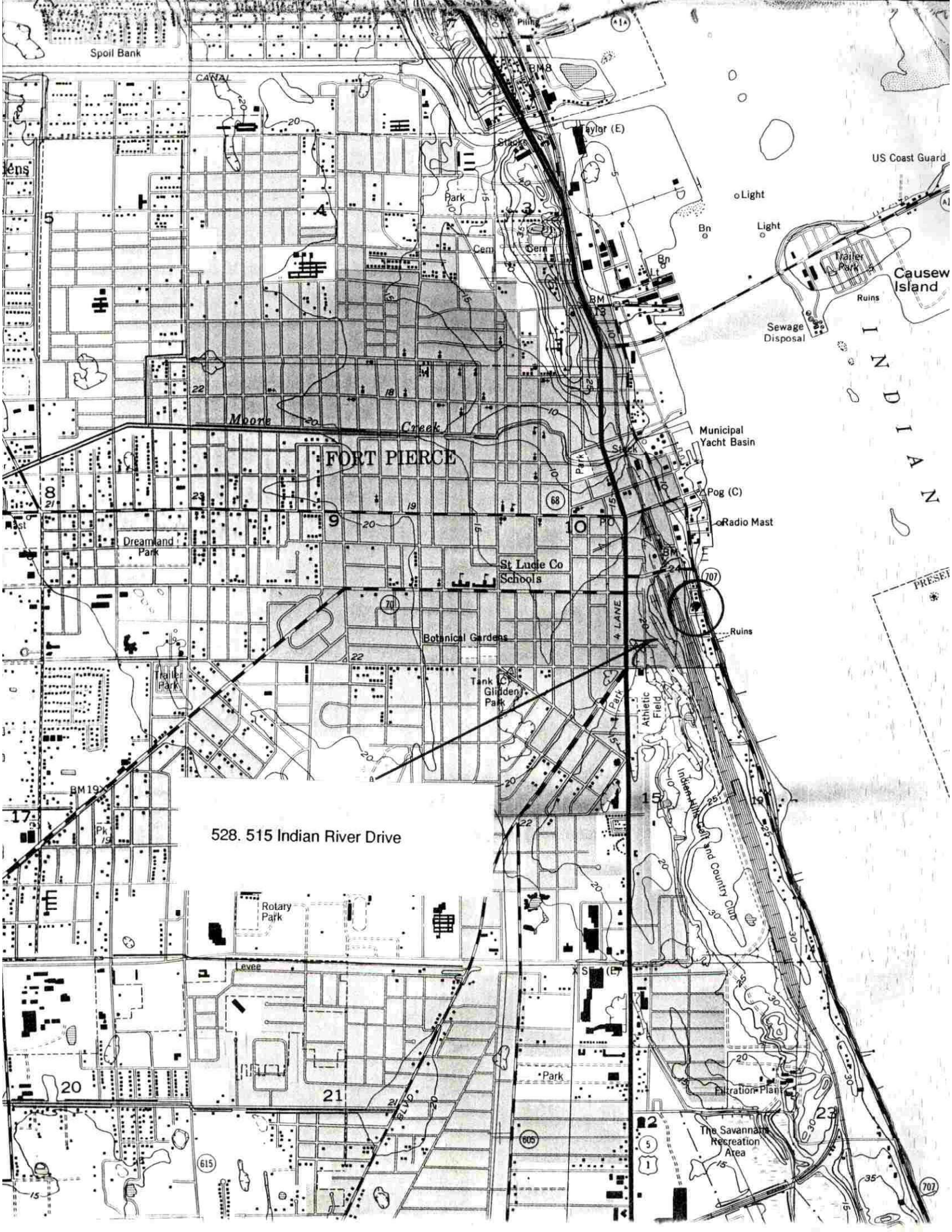
Architectural Context: The Prairie style, one of few indigenous American architectural forms, was developed by a creative association of Chicago architects. Directed toward domestic architecture rather than public or commercial applications, the style was mastered by Frank Lloyd Wright, whose Winslow Homer Residence, constructed in 1893, was perhaps the first residence designed in the style. The heaviest concentrations of Prairie style buildings are located in the Midwest. Although pattern books helped to distribute vernacular forms of the style throughout the country, the Prairie style was a short-lived architectural form, persisting between 1900 and World War I.

In Florida, the Prairie style never gained wide acceptance. The style was eclipsed by revival styles of the American colonial period and from Europe and the Mediterranean basin, which gained popularity and flourished during the land boom of the 1920s, one of Florida's most significant periods of development. Perhaps the largest collection of buildings designed in the style in Florida are located in Jacksonville, where Henry John Klutho made use of the design following a devastating fire there in 1901.

Distinctive features of the Prairie style includes a two-story design, often with a bold interplay of horizontal planes against a vertical mass; low-pitched gable roof with boxed eaves; dormers; massive chimneys; horizontal ribbons of casement windows, often treated with leaded glass; one-story porches, porte cocheres, or extensions with massive column supports; cantilevered overhangs; and brick, stucco, or rough face cast stone exterior wall fabrics, often in combination with wood.

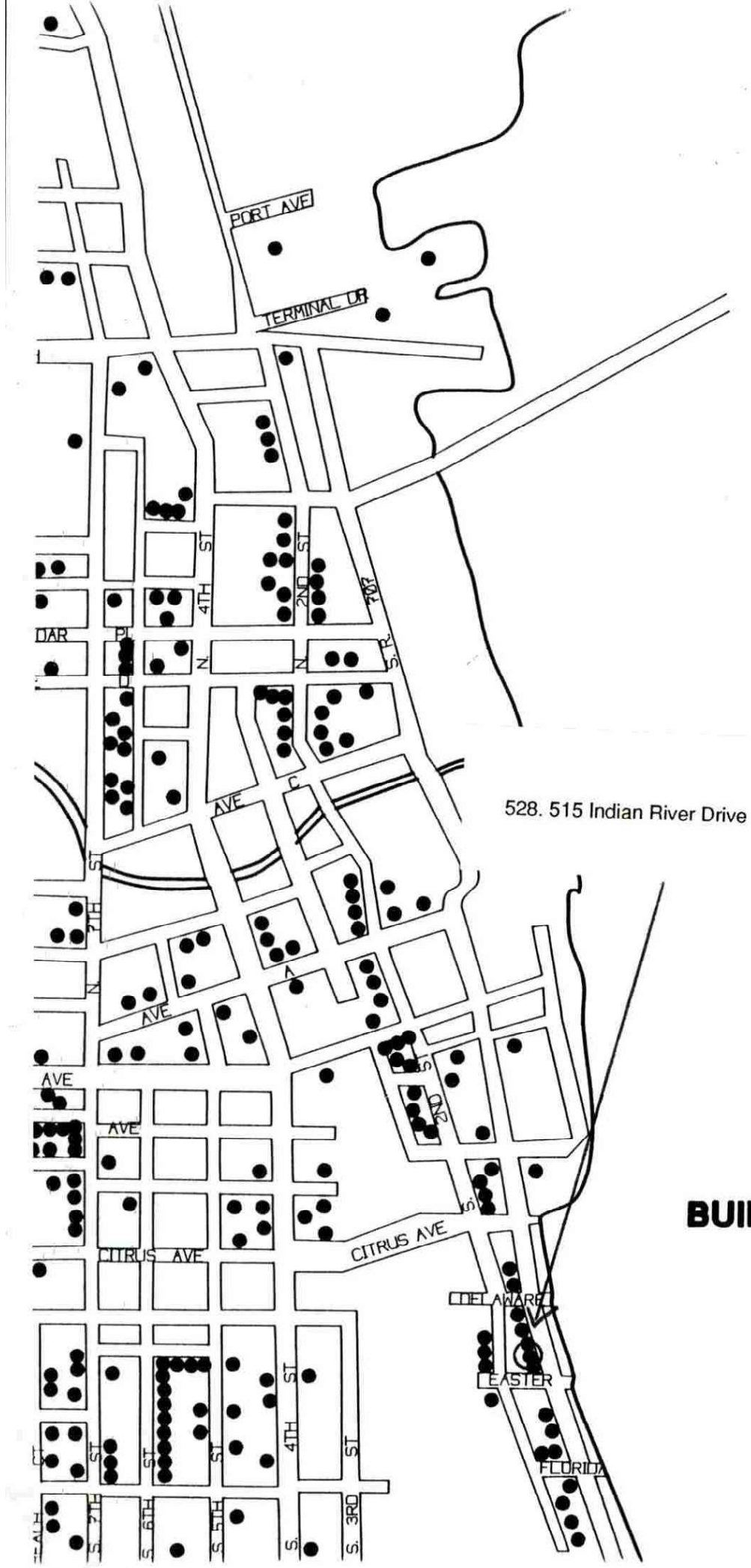
Historical Narrative: This building embodies many of the architectural characteristics of residences constructed in Fort Pierce during the early twentieth century. A series of Sanborn Company maps, which depict "footprints" of buildings, were prepared of the city of Fort Pierce between 1915 and 1948. Sanborn map research indicates that the building was constructed about 1924.

Historical Context: Fort Pierce, the St. Lucie County seat of government, lies 238 miles south of Jacksonville and 58 miles north of West Palm Beach, along Florida's Atlantic coast. Settlement of the city formally began in the late nineteenth century, following the arrival of rail lines linking the region with the population centers of the eastern seaboard. Settlement before that time consisted mainly of military forts and trading outposts that served a small number of annual tourists and an incipient agricultural industry. In 1901 Fort Pierce was organized into a town, its economy fueled by citrus products, which were shipped by rail to northern markets. In 1905 Fort Pierce incorporated as a city. Like many Florida communities, Fort Pierce experienced an era of frenetic growth in the 1920s, culminating in the crash of the great Florida Land Boom in the late years of the decade. The city's ocean port facilities and rail services helped it to weather the economic distresses of the Great Depression. Population growth, inspired by development of military bases, resumed during World War II and continued for some years thereafter.



Spoil Bank
CANAL
Piling
BM8
Taylor (E)
Stacks
US Coast Guard
Light
Light
Bn
Park
Cem
Cem
Trailer Park
Causew Island
Ruins
Sewage Disposal
INDIAN
Moore Creek
FORT PIERCE
Municipal Yacht Basin
Stack
Pog (C)
Radio Mast
Dreamland Park
St Lucie Co Schools
4 LANE
Ruins
Botanical Gardens
Trailer Park
Tank (C)
Glidden Park
Athletic Field
Indian Hills Golf and Country Club
BM19
528. 515 Indian River Drive
Rotary Park
Levee
Park
Filtration Plant
The Savannahs Recreation Area

MAP OF FORT PIERCE SURVEY AREA



BUILDING LOCATION - ●

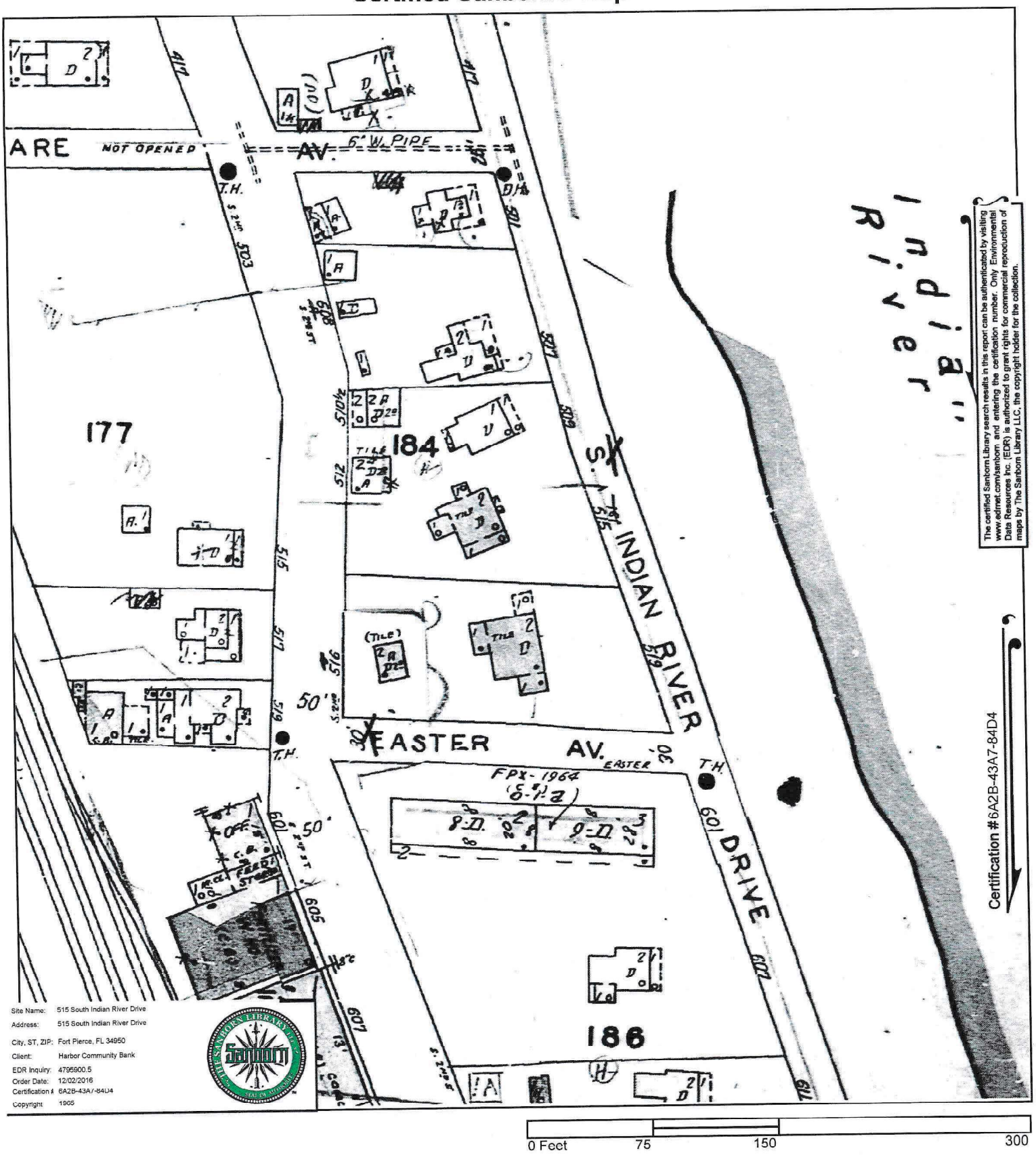





411 S Indian River Drive
417 S Indian River Drive
500 S Indian River Drive
500 S Indian River Drive
500 S Indian River Drive
515 S Indian River Drive
519 S Indian River Drive
519 S 2nd Street
607 S Indian River Drive
611 S Indian River Drive
110 Florida Avenue
615 S Indian River Drive
601 S 2nd Street
703 S Indian River Drive
716 S 2nd Street
711 S Indian River Drive
717 S Indian River Drive
725 S Indian River Drive
729 S Indian River Drive
803 S Indian River Drive
805 S Indian River Drive
809 S Indian River Drive
1001 S Indian River Drive
1009 S Indian River Drive
1027 S Indian River Drive
1029 S Indian River Drive
1031 S Indian River Drive
1033 S Indian River Drive
1811 S Indian River Drive
2007 S Indian River Drive
2021 S Indian River Drive
2101 S Indian River Drive
2105 S Indian River Drive
2111 S Indian River Drive
2203 S Indian River Drive
2211 S Indian River Drive
2311 S Indian River Drive
2501 S Indian River Drive
2507 S Indian River Drive
2513 S Indian River Drive
2521 S Indian River Drive
ATLANTIC
DEPOT
BOSTON
CITRUS
DELAWARE
EASTERN
FLORIDA
GEORGIA
SUNRISE
HAYES
PINEWOOD
PARKWAY
COLONIAL
MAYFLOWER
WENDELL
CHIPOLA
OHIO
PARK
3RD
INDIAN HILLS
INDIAN RIVER
SOUTHERN
TENNESSEE
VIRGINIA
GOLFVIEW
GARDEN
OSCEOLA
HIALEAH
GARDENIA
MAPLE
MORGAN
COMPOUND
ACCESS
River's Edge Historic District
N
Contributing
Non-Contributing
Proposed Boundaries
Current Boundaries

Certified Sanborn® Map

1965

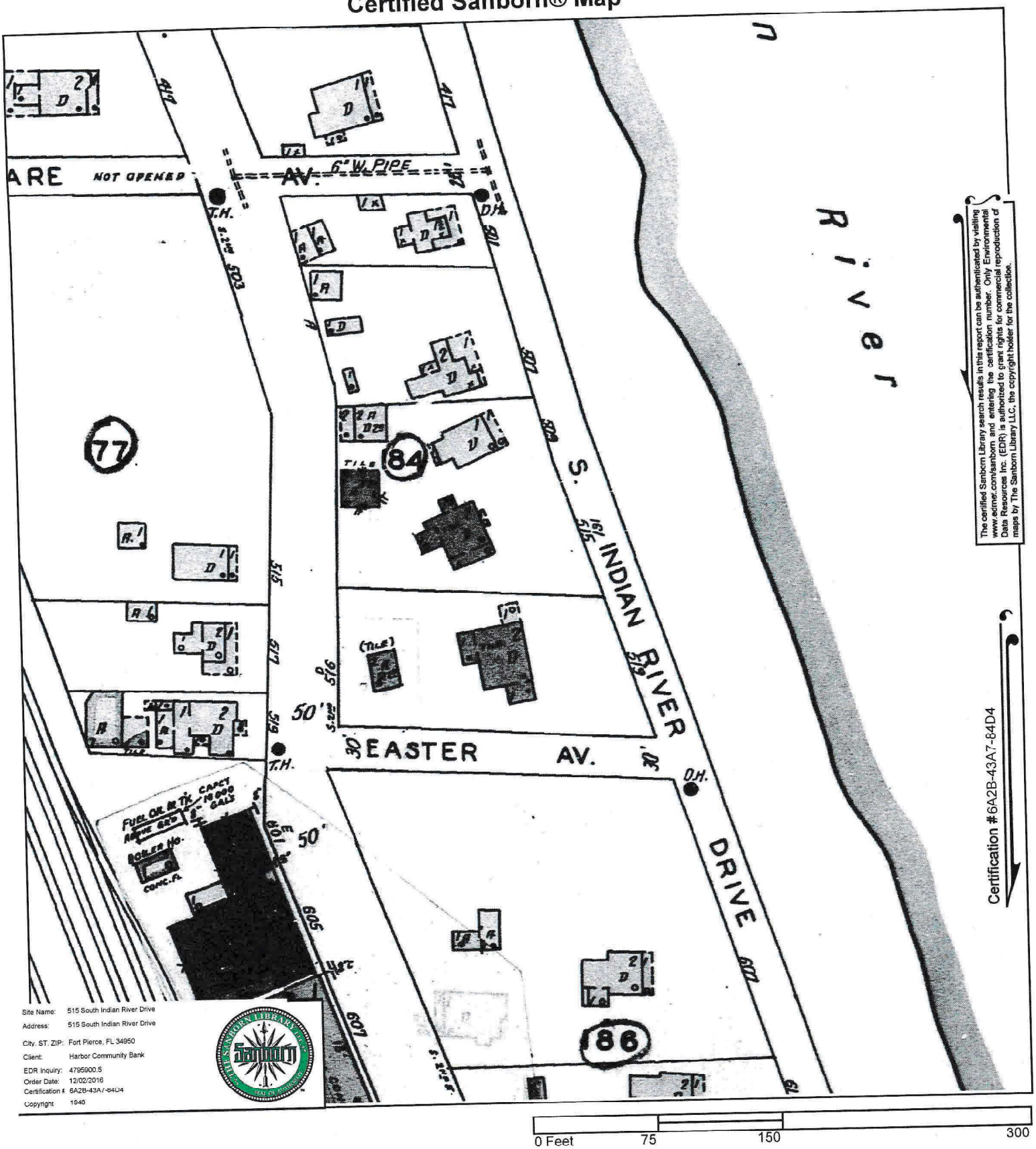


The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Site Name: 515 South Indian River Drive
Address: 515 South Indian River Drive
City, ST, ZIP: Fort Pierce, FL 34950
Client: Harbor Community Bank
EDR Inquiry: 4795900.5
Order Date: 12/02/2016
Certification #: 6A2B-43A7-84D4
Copyright: 1965

Certified Sanborn® Map

1948



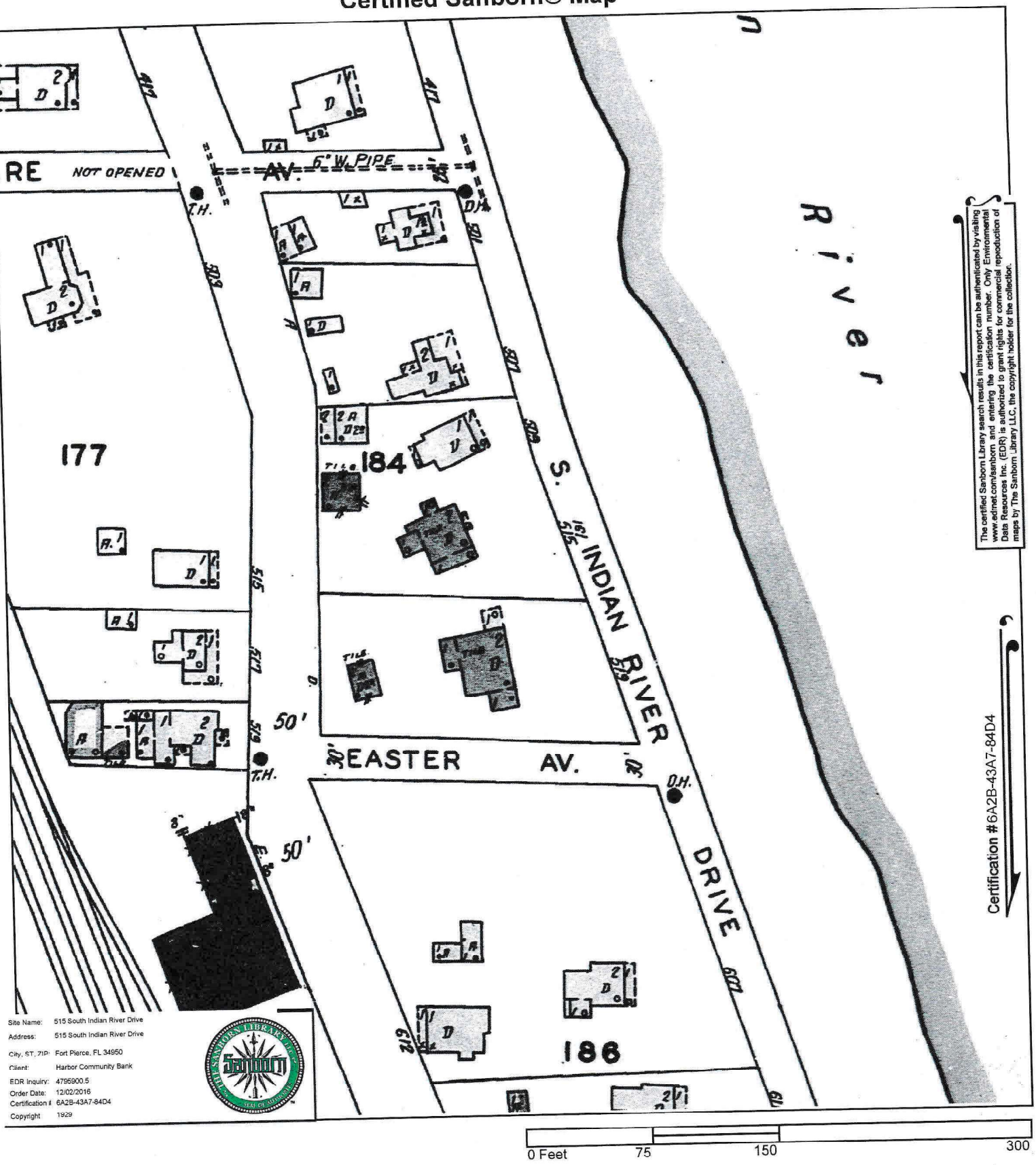
Site Name: 515 South Indian River Drive
Address: 515 South Indian River Drive
City, ST, ZIP: Fort Pierce, FL 34950
Client: Harbor Community Bank
EDR Inquiry: 4795900.5
Order Date: 12/02/2016
Certification #: 6A2B-43A7-84D4
Copyright: 1948

The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #6A2B-43A7-84D4

Certified Sanborn® Map

1929



Site Name: 515 South Indian River Drive
Address: 515 South Indian River Drive
City, ST, ZIP: Fort Pierce, FL 34950
Client: Harbor Community Bank
EDR Inquiry: 4795900.5
Order Date: 12/02/2016
Certification #: 6A2B-43A7-84D4
Copyright 1929

The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

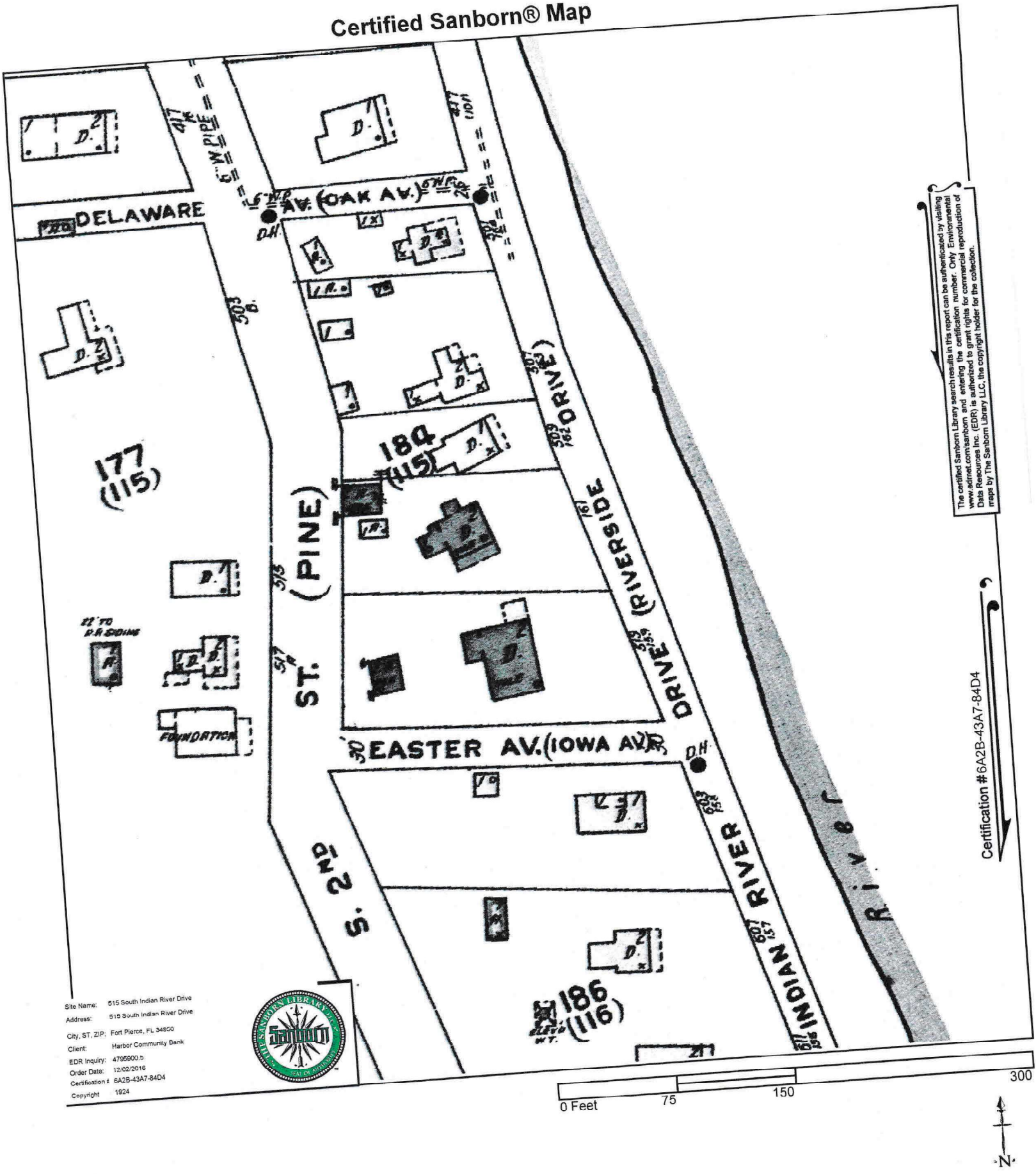
Certification #6A2B-43A7-84D4

0 Feet 75 150 300

N

1924

Certified Sanborn® Map



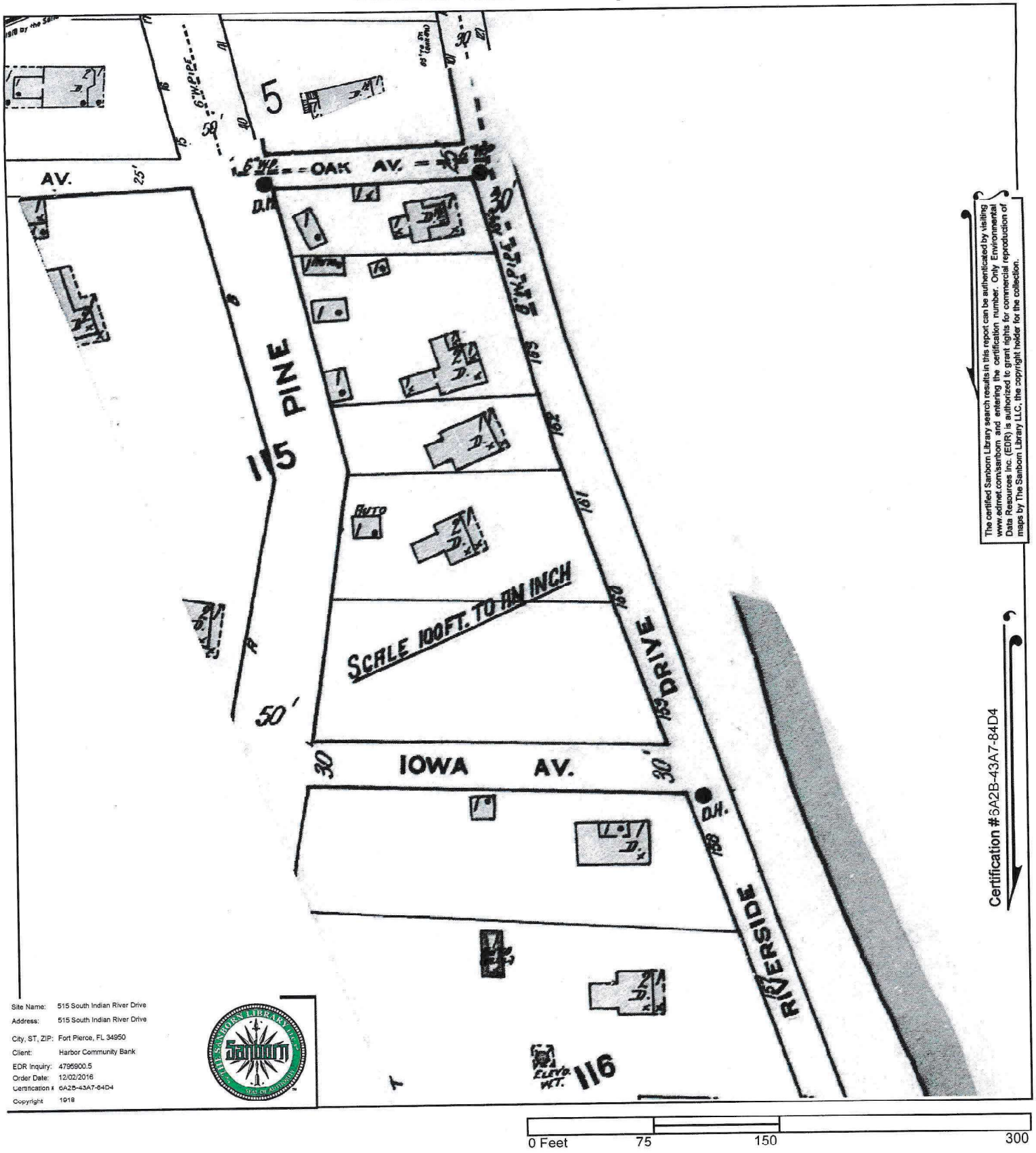
The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #6A2B-43A7-84D4

Site Name: 515 South Indian River Drive
Address: 515 South Indian River Drive
City, ST, ZIP: Fort Pierce, FL 34950
Client: Harbor Community Bank
EDR Inquiry: 4795900.5
Order Date: 12/02/2016
Certification #: 6A2B-43A7-84D4
Copyright 1924

Certified Sanborn® Map

1918



The certified Sanborn Library search results in this report can be authenticated by visiting www.edrnet.com/sanborn and entering the certification number. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by The Sanborn Library LLC, the copyright holder for the collection.

Certification #6A2B-43A7-84D4

Site Name: 515 South Indian River Drive
Address: 515 South Indian River Drive
City, ST, ZIP: Fort Pierce, FL 34950
Client: Harbor Community Bank
EDR Inquiry: 4795900.5
Order Date: 12/02/2016
Certification #: 6A2B-43A7-84D4
Copyright 1918

0 Feet 75 150 300

N

Technical Review Committee **1. d.**

Meeting Date: 08/17/2023

REQUESTED ACTION

Rezoning (PD) - Martin & Sons - 1038 S. 37th Street

SUMMARY

Project #: 23-06000004

Applicant Franco Prado is proposing a rezoning from Single-Family Residential- 3 units per acre, E-3, to a Planned Development, PD, at 1038 S. 37th Street or more specifically at Parcel ID: 2417-213-0001-000-7.

Please review and provide comments at least two days before the meeting date. Please send all comments to raltizer@cityoffortpierce.com, kcharles@cityoffortpierce.com and planning@cityoffortpierce.com. Please do not hesitate to contact me should you require any additional information at 772-467-3742.

LOCATION

1038 S. 37th Street
Parcel ID: 2417-213-0001-000-7

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner
Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 08/03/2023 12:58 PM
Final Approval Date: 08/03/2023

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
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: 1038 South 37th Street, Fort Pierce, Florida 34947

2. Property Tax ID(s): 2417-213-0001-000-7

3. Total Acreage: 5.28 Acres

4. Existing Future Land Use Designation: RL

5. Existing Zoning Classification: E-3

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: Vacant

9. Are there any identified or possible historical structures on the amendment lands? N/A

10. The reason for making this request: Change the zoning to allow for greater variety of housing.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	7100 Chruch	RL(FP)	R-1(FP)
South	9100 Utility	RU(SLC)	U(SLC)
East	1000 - Vac Comm 0100 - SF Res 0100 - SF Res	COM(SLC) COM(SLC) COM(SLC)	CN(SLC) CN(SLC) CN(SLC)
West	0000 - Vac Res 0100 - SF Res	RU(SLC) RU(SLC)	RS-3(SLC) RS-3(SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	E3	3 du/ac	5.28	X
Proposed	RL	PD	6.5 + 5 du/ac bonus	5.28	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 3900
Proposed Zoning	Total gallons per day 14560
Change in Demand	**Total gallons per day** 10660

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 3900
Proposed Zoning	Total gallons per day 14560
Change in Demand	**Total gallons per day** 10660

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	885.32	887.45	2.13
Urban District	5 acres per 1,000 people	221.33	221.86	0.53
Community	2.5 acres per 1,000 people	110.67	110.93	0.26
Neighborhood	1.36 acres per 1,000 people	60.20	60.35	0.15

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	Samuel Gaines Academy	Westwood Academy
City	Fort Pierce	Fort Pierce
Distance	3.2 Miles	2.5 Miles
Current Zoning Enrollment Demand	4.25	1.82
Proposed Zoning Enrollment Demand	15.88	6.80
Change in Demand	11.63	4.98

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	2 yard
Proposed Zoning	8 yard
Change in Demand	6 yard

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	As per the policy 3.7.1 of the Comprehensive Plan, the listed design criteria for stormwater management will have to be met at the time of the submittal for the future land development (the site plan applications). Being a pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment do not have information required to calculate the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc...) nor the information required to check the compliance with the design criteria (roadway elevation, site perimeter elevations, building floor elevations and similar).

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		
Proposed Zoning	N/A	
Change in Demand	Trips	Trips
Impact to Capacity	N/A	

12. Name of Owner(s): Martin Prado
Mailing Address: 4366 Pine Ridge Court
City Weston State Florida Zip 33331
Phone # 954-214-7951
E-mail: martin@martinandsons-usa.com

13. Name of Applicant: Franco Prado (son)
Mailing Address: 4581 Weston Road, Suite 154
City Weston State Florida Zip 33331
Phone # 954-536-3186 Fax # _____
E-mail: franco@martinandsons-usa.com

14. Name of Representative: _____
Mailing Address: _____
City _____ State _____ Zip _____
Phone # _____ Fax # _____
E-mail: _____

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.

FP 5/12/23

Applicant's Signature Date

559 NW 70th Way	Florida	33063
Address	State	Zip

954-536-3186		franco@martinandsons-us
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.

Martin Prado	954-214-7951
Property Owner's Name (Please Print)	Phone

4366 Pine Ridge Court	Florida	33331
Address	State	Zip

M Prado 05/12/23

Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 12 day of May, 2023, by MARTIN E. PRADO who is personally known to me or has produced FL. DL. #P630-565-63-266-0 as iden

A M Bertello

Signature of Notary (seal)

Notary Public State of Florida
Anna M Bertello
My Commission HH 320625
Expires 10/10/2026

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

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 current Future Land Use designation of Residential Low

b. Perimeter setbacks

Acknowledged.

c. Open space

Acknowledged.

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

There is no phasing proposed as part of this PD.

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 5.28 acres. This PD application encompasses the entirety of the parcel which is currently undeveloped. The proposed zoning amendment to planned development will allow a variety of housing types as outlined in the Quantitative Data section below.

The planned development is proposing a 14 - 56 dwelling unit single-family / duplex / triplex / quadraplex / townhome development consisting of 14 lots of approximately 12,000 - 14,520 SF.

2. Unified Control and Property Ownership

The parcel is under control by the applicant, Martin Prado. A copy of the deed and agent authorization is included as part of this application package.

3. Phasing

There is no phasing proposed as part of this development.

4. Quantitative data:

Platting is not proposed at this time, so individual parcels sizes and associated improvements may vary.

Total number and type of dwelling units;

14 – 56 units. single-family, duplex, triplex, quadraplex, and townhomes

Parcel sizes;

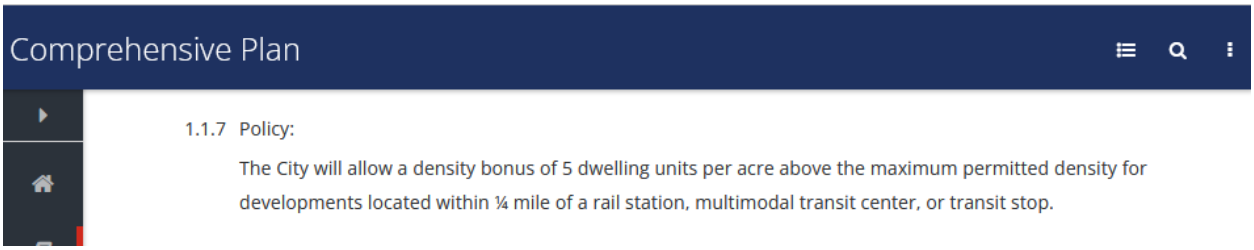
12,000 – 14,520 SF

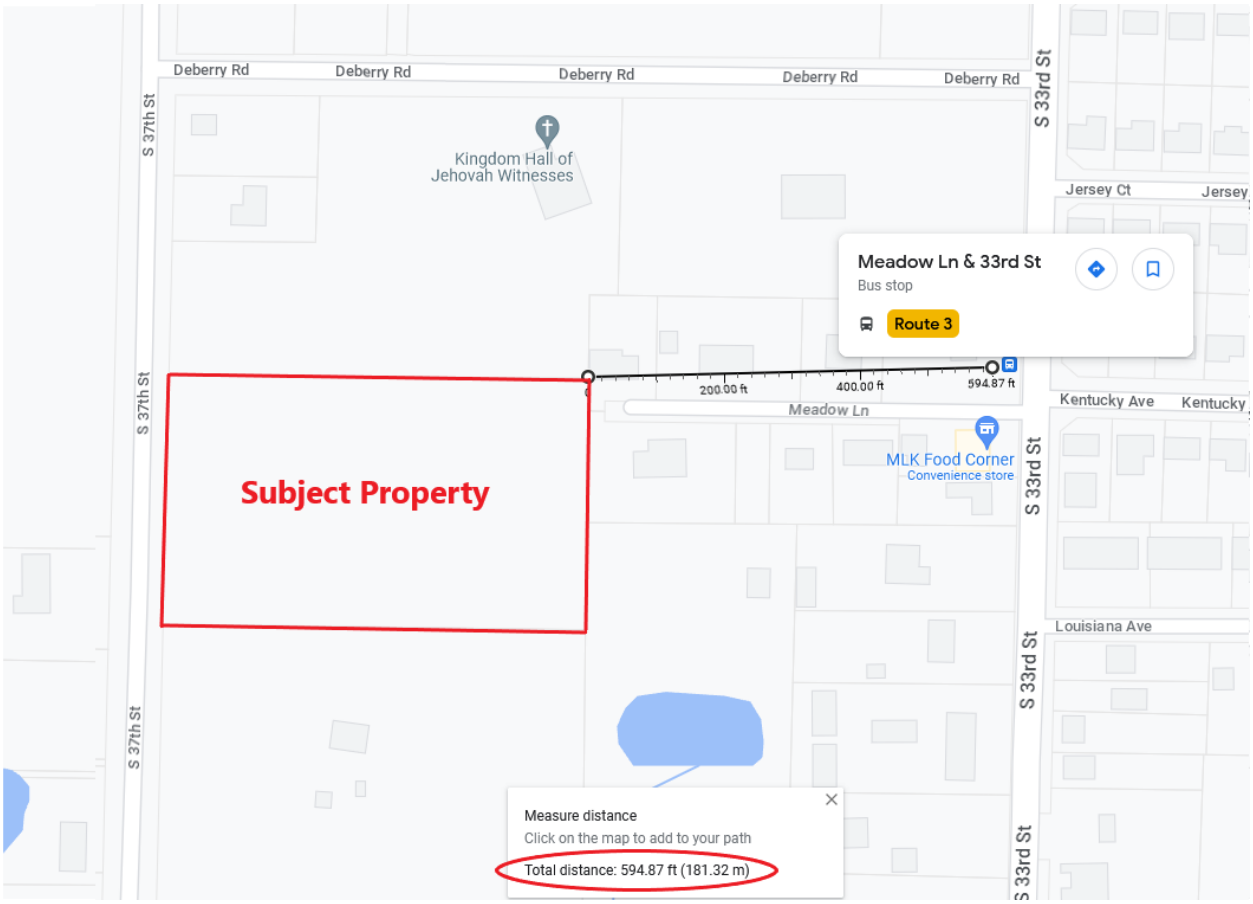
Proposed lot coverage of buildings and structures;

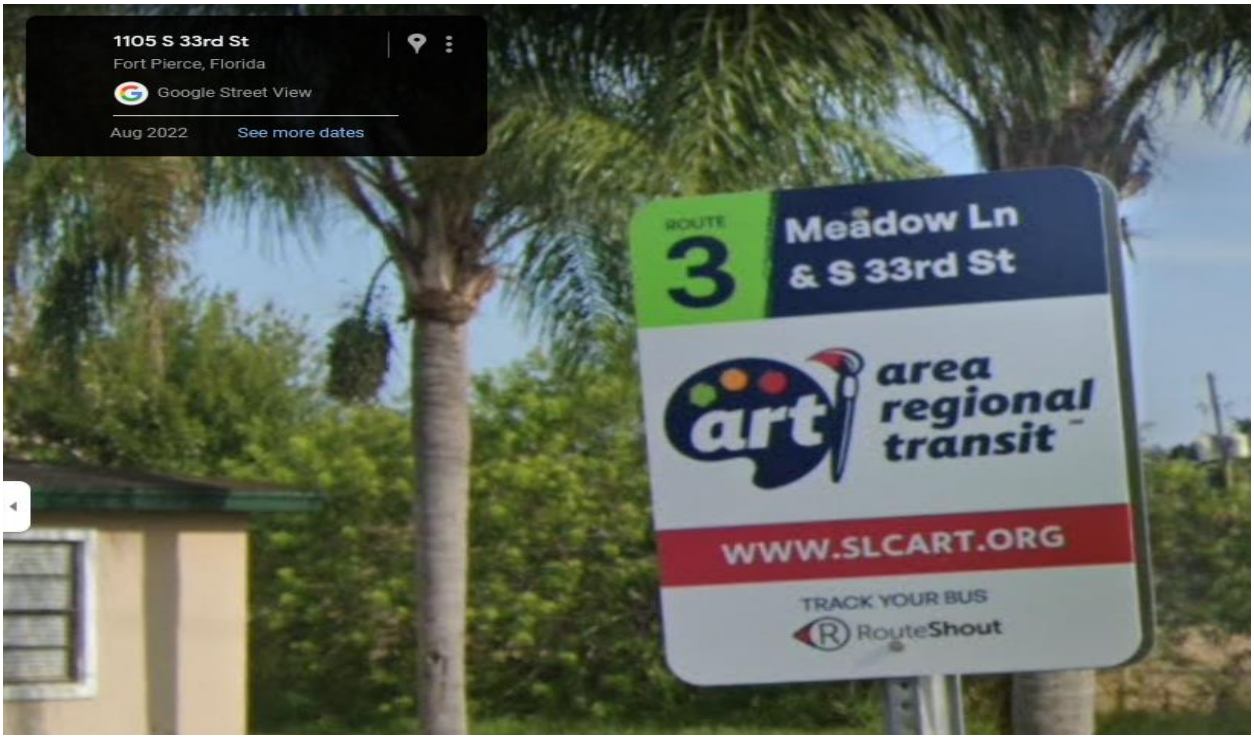
70%

Residential gross densities;

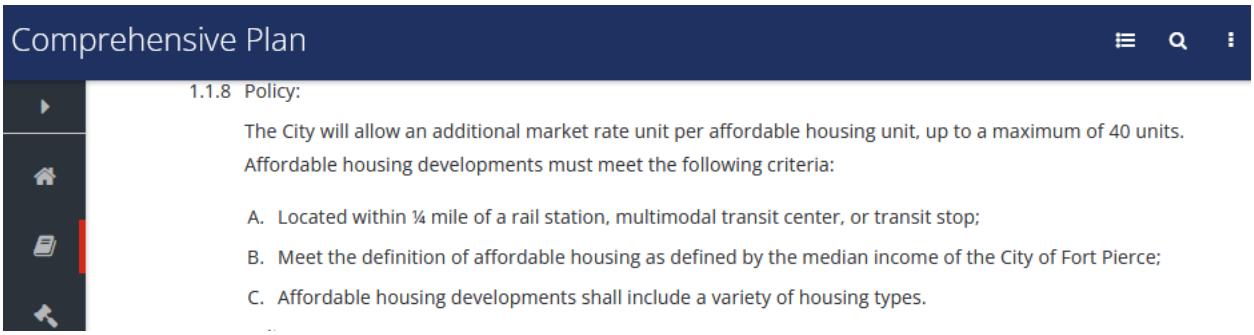
Due to the proposed development being located within a ¼ mile of a transit stop, per comprehensive plan policy 1.1.7 a density bonus of 5 dwelling units per acre is allowed to achieve a density of 56 units as a maximum.




Deberry Rd
Deberry Rd
Deberry Rd
Deberry Rd
Deberry Rd
S 37th St
S 37th St
S 37th St
S 33rd St
S 33rd St
S 33rd St
S 33rd St
Kingdom Hall of Jehovah Witnesses
Jersey Ct
Jersey
Meadow Ln & 33rd St
Bus stop
Route 3
200.00 ft
400.00 ft
594.87 ft
Meadow Ln
Kentucky Ave
Kentucky
MLK Food Corner
Convenience store
Subject Property
Louisiana Ave
Measure distance
Click on the map to add to your path
Total distance: 594.87 ft (181.32 m)


1105 S 33rd St
Fort Pierce, Florida
Google Street View
Aug 2022
See more dates
ROUTE
3
Meadow Ln
& S 33rd St
art
area regional transit
WWW.SLCART.ORG
TRACK YOUR BUS
RouteShout

The proposed development is also eligible to add an additional 40-units of "affordable housing" per Comprehensive Plan policy 1.1.8 when meeting eligible criteria. This would increase the gross density to a maximum of 100 units. This is not proposed at this time, but the right is reserved to implement this policy as allowed by the city code.



Total amount of open space;

10%. See below exception.

Total amount of nonresidential acreage;

Not including water management tracts and utility easements, 0 acres is nonresidential.

5. Exceptions from Standard Zoning:

The proposed PD open space requirement will be amended as follows:

In all planned developments at least ~~20~~ 10 percent of the site shall be devoted to open space, regardless of project size or intended use; open space shall be land devoid of any aboveground structures or buildings, except pergolas, gazebos, pavilions or other open-air structures; or landscape structures such as terraces, planters, walls or retaining walls. Open space may include natural areas, buffer areas, upland habitats, including those areas of on-site preservation required by the other provisions of this Code; recreation areas, but not including swimming pools, tennis courts or other impervious activity areas; but may include parks, golf courses, sports fields; bicycle, pedestrian or equestrian paths and facilities; common open space, common landscaping or planting areas; stormwater detention and retention facilities ~~providing that no more than 30 percent of the overall open space requirement shall be satisfied in this manner~~; water features, conservation areas or other areas intended for public purposes other than street or road rights-of-way, but shall exclude aquatic areas for conservation and development (A-1 and A-2 zoning).

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

Common areas will be governed by a property owner's association and will be established during the detail plan review process.

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

Martin Prado
4366 Pine Ridge Court
Weston, FL 33331

OWNER CONSENT FORM

Project Name: 1038 South S3th Street
Parcel ID: 2417-213-0001-000-7 Address: 1038 South 37th Street, Fort Pierce, FL 34947

BEFORE ME THIS DAY PERSONALLY APPEARED MARTIN E. PRADO, WHO BEING DULY SWORN, DEPOSES AND SAYS THE FOLLOWING:

I hereby give CONSENT to Franco Prado to act on my behalf, to submit or have submitted applications and all required material and documents, and to attend and represent us 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 plat, site plan, construction plans, and other related development items for this parcel.

FURTHER AFFIANT SAYETH NOT.
The foregoing instrument was acknowledged before me this 12 day of May, 2023, by MARTIN E. PRADO (Name of Person Acknowledging) who is personally known to me or who has produced FL-DL-P630565632660 (type of identification) as identification and who did (did not) take an oath.

Notary Signature

ANA. M. BERTELLO
Printed Name of Notary

Notary Public State of Florida
Ana M Bertello
My Commission HH 320625
Expires 10/10/2026

10-10-26
My commission expires

Owner's Signature

MARTIN E. PRADO
Owner's Name

4366 Pine Ridge Ct.
Street Address

Weston, FL. 33331
City, State, Zip

954-389-0220
Telephone/Email

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5150121 OR BOOK 4945 PAGE 2660, Recorded 02/02/2023 12:24:00 PM Doc Tax: $2205.00

Prepared by
Melinda Endres, an employee of
First American Title Insurance Company
12160 South Shore Blvd, Suite 104
Wellington, Florida 33414
(561)793-9100

Return to: Grantee

File No.: 12663-2767488

WARRANTY DEED

THIS INDENTURE, executed on **January** 25, **2023**, between

Mount Bethel Baptist Church, Inc., a Florida non-profit corporation

whose mailing address is: 901 NW 11th Ave., Fort Lauderdale, FL 33311,
hereinafter called the "grantor", and

Martin Prado, a single man

whose mailing address is: 4366 Pine Ridge Cir, Fort Lauderdale, FL 33331,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of $10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **St. Lucie** County, **FL**, to-wit:

The Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida; LESS therefrom the North 445 feet and the West 40 feet.

AND

The Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 17, Township 35 South, Range 40 East, St. Lucie County, Florida; LESS therefrom the South 500 feet and the West 40 feet.

Parcel Identification Number: **2417-213-0001-000/7**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2022.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Mount Bethel Baptist Church Inc, a Florida non-profit corporation

By: Clarence E. Glover
Name: Clarence E. Glover
Title: President

Signed, sealed and delivered in our presence:

Rebecca Diaz
Witness Signature

Rebecca Diaz
Print Name

Witness Signature

Susan Hughes
Print Name

State of Washington

County of Pierce

The Foregoing Instrument Was Acknowledged before me by means of ☐ physical presence or ☑ online notarization, on 01/25/2023, by **Clarence E. Glover, as President, on behalf of Mount Bethel Baptist Church, Inc., a Florida non-profit corporation**, existing under the laws of the State of **Florida.**

Notary Public

Susan Hughes
(Printed Name)

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/17/2024

My Commission expires: 08/17/2024

{Notarial Seal}

Personally Known ☐ OR Produced Identification ☑
Type of Identification Produced a valid driver's license

This notarial act involved the use of communication technology

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

Property Identification

Site Address: 1038 S 37th ST
Sec/Town/Range: 17/35S/40E
Parcel ID: 2417-213-0001-000-7
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 26432
Map ID: 24/17N
Zoning: Res Sing F

Ownership

Martin Prado

4366 Pine Ridge CT
Weston, FL 33331



Legal Description

17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

Current Values

Just/Market Value:	$143,500
Assessed Value:	$101,685
Exemptions:	$0
Taxable Value:	$101,685

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.28
Land Size (SF):	229,996.8

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Jan 25, 2023	4945 / 2660	0117	WD	Mount Bethel Baptist Church	$315,000
Mar 25, 2008	2954 / 2107	XX01	WD	Tamayo Jose H	$250,000
Dec 29, 2001	1484 / 2248	XX00	WD	Jensen Rolf S	$48,000
May 8, 1991	0738 / 0026	XX00	WD	Edmund M Radke	$35,000
Feb 10, 1989	0624 / 1181	XX01	WD		$40,000
Feb 8, 1989	0624 / 1183	XX01	WD	Edmund M Radke	$40,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Special Features and Yard Items

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$143,500
Just/Market:	$143,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$41,815
Assessed:	$101,685
Exemption(s):	$0
Taxable:	$101,685

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	5.28	North St. Lucie Water Management District	$109.56

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	$143,500	$101,685	$0	$101,685

2021	$104,100	$92,441	$0	$92,441
2020	$104,100	$84,038	$0	$84,038
2019	$104,100	$76,399	$0	$76,399

Permits

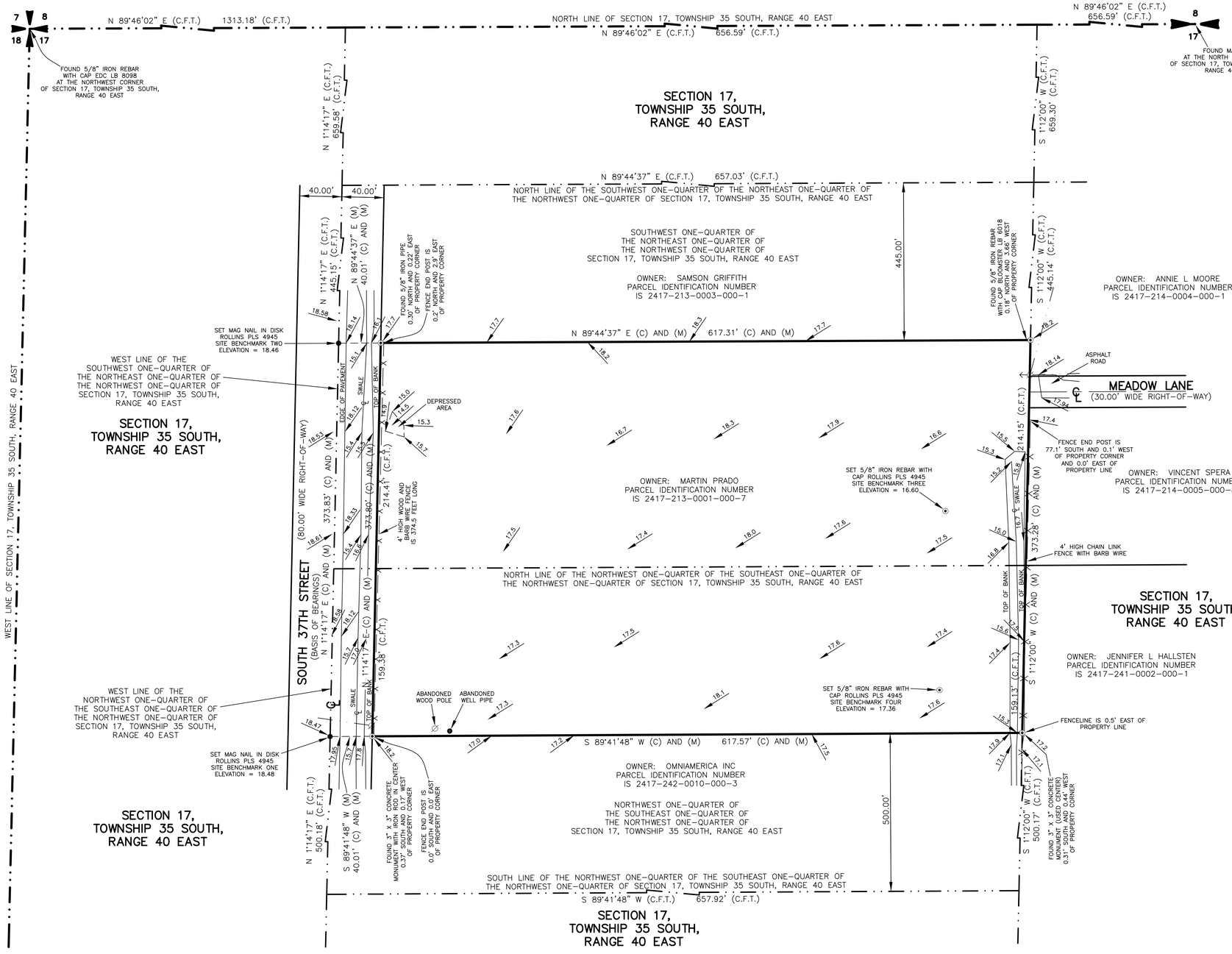
Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700

BOUNDARY AND TOPOGRAPHIC SURVEY



LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

AND

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

ABBREVIATIONS:
A/C = AIR CONDITIONER
(C) = CALCULATED
(C.F.T.) = CALCULATED FROM TRAVERSE
℄ = CENTERLINE
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.S. = CONSTRUCTION LAYOUT SURVEY
E/P = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
E.F.B. = ELECTRONIC FIELD BOOK
EL. = ELEVATION
FIRM = FLOOD INSURANCE RATE MAPS
FND. = FOUND
(L.D.) = LEGAL DESCRIPTION
(M) = MEASURED
N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929.
N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988.
N.T.S. = NOT TO SCALE
O/S = OFFSET
P.C.P. = PERMANENT CONTROL POINT
(P) = PLAT
P.O.B. = POINT OF BEGINNING
P.R.M. = PERMANENT REFERENCE MONUMENT
(R) = RECORD
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
S/W = SIDEWALK
T.O.S. = TOE OF SLOPE
T.O.B. = TOP OF BANK

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTE: THE BEARINGS ARE REFERENCED ON THE CENTERLINE OF SOUTH 37TH STREET AND THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST ON GRID NORTH FLORIDA EAST NAD83 PROJECTION WHICH BEARS NORTH 01°14'17" EAST

NOTE: 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.

ADDRESS OF SUBJECT PROPERTY:
1038 SOUTH 37TH STREET, FORT PIERCE, FLORIDA

BENCHMARK REFERENCE:
FOUND SAINT LUCIE COUNTY 1999 VERTICAL CONTROL DISK "MATT" IN CONCRETE 75 FEET PLUS OR MINUS SOUTH OF THE CENTERLINE OF WHITE DAIRY ROAD ON HARTMAN ROAD, 28 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF HARTMAN ROAD, 55 FEET PLUS OR MINUS SOUTH OF A WOOD UTILITY POLE.
ELEVATION = 15.125 US SURVEY FEET
VERTICAL DATUM N.A.V.D. OF 1988

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 10.0

FLOOD ELEVATION INFORMATION
MAP NUMBER 12111C0178 J DATE OF FIRM FEB. 16, 2012
COMMUNITY NUMBER 120285 PANEL 0178
FIRM ZONE X SUFFIX J

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		05/03/2023	R.E.R.	R.E.R.
TOPOGRAPHIC SURVEY	E.F.B.		05/03/2023	R.E.R.	R.E.R.

LEGEND:
- ⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
- • = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
- ◎ = MANHOLE (M.H.)
- ▤ = CATCH BASIN (C.B.)
- ✦ = FIRE HYDRANT (F.H.)
- ▭ = WATER METER (W.M.)
- ⌀ = WOOD POWER POLE (WD. P.P.)
- ⊠ = CONCRETE POWER POLE (CONC. P.P.)
- → = ANCHOR AND GUY WIRE
- -·-·- = OVERHEAD WIRES
- ⏦ = NOT TO SCALE
- —×— = FENCELINE

NOTES:
1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT--OF--WAYS OF RECORD.
2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
5) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

TRACT SQUARE FOOTAGE: 5.293± ACRES

SCALE: 1" = 50'

CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT:
CERTIFY TO:
1) FRANCO PRADO

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PLOT DATE AND TIME: 05/04/2023 8:00 AM EST

DATE OF LAST FIELD WORK: 05/03/2023

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROLAND E. ROLLINS DATE OF SIGNATURE
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 4945

JOB NUMBER: RR230407

Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Project Name: 1038 South 37th Street
Date: 04/01/2023

REQUEST

On behalf of the Applicant, Franco Prado is requesting the following:

Zoning Atlas Map Amendment: *A Zoning Atlas Map Amendment from Single-Family Residential E-3 to Planned Development Zone PD*

LEGAL DESCRIPTION:

17 35 40 SW 1/4 OF NE 1/4 OF NW 1/4-LESS N 445 FT AND LESS W 40 FT- AND NW 1/4 OF SE 1/4 OF NW 1/4-LESS S 500 FT AND LESS W 40 FT- (5.28 AC)

SITE CHARACTERISTICS

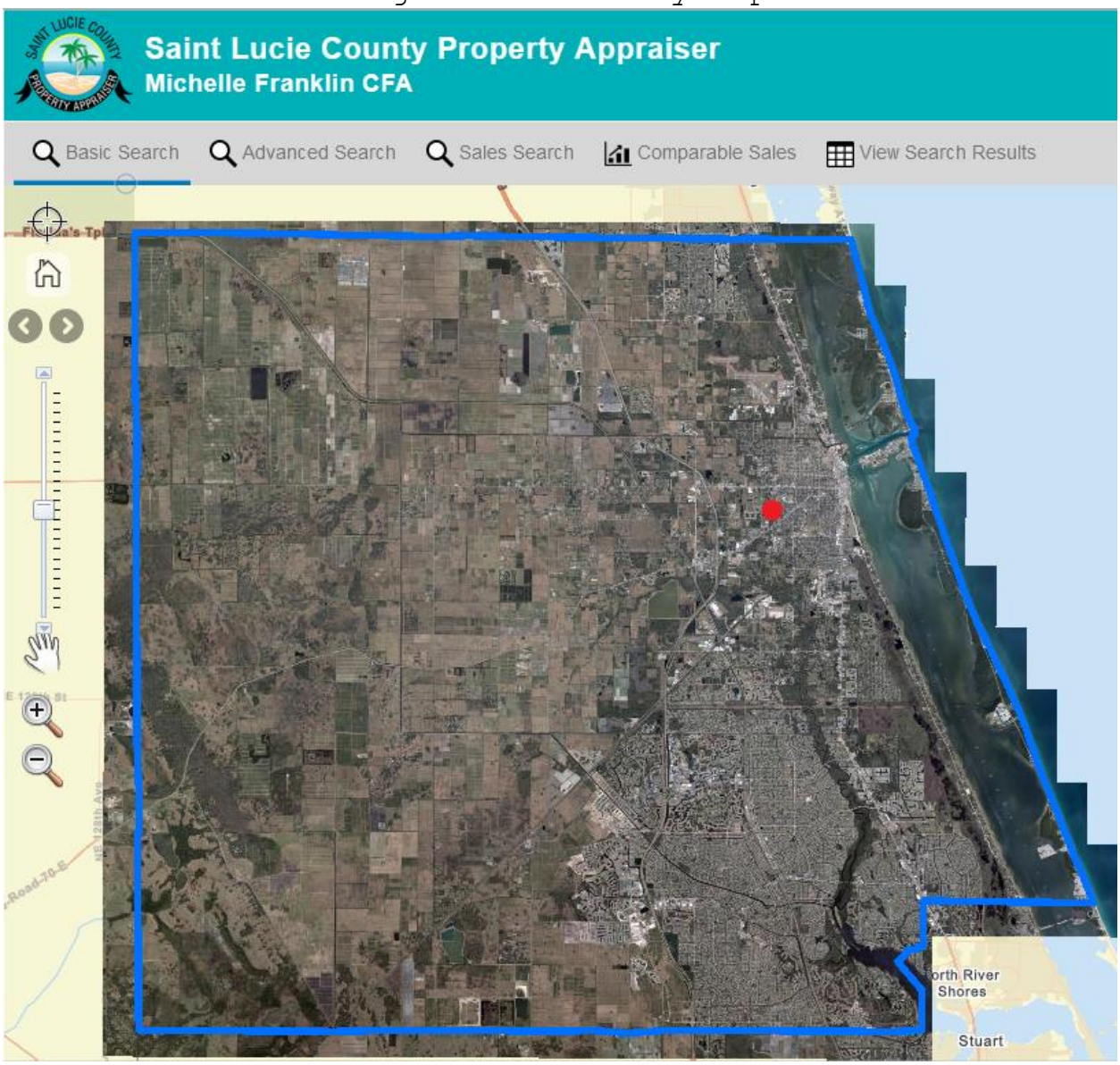
The subject property is located within the City of Fort Pierce, Florida. The address of the property is 1038 South 37th Street, and the parcel ID is 2417-213-0001-000-7. The property is located north of Whiteway Dairy Road and south of Deberry Road. The property currently has a zoning designation of Residential Single-Family – three units per acre(E-3).

The parcel lies within the jurisdiction of FPUA for water, sewer, and gas. Power is provided by FPL, and internet/communication services by AT&T. Currently, the property is vacant and undeveloped. It does not contain any historical or cultural resources. No structures or improvements are present on the property.

Figure 1 – County map
Figure 2 – Vicinity map
Figure 3 – Aerial of subject property
Figure 4 – Fort Pierce Zoning Map
Figure 5 – Fort Pierce Future Land Use Map

Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Figure 1 – County Map



Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Figure 2 – Vicinity Map

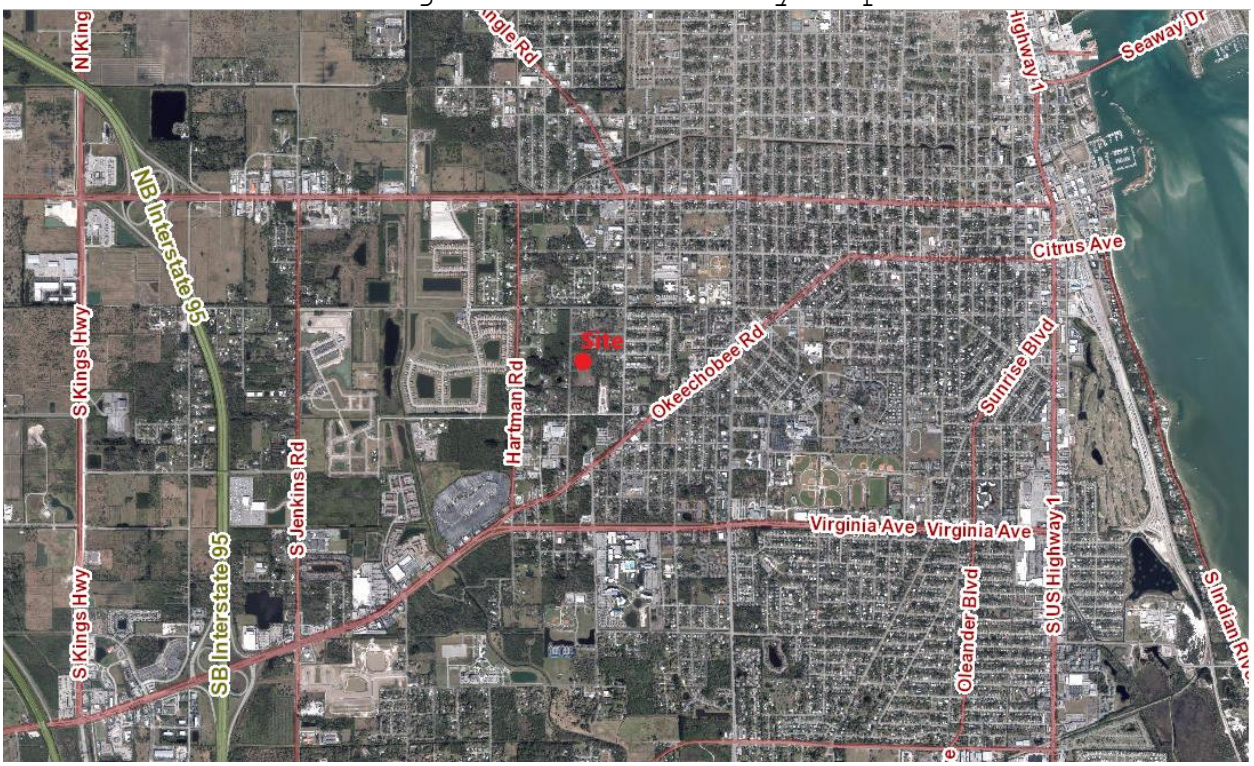
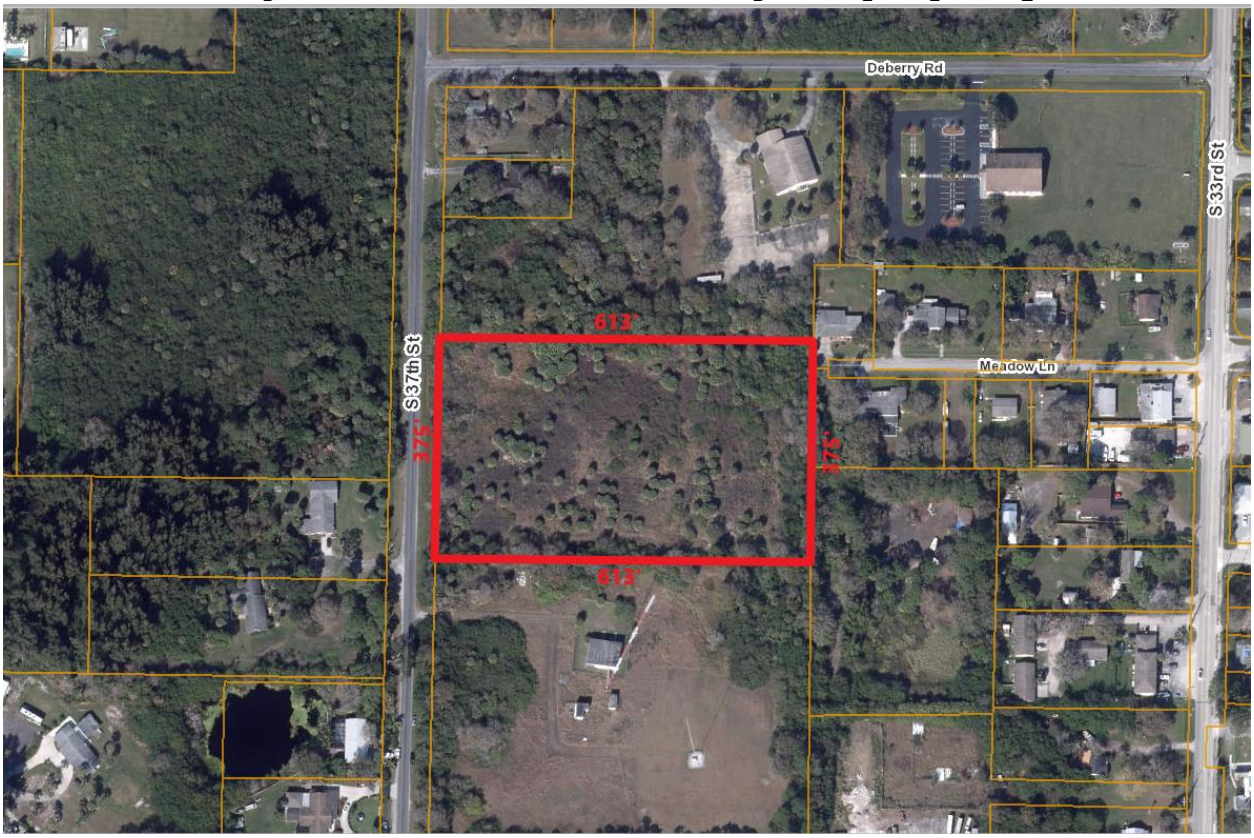


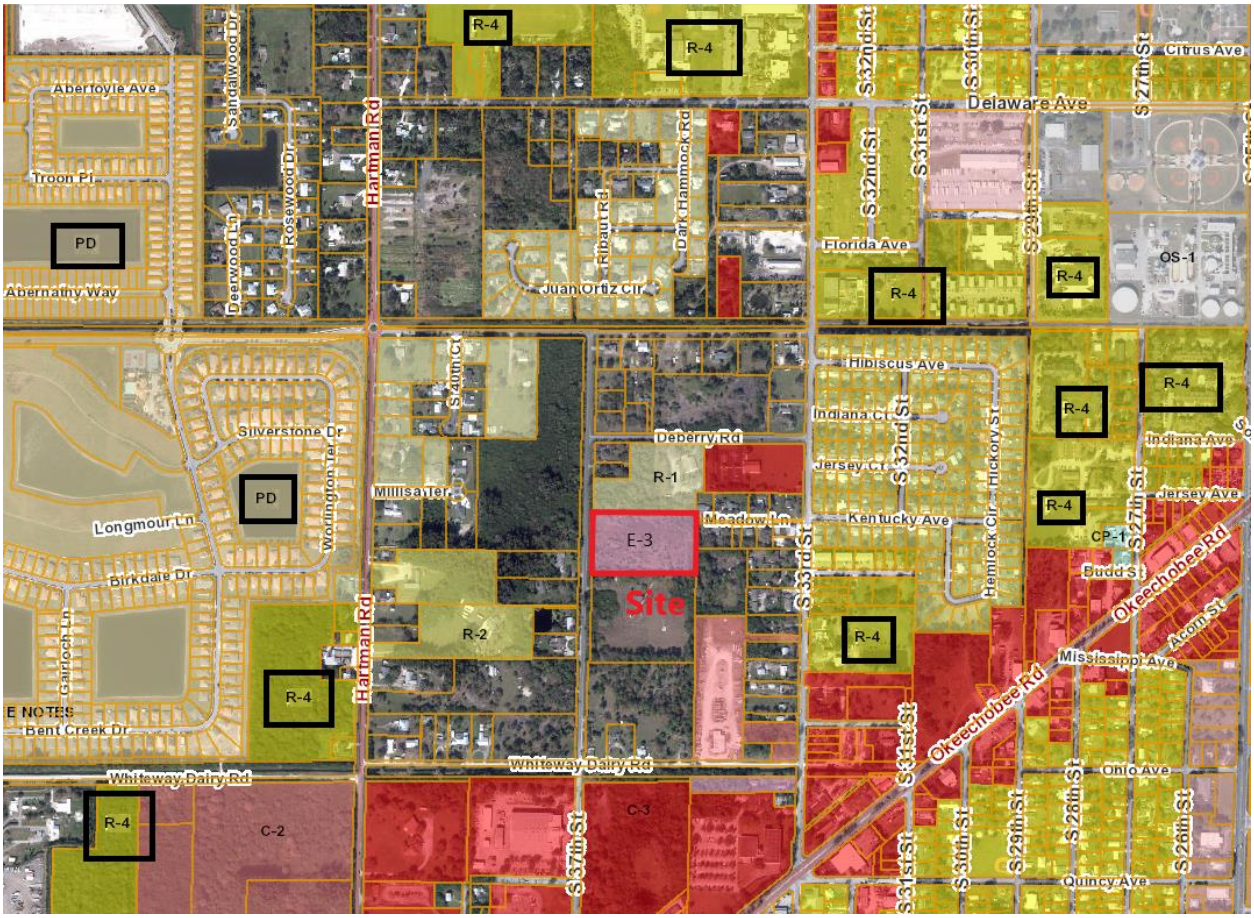
Figure 3 – Aerial of subject property



Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Figure 4 indicates existing land uses with the same or greater proposed Fort Pierce zoning within a half mile from subject property (identified in black rectangles).

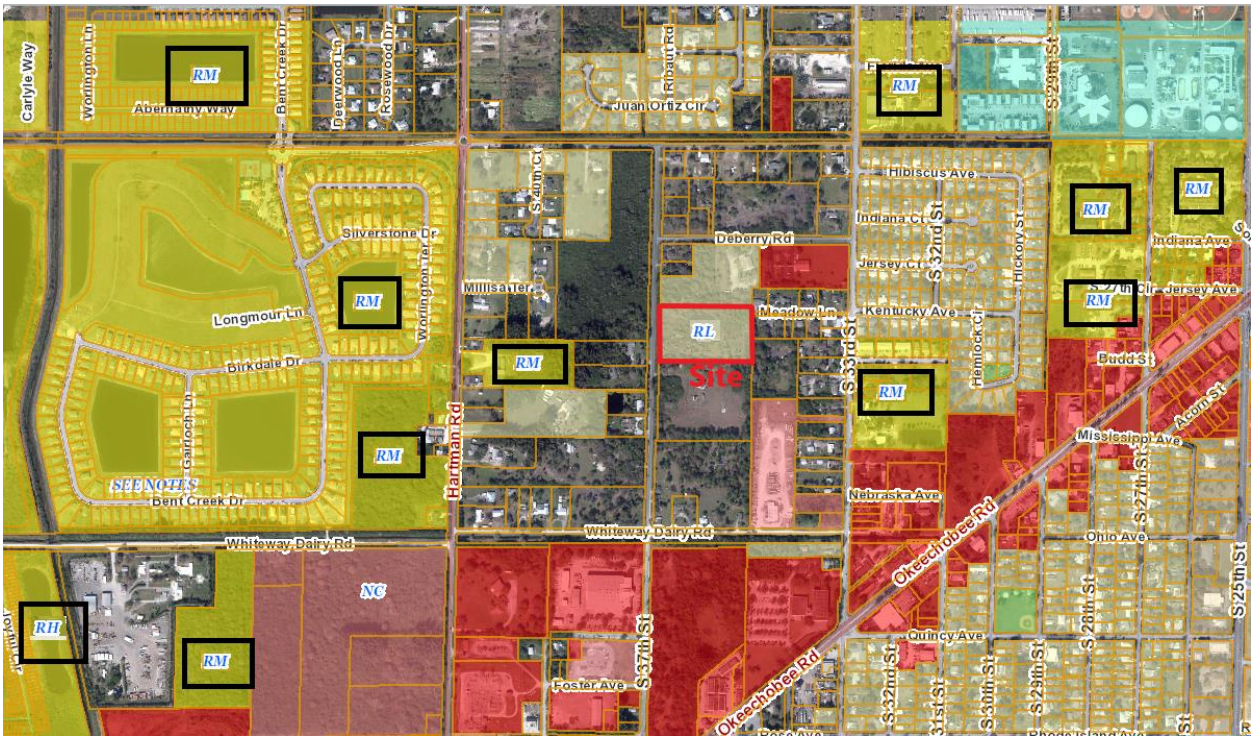
Figure 4 – Fort Pierce Zoning Map



Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Figure 5 indicates future land use designations with same or greater proposed Fort Pierce future land use within a half mile from subject property (identified in black rectangles).

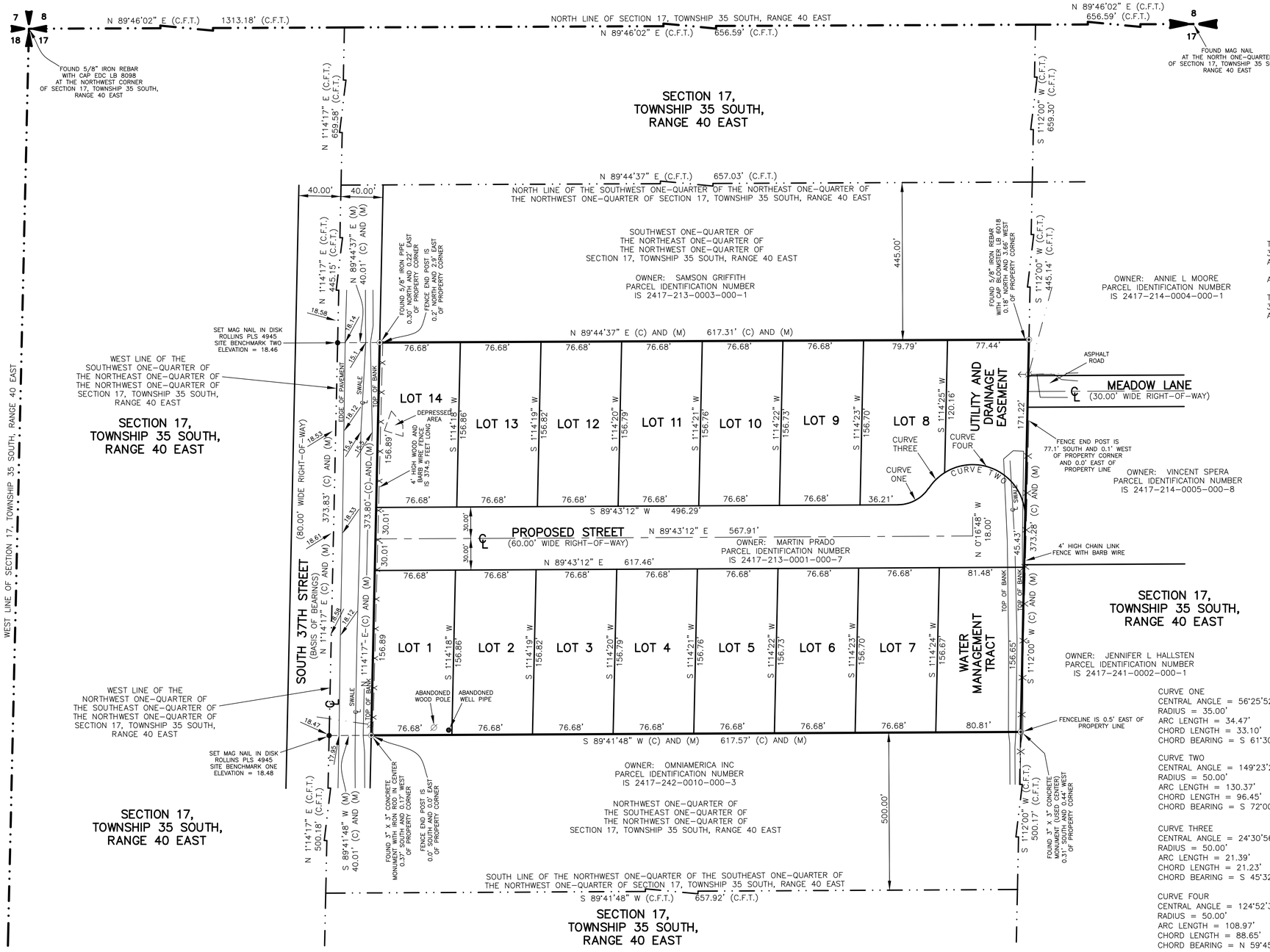
Figure 5 – Future Land Use Map



ROLAND E. ROLLINS
PROFESSIONAL LAND SURVEYOR
3221 SW CRUMPACKER STREET
PORT ST. LUCIE, FLORIDA 34953
772-873-4700

BOUNDARY SURVEY

SHOW PROPOSED LOT LINES
THIS IS NOT A PLAT



LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

AND

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; LESS THEREFROM THE NORTH 445 FEET AND THE WEST 40 FEET.

ABBREVIATIONS:
A/C = AIR CONDITIONER
(C) = CALCULATED
(C.F.T.) = CALCULATED FROM TRAVERSE
℄ = CENTERLINE
C.B.S. = CONCRETE BLOCK STRUCTURE
C.L.S. = CONSTRUCTION LAYOUT SURVEY
E/P = EDGE OF PAVEMENT
E.O.W. = EDGE OF WATER
E.F.B. = ELECTRONIC FIELD BOOK
EL. = ELEVATION
FIRM = FLOOD INSURANCE RATE MAPS
FND. = FOUND
(L.D.) = LEGAL DESCRIPTION
(M) = MEASURED
N.G.V.D. OF 1929 = NATIONAL GEODETIC VERTICAL DATUM OF 1929.
N.A.V.D. OF 1988 = NORTH AMERICAN VERTICAL DATUM OF 1988.
N.T.S. = NOT TO SCALE
O/S = OFFSET
P.C.P. = PERMANENT CONTROL POINT
(P) = PLAT
P.O.B. = POINT OF BEGINNING
P.R.M. = PERMANENT REFERENCE MONUMENT
(R) = RECORD
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
S/W = SIDEWALK
T.O.S. = TOE OF SLOPE
T.O.B. = TOP OF BANK

CURVE ONE
CENTRAL ANGLE = 56°25'52"
RADIUS = 35.00'
ARC LENGTH = 34.47'
CHORD LENGTH = 33.10'
CHORD BEARING = S 61°30'17" W

CURVE TWO
CENTRAL ANGLE = 149°23'27"
RADIUS = 50.00'
ARC LENGTH = 130.37'
CHORD LENGTH = 96.45'
CHORD BEARING = S 72°00'55" E

CURVE THREE
CENTRAL ANGLE = 24°30'56"
RADIUS = 50.00'
ARC LENGTH = 21.39'
CHORD LENGTH = 21.23'
CHORD BEARING = S 45°32'49" W

CURVE FOUR
CENTRAL ANGLE = 124°52'32"
RADIUS = 50.00'
ARC LENGTH = 108.97'
CHORD LENGTH = 88.65'
CHORD BEARING = N 59°45'28" W

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

NOTE: THE BEARINGS ARE REFERENCED ON THE CENTERLINE OF SOUTH 37TH STREET AND THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 35 SOUTH, RANGE 40 EAST ON GRID NORTH FLORIDA EAST NAD83 PROJECTION WHICH BEARS NORTH 01°14'17" EAST

NOTE: 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.

ADDRESS OF SUBJECT PROPERTY:
1038 SOUTH 37TH STREET, FORT PIERCE, FLORIDA

BENCHMARK REFERENCE:
FOUND SAINT LUCIE COUNTY 1999 VERTICAL CONTROL DISK "MATT" IN CONCRETE 75 FEET PLUS OR MINUS SOUTH OF THE CENTERLINE OF WHITE DAIRY ROAD ON HARTMAN ROAD, 28 FEET PLUS OR MINUS EAST OF THE EAST EDGE OF PAVEMENT OF HARTMAN ROAD, 55 FEET PLUS OR MINUS SOUTH OF A WOOD UTILITY POLE.
ELEVATION = 15.125 US SURVEY FEET
VERTICAL DATUM N.A.V.D. OF 1988

ELEVATIONS BASED ON N.A.V.D. OF 1988 AND SHOWN THUS 100.0

FLOOD ELEVATION INFORMATION
MAP NUMBER 12111C0178 J DATE OF FIRM FEB. 16, 2012
COMMUNITY NUMBER 120285 PANEL 0178
FIRM ZONE X SUFFIX J

ADDENDUM	FIELD BOOK	PAGE	DATE	BY	CHECKED
BOUNDARY SURVEY	E.F.B.		05/03/2023	R.E.R.	R.E.R.

LEGEND:
⊙ = SET 5/8" IRON REBAR WITH CAP P.L.S. NUMBER 4945
• = SET NAIL IN DISK P.L.S. NUMBER 4945 UNLESS OTHERWISE NOTED.
◎ = MANHOLE (M.H.)
▤ = CATCH BASIN (C.B.)
✦ = FIRE HYDRANT (F.H.)
▭ = WATER METER (W.M.)
⊘ = WOOD POWER POLE (WD. P.P.)
⊠ = CONCRETE POWER POLE (CONC. P.P.)
→ = ANCHOR AND GUY WIRE
-·-·- = OVERHEAD WIRES
~ = NOT TO SCALE
—×— = FENCELINE

NOTES:
1) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, OWNERSHIP AND/OR RIGHT-OF-WAYS OF RECORD.
2) NO UNDERGROUND OR INTERIOR IMPROVEMENTS WERE LOCATED EXCEPT AS NOTED.
3) LEGAL DESCRIPTION AS SUPPLIED BY CLIENT.
4) BUILDING TIES ARE 90° OR RADIAL TO THE PROPERTY LINE.
5) ALL EASEMENTS SHOWN ARE PER RECORD PLAT UNLESS OTHERWISE NOTED.

TRACT SQUARE FOOTAGE: 5.293± ACRES
SCALE: 1" = 50'

CERTIFICATIONS AS PROVIDED AND WORDED BY CLIENT:
CERTIFY TO:
1) FRANCO PRADO

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
PLOT DATE AND TIME: 05/04/2023 1:30 PM EST

DATE OF LAST FIELD WORK: 05/03/2023

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON COMPLIES WITH STANDARDS OF PRACTICE FOR SURVEYS AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROLAND E. ROLLINS DATE OF SIGNATURE
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NUMBER 4945

JOB NUMBER: RR230407PP

Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Project Name: 1038 South 37th Street
Date: 04/01/2023

ENVIRONMENTAL STUDY

Being the pre-development orders, the proposed Zoning Atlas Map Amendment and the Future Land Use Map amendment do not have information required to calculate the environmental impact.

The Environmental Impact Report (EIR) must be provided with a development order (minor or major site plan).

Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Project Name: 1038 South 37th Street
Date: 04/01/2023

TRANSPORTATION DEMAND ANALYSIS

As they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (LOS change, newly generated AADT and AM/PM Peak Hours Trips volumes, etc.) as well as the data necessary to verify that the design criteria have been met (street widths and right-of-way design standards, traffic control device implementation and placement, etc.).

Any future development order (minor or major site plan) will be accompanied with a transportation demand analysis.

Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Project Name: 1038 South 37th Street
Date: 04/01/2023

DRAINAGE ANALYSIS

Due to the fact that they are pre-development orders, the Future Land Use Map Amendment and the Zoning Atlas Map Amendment lack the data necessary to determine the impact (wet retention/detention basin areas, flood routing calculations, off-site discharge, etc.) as well as the data necessary to verify that the design criteria have been met (roadway elevation, site perimeter elevations, building floor elevations and similar).

Any future development order (minor or major site plan) will be accompanied with a drainage analysis.

Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

Project Name: 1038 South 37th Street
Date: 04/01/2023

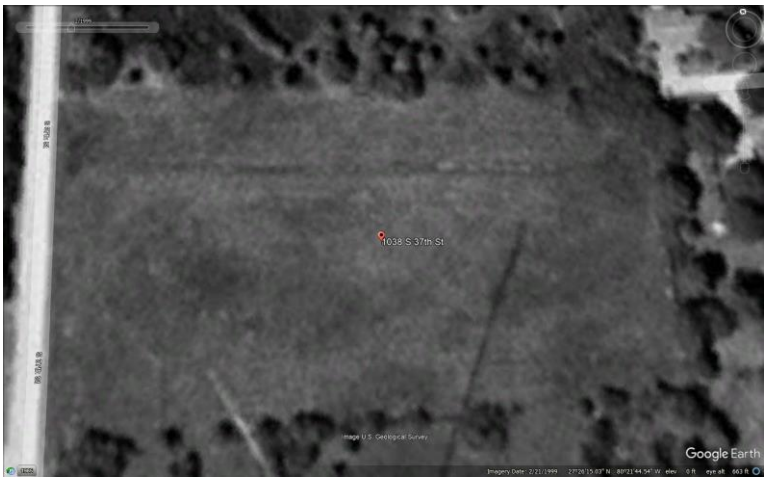
SATELLITE IMAGERY HISTORY

The property has been vacant since data is available.

03/17/1994



02/21/1999



12/31/2003



11/30/2005



Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

02/28/2006



05/07/2007



02/28/2009



12/14/2010



04/23/2012



08/06/2013



Franco Prado, President
Martin & Sons Residential Services, Inc.
4581 Weston Road, Suite 154
Weston, FL 33331
Tel: 954-389-0220

12/09/2014



01/23/2016



01/23/2017



02/22/2020



01/14/2022



11/11/2022



Technical Review Committee **1. e.**

Meeting Date: 08/17/2023

REQUESTED ACTION

Rezoning (PD) - St. Lucie Commerce Center - 2431-800-0002-000-0, 2431-800-0003-000-7, 2431-800-0004-000-4, 2431-800-0005-000-1, 2431-800-0006-000-8 and 2431-800-0007-000-5

SUMMARY

Project #: 23-43900001

Applicant Chaim Weiss, Member, is proposing a rezoning of 6 parcels (+/- 108.38 acres) from light industrial, I-1, to Planned Development, PD, to provide for a more refined intensity modulation from adjacent intensive industrial uses to light industrial uses.

Please review and provide comments at least two days before the meeting date. Send all comments to raltizer@cityoffortpierce.com, vgilmore@cityoffortpierce.com and planning@cityoffortpierce.com. Do not hesitate to contact me should you require any additional information at 772-467-3742.

LOCATION

Parcel IDs: 2431-800-0002-000-0, 2431-800-0003-000-7, 2431-800-0004-000-4, 2431-800-0005-000-1, 2431-800-0006-000-8 and 2431-800-0007-000-5

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner
Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 08/03/2023 02:38 PM

Final Approval Date: 08/03/2023

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
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: St. Lucie Commerce Center, Energy Lane, Fort Pierce
2. Property Tax ID(s): 2431-800-0002-000-0; 2431-800-0003-000-7; 2431-800-0004-000-4; 2431-800-0005-000-;12431-800-0006-000-8; 2431-800-0007-000-5
3. Total Acreage: 108.38
4. Existing Future Land Use Designation: Industrial (I)
5. Existing Zoning Classification: Light Industrial (I-1)
6. Proposed Zoning Classification: Planned Development (PD)
7. Other applications being submitted concurrent with this application, if any: N/A

8. Describe the existing uses, improvements and structures on the amendment lands: Use: Agricultural grazing; Structures: None

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

10. The reason for making this request: Provide for a more refined intensity modulation from adjacent intensive industrial uses to light industrial uses

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Concrete Batch Plant	Industrial	Heavy Industrial (I-3)
South	Vacant Concrete Production Single Family Home	Industrial (SLC) Mixed Use (Industrial) (SLC) Residential Suburban (SLC)	Industrial High (SLC) Planned Non-Residential Development (SLC) Residential Suburban 2 (SLC)
East	Vacant Vacant	Public Facilities (SLC) Low Density Residential	Utilities (SLC) Single Family Low Density
West	Wastewater Treatment Plant Gas Power Plant	Industrial Institutional	Light Industrial Light Industrial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Industrial	Industrial Light	Entitled: 1,215,000 s.f.		X
Proposed	Industrial	Industrial Heavy	No Change		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	151,875
Proposed Zoning	Total gallons per day	151,875
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	Total gallons per day	121,500
Proposed Zoning	Total gallons per day	121,500
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	0	0
Urban District	5 acres per 1,000 people	0	0	0
Community	2.5 acres per 1,000 people	0	0	0
Neighborhood	1.36 acres per 1,000 people	0	0	0

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning Enrollment Demand	0	0
Proposed Zoning Enrollment Demand	0	0
Change in Demand	0	0

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	
Proposed Zoning	
Change in Demand	No Residential Use

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	No change from existing entitlements in terms of impervious surface: St. Lucie Commerce Center Site Plan (Light Industrial uses)

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	I-1	
Proposed Zoning	PD	
Change in Demand	Trips 0	Trips 0
Impact to Capacity	Likely decrease in demand	

12. Name of Owner(s): St. Lucie Commerce Center LLC
Mailing Address: 30 S Hope Chapel Rd.
City Jackson State NJ Zip 08527
Phone # 732-806-9899
E-mail: chaim@sterlingeg.com

13. Name of Applicant: Chaim Weiss, Member
Mailing Address: 30 S Hope Chapel Rd.
City Jackson State NJ Zip 08527
Phone # 732-806-9899 Fax #
E-mail: chaim@sterlingeg.com

14. Name of Representative: Leslie Olson, AICP, District Planning Group
Mailing Address: 130 S Indian River Drive Suite 202
City Fort Pierce State FL Zip 34950
Phone # (772) 882-5811 Fax #
E-mail: leslie@districtplanninggroup.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.

Applicant's Signature Date

30 S Hope Chapel Rd, Jackson	NJ	08527
Address	State	Zip

732-806-9899		chaim@sterlingeg.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.

Chaim Weiss Member, St. Lucie Commerce Center LLC	732-806-9899
Property Owner's Name (Please Print)	Phone

30 S Hope Chapel Rd, Jackson	NJ	08527
Address	State	Zip

	7/11/23
Property Owner's Signature	Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 11 day of July, 2023, by Chaim Weiss who is personally known to me or has produced _____as ident

Signature of Notary (seal)

PENINA M GREEN
Notary Public - State of New Jersey
My Commission Expires Aug 9, 2026

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

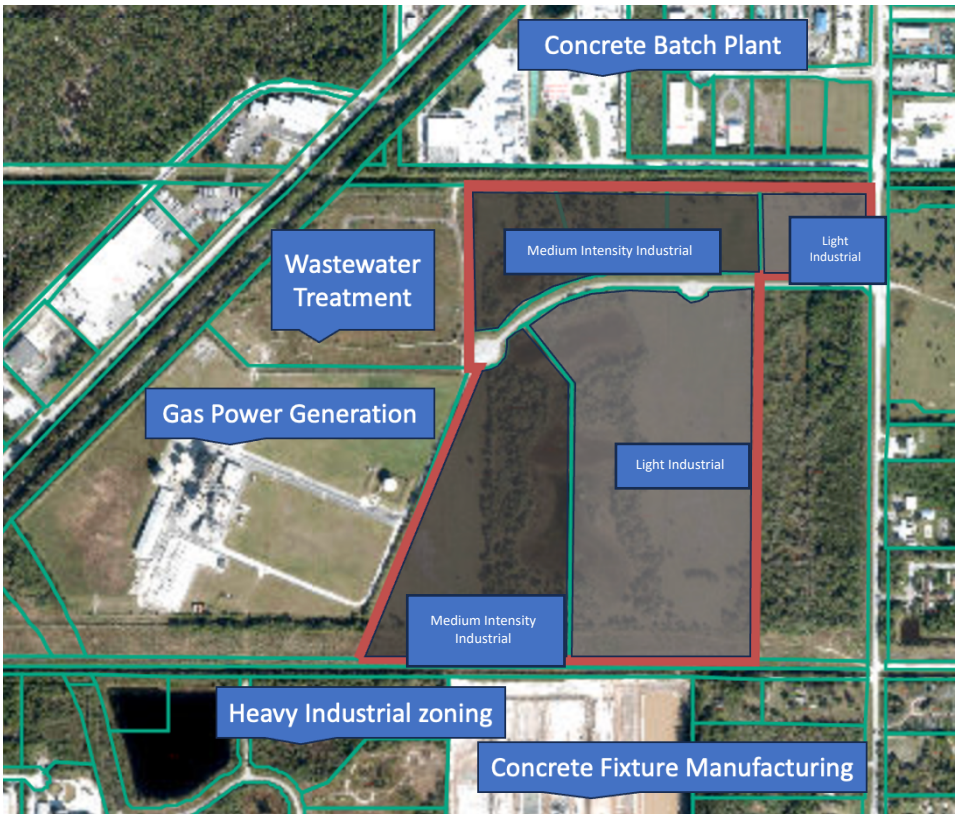
DISTRICT PLANNING GROUP

ST. LUCIE COMMERCE CENTER PLANNED DEVELOPMENT
NARRATIVE AND PROPOSED USES

BACKGROUND

St. Lucie Commerce Center LLC owns six (6) parcels of I-1 Light Industrial zoned property in the Treasure Coast Business Park subdivision. The development, Fort Pierce Commerce Center (FPCC) was approved by the City of Fort Pierce City Commission on May 16, 2022 for development as a Light Industrial commerce park for the development of 1,215,000 s.f.. It is adjacent on its north property line to Heavy Industrial (I-3) zoning, occupied by a concrete batch plant, and adjacent to the western parcels are a natural gas-burning municipal power plant and a wastewater treatment facility which will process all sewer for the City of Fort Pierce. To the south of FPCC is a concrete fixture manufacturing facility and vacant land entitled for heavy industrial (SLC) development. Each of these uses is likely to create certain externalities to their neighbors including noise, dust, vibration, and odor.

Because of the existing and increasing intensity along the northern, western and southern property lines, FPCC proposes to amend the City of Fort Pierce Zoning Atlas to allow for a stepdown in intensity from those more intense uses on the subject boundaries while keeping the existing light industrial entitlements as a buffer to the east.



We have researched the City of Fort Pierce Code of Ordinances, evaluated the impacts of various uses, and propose a list of uses for a potential Planned Development which would permit Light Industrial Uses in the lighter gray-shaded areas, and a refined medium intensity industrial use set on the interior parcels adjacent to the heavy industrial uses. Because the Fort Pierce zoning code has a very limited list of permitted and conditional industrial uses, the St. Lucie County Land Development Code was also evaluated to develop a more comprehensive list of potential uses.

Intent

It is the intent of the proposed Planned Development to create a transitional set of "medium intensity" uses for the FPCC parcels on the western side of the development, adjacent to the more intense industrial uses, while retaining the existing light industrial entitlements on the parcels adjacent to Selvitz Road and the County's proposed Intermodal Transit Facility.

USE ANALYSIS

Because many of the uses in the City of Fort Pierce Use Table are undefined, listed below are specific uses in the proposed Planned Development for a mid-intensity industrial area.

Permitted:

The following uses permitted in the City of Fort Pierce Light Industrial (I-1) Zoning District

Storage, Self Service
Auto/Boat Sales/Rentals
Repair, Vehicle or Marine
Woodworking
Light Industrial Service
Catering
Contractor Services
Marine Industrial
Warehouse/Freight
Parcel Service
Wholesale Trade
Heavy Equipment Sales
Processing, food and related products
Aquaculture
Antenna (on existing structure)

In addition, include the following uses permitted in St. Lucie County Industrial Light (IL)

a. Business services. (73)
b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)
c. Construction services:
    (1) Building construction - general contractors. (15)
    (2) Other construction - general contractors. (16)
    (3) Construction - special trade contractors. (17)
d. Engineering, architectural and surveying services. (871)
f. Laundry, cleaning and garment services. (721)
g. Local and suburban transit. (41)
h. Manufacturing:
    (1) Food and kindred products. (20)
    (2) Tobacco products. (21)
    (3) Textile mill products. (22)
    (4) Apparel and other finished products. (23)
    (5) Furniture and fixtures. (25)
    (6) Printing, publishing and allied industries. (27)
    (7) Drugs. (283)
    (8) Leather and leather products. (31)
    (9) Glass:
    (10) Fabricated metal prod. - except machinery and transport. equip.:
    (11) Industrial/commercial machinery and computer equipment:
    (12) Electronic and other electrical equipment and components, except computer equipment:
    (13) Measuring, analyzing and controlling instruments. (38)
    (14) Photographic, medical and optical goods. (38)

(15) Watches and clocks. (38)
(16) Misc. manufacturing industries:
(a) Jewelry, silverware, and platedware. (391)
(b) Musical instruments and parts. (393)
(c) Dolls, toys, games and sporting goods. (394)
(d) Pens, pencils, and other office and artists' materials. (395)
(e) Costume jewelry, costume novelties, and notions. (396)
(f) Brooms and brushes. (3991)
(g) Signs and advertising displays. (3993)
(h) Morticians goods. (3995)
(i) Manufacturing industries, NEC. (3999)
(17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing.

j. Millwork and structural wood members. (243)
l. Motor freight transportation and warehousing. (42)
m. Repair services:
(1) Automotive and automotive parking. (75)
(2) Electrical. (762)
(3) Watch, clock and jewelry repair. (763)
(4) Reupholstery and furniture repair. (764)
(5) Misc. repairs and services. (769)
n. Retail trade:
(1) Lumber and other building materials. (521)
(2) Paint, glass and wallpaper. (523)
(3) Hardware. (525)
(4) Nurseries, lawn and garden supplies. (526)
(5) Mobile home dealers. (527)
(6) Automotive/boat/RV/motorcycle dealers. (55)
(7) Gasoline service. (55)
(8) Furniture and furnishings. (57)
o. Research, development, and testing services. (873)
p. Ship, boat building and repairing (373)
q. Sorting, grading and packaging services - citrus/vegetables. (0723)
r. Vocational schools. (824)
s. Wholesale trade - durable goods:
(1) Motor vehicle and automotive equipment. (501)
(2) Furniture and home furnishings.(502)
(3) Lumber and other building materials. (503)
(4) Professional and commercial equipment/supplies. (504)
(5) Metals and minerals except petroleum. (505)
(6) Electrical goods. (506)
(7) Hardware, plumbing and heating equipment, and supplies. (507)
(8) Machinery, equipment, and supplies. (508)
(9) Misc. durable goods:
(a) Sporting and recreational goods. (5091)
(b) Toys and hobby goods. (5092)
(c) Jewelry, watches, precious stones and metals. (5094)
(d) Durable goods NEC. (5099)

t. Wholesale trade - nondurable goods:
(1) Paper and paper products. (511)
(2) Drugs. (512)
(3) Dry goods and apparel. (513)
(4) Groceries and related products. (514)
(5) Farm products - raw materials. (515)
(6) Chemicals, and allied products. (516)
(7) Beer, wine, and distilled alcoholic beverages. (518)
(8) Misc. nondurable goods:
(a) Farm supplies. (5191)
(b) Books, periodicals and newspapers. (5192)
(c) Flowers, nursery stock and florists' supplies. (5193)
(d) Tobacco/tobacco products. (5194)
(e) Paints, varnishes and supplies. (5198)
(f) Nondurable goods, NEC. (5199)
u. Mobile food vendors. (999)
x. Landscape and horticultural services. (078)

And the following St. Lucie County IH Conditional Uses are recommended as a Permitted Use:
b. Manufacturing
(4) Stone, clay, glass and concrete products. (32)
(5) Primary metal industries. (33)
e. Warehousing and storage services - stockyards. (Subject to landscaping and screening requirements)

The following uses, not listed in either City or County industrial districts, are recommended for inclusion in the proposed Planned Development as permitted uses:

- Screened outdoor storage of materials and equipment

No Conditional Uses are recommended at this time.

SUMMARY

This list of uses reflects all uses relevant uses permitted in Light Industrial Zoning (both in City of Fort Pierce and St. Lucie County jurisdictions,) as well as some Heavy Industrial Uses. All uses are proposed to be permitted, as the offsite impacts as they relate to this specific location and neighboring uses have been considered in their selection.

RELEVANT CITY OF FORT PIERCE CODE SECTIONS

Sec. 125-204. Light Industrial Zone (I-1).

(a) Purpose. The purpose of this district is to provide for industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged. Uses in the district may perform a support role for uses in other industrial areas.

(b) Basic use standards. Uses in an I-1 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot width shall be 100 feet.
b. The minimum lot depth shall be 100 feet.

(2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be 15 feet.

(c) Other applicable use standards.

(1) Site plan review shall be required as outlined in section 125-313.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least 50 feet.

(4) Materials or objects which would detract from the open space character of an uncovered or unenclosed area will not be permitted in such an area.

(5) All uses will comply with applicable access, parking and loading standards in sections 125-315 and 125-316.

(6) Conditional uses will meet the requirements in sections 125-235 through 125-247.

(7) Signs will comply with standards referred to in section 125-310.

(8) All other applicable ordinance requirements will also be satisfied.

(Code 1983, § 22-34; Ord. No. H-186, § 30-36, 6-15-1981; Ord. No. H-245, § 1, 12-20-1982; Ord. No. I-26, § 4, 8-15-1983; Ord. No. K-24, § 14, 8-21-2000; Ord. No. L-04, § 1, 3-3-2008; Ord. No. L-97, § 4, 11-16-2009; Ord. No. L-267, § 2, 11-5-2012; Ord. No. L-295, § 17, 11-4-2013 ; Ord. No. 19-016 , § 10, 5-20-2019)

Sec. 125-187 (g) I-1 Light Industrial Permitted Uses

[DPG translated the Use Table into list format and paraphrased where appropriate]

Permitted
Safety Service
Park and Open Space

Bus Shelter
Halfway House
Minor Utility
Dwelling Rental
Educational Service
Storage, Self Service
Auto/Boat Sales/Rentals
Repair, Vehicle or Marine
Woodworking
Light Industrial Service
Catering
Contractor Services
Marine Industrial
Warehouse/Freight
Parcel Service
Wholesale Trade
Heavy Equipment Sales
Processing, food and related products
Aquaculture
Antenna (on existing structure)

Conditional
Environmental Research and Education Facilities
College or University
Airport
Bus Terminal
Taxi Terminal
Social Service Institution
Major Utility
Eating and Drinking Establishments
Stadium
Office: Professional, Medical, General
Waste-related Use
Solid Waste Separation
Recycling
Salvage Yard
Community Gardens
Antenna Support Structure

Sec. 125-205. Heavy Industrial Zone (I-3).

(a) Purpose. The purpose of this district is to provide for heavy industrial and related uses with limited objectionable external effects in areas that are suitable for such operations due to the desirability of site characteristics, adequacy of utilities, appropriateness of transportation facilities and other factors. Acceptable manufacturing, warehousing, heavy commercial and similar uses are encouraged.

(b) Basic use standards. Uses in an I-3 zone must meet the requirements of this section. More-restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot width shall be 100 feet.
b. The minimum lot depth shall be 100 feet.

(2) Yards. The minimum yard depth for portions of the property abutting a public right-of-way or nonindustrial district will be 15 feet.

(c) Other applicable use standards.

(1) Site plan review shall be required as outlined in section 125-313.

(2) Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.

(3) Every lot shall abut a street other than an alley for at least 50 feet.

(4) Conditional uses will meet the requirements in sections 125-235 through 125-247.

(5) Signs will comply with standards referred to in section 125-310.

(6) All other applicable ordinance requirements will also be satisfied.

(d) Parking and loading standards. The following are the off-street parking and loading standards for the I-3 zone:

(1) Parking.

a. Less than 100,000 square feet equals 2.0 spaces per 1,000 square feet of floor area.
b. More than 100,000 square feet equals 1.0 space per 1,000 square feet of floor area.

(2) Loading.

a. Zero to 24,999 square feet equals one loading space.
b. Twenty-five thousand to 59,999 square feet equals two loading spaces.
c. Sixty thousand to 119,999 square feet equals three loading spaces.
d. One hundred twenty thousand to 199,999 square feet equals four loading spaces.
e. Two hundred thousand to 299,999 square feet equals five loading spaces.

(e) Annexed property assigned I-3 zoning. This subsection shall apply to any annexed property that does not comply with subsection (d) of this section and this subsection (e) at the time of annexation. Any property annexed and assigned I-3 zoning shall be allowed to continue all uses occurring on the property at the time of annexation. No modifications to any part of the property shall be required by the city. In the event the annexed property is damaged or destroyed due to fire or natural disaster, then the property owner shall be permitted to reconstruct the property to the form, manner and condition the property was in prior to the damage or destruction notwithstanding any non-compliance with subsection (d) of this section and this subsection (e). Property annexed and assigned I-3 zoning is exempt from section 125-322.

(Code 1983, § 22-34.1; Ord. No. L-63, § 1, 12-1-2008; Ord. No. L-219, § 7, 9-19-2011; Ord. No. L-295, § 18, 11-4-2013 ; Ord. No. 19-016 , § 11, 5-20-2019)

Sec. 125-187 (h) I-3 Heavy Industrial Permitted Uses

[DPG translated the Use Table into list format and paraphrased where appropriate]

Permitted

Safety Service
Park and Open Space
Bus Shelter
Minor Utility
Major Utility
Dwelling Rental
Storage, Self Service
Auto or Boat Sales/Rentals
Vehicle Storage
Industrial, Artisan
Industrial, woodworking
Light Industrial Service
Catering Facility
Contractor Services
Research Service
Marine-Related Industrial
Warehouse and Freight
Parcel Service
Wholesale Trade
Heavy Industrial Service
Heavy Equipment Sales/Service
Processing, food & related products
Antenna (on existing structure)

Conditional

Environmental Research and Education Facilities
College or University
Airport
Bus Terminal
Taxi Terminal
Marine related commercial
Educational Service Establishments
Waste Related Use
Solid Waste Separation/Transfer Station
Recycling Center
Salvage Yard
Aquaculture
Community Gardens
Antenna (structure)

RELEVANT ST. LUCIE COUNTY CODE SECTIONS

Section 3.00.01.T
Industrial Light (IL) Zoning District

Purpose. *The purpose of this district is to provide and protect an environment suitable for light manufacturing, wholesale, and warehousing activities that do not impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area, together with such other uses as may be necessary to and compatible with light industrial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.*

Permitted

a. Business services. (73)
b. Communications - including telecommunication towers - subject to the standards of Section 7.10.23. (48)
c. Construction services:
- *(1) Building construction - general contractors. (15)*
- *(2) Other construction - general contractors. (16)*
- *(3) Construction - special trade contractors. (17)*

d. Engineering, architectural and surveying services. (871)
e. Commercial fishing. (091)
f. Laundry, cleaning and garment services. (721)
g. Local and suburban transit. (41)
h. Manufacturing:
- *(1) Food and kindred products. (20)*
- *(2) Tobacco products. (21)*
- *(3) Textile mill products. (22)*
- *(4) Apparel and other finished products. (23)*
- *(5) Furniture and fixtures. (25)*
- *(6) Printing, publishing and allied industries. (27)*
- *(7) Drugs. (283)*
- *(8) Leather and leather products. (31)*
- *(9) Glass:*
- *(10) Fabricated metal prod. - except machinery and transport. equip.:*
- *(11) Industrial/commercial machinery and computer equipment:*
- *(12) Electronic and other electrical equipment and components, except computer equipment:*
- *(13) Measuring, analyzing and controlling instruments. (38)*
- *(14) Photographic, medical and optical goods. (38)*
- *(15) Watches and clocks. (38)*
- *(16) Misc. manufacturing industries:*
  - *(a) Jewelry, silverware, and platedware. (391)*
  - *(b) Musical instruments and parts. (393)*
  - *(c) Dolls, toys, games and sporting goods. (394)*
  - *(d) Pens, pencils, and other office and artists' materials. (395)*
  - *(e) Costume jewelry, costume novelties, and notions. (396)*
  - *(f) Brooms and brushes. (3991)*
  - *(g) Signs and advertising displays. (3993)*

(h) Morticians goods. (3995)
(i) Manufacturing industries, NEC. (3999)
(17) Plastic products - fabrication, molding, cutting, extrusion, and injection processing.

i. Marinas. (4493)
j. Millwork and structural wood members. (243)
k. Motion pictures. (78)
l. Motor freight transportation and warehousing. (42)
m. Repair services:
(1) Automotive and automotive parking. (75)
(2) Electrical. (762)
(3) Watch, clock and jewelry repair. (763)
(4) Reupholstery and furniture repair. (764)
(5) Misc. repairs and services. (769)
n. Retail trade:
(1) Lumber and other building materials. (521)
(2) Paint, glass and wallpaper. (523)
(3) Hardware. (525)
(4) Nurseries, lawn and garden supplies. (526)
(5) Mobile home dealers. (527)
(6) Automotive/boat/RV/motorcycle dealers. (55)
(7) Gasoline service. (55)
(8) Furniture and furnishings. (57)
o. Research, development, and testing services. (873)
p. Ship, boat building and repairing - less than forty-five (45) feet. (373)
q. Sorting, grading and packaging services - citrus/vegetables. (0723)
r. Vocational schools. (824)
s. Wholesale trade - durable goods:
(1) Motor vehicle and automotive equipment. (501)
(2) Furniture and home furnishings.(502)
(3) Lumber and other building materials. (503)
(4) Professional and commercial equipment/supplies. (504)
(5) Metals and minerals except petroleum. (505)
(6) Electrical goods. (506)
(7) Hardware, plumbing and heating equipment, and supplies. (507)
(8) Machinery, equipment, and supplies. (508)
(9) Misc. durable goods:
(a) Sporting and recreational goods. (5091)
(b) Toys and hobby goods. (5092)
(c) Jewelry, watches, precious stones and metals. (5094)
(d) Durable goods NEC. (5099)
t. Wholesale trade - nondurable goods:
(1) Paper and paper products. (511)
(2) Drugs. (512)
(3) Dry goods and apparel. (513)
(4) Groceries and related products. (514)
(5) Farm products - raw materials. (515)
(6) Chemicals, and allied products. (516)

(7) Beer, wine, and distilled alcoholic beverages. (518)
(8) Misc. nondurable goods:
(a) Farm supplies. (5191)
(b) Books, periodicals and newspapers. (5192)
(c) Flowers, nursery stock and florists' supplies. (5193)
(d) Tobacco/tobacco products. (5194)
(e) Paints, varnishes and supplies. (5198)
(f) Nondurable goods, NEC. (5199)

u. Mobile food vendors. (999)
v. Single-family detached dwelling units provided that the single-family dwelling unit is located on an existing lot or parcel or record, as further defined in this Code, that was existing on or before August 1, 1990. (999)
w. Kennels. Allowed as a permitted use only when the property is surrounded by industrial uses or zoning and is five hundred (500) feet or more from residential uses or zoning. All distance requirements shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed kennel.
x. Landscape and horticultural services. (078)
y. Personal services. (72)

Conditional Uses

a. Airports, landing and takeoff fields - general aviation. (4581)
b. Manufacturing:
(1) Cut stone and stone products. (328)
(2) Motorcycles, bicycles, and parts. (375)
(3) Wood containers, wood buildings and mobile homes. (244/245)
c. Ship, boat building and repairing (excluding ship or boat salvaging) - forty-five (45) to one hundred fifty (150) feet. (373)
d. Wholesale:
(1) Petroleum bulk stations and terminals.
e. Scrap and waste materials - subject to the provisions of Section 7.10.12.A.
f. Kennels. (0752) Other than those permitted under Section 3.01.03 T.2.w. of the Land Development Code.

Section 3.00.01.U
Heavy Industrial (IH) Zoning District

Purpose. *The purpose of this district is to provide an environment suitable for heavy manufacturing and other activities that may impose undesirable noise, vibration, odor, dust, or other offensive effects on the surrounding area together with such other non-residential uses as may be necessary to and compatible with heavy industrial surroundings. The number in "( )" following each identified use corresponds to the SIC Code reference described in Section 3.01.02(B). The number 999 applies to a use not defined under the SIC Code but may be further defined in Section 2.00.00 of this Code.*

Permitted
Any Permitted Use in IL

Conditional Use
a. Airport, landing and takeoff fields - general aviation. (4581)
b. Manufacturing:
(1) Paper and allied products. (26)
(2) Chemicals and allied products. (28)
(3) Petroleum refining and related products. (29)
(4) Stone, clay, glass and concrete products. (32)
(5) Primary metal industries. (33)
(6) Ammunition and ordinance. (348)
c. Natural or manufactured gas storage and distribution points. (492)
d. Scrap, waste and land clearing and yard trash recycling operations - subject to the provisions of Section 7.10.12.
e. Warehousing and storage services - stockyards. (999)
f. Wholesale trade - nondurable goods:
(1) Petroleum and petroleum products. (999)

ENVIRONMENTAL IMPACT REPORT

TREASURE COAST BUSINESS PARK

Prepared for

Dynamic Engineering Consultants, P.C.
100 Northeast 5th Avenue
Suite B2
Delray Beach, Florida 33483

Atwell Project No. 21003499

FINAL

Submitted by Atwell, LLC

11760 North US1
Suite 507
Palm Beach Gardens, Florida 33408

September 29, 2021

TABLE OF CONTENTS

INTRODUCTION **2**
PURPOSE AND INTENT **2**
PROPERTY DESCRIPTION **2**
SOILS **3**
NATURAL COMMUNITIES AND LAND COVER **3**
LISTED SPECIES **4**
SITE VISIT **5**
PROPOSED IMPACTS FROM DEVELOPMENT **6**

FIGURES

1 Site Location
2 Sketch Layout
3 Soils Map
4 FLUCCS Map

APPENDIX

A FNAI Report

INTRODUCTION

The approximately 108-acre property covered by this Environmental Impact Report is located within Section 31 Township 35 South, Range 40 East, in St. Lucie County, Florida (Figure 1 – Site Location Map). The property is bordered by industrial land uses to the north, an industrial facility to the southwest and by woodland and orchards to the east, south, and northwest. Additionally, existing transmission lines run along the southern border of the property.

PURPOSE AND INTENT

This report has been prepared to document potential environmental impacts on an approximately 108-acre property referred to as the Treasure Coast Building Park. The subject property is currently mostly undeveloped with Energy Lane crossing through the northern portion of the site and an overhead electrical transmission line corridor along the southern boundary of the site.

Atwell has prepared this report in accordance with City of Ft. Pierce, Code of Ordinances, Chapter 22 and Section 11.02.09.A.5 “Environmental Impact Report” of the St. Lucie County Land Development Code. Atwell’s review of the Ordinances and Section 11.02.09.A.5.a.1 in relations to this site determined that the following criteria apply to this site:

- The property is more than ten (10) acres.
- The property, regardless of size, contains any wetland.

The following requirements of the St. Lucie County Land Development Code are not applicable to this project:

- The property is identified on the “Inventory of Native Ecosystems for St. Lucie County”.
- The proposed development is located in whole or part within the One Hundred (100) Year Flood Plain.
- The property is located anywhere on North or South Hutchinson Island.

PROPERTY DESCRIPTION

The subject property is located at the intersection of Selvitz Road and Energy Lane approximately 0.9 miles north of Midway Road. Land use to the north appears to be industrial development, a combination of undeveloped land and small business development to the east, orchards to the south, and an industrial facility to the west.

Historic aerial imagery indicates Energy Lane was constructed in 2007. The subject property is currently undeveloped and dominated by rangeland and open fields and consists of upland

forested areas with adjacent wetland/surface water bodies, and an overhead electric transmission line along the southern boundary of the site. Wetlands H and I are present on the subject property (Figure 2 – Sketch Layout). These two features are located within the western portion of the property.

SOILS

A soils map obtained from the USDA Web Soil Survey and with the property boundary is attached (Figure 3 – Soil Map). According to the soil map, four soil types are found on the subject property. The description of these soils, in their natural state, according to the St. Lucie County Soil Survey is provided below:

Ankona and Farmton sands – These poorly drained soils are characteristically found on flatwoods on marine terraces and derive from sandy and loamy marine deposits. Slopes range from 0 to 2 percent. The permeability of these soils is moderately low to moderately high. Minor components make up approximately 10 percent and consist of Electra, Waveland, and Lawnwood soils.

Floridana sand, frequently ponded, 0 to 2 percent slopes – This very poorly drained soil is characteristically found in depressions on marine terraces and derive from sandy and loamy marine deposits. Slopes range from 0 to 1 percent. The permeability of this soil is moderately low to moderately high. Minor components make up approximately 15 percent and consist of Winder, Fleda, Anclote, and Tomoka soils.

Oldsmar sand, depressional – This very poorly drained soil is characteristically found in depressions on marine terraces and derive from sandy and loamy marine deposits. Slopes range from 0 to 2 percent. The permeability of this soil is moderately low to moderately high. Minor components make up approximately 10 percent and consist of Riviera soils.

Tantile and Pomona sands – These poorly drained soils are characteristically found on flatwoods on marine terraces and derive from sandy and loamy marine deposits. Slopes range from 0 to 2 percent. The permeability of these soils is moderately low to moderately high. Minor components make up approximately 12 percent and consist of Nettles, Pepper, Ankona, and Lawnwood soils.

NATURAL COMMUNITIES AND LAND COVER

The following is a summary of the land cover and vegetation communities found on the subject property. Land cover and vegetative community classifications were mapped based on the Florida Land Use, Cover and Forms Classification System (FLUCCS) developed by the Florida Department of Transportation. Field reconnaissance and aerial photograph interpretation were employed in the mapping effort of the vegetative communities on the subject property. Observed wildlife

species presence and potential usage of the habitat is further discussed in the subsequent section of this report.

There are five different FLUCCS classifications currently present within the project area including Mixed Rangeland (3300), Improved Pastures (2110), Pine Flatwoods (4110), Freshwater Marshes/Graminoid Prairie-Marsh (6410), and Electrical Power Transmission Lines (8320).

A land cover map of the observed community types is included as Figure 4 FLUCCS Map in this report. The land cover types observed on the property are described as follows:

3300 Mixed Rangeland – approximately 19.3 acres

This accounts for the northern portion of the project area. Mixed Rangeland consists of an intermixture of grassland and shrub-brushland range species.

2110 Improved Pastures – approximately 35.5 acres

This accounts for the central portion of the project area. This community type is composed of cleared, tilled, reseeded with specific grass types, and periodically improved with brush control and fertilizer application. Water ponds, troughs, feed bunkers, and cow trails may be evident.

4110 Pine Flatwoods – approximately 11.7 acres

This accounts for the western central portion of the project area. Historically, longleaf pines were common drier sites while slash pines were found in moister areas with wildfire influencing this distribution. Due to fire control and artificial reforestation, slash pine has extended into longleaf areas. This class is dominated by either slash or longleaf pine. Understory species include saw palmetto, wax myrtle, gallberry, and a variety of herbs and brush.

6410 Freshwater Marshes/Graminoid Prairie-Marsh – approximately 19.1 acres

This community is within the western portion of the project area. These marshes are characterized by sawgrass, cattail, arrowhead, maidencane, buttonbush, cordgrass, giant cutgrass, switchgrass, bulrush, needlerush, and common reed.

8320 Electrical Power Transmission Lines – approximately 19.3 acres

This runs along the southern edge and southwestern portion of the project area.

LISTED SPECIES

Atwell reviewed the standard literature for potentially present listed species and conducted specific searches to identify potential species or their preferred habitat within the subject

property. The FWC' online Waterbird Colony Locator was queried to identify any waterbird breeding colonies within or within the vicinity of the project area. The FWC's Bald Eagle Nest Location Data Records were queried to identify any Bald Eagle nests on or within the vicinity of the project area. The Florida Natural Areas Inventory (FNAI) Element Occurrence Records were also searched for the occurrence status of listed species on or in the vicinity of the project area.

Atwell reviewed the FWC' online Waterbird Colony Locator on September 17, 2021 which indicated there are no known waterbird colonies within or within the vicinity of the project area. Atwell also review the FWC' online Bald Eagle Nest Location Data Records on September 17, 2021 which indicated there are no known bald eagle nests within or within the vicinity of the project area. Atwell also requested a FNAI report (Appendix A) on September 16, 2021 which identified several species that may be on or near the project area:

- Blackwater stream
- Bald eagle (*Haliaeetus leucocephalus*)
- Southeastern fox squirrel (*Sciurus niger niger*)

A couple of species were identified as likely being on or near the project area:

- Mesic flatwoods
- Wood stork (*Mycteria americana*)

The FNAI report also identified these species as potentially being on or near the project area:

- Florida burrowing owl (*Athene cunicularia floridana)*
- Piedmont jointgrass (*Coelorachis tuberculosa)*
- Large-flowered rosemary (*Conradina grandiflora)*
- Eastern indigo snake (*Drymarchon couperi)*
- Coastal vervain (*Glandularia maritima)*
- Gopher tortoise (*Gopherus polyphemus)*
- Nodding pine weed (*Lechea cernua)*
- Small's flax (*Linum carteri var. smallii)*
- Celestial Lily (*Nemastylis floridana)*
- Tiny polygala (*Polygala smallii)*
- Giant orchid (*Pteroglossaspis ecristata)*
- Snail kite (*Rostrhamus sociabilis)*
- Florida scrub lizard (*Sceloporus woodi)*

SITE VISIT

Atwell's Certified Wildlife Biologist conducted a site visit on September 20, 2021. The site visit did not identify any of the above listed species, their nests, or suitable habitat on or directly adjacent to the site.

This site visit identified picklerweed (*Salicornia L.*), smartweed (*Polygonum spp.),* lily pads (*Nymphaea spp.*), and yellow nutsedge (*Cyperus esculentus*) within the wetlands. Other vegetation consisted of palmettos (*Sabal palmetto*), palm trees (*Cocos nucifera*), ponderosa pine (*Pinus ponderosa*), reed canary grass (*Phalaris arundinacea*), wax myrtle (*Myrica cerifera*), and dog fennel (*Eupatorium capillifolium*).

Non-Listed Species

During Atwell's site visit the following non listed wildlife species were observed:

- Cattle egrets (*Bubulcus ibis*)
- Great egrets (*Ardea alba*)
- Little blue herons (*Egretta caerulea*)

No eagle or water bird nests were observed on site during the site visit.

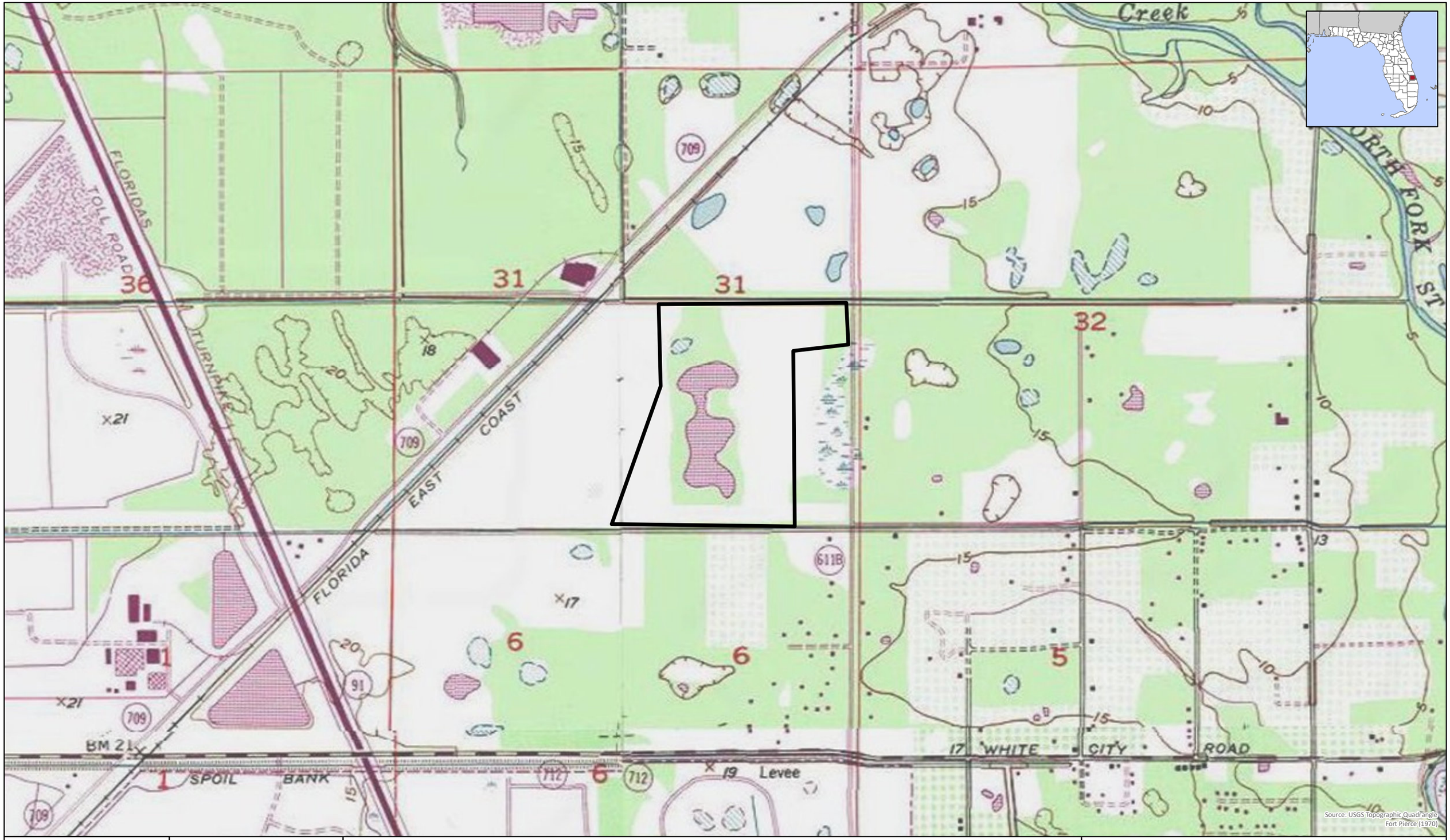
PROPOSED IMPACTS FROM DEVELOPMENT

Based on the desktop review, document review, site inspection, and review of the August 11, 2021 Sketch Layout, the proposed development areas are within upland and non-wetland areas, avoiding direct impacts to Wetlands H and I. Therefore, it does not appear wetland impact permits will be required from the South Florida Water Management District or the U.S. Army Corps of Engineers. Additionally, based on Atwell's review of the site, the proposed development areas are also not located within potentially suitable listed species habitat. Therefore, the project is not likely to impact wetlands or any listed species. Should you have any questions regarding this or any other matter, please feel free to contact our office at (248) 447-2000.

FIGURES

FIGURE 1

SITE LOCATION MAP



Source: USGS Topographic Quadrangle, Fort Pierce (1970)

ATWELL

Environmental Impact Report
Fort Pierce, Florida
21003499
September 22, 2021

0 1,000 Feet

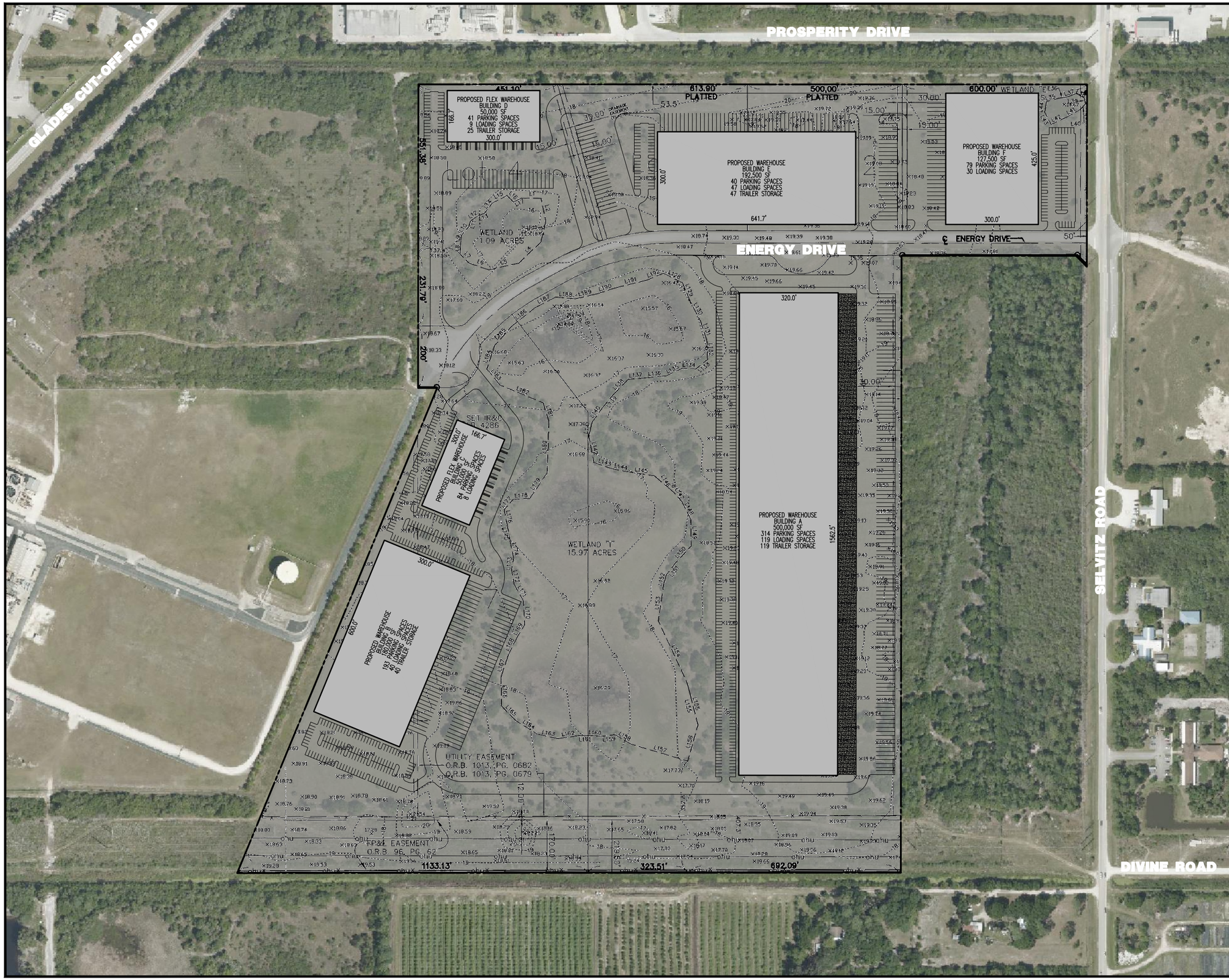
Project Area (~108 acres)

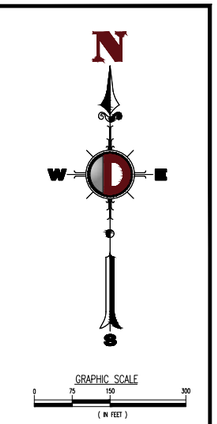
Site Location Map
Section 31, T35S R40E
St. Lucie County, Florida

G:\Jobs2100\T21003499_FortPierce_FL\T21003499_Fig1_SLM.mxd 9/22/2021

FIGURE 2

SKETCH LAYOUT





GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY: CULPEPPER & TERPENING, INC. LAST REVISED: 04/17/2006

   GOOGLE AERIALS; DATED: 01/21/2021

2. THIS PLAN IS INTENDED FOR SKETCH PURPOSES ONLY. NO ORDINANCE OR OTHER AGENCY GUIDELINES HAVE BEEN REFERENCED IN THE DESIGN OF THIS PLAN AND IS SUBJECT TO A DUE DILIGENCE REVIEW.

3. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF SKETCH PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

SKETCH LAYOUT

DYNAMIC ENGINEERING

SKETCH C
08/11/2021
1"=150'

PROPOSED INDUSTRIAL DEVELOPMENT
TREASURE COAST BUSINESS PARK PLAT
FT. PIERCE, ST. LUCIE COUNTY, FLORIDA

STERLING EG

PREPARED BY:
MICHAEL D. MILES, P.E.
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 NE 5th AVE, SUITE B2
DELRAY BEACH, FLORIDA 33484

DYNAMIC PROJECT NUMBER:

Plotted: 08/11/21 – 6:05 PM, By: kkonkus
File: P:\DECPC OPPORTUNITY DATA\Florida\2021\Sterling EG\Fort Pierce – Midway Road\DWG\2021.08.09 – Sketch C.dwg, ---> SKETCH C

COPYRIGHT © 2021 – DYNAMIC ENGINEERING CONSULTANTS, PC – ALL RIGHTS RESERVED

FIGURE 3

SOIL MAP

Soil Map—St. Lucie County, Florida
(Soils with Project Area)



Map Scale: 1:6,640 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 50 100 200 300

Feet
0 300 600 1200 1800

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 14, Jun 9, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 6, 2019—Mar 23, 2019

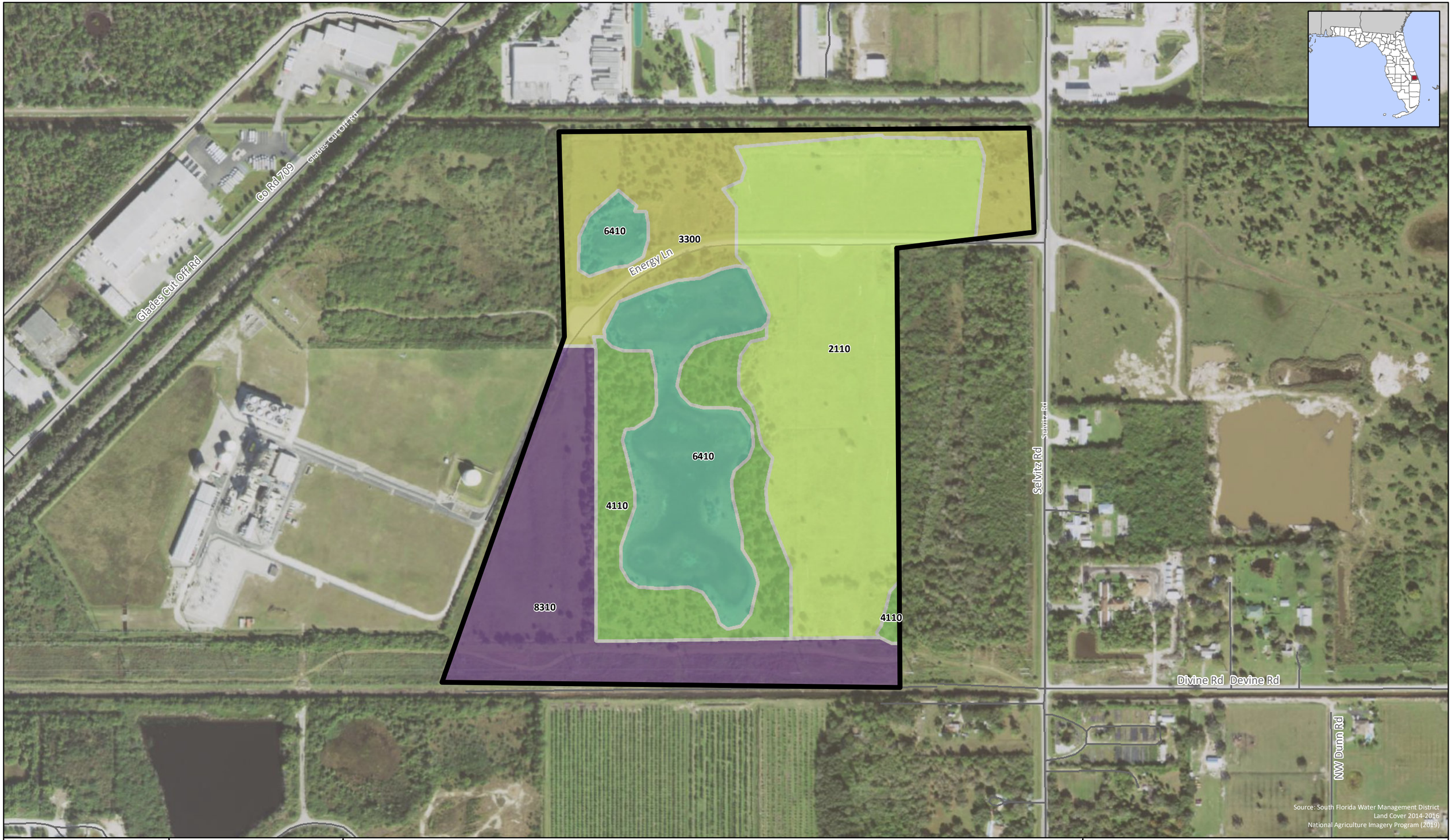
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	15.7	14.5%
13	Floridana sand, frequently ponded, 0 to 2 percent slopes	5.0	4.7%
26	Oldsmar sand, depressional	16.1	15.0%
44	Tantile and Pomona sands	70.9	65.8%
Totals for Area of Interest		**107.7**	**100.0%**

FIGURE 4

FLUCCS MAP



ATWELL

Environmental Impact Report
Fort Pierce, Florida
21003499
September 23, 2021

0 400
Feet

Project Area (~108 acres)
Road

Florida Land Cover
2110, Improved Pastures
3300, Mixed Rangeland
4110, Pine Flatwoods
6410, Freshwater Marshes / Graminoid Prairie - Marsh
8310, Electric Power Facilities

FLUCCS Map
Section 31, T35S R40E
St. Lucie County, Florida

G:\Jobs2100\T21003499_FortPierce_FL\T21003499_Fig2_FLUC.mxd 9/23/2021

APPENDIX A

FNAI REPORT

FLORIDA Natural Areas INVENTORY

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
fax 850-681-9364
www.fnai.org

September 16, 2021

Elizabeth Wilk
Atwell, LLC
1240 East Diehl Road, Suite 300
Naperville, IL 60563

Dear Ms. Wilk,

Thank you for requesting information from the Florida Natural Areas Inventory (FNAI). At your request we have produced the following report for your project area.

The purpose of this Standard Data Report is to provide objective scientific information on natural resources located in the vicinity of a site of interest, in order to inform those involved in project planning and evaluation. This Report makes no determination of the suitability of a proposed project for this location, or the potential impacts of the project on natural resources in the area.

Project: Fort Pierce

Date Received: 9/15/2021

Location: St Lucie County

Element Occurrences

A search of our maps and database indicates that we currently have a few element occurrences mapped in the vicinity of the study area (see enclosed map and element occurrence table). Please be advised that a lack of element occurrences in the FNAI database is not a sufficient indication of the absence of rare or endangered species on a site.

The element occurrences data layer includes occurrences of rare species and natural communities. The map legend indicates that some element occurrences occur in the general vicinity of the label point. This may be due to lack of precision of the source data, or an element that occurs over an extended area (such as a wide ranging species or large natural community). For animals and plants, element occurrences generally refer to more than a casual sighting; they usually indicate a viable population of the species. Note that some element occurrences represent historically documented observations which may no longer be extant. Extirpated element occurrences will be marked with an 'X' following the occurrence label on the enclosed map.

Likely and Potential Rare Species

In addition to documented occurrences, other rare species and natural communities may be identified on or near the site based on habitat models and species range models (see enclosed Biodiversity Matrix Report). These species should be taken into consideration in field surveys, land management, and impact avoidance and mitigation.

FNAI habitat models indicate areas, which based on land cover type, offer suitable habitat for one or more rare species that is known to occur in the vicinity. Habitat models have been developed for approximately 300 of the rarest species tracked by the Inventory, including all federally listed species.

Florida Resources and Environmental Analysis Center

Institute of Science and Public Affairs

The Florida State University

FNAI species range models indicate areas that are within the known or predicted range of a species, based on climate variables, soils, vegetation, and/or slope. Species range models have been developed for approximately 340 species, including all federally listed species.

The FNAI Biodiversity Matrix Geodatabase compiles Documented, Likely, and Potential species and natural communities for each square mile Matrix Unit statewide.

CLIP

The enclosed map shows natural resource conservation priorities based on the Critical Lands and Waters Identification Project. CLIP is based on many of the same natural resource data developed for the Florida Forever Conservation Needs Assessment, but provides an overall picture of conservation priorities across different resource categories, including biodiversity, landscapes, surface waters, and aggregated CLIP priorities (that combine the individual resource categories). CLIP is also based primarily on remote sensed data and is not intended to be the definitive authority on natural resources on a site.

For more information on CLIP, visit https://www.fnai.org/services/clip.

The Inventory always recommends that professionals familiar with Florida's flora and fauna conduct a site-specific survey to determine the current presence or absence of rare, threatened, or endangered species.

Please visit www.fnai.org/trackinglist.cfm for county or statewide element occurrence distributions and links to more element information.

The database maintained by the Florida Natural Areas Inventory is the single most comprehensive source of information available on the locations of rare species and other significant ecological resources. However, the data are not always based on comprehensive or site-specific field surveys. Therefore this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. Inventory data are designed for the purposes of conservation planning and scientific research, and are not intended for use as the primary criteria for regulatory decisions.

Information provided by this database may not be published without prior written notification to the Florida Natural Areas Inventory, and the Inventory must be credited as an information source in these publications. **The maps contain sensitive environmental information, please do not distribute or publish without prior consent from FNAI.** FNAI data may not be resold for profit.

Thank you for your use of FNAI services. An invoice will be mailed separately. If I can be of further assistance, please contact me at (850) 224-8207 or at kbrinegar@fnai.fsu.edu.

Sincerely,

Kerri Brinegar

Kerri Brinegar
GIS / Data Services

Encl

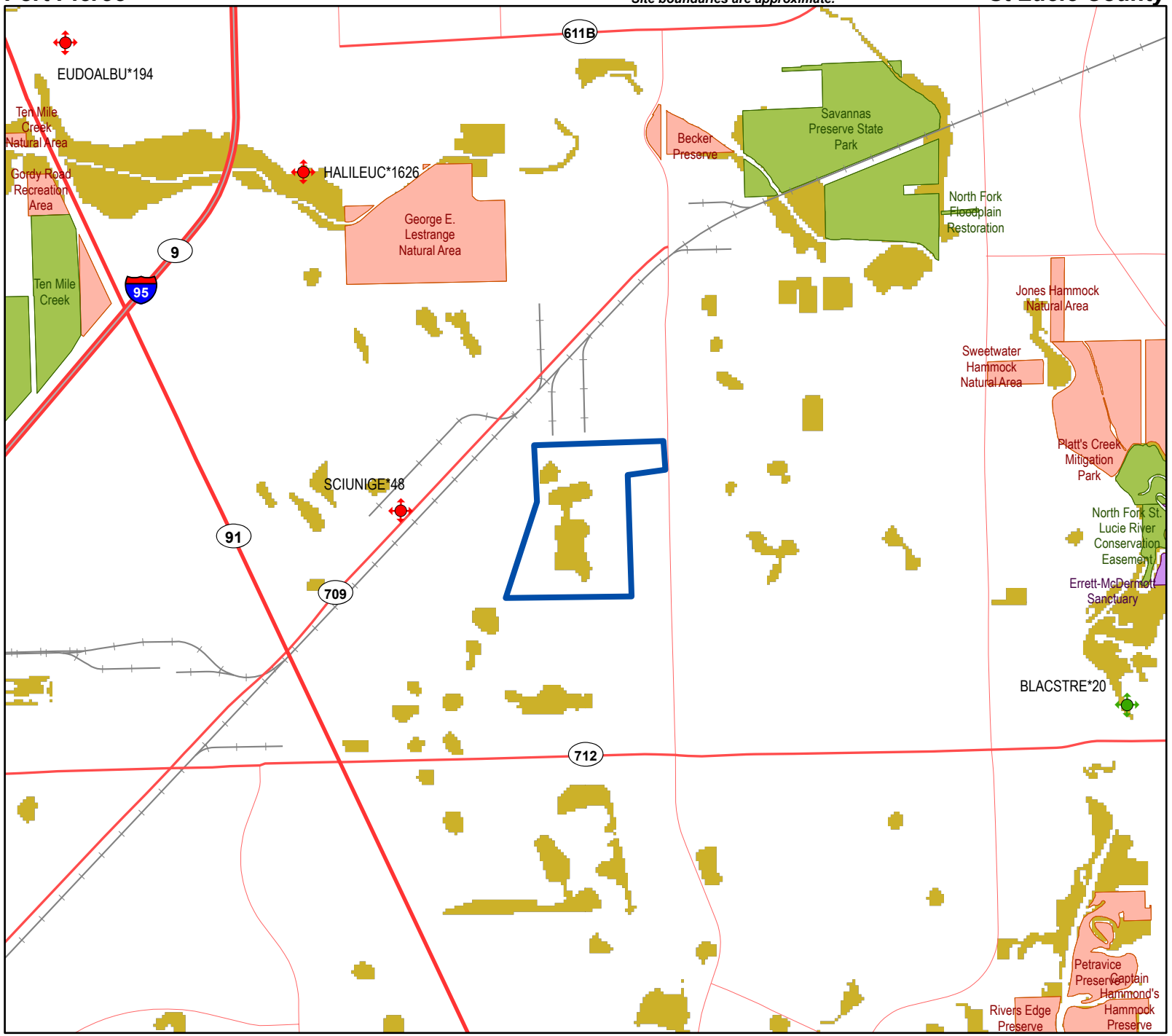
1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Fort Pierce

Site boundaries are approximate.

St Lucie County



Element Occurrences

- Animals
- Plants
- Communities
- Other
- Data Sensitive

Point Indicates General Vicinity of Element

U.S. Fish & Wildlife Service Scrub Jay Survey 1992-96

Conservation Lands

- Federal
- State
- Local
- Private
- State Aquatic Preserves

N

Land Acquisition Projects

- Florida Forever Board of Trustees Projects

- FNAI Rare Species Habitat
- FNAI Biodiversity Matrix Square Mile Units

- County Boundary
- Roads
- Water

NOTE
This map contains environmentally sensitive information. Please do not distribute or publish without prior consent from FNAI. Map should not be interpreted without accompanying documents.

Map produced by KAB
9/16/2021

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FLORIDA Natural Areas INVENTORY

Fort Pierce

Site boundaries are approximate.

St Lucie County

CLIP v4.0 Resource Priorities

Biodiversity Resource Category
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Landscape Resource Category
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

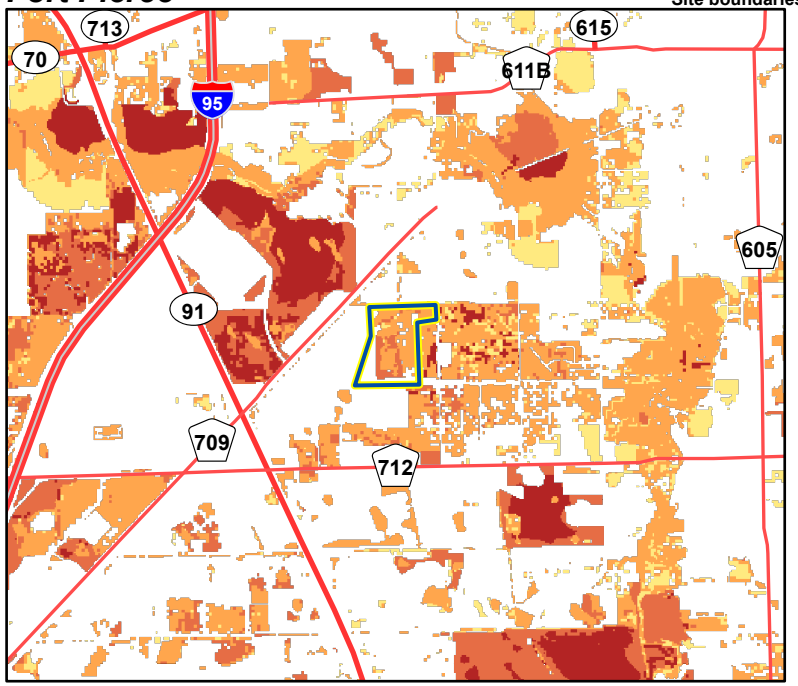
Surface Water Resource Category
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

Aggregated CLIP Priorities
- Priority 1 - highest
- Priority 2
- Priority 3
- Priority 4
- Priority 5

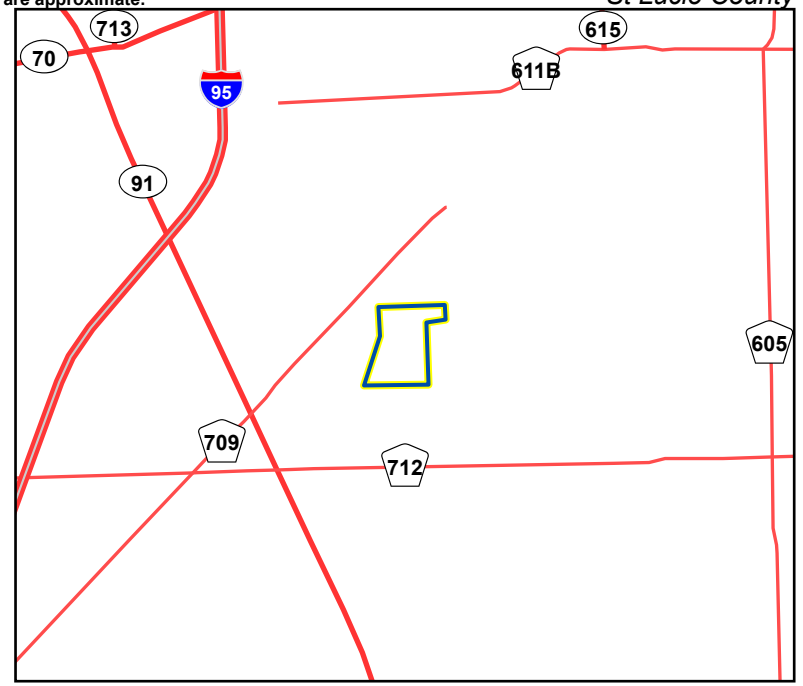
Site Boundary

Map should not be interpreted without accompanying documents.

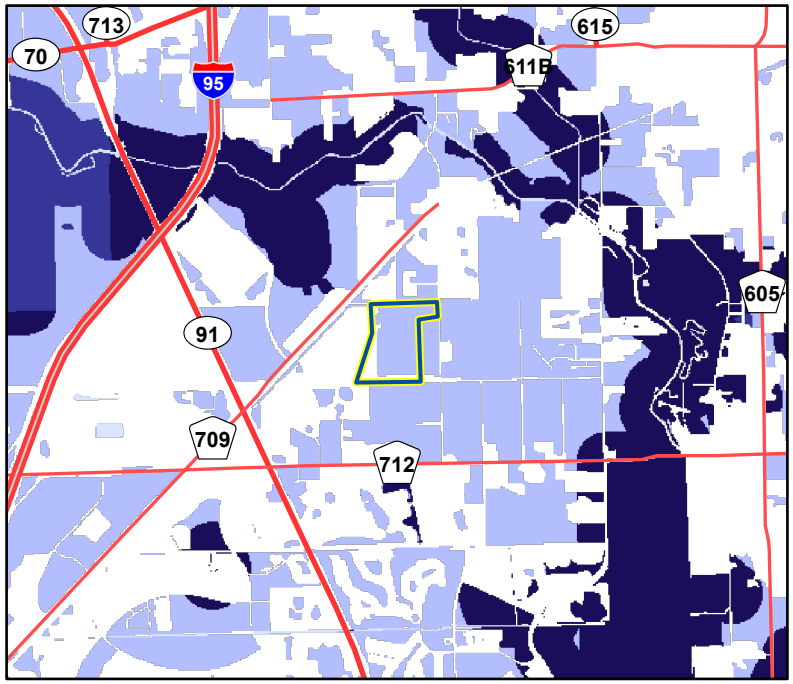
Critical Lands and Waters Identification Project (CLIP) is a cooperative effort between the FSU Florida Natural Areas Inventory, UF Center for Landscape Conservation Planning, and FL Fish & Wildlife Conservation Commission, with additional funding from FL Dept of Environmental Protection and US Fish & Wildlife Service.



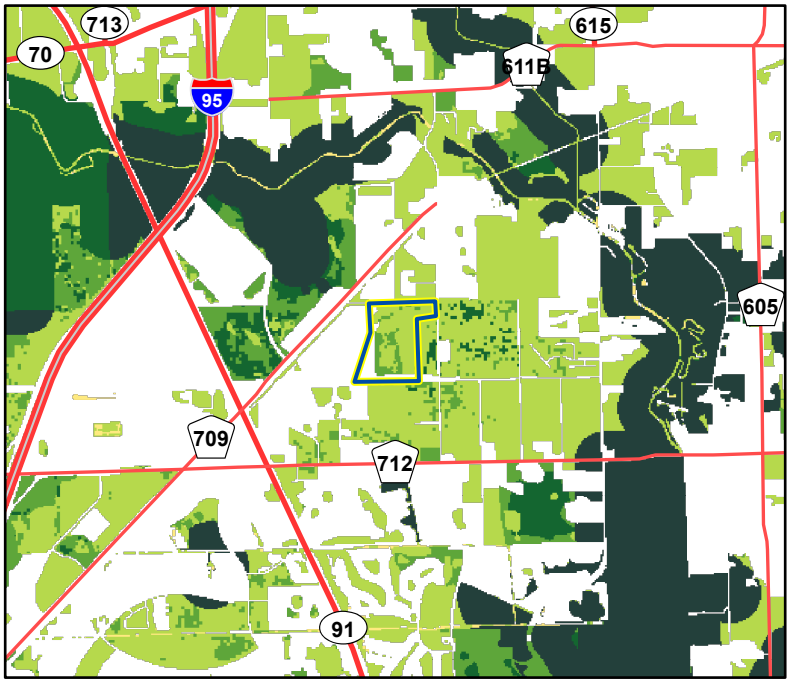
CLIP Biodiversity Resource Priorities



CLIP Landscape Resource Priorities



CLIP Surface Water Resource Priorities



CLIP Aggregated Resource Priorities

0 0.5 1 2 3 4 Miles

Map produced by KAB
9/16/2021

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 681-9364 Fax
www.fnai.org

FNAI ELEMENT OCCURRENCE REPORT on or near

Fort Pierce

Map Label	Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing	Observation Date	Description	EO Comments
BLACSTRE*20	Blackwater stream		G4	S3	N	N	2004	16 MI OF DESIGNATED AQUATIC PRESERVE.	2004: extant based on aerial photography (PNDJAC01FLUS). 1982-Pre: see U82NPS01FLUS.
HALILEUC*1626	*Haliaeetus leucocephalus*	Bald Eagle	G5	S3	N	N	2003	2005-07-12: Source does not provide a description.	Nest status: Active, 2003, 2002, 2001, 2000; Unknown status or not assessed, 1999;(U03FWC01FLUS)
SCIUNIGE*48	*Sciurus niger niger*	Southeastern Fox Squirrel	G5T5	S3	N	N	1980-06-01	No general description given	SPEC (UF-20941) COLL 1 JUNE 1980 BY BILL AND HELEN DOWSLING.

1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
(850) 224-8207
(850) 681-9364 Fax

Florida Natural Areas Inventory

Biodiversity Matrix Report

Scientific Name	Common Name	Global Rank	State Rank	Federal Status	State Listing
Matrix Unit ID: 65971					
Likely					
Mesic flatwoods		G4	S4	N	N
Mycteria americana	Wood Stork	G4	S2	T	FT
Potential					
Athene cunicularia floridana	Florida Burrowing Owl	G4T3	S3	N	ST
Coelorachis tuberculosa	Piedmont jointgrass	G3	S3	N	T
Conradina grandiflora	large-flowered rosemary	G3	S3	N	T
Drymarchon couperi	Eastern Indigo Snake	G3	S2?	T	FT
Glandularia maritima	coastal vervain	G3	S3	N	E
Gopherus polyphemus	Gopher Tortoise	G3	S3	C	ST
Lechea cernua	nodding pinweed	G3	S3	N	T
Linum carteri var. smallii	Small's flax	G2T2	S2	N	E
Nemastylis floridana	celestial lily	G2	S2	N	E
Polygala smallii	tiny polygala	G1	S1	E	E
Pteroglossaspis ecristata	giant orchid	G2G3	S2	N	T
Rostrhamus sociabilis	Snail Kite	G4G5	S2	E	FE
Sceloporus woodi	Florida Scrub Lizard	G2G3	S2S3	N	N
Sciurus niger niger	Southeastern Fox Squirrel	G5T5	S3	N	N

Definitions: *Documented - Rare species and natural communities documented on or near this site.*
Documented-Historic - Rare species and natural communities documented, but not observed/reported within the last twenty years.
Likely - Rare species and natural communities likely to occur on this site based on suitable habitat and/or known occurrences in the vicinity.
Potential - This site lies within the known or predicted range of the species listed.

Elements and Element Occurrences

An **element** is any exemplary or rare component of the natural environment, such as a species, natural community, bird rookery, spring, sinkhole, cave, or other ecological feature.

An **element occurrence (EO)** is an area of land and/or water in which a species or natural community is, or was, present. An EO should have practical conservation value for the Element as evidenced by potential continued (or historical) presence and/or regular recurrence at a given location.

Element Ranking and Legal Status

Using a ranking system developed by NatureServe and the Natural Heritage Program Network, the Florida Natural Areas Inventory assigns two ranks for each element. The global rank is based on an element's worldwide status; the state rank is based on the status of the element in Florida. Element ranks are based on many factors, the most important ones being estimated number of Element Occurrences (EOs), estimated abundance (number of individuals for species; area for natural communities), geographic range, estimated number of adequately protected EOs, relative threat of destruction, and ecological fragility.

FNAI GLOBAL ELEMENT RANK

G1 = Critically imperiled globally because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
G2 = Imperiled globally because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
G3 = Either very rare and local throughout its range (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
G4 = Apparently secure globally (may be rare in parts of range).
G5 = Demonstrably secure globally.
GH = Of historical occurrence throughout its range, may be rediscovered (e.g., ivory-billed woodpecker).
GX = Believed to be extinct throughout range.
GXC = Extirpated from the wild but still known from captivity or cultivation.
G#? = Tentative rank (e.g., G2?).
G#G# = Range of rank; insufficient data to assign specific global rank (e.g., G2G3).
G#T# = Rank of a taxonomic subgroup such as a subspecies or variety; the G portion of the rank refers to the entire species and the T portion refers to the specific subgroup; numbers have same definition as above (e.g., G3T1).
G#Q = Rank of questionable species - ranked as species but questionable whether it is species or subspecies; numbers have same definition as above (e.g., G2Q).
G#T#Q = Same as above, but validity as subspecies or variety is questioned.
GU = Unrankable; due to a lack of information no rank or range can be assigned (e.g., GUT2).
GNA = Ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
GNR = Element not yet ranked (temporary).
GNRTNR = Neither the element nor the taxonomic subgroup has yet been ranked.

FNAI STATE ELEMENT RANK

S1 = Critically imperiled in Florida because of extreme rarity (5 or fewer occurrences or less than 1000 individuals) or because of extreme vulnerability to extinction due to some natural or man-made factor.
S2 = Imperiled in Florida because of rarity (6 to 20 occurrences or less than 3000 individuals) or because of vulnerability to extinction due to some natural or man-made factor.
S3 = Either very rare and local in Florida (21-100 occurrences or less than 10,000 individuals) or found locally in a restricted range or vulnerable to extinction from other factors.
S4 = Apparently secure in Florida (may be rare in parts of range).
S5 = Demonstrably secure in Florida.
SH = Of historical occurrence in Florida, possibly extirpated, but may be rediscovered (e.g., ivory-billed woodpecker).
SX = Believed to be extirpated throughout Florida.
SU = Unrankable; due to a lack of information no rank or range can be assigned.
SNA = State ranking is not applicable because the element is not a suitable target for conservation (e.g. a hybrid species).
SNR = Element not yet ranked (temporary).

FEDERAL LEGAL STATUS

Legal status information provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant federal agency.

Definitions derived from U.S. Endangered Species Act of 1973, Sec. 3. Note that the federal status given by FNAI refers only to Florida populations and that federal status may differ elsewhere.

C = Candidate species for which federal listing agencies have sufficient information on biological vulnerability and threats to support proposing to list the species as Endangered or Threatened.
E = Endangered: species in danger of extinction throughout all or a significant portion of its range.
E, T = Species currently listed endangered in a portion of its range but only listed as threatened in other areas
E, PDL = Species currently listed endangered but has been proposed for delisting.
E, PT = Species currently listed endangered but has been proposed for listing as threatened.
E, XN = Species currently listed endangered but tracked population is a non-essential experimental population.
T = Threatened: species likely to become Endangered within the foreseeable future throughout all or a significant portion of its range.
PE = Species proposed for listing as endangered
PS = Partial status: some but not all of the species' infraspecific taxa have federal
PT = Species proposed for listing as threatened
SAT = Treated as threatened due to similarity of appearance to a species which is federally listed such that enforcement personnel have difficulty in attempting to differentiate between the listed and unlisted species.
SC = Not currently listed, but considered a "species of concern" to USFWS.

STATE LEGAL STATUS

Provided by FNAI for information only. For official definitions and lists of protected species, consult the relevant state agency.

Animals: Definitions derived from "Florida's Endangered Species and Species of Special Concern, Official Lists" published by Florida Fish and Wildlife Conservation Commission, 1 August 1997, and subsequent updates.

C = Candidate for listing at the Federal level by the U. S. Fish and Wildlife Service
FE = Listed as Endangered Species at the Federal level by the U. S. Fish and Wildlife Service
FT = Listed as Threatened Species at the Federal level by the U. S. Fish and Wildlife Service
FXN = Federal listed as an experimental population in Florida
FT(S/A) = Federal Threatened due to similarity of appearance
ST = State population listed as Threatened by the FFWCC. Defined as a species, subspecies, or isolated population which is acutely vulnerable to environmental alteration, declining in number at a rapid rate, or whose range or habitat is decreasing in area at a rapid rate and as a consequence is destined or very likely to become an endangered species within the foreseeable future.
SSC = Listed as Species of Special Concern by the FFWCC. Defined as a population which warrants special protection, recognition, or consideration because it has an inherent significant vulnerability to habitat modification, environmental alteration, human disturbance, or substantial human exploitation which, in the foreseeable future, may result in its becoming a threatened species. (SSC* for Pandion haliaetus (Osprey) indicates that this status applies in Monroe county only.)
N = Not currently listed, nor currently being considered for listing.

Plants: Definitions derived from Sections 581.011 and 581.185(2), Florida Statutes, and the Preservation of Native Flora of Florida Act, 5B-40.001. FNAI does not track all state-regulated plant species; for a complete list of state-regulated plant species, call Florida Division of Plant Industry, 352-372-3505 or see: http://www.doacs.state.fl.us/pi/.

E = Endangered: species of plants native to Florida that are in imminent danger of extinction within the state, the survival of which is unlikely if the causes of a decline in the number of plants continue; includes all species determined to be endangered or threatened pursuant to the U.S. Endangered Species Act.
T = Threatened: species native to the state that are in rapid decline in the number of plants within the state, but which have not so decreased in number as to cause them to be Endangered.
N = Not currently listed, nor currently being considered for listing.

Element Occurrence Ranking

FNAI ranks of quality of the element occurrence in terms of its viability (EORANK). Viability is estimated using a combination of factors that contribute to continued survival of the element at the location. Among these are the size of the EO, general condition of the EO at the site, and the conditions of the landscape surrounding the EO (e.g. an immediate threat to an EO by local development pressure could lower an EO rank).

A = Excellent estimated viability
A? = Possibly excellent estimated viability
AB = Excellent or good estimated viability
AC = Excellent, good, or fair estimated viability
B = Good estimated viability
B? = Possibly good estimated viability
BC = Good or fair estimated viability
BD = Good, fair, or poor estimated viability
C = Fair estimated viability
C? = Possibly fair estimated viability
CD = Fair or poor estimated viability
D = Poor estimated viability
D? = Possibly poor estimated viability
E = Verified extant (viability not assessed)
F = Failed to find
H = Historical
NR = Not ranked, a placeholder when an EO is not (yet) ranked.
U = Unrankable
X = Extirpated

*For additional detail on the above ranks see: http://www.natureserve.org/explorer/eorankguide.htm

FNAI also uses the following EO ranks:

H? = Possibly historical
F? = Possibly failed to find
X? = Possibly extirpated

The following offers further explanation of the H and X ranks as they are used by FNAI:

The rank of H is used when there is a lack of recent field information verifying the continued existence of an EO, such as (a) when an EO is based only on historical collections data; or (b) when an EO was ranked A, B, C, D, or E at one time and is later, without field survey work, considered to be possibly extirpated due to general habitat loss or degradation of the environment in the area. This definition of the H rank is dependent on an interpretation of what constitutes "recent" field information. Generally, if there is no known survey of an EO within the last 20 to 40 years, it should be assigned an H rank. While these time frames represent suggested maximum limits, the actual time period for historical EOs may vary according to the biology of the element and the specific landscape context of each occurrence (including anthropogenic alteration of the environment). Thus, an H rank may be assigned to an EO before the maximum time frames have lapsed. Occurrences that have not been surveyed for periods exceeding these time frames should not be ranked A, B, C, or D. The higher maximum limit for plants and communities (i.e., ranging from 20 to 40 years) is based upon the assumption that occurrences of these elements generally have the potential to persist at a given location for longer periods of time. This greater potential is a reflection of plant biology and community dynamics. However, landscape factors must also be considered. Thus, areas with more anthropogenic impacts on the environment (e.g., development) will be at the lower end of the range, and less-impacted areas will be at the higher end.

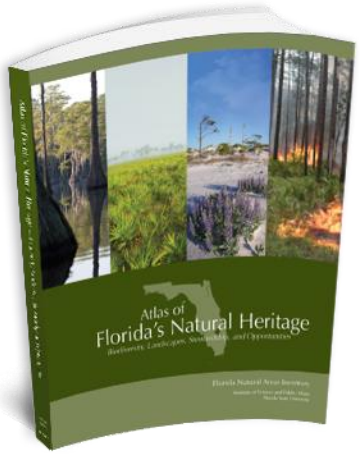
The rank of X is assigned to EOs for which there is documented destruction of habitat or environment, or persuasive evidence of eradication based on adequate survey (i.e., thorough or repeated survey efforts by one or more experienced observers at times and under conditions appropriate for the Element at that location).

ON SALE NOW

Atlas of Florida's Natural Heritage

Biodiversity, Landscapes, Stewardship, and Opportunities

The Florida Natural Areas Inventory is pleased to announce the publication of the ***Atlas of Florida's Natural Heritage: Biodiversity, Landscapes, Stewardship, and Opportunities***. This high-quality, full-color *Atlas* is sure to become a standard reference for anyone involved in the conservation, management, study, or enjoyment of Florida's rich natural resources. We hope the *Atlas* will inspire, educate, and raise awareness of and interest in biodiversity and conservation issues.



Learn more about the Atlas, view sample pages and order your copy today at:
https://www.fnai.org/publications/atlas-natural-heritage

Follow our blog – *FNAI News & Notes*:

http://fnai.blogspot.com/

and

FOLLOW US ON facebook

DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Dynamic Engineering Consultants, PC
www.dynamicec.com
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T. 561-921-8570

December 10th, 2021

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

Re: Fort Pierce Commerce Center
Drainage Statement
Selvitz Road & Energy Lane
Parcel/Tax ID No: 2431-800-0005-000-1, 2431-800-0004-000-4, 2431-800-0002-000-0, 2431-800-0006-000-8, 2431-800-0007-000-5, 2431-800-0003-000-7
DEC No.: 3342-99-005

Dear members of the Planning Department,

On behalf of our client, St. Lucie Commerce Center, LLC (the "Applicant") please accept this drainage narrative for the Fort Pierce Commerce Center (the "Project"). The 108.78-acre project site is designated at the subject location in the City of Fort Pierce. The applicant is proposing to construct +/-1,215,000 SF or 27.89 acres of industrial/warehouse building with associated site improvements including, but not limited to, truck loading, trailer storage, parking, stormwater management, utility infrastructure, landscaping, and lighting. This statement has been prepared to analyze the proposed drainage conditions for the Applicant's proposed project.

The subject property is under the jurisdiction of the City of Fort Pierce, North St. Lucie River Water Control District (NSLRWCD) and South Florida Water Management District (SFWMD), bordered on both the northern and southern boundaries by NSLRWCD canals 101 and 102. The receiving water bodies are NSLRWCD Canals 101 & 102, and have been identified as impaired by SFWMD. The subject property was previously permitted under SFWMD Permit No. 56-02297-P for a similar industrial development. A portion of the permitted work was completed, which included utility and stormwater infrastructure, and the construction of Energy Lane. The existing stormwater management system consists of approximately 17.53 acres of preserved wetlands, a series of interconnected catch basins, and two control structures that allow stormwater runoff discharge from the subject property into the NSLRWCD canals 101 and 102.

The following table, Table 1, shows the pre-development and post-development land use breakdown.

Land Use	Approved Under Permit 56-02297-P (ac)	Pre-Development (ac)	Post-Development (ac)	Post Development (%)
Building	40.79	0.00	27.89	25.64
Wetland Area	17.06	17.53	17.53	16.12
Wet Detention	N/A	0.00	3.67	3.37
Other Impervious	25.51	1.82	28.35	26.06
Pervious (excluding Dry Detention)	17.59	89.43	27.84	25.59
Dry Detention	7.80	0.00	3.50	3.22
Total	**108.78**	**108.78**	**108.78**	**100.00**

Table 1

The proposed stormwater management design for the subject property will include dry detention ponds, wet detention ponds, swales, existing wetlands, and a series of interconnected inlets and underground drainage pipe system that will route the stormwater through the existing two control structures to outfall stormwater to the NSLRWCD canals 101 and 102. Water quality is attained by following the SWERP Manual – Surface Water Quality Standards of the Florida Department of Environmental Protection Rule 62-302. The required design treatment volume for new development is the greater of the following:

a. The first inch of runoff from the entire contributing area,
b. 2.5 inches times the percentage of imperviousness for the contributing area.

For the subject property, the greater of the two criteria above referenced is option (b). 2.5 inches times the percentage of imperviousness for the contributing area. Based on the proposed land values in Table 1 provided above, a treatment volume of 9.72 ac-ft is required. Separately, 0.5" of dry-pretreatment is required for the entire project area, which equates to 3.66 ac-ft of dry-pretreatment. Treatment calculations were based on developable project area. The preserved wetland area was not included in required treatment calculations.

The 3.66 ac-ft of dry pre-treatment volume is provided by interpolation, using the proposed stage storage calculations provided, at stage 17.77 (N.A.V.D.) within the dry swales and dry detention areas. Therefore, catch basins' elevations will be set at the pre-treatment elevation prior to draining into the wet detention areas. This is to ensure that all dry-pretreatment is provided prior to overflow into the wet detention system. Additionally, the 8.64 ac-ft of treatment volume is being provided at stage 15.96 (N.A.V.D.). Therefore, the weirs, prior to any discharge into the wetlands, will be set at 16.00 (N.A.V.D.) to ensure all water quality is provided prior to outfall into the preserved wetlands. The calculations for these design parameters are conceptual in nature and available in the Drainage Calculations attached to this document, and were calculated without discharge using TR-55 criteria.

Based on the findings of the geotechnical investigation report by Dynamic Earth (DEARTH), the groundwater table was located at an average of 3' below ground level. The control water elevation is 15.51 (N.A.V.D.). Available information for the water table data for the NSLRWCD Canals 101 and 102 were also used to set the control water elevation, and the available data was consistent with the 15.51 (N.A.V.D.) elevation.

Per NSLRWCD, the allowable discharge during the 10-yr/72-hr storm event is 2" volume per day. Therefore, the allowable discharge for the proposed development is 9.14 cfs.

The perimeter berm elevation is based on the 25-yr/72-hr storm event. The subject property has no base flood information per FEMA FIRMette 12111C0188K (attached to this document); therefore, the Finished Floor Elevation (FFE) was governed by the 100 year/72-hr storm stage elevation. The preliminary peak stages (no discharge accounted for) and proposed grading parameters are as listed on the following table, Table 2:

Design Storm Event (Freq/Duration)	Rainfall (in)	Runoff Volume (ac-ft) (NAVD)	Post Development (ft) (NAVD)	Proposed Minimum Design Parameters (NAVD)	Parameter Criteria
10-Year/1-hr	3.20	15.73	16.30	N/A	N/A
10-Year/24-hr	6.00	38.72	17.22	18.18	Inlet/TOB
10-Year/72-hr	8.00	56.01	17.86	N/A	Discharge
25-Year/72-hr	9.50	69.18	18.32	18.51	Perimeter Berm
100-Year/72-hr	12.23	93.39	18.85	23.59	Finished Floor

Table 2

The proposed development has been conceptually designed with provisions for the safe and efficient control of stormwater runoff in a manner that will not adversely impact the existing drainage patterns, adjacent roadways or adjacent parcels. A final site grading and drainage calculations/impacts will be provided at time of permit. We respectfully request your review and approval of the requested stormwater permits for construction.

Sincerely,
Dynamic Engineering Consultants, P.C.

_____
Michael D. Miles, PE
Regional Manager/ Principal
FL Professional Engineer License No.81313

Attachments:

- FEMA FIRMette 12111C0188K
- Drainage Calculations

National Flood Hazard Layer FIRMette

FEMA

80°22'34"W 27°23'17"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

80°21'57"W 27°22'45"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 11/19/2021 at 11:26 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

DYNAMIC
ENGINEERING EARTH SURVEY TRAFFIC

Land Use & Soil Storage Calculations

Fort Pierce Commerce Center

Job No: 3342-99-005

Designed by: JCP/ ACM
Checked by: MDM/ ACM
Date: 12/9/2021

Post-Development Land Uses	Sub-Area (ac)	Area (ac)
Impervious Areas		60.04
Buildings	27.89	
Asphalt, Pavement, Sidewalk, Misc. Impervious	28.35	
Wet Detention Surfaces	3.80	
Wet Detention Banks	0.77	
Wetland Surfaces		17.53
Wetland Banks		3.37
Pervious Areas		27.84
Dry Detention (17.50)	0.20	
Dry Detention Banks (19.50-17.50)	0.11	
Dry Detention (16.51)	0.99	
Dry Detention Banks (17.51-16.51)	0.23	
Dry Detention (17.28)	0.05	
Dry Detention Banks (18.28-17.28)	0.02	
Dry Detention (16.51)	1.27	
Dry Detention Banks (18.51-16.51)	0.63	
Landscaping	23.57	
Total Area		108.78

Soil Storage	Existing	Proposed	
Control Water Elevation	15.51	15.51	NAVD
Average Site Elevation (Dry Detention)	10.85	17.60	NAVD
Average Depth to Water Table (Dry Detention)	-4.66	2.09	ft
Soil Storage Capability (Coastal)	0.00	1.88	in
Soil Storage (S) Over the Site (Dry Detention)	0.00	0.03	in
Average Site Elevation (Landscaping)	15.87	19.51	NAVD
Average Depth to Water Table (Landscaping)	0.36	4.00	ft
Soil Storage Capability (Coastal)	0.00	8.18	in
Soil Storage (S) Over the Site (Landscaping)	0.00	1.77	in
Soil Storage (S) Over the Site (Entire Site)	**0.00**	**1.81**	in
Curve Number (CN) Based on Soil Storage (S)	100.00	84.71	

Post Development Stage-Storage Calculations

Fort Pierce Commerce Center

Land Uses	Storage Type (Linear/Vertical)	Area (AC)	Elevation Range Average Low	NAVD Average High	Stage Step Interval:	0.50
					Start Stage Elevation:	15.50
Impervious Areas	L	28.35	18.18	21.59		
Dry Detention (17.50)	V	0.20	17.50			
Dry Detention Banks (19.50-17.50)	L	0.11	17.50	19.50		
Dry Detention (16.51)	V	0.99	16.51			
Dry Detention Banks (17.51-16.51)	L	0.23	16.51	17.51		
Dry Detention (17.28)	V	0.05	17.28			
Dry Detention Banks (18.28-17.28)	L	0.02	17.28	18.28		
Dry Detention (16.51)	V	1.27	16.51			
Dry Detention Banks (18.51-16.51)	L	0.63	16.51	18.51		
Landscaping	L	23.57	18.18	21.59		
Wet Detention Surfaces	V	0.00	15.51			
Wet Detention Banks	L	0.00	15.51	18.51		
Wetland Surfaces	V	17.53	15.51			
Wetland Banks	L	3.37	15.51	16.51		
	Total Area =	76.32	DOES NOT INCLUDE BLDGS			

Stage	Impervious Areas	Dry Detention (16.51)	Dry Detention Banks (18.51-16.51)	Landscaping	Wetland Surfaces	Wetland Banks	Wet Detention Surfaces	Wet Detention Banks	Dry Detention (17.50)	Dry Detention Banks (19.50-17.50)	Dry Detention (16.51)	Dry Detention Banks (17.51-16.51)	Dry Detention (17.28)	Dry Detention Banks (18.28-17.28)	TOTAL CUMULATIVE STORAGE (AC-FT)	DRY CUMULATIVE STORAGE (AC-FT)
15.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**0.00**	**0.00**
16.00	0.00	0.00	0.00	0.00	8.77	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**9.17**	**0.00**
16.50	0.00	0.00	0.00	0.00	17.53	1.65	0.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	**19.59**	**0.00**
17.00	0.00	0.64	0.04	0.00	26.30	3.34	1.65	0.00	0.00	0.00	0.50	0.03	0.00	0.00	**32.48**	**1.20**
17.50	0.00	1.27	0.15	0.00	35.06	5.02	3.34	0.00	0.00	0.00	0.99	0.11	0.03	0.00	**45.97**	**2.55**
18.00	0.00	1.91	0.35	0.00	43.83	6.71	5.02	0.00	0.10	0.01	1.49	0.23	0.05	0.01	**59.68**	**4.13**
18.50	0.43	2.54	0.62	0.35	52.59	8.39	6.71	0.00	0.20	0.03	1.98	0.34	0.08	0.02	**74.27**	**5.80**
19.00	2.80	3.18	0.94	2.32	61.36	10.08	8.39	8.39	0.30	0.06	2.48	0.46	0.10	0.03	**100.87**	**7.53**
19.50	7.24	3.81	1.25	6.02	70.12	11.76	10.08	10.08	0.40	0.11	2.97	0.57	0.13	0.04	**124.58**	**9.28**
20.00	13.77	4.45	1.57	11.45	78.89	13.45	11.76	11.76	0.50	0.17	3.47	0.69	0.15	0.05	**152.10**	**11.03**
20.50	22.37	5.08	1.88	18.60	87.65	15.13	13.45	13.45	0.60	0.22	3.96	0.80	0.18	0.06	**183.43**	**12.78**
21.00	33.06	5.72	2.20	27.48	96.42	16.82	15.13	15.13	0.70	0.28	4.46	0.92	0.20	0.07	**218.56**	**14.53**
21.50	45.82	6.35	2.51	38.09	105.18	18.50	16.82	16.82	0.80	0.33	4.95	1.03	0.23	0.08	**257.50**	**16.28**
22.00	59.99	6.99	2.83	49.88	113.95	20.19	18.50	18.50	0.90	0.39	5.45	1.15	0.25	0.09	**299.03**	**18.03**
22.50	74.17	7.62	3.14	61.66	122.71	21.87	20.19	20.19	1.00	0.44	5.94	1.26	0.28	0.10	**340.56**	**19.78**
23.00	88.34	8.26	3.46	73.45	131.48	23.56	21.87	21.87	1.10	0.50	6.44	1.38	0.30	0.11	**382.09**	**21.53**
23.50	102.52	8.89	3.77	85.23	140.24	25.24	23.56	23.56	1.20	0.55	6.93	1.49	0.33	0.12	**423.62**	**23.28**
24.00	116.69	9.53	4.09	97.02	149.01	26.93	25.24	25.24	1.30	0.61	7.43	1.61	0.35	0.13	**465.15**	**25.03**
24.50	130.87	10.16	4.40	108.80	157.77	28.61	26.93	26.93	1.40	0.66	7.92	1.72	0.38	0.14	**506.68**	**26.78**
25.00	145.04	10.80	4.72	120.59	166.54	30.30	28.61	28.61	1.50	0.72	8.42	1.84	0.40	0.15	**548.21**	**28.53**

DYNAMIC ENGINEERING EARTH SURVEY TRAFFIC

Fort Pierce Commerce Center

Water Quality Treatment Calculations

LAND USE

Wet Detention Surface Area =	3.80	ac.	4.13%
Buildings =	27.89	ac.	30.31%
Pavement & Others =	28.35	ac.	30.81%
Green Areas =	31.98	ac.	34.75%
Total =	**92.02**	**ac.***	**100%**

*** Total area excludes wetlands for calculation purposes**

Total overall impervious surface = 65.25%

WATER QUALITY CRITERIA:

Water quality treatment shall be provided during a 3 year, 1 hour storm event (3.28") for one of the following conditions:

If a wet detention system is proposed, then whichever is the greater of the following governs treatment criteria:

a. The first inch of runoff from the entire contributing area.
b. 2.5 inches times the percentage of imperviousness for the contributing area.

2. Exfiltration trench requires the volume required for the wet detention system.

3. If a dry detention system is proposed, 75% of volume required for wet detention is required.

4. If a retention system (no outfall) is proposed, 50% of volume required for wet detention is required.

WATER QUALITY CALCULATIONS:

Volume of first inch of runoff from the entire contributing area:
= 1.00 inch X 92.02 acres X (1 foot / 12 inches)
= **7.67 ac-ft for the first inch of runoff required of wet detention storage**

Volume of 2.5 inches times the percentage of imperviousness for the contributing area:
Site area for water quality pervious & impervious calculations only:
Total Project - (Wet Detention Surface Area + Buildings)
= 92.020 acres - 31.69 acres
= **60.33 acres of contributing area for quality calculations**

Impervious area for water quality pervious / impervious calculations:
= Site Area (wq) - Pervious
= 60.33 acres - 31.98 acres
= **28.35 acres of impervious area requiring treatment**

Percentage of impervious area requiring quality treatment:
= Impervious area requiring treatment / contributing area requiring treatment
= 28.35 acres / 60.33 acres
= **46.99 % Impervious**

For 2.5 inches times the percentage of impervious area:
= 2.5 inches X 46.99 %
= **1.17 inches to be treated**

Volume required for quality detention treatment:
= Inches to be treated X (Total Contributing Area - Wet Detention Surface Areas)
= 1.17 inches X (92.02 acres - 3.80 acres) x (1 foot / 12 inches)
= **8.64 ac-ft treatment required of wet detention storage**

The first inch of runoff from the entire developed site = 7.67 ac-ft
2.5 inches times the percentage of impervious area = 8.64 ac-ft

The volume of	**8.64**	**ac-ft**	
The volume of	**6.48**	**ac-ft**	25% Credit per Note 3 above
The volume of	**9.72**	**ac-ft controls**	Additional 50% for impaired receiving water bodies

Post-Development
TR-55 Volume Calculations
Fort Pierce Commerce Center

Equations Utilized (TR55)
S = (1000/CN)-10
$Q = (P_{25} - 0.2S)^2 / (P_{25} + 0.8S)$
V_r (ac-ft) = (Q)(A)/12

STAGE-STORAGE TABLE	
Stage (elev., ft)	Site Storage (ac-ft)
15.50	0.00
16.00	9.17
16.50	19.59
17.00	32.48
17.50	45.97
18.00	59.68
18.50	74.27
19.00	100.87
19.50	124.58
20.00	152.10
20.50	183.43
21.00	218.56
21.50	257.50
22.00	299.03
22.50	340.56
23.00	382.09
23.50	423.62
24.00	465.15
24.50	506.68
25.00	548.213

RUNOFF VOLUMES					
Design Storm Event	10-year / 1-hr	10-year / 24-hr	10-year / 72-hr	25-year / 72-hr	100-year / 72-hr
Soil Retention (S) (in)	1.81	1.81	1.81	1.81	1.81
Rainfall (P) (in)	3.20	6.00	8.00	9.50	12.23
Site Drainage Area (A) (ac)	108.78	108.78	108.78	108.78	108.78
Runoff (Q) (in)	1.74	4.27	6.18	7.63	10.30
Volume of Runoff (V_r) (ac-ft)	15.73	38.72	56.01	69.18	93.39

SUMMARY					
Design Storm		Proposed TR-55 Peak Stage (ft)	ICPR Routed Peak Stage (ft)	Design Elevation Parameter Criteria	Proposed Design Parameter
10-year / 1-hr		16.30	N/A	N/A	N/A
10-year / 24-hr		17.22	N/A	Inlet	18.18
10-year / 72-hr		17.86	N/A	Discharge	N/A
25-year / 72-hr		18.32	N/A	Perimeter Berm	18.51
100-year / 72-hr		18.85	N/A	Finished Floor	23.59
Design Storm		Allowable Discharge (cfs)	Allowable Discharge:		
10-year / 72-hr		9.14	2"/AC/DAY PER NSLRWCD DESIGN STANDARDS FOR CANALS 101 & 102		

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Ft. Pierce Commerce Center
(FKA Energy & Selvitz)

Prepared for:

Mr. Michael D. Miles, P.E.
Dynamic Engineering Consultants, P.C.
100 NE 5th Ave, Suite B2
Delray Beach, FL 33483

Prepared by:

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

December 7, 2021
Updated May 12, 2022
Updated August 11, 2022

SR21093.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer Susan E. O'Rourke, P.E. Date signed and sealed: 8/11/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

December 3, 2021

Mr. Michael D. Miles, P.E.
Dynamic Engineering Consultants, P.C.
100 NE 5th Ave, Suite B2
Delray Beach, FL 33483

Re: Ft. Pierce Commerce Center

Dear Mr. Miles, P.E. :

O'Rourke Engineering & Planning has completed the analysis of the proposed Ft. Pierce Commerce Center warehouse development located on Energy Lane and west of Selvitz Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

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

Ft. Pierce Commerce Ctr Traffic Analysis 8.11.2022

TABLE OF CONTENTS

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

TABLES

TABLE 1: Project Trip Generation	5
TABLE 2: Project Percent Assignment	6
TABLE 3: Link Analysis	9

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Project Traffic Assignment	7
FIGURE 3: Driveway Volumes	11

APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2021 Level of Service Report, FDOT 2012 Quality Level of Service, and St. Lucie County 5-Year TIP
APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data/Driveway Analysis Data

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed commercial development located south of Prosperity Drive and west of Selvitz Road in St. Lucie County. The purpose of this report is to determine the projects impact on the surrounding roadway system.

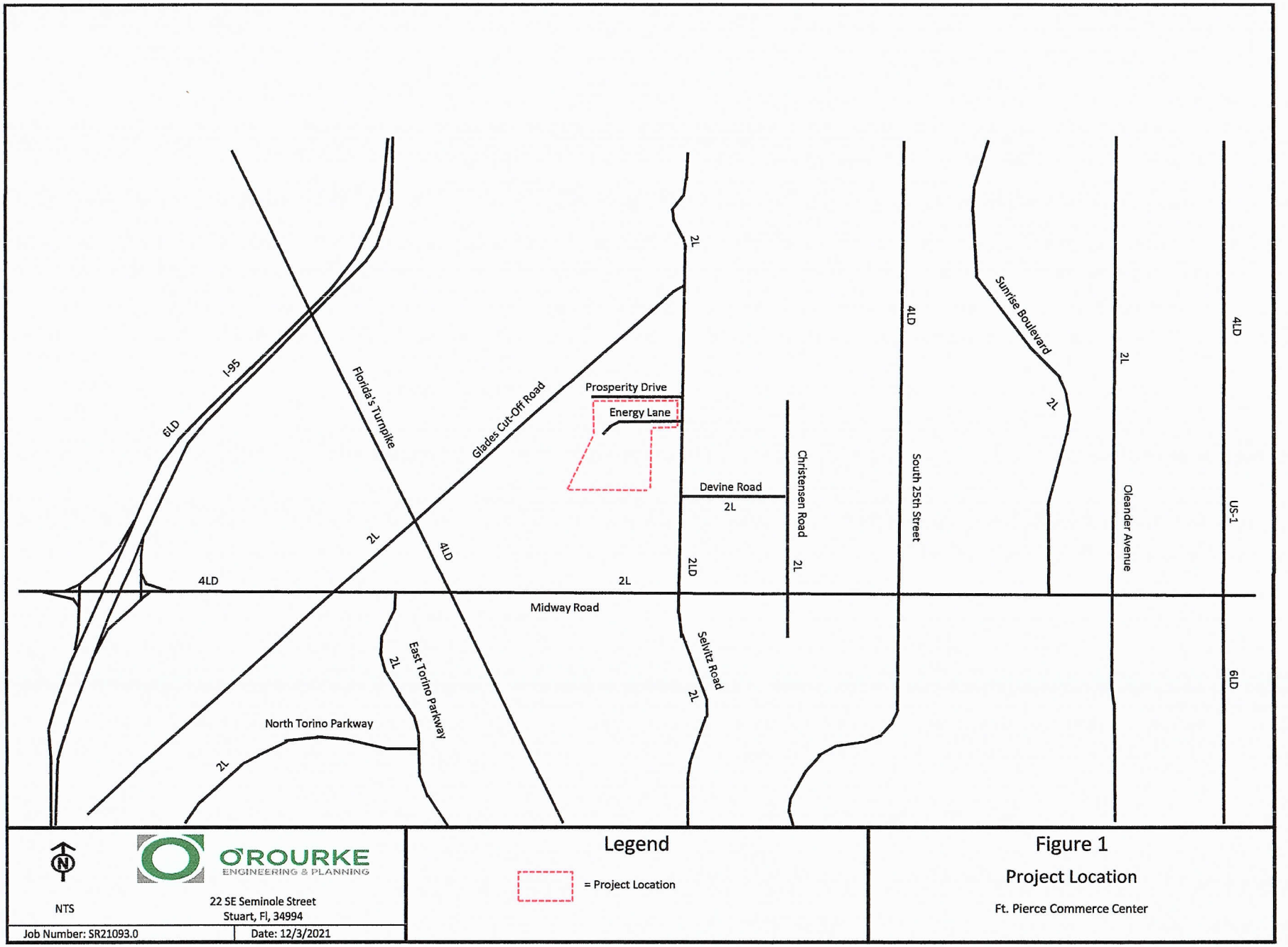
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

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

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development south of Prosperity Drive and west of Selvitz Road in St. Lucie County will consist of 1,115,000 square feet of warehousing and 100,000 square feet of Industrial Park (Flex Warehouse). The site is currently vacant. A transit center with limited government offices is proposed to the east of the project. The applicant and team are coordinating impact and access and will make necessary adjustments to the plan moving forward. The analyses reflect the impact from the transit center as known today. The project location is shown in **Figure 1**.


I-95
6LD
Florida's Turnpike
Glades Cut-Off Road
2L
Prosperity Drive
Energy Lane
Devine Road
2L
Christensen Road
2L
4LD
South 25th Street
Sunrise Boulevard
2L
2L
Oleander Avenue
4LD
US-1
6LD
4LD
2L
4LD
2L
2LD
Midway Road
East Torino Parkway
2L
North Torino Parkway
2L
Selvitz Road
2L
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR21093.0
Date: 12/3/2021
Legend
= Project Location
Figure 1
Project Location
Ft. Pierce Commerce Center

EXISTING CONDITIONS

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

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

Existing Lane Geometrics and Traffic Control

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

- W Midway Road is a two-lane arterial west of Selvitz Rd and a four-lane arterial east of Selvitz road with an east/west alignment. Midway Road from Glades Cut-Off to Selvitz is included in the LRTP to go to four lanes divided for year 2026 to 2030.
- Selvitz road is a four-lane arterial and transitions into a two lane arterial, 1,200 feet north of Midway road. It has a north/south alignment.
- S Jenkins Road is a two-lane minor arterial with a north/ south alignment.
- 25th Street is a four-lane arterial with a north/south alignment.

Existing Traffic Volumes/ Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. The service volumes were developed based on the functional classification contained in the County Comprehensive Plan and the St. Lucie County Traffic Counts and Level of Service Report. The 2012 FDOT Quality Level of Service and St. Lucie TPO 2021 Level of Service Report were used to establish capacity. These documents are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates were applied to the office and manufacturing land uses to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a and 1b.**

Buildout will generate 2,137 gross daily trips. There will be 224 new AM peak hour trips with 174 entering the project and 50 trips exiting the project. There will be 235 net new PM peak hour trips with 63 trips entering the project and 172 trips exiting the project.

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

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

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

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

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Industrial Park	130	100,000	SF	T = 3.37(X)	50%	50%	169	168	337
Warehousing	150	1,115,000	SF	T = 1.58(X) + 38.29	50%	50%	900	900	1,800
TOTALS							**1,069**	**1,068**	**2,137**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Industrial Park	130	100,000	SF	T = 0.34(X)	81%	19%	28	6	34
Warehousing	150	1,115,000	SF	T = 0.17(X)	77%	23%	146	44	190
TOTALS							**174**	**50**	**224**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Industrial Park	130	100,000	SF	T = 0.34(X)	22%	78%	7	27	34
Warehousing	150	1,115,000	SF	T = 0.18(X)	28%	72%	56	145	201
TOTALS							**63**	**172**	**235**

Source: ITE 11th Edition Trip Generation Rates

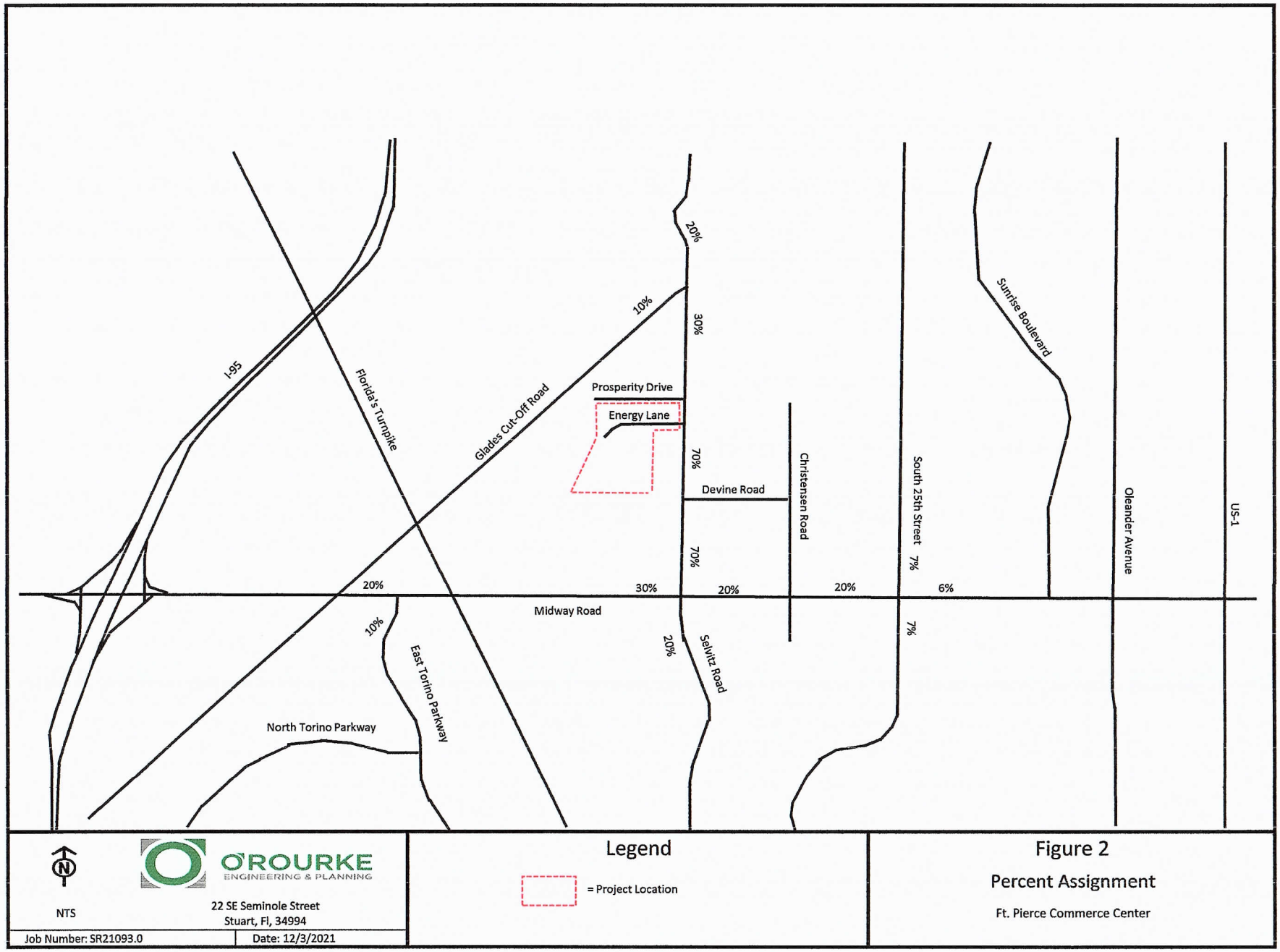

I-95
Florida's Turnpike
Glades Cut-Off Road
Prosperity Drive
Energy Lane
Devine Road
Christensen Road
South 25th Street
Sunrise Boulevard
Oleander Avenue
US-1
Midway Road
East Torino Parkway
North Torino Parkway
Selvitz Road
20%
10%
30%
70%
20%
30%
20%
20%
6%
7%
10%
20%
7%
NTS
O'ROURKE ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR21093.0
Date: 12/3/2021
Legend
= Project Location
Figure 2
Percent Assignment
Ft. Pierce Commerce Center

TABLE 2 - Project Percent Impact - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Midway Rd	Glades Cut-Off	East Torino Pkwy	EB	IN	NO	2100	35	1.67%	20%
	Glades Cut-Off	East Torino Pkwy	WB	OUT	NO	2100	10	0.48%	20%
	East Torino Pkwy	Milner(Jenkins)	EB	IN	YES	880	52	5.91%	30%
	East Torino Pkwy	Milner(Jenkins)	WB	OUT	NO	880	15	1.70%	30%
	Milner(Jenkins)	W of Selvitz Rd	EB	IN	YES	790	52	6.58%	30%
	Milner(Jenkins)	W of Selvitz Rd	WB	OUT	NO	790	15	1.90%	30%
	W of Selvitz Rd	Selvitz Rd *	EB	IN	YES	2100	52	2.48%	30%
	W of Selvitz Rd	Selvitz Rd *	WB	OUT	NO	2100	15	0.71%	30%
	Selvitz Rd	Christensen Road *	EB	OUT	NO	2100	10	0.48%	20%
	Selvitz Rd	Christensen Road *	WB	IN	YES	2100	35	1.67%	20%
	Christensen Rd	E 25th St *	EB	OUT	NO	2100	10	0.48%	20%
	Christensen Rd	E 25th St *	WB	IN	NO	2100	35	1.67%	20%
	E 25th St	Sunrise Blvd *	EB	OUT	NO	790	3	0.38%	6%
	E 25th St	Sunrise Blvd *	WB	IN	NO	790	10	1.27%	6%
St James Drive	Telford Ave	Midway Rd	NB	IN	NO	2100	0	0.00%	0%
	Telford Ave	Midway Rd	SB	OUT	NO	2100	0	0.00%	0%
E Torino Pkwy	Midway Rd	Torino Pkwy	NB	IN	NO	880	17	1.93%	10%
	Midway Rd	Torino Pkwy	SB	OUT	NO	880	5	0.57%	10%
25th Street	Midway Rd	Bell Ave	NB	OUT	NO	1800	4	0.22%	7%
	Midway Rd	Bell Ave	SB	IN	NO	1800	12	0.67%	7%
Selvitz Rd	Glades Cut-Off Rd	Project Entrance	NB	OUT	YES	790	15	1.90%	30%
	Glades Cut-Off Rd	Project Entrance	SB	IN	YES	790	52	6.58%	30%
	Project Entrance	Midway Rd	NB	IN	YES	790	122	15.44%	70%
	Project Entrance	Midway Rd	SB	OUT	YES	790	35	4.43%	70%
	Midway Rd	St. James Rd	NB	IN	YES	540	35	6.48%	20%
	Midway Rd	St. James Rd	SB	OUT	YES	540	10	1.85%	20%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO - Midway is 4LD and/or committed to 4LD from w. of Selvitz to Selvitz

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

* Currently 2L, under construction to 4DL

Two-Way:	224
Net In:	174
Net Out:	50

TABLE 2 - Project Percent Impact - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)[2]	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Midway Rd	Glades Cut-Off	East Torino Pkwy	EB	IN	NO	2100	13	0.62%	20%
	Glades Cut-Off	East Torino Pkwy	WB	OUT	NO	2100	34	1.62%	20%
	East Torino Pkwy	Milner(Jenkins)	EB	IN	NO	880	19	2.16%	30%
	East Torino Pkwy	Milner(Jenkins)	WB	OUT	YES	880	52	5.91%	30%
	Milner(Jenkins)	W of Selvitz Rd	EB	IN	NO	790	19	2.41%	30%
	Milner(Jenkins)	W of Selvitz Rd	WB	OUT	YES	790	52	6.58%	30%
	W of Selvitz Rd	Selvitz Rd *	EB	IN	NO	2100	19	0.90%	30%
	W of Selvitz Rd	Selvitz Rd *	WB	OUT	YES	2100	52	2.48%	30%
	Selvitz Rd	Christensen Road *	EB	OUT	YES	2100	34	1.62%	20%
	Selvitz Rd	Christensen Road *	WB	IN	NO	2100	13	0.62%	20%
	Christensen Road	E 25th St *	EB	OUT	NO	2100	34	1.62%	20%
	Christensen Road	E 25th St *	WB	IN	NO	2100	13	0.62%	20%
	E 25th St	Sunrise Blvd *	EB	OUT	NO	790	10	1.27%	6%
	E 25th St	Sunrise Blvd *	WB	IN	NO	790	4	0.51%	6%
St James Drive	Telford Ave	Midway Rd	NB	IN	NO	2100	0	0.00%	0%
	Telford Ave	Midway Rd	SB	OUT	NO	2100	0	0.00%	0%
E Torino Pkwy	Midway Rd	Torino Pkwy	NB	IN	NO	880	6	0.68%	10%
	Midway Rd	Torino Pkwy	SB	OUT	NO	880	17	1.93%	10%
25th Street	Midway Rd	Bell Ave	NB	OUT	NO	1800	12	0.67%	7%
	Midway Rd	Bell Ave	SB	IN	NO	1800	4	0.22%	7%
Selvitz Rd	Glades Cut-Off Rd	Project Entrance	NB	OUT	YES	790	52	6.58%	30%
	Glades Cut-Off Rd	Project Entrance	SB	IN	YES	790	19	2.41%	30%
	Project Entrance	Midway Rd	NB	IN	YES	790	44	5.57%	70%
	Project Entrance	Midway Rd	SB	OUT	YES	790	120	15.19%	70%
	Midway Rd	St. James Rd	NB	IN	YES	540	13	2.41%	20%
	Midway Rd	St. James Rd	SB	OUT	YES	540	34	6.30%	20%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO - Midway is 4LD and/or committed to 4LD from w. of Selvitz to Selvitz

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

* Currently 2L, under construction to 4DL

Two-Way:	235
Net In:	63
Net Out:	172

OTHER PROJECT TRAFFIC/GROWTH RATE

Existing traffic volumes were grown using a 1% growth rate plus other projects. Other project data includes committed traffic from Southern Groves DRI, Western Grove, Wilson Groves, Riverland, LTC Ranch, Village at Midway, Willow Lakes, Ravinia, Wawa, the County Transit Center, Waste Pro, and Arcosa. The resultant growth rate exceeds the countywide growth rate of 2.5% per year.

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

LINK ANALYSIS / REVIEW

The adjacent links of Midway Road have an impact of more than 1% and 3%, Selvitz Road also has links that have impacts of more than 1% and 3%. These links were analyzed further to ensure they will meet concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, the link of Midway Road from Milner to west of Selvitz will operate below acceptable standards. However, because the road operated below acceptable standards for the "without project" scenario, the project is not obligated to any improvements needed to address the "backlogged condition." The future four-laning of Midway will provide the needed capacity. As shown, all other roadways operate at an acceptable level of service for Project Buildout.

INTERSECTION ANALYSIS

Five intersections were analyzed using HCS: Selvitz and Midway, Selvitz and Glades Cut-Off, Selvitz and Edwards Road, Midway Road and Edwards Road, and Selvitz and Energy Lane.

The results of the analyses are summarized below.

Table 4: Intersection Results

INTERSECTIONS	EXISTING				2024 WITHOUT PROJECT				2024 WITH PROJECT			
	AM		PM		AM		PM		AM		PM	
	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS
Selvitz / Midway	36.5	D	31.2	C	61.0	E	44.7	D	66.6	E	50.7	D
Selvitz / Edwards	68.5	E	65.8	E	89.1	F	87.0	F	97.3	F	93.1	F
Selvitz / Glades Cut-Off*	337.5	F	466.3	F	486.6	F	663.7	F	550.8	F	741.7	F
Midway / East Torino	62.6	E	38.8	D	114.8	F	80.3	F	123.9	F	92.4	F
Selvitz / Energy Ln*	→						→		15.4	C	14.6	B

*EBL

The intersection data and analyses are included in **Appendix D.**

As shown, Selvitz at Edwards Road, Selvitz at Glades Cut-Off, and Midway at E. Torino are all backlogged facilities. Therefore, the project is not obligated to improvements to address backlogged facilities. All three intersections are in the process of being improved.

TABLE 3 -Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2021 Peak Hour Directional Volumes[2]	Growth Rate	2021 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Resultant Growth	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Midway Rd	Glades Cut-Off	East Torino Pkwy	EB	IN	NO	1056	1.01	1088	209	1297	1.0709	2100	35	1332	1.67%	YES	20%
	Glades Cut-Off	East Torino Pkwy	WB	OUT	NO	1056	1.01	1088	248	1336	1.0816	2100	10	1346	0.48%	YES	20%
	East Torino Pkwy	Milner(Jenkins)	EB	IN	YES	1001	1.01	1031	301	1332	1.1000	880	52	1384	5.91%	YES[3]	30%
	East Torino Pkwy	Milner(Jenkins)	WB	OUT	NO	1001	1.01	1031	345	1376	1.1120	880	15	1391	1.70%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	EB	IN	YES	1001	1.01	1031	200	1231	1.0715	790	52	1283	6.58%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	WB	OUT	NO	1001	1.01	1031	273	1304	1.0922	790	15	1319	1.90%	YES[3]	30%
	W of Selvitz Rd	Selvitz Rd *	EB	IN	NO	1001	1.01	1031	200	1231	1.0715	2100	52	1283	2.48%	YES	30%
	W of Selvitz Rd	Selvitz Rd *	WB	OUT	NO	1001	1.01	1031	273	1304	1.0922	2100	15	1319	0.71%	YES	30%
	Selvitz Rd	Christensen Road*	EB	OUT	NO	793	1.01	817	169	986	1.0753	2100	10	996	0.48%	YES	20%
	Selvitz Rd	Christensen Road*	WB	IN	NO	793	1.01	817	232	1049	1.0978	2100	35	1084	1.67%	YES	20%
	Christensen Rd	E 25th St*	EB	OUT	NO	793	1.01	817	169	986	1.0753	2100	10	996	0.48%	YES	20%
	Christensen Rd	E 25th St*	WB	IN	NO	793	1.01	817	232	1049	1.0978	2100	35	1084	1.67%	YES	20%
Selvitz Rd	Glades Cut-Off Rd	Project Entrance	NB	OUT	NO	504	1.01	519	35	554	1.0322	700	15	569	2.14%	YES	30%
	Glades Cut-Off Rd	Project Entrance	SB	IN	YES	504	1.01	519	32	551	1.0303	700	52	603	7.43%	YES	30%
	Project Entrance	Midway Rd	NB	IN	YES	504	1.01	519	35	554	1.0322	700	122	676	17.43%	YES	70%
	Project Entrance	Midway Rd	SB	OUT	YES	504	1.01	519	32	551	1.0303	700	35	586	5.00%	YES	70%
	Midway Rd	St. James Rd	NB	IN	YES	419	1.01	432	40	472	1.0403	750	35	507	4.67%	YES	20%
	Midway Rd	St. James Rd	SB	OUT	YES	419	1.01	432	47	479	1.0454	750	10	489	1.33%	YES	20%

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

(2) FDOT Florida Traffic Online

* Currently 2L under construction to 4DL

(3) Background traffic backlogged, improvements for backlog of 4LD with 2100 capacity will resolve "with project traffic"

Two-Way:	224
Net In:	174
Net Out:	50
Years Grown:	3

TABLE 3 - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2021 Peak Hour Directional Volumes[2]	Growth Rate	2021 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2024 Growth + Committed Peak Direction	Resultant Growth	Peak Hour Service Capacity (E+C)[1]	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity-Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Midway Rd	Glades Cut-Off	East Torino Pkwy	EB	IN	NO	1087	1.01	1120	288	1408	1.0901	2100	13	1421	0.62%	YES	20%
	Glades Cut-Off	East Torino Pkwy	WB	OUT	NO	1087	1.01	1120	248	1368	1.0796	2100	34	1402	1.62%	YES	20%
	East Torino Pkwy	Milner(Jenkins)	EB	IN	NO	1053	1.01	1085	433	1518	1.1296	880	19	1537	2.16%	YES[3]	30%
	East Torino Pkwy	Milner(Jenkins)	WB	OUT	YES	1053	1.01	1085	365	1450	1.1125	880	52	1502	5.91%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	EB	IN	NO	1053	1.01	1085	299	1384	1.0954	790	19	1403	2.41%	YES[3]	30%
	Milner(Jenkins)	W of Selvitz Rd	WB	OUT	YES	1053	1.01	1085	255	1340	1.0836	790	52	1392	6.58%	YES[3]	30%
	W of Selvitz Rd	Selvitz Rd *	EB	IN	NO	1053	1.01	1085	299	1384	1.0954	2100	19	1403	0.90%	YES	30%
	W of Selvitz Rd	Selvitz Rd *	WB	OUT	NO	1053	1.01	1085	255	1340	1.0836	2100	52	1392	2.48%	YES	30%
	Selvitz Rd	Christensen Road*	EB	OUT	NO	756	1.01	779	259	1038	1.1114	2100	34	1072	1.62%	YES	20%
	Selvitz Rd	Christensen Road*	WB	IN	NO	756	1.01	779	222	1001	1.0981	2100	13	1014	0.62%	YES	20%
	Christensen Rd	E 25th St*	EB	OUT	NO	756	1.01	779	259	1038	1.1114	2100	34	1072	1.62%	YES	20%
	Christensen Rd	E 25th St*	WB	IN	NO	756	1.01	779	222	1001	1.0981	2100	13	1014	0.62%	YES	20%
Selvitz Rd	Glades Cut-Off Rd	Project Entrance	NB	OUT	YES	508	1.01	523	31	554	1.0296	700	52	606	7.43%	YES	30%
	Glades Cut-Off Rd	Project Entrance	SB	IN	NO	508	1.01	523	36	559	1.0326	700	19	578	2.71%	YES	30%
	Project Entrance	Midway Rd	NB	IN	YES	508	1.01	523	31	554	1.0296	700	44	598	6.29%	YES	70%
	Project Entrance	Midway Rd	SB	OUT	YES	508	1.01	523	36	559	1.0326	700	120	679	17.14%	YES	70%
	Midway Rd	St. James Blvd	NB	IN	NO	419	1.01	432	37	469	1.0381	750	13	482	1.73%	YES	20%
	Midway Rd	St. James Blvd	SB	OUT	YES	419	1.01	432	40	472	1.0403	750	34	506	4.53%	YES	20%

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

(2) FDOT Florida Traffic Online

* Currently 2L, under construction to 4DL

(3) Background traffic backlogged, improvements for backlog of 4LD with 2100 capacity will resolve "with project traffic"

Two-Way:	235
Net In:	63
Net Out:	172
Years Grown:	3

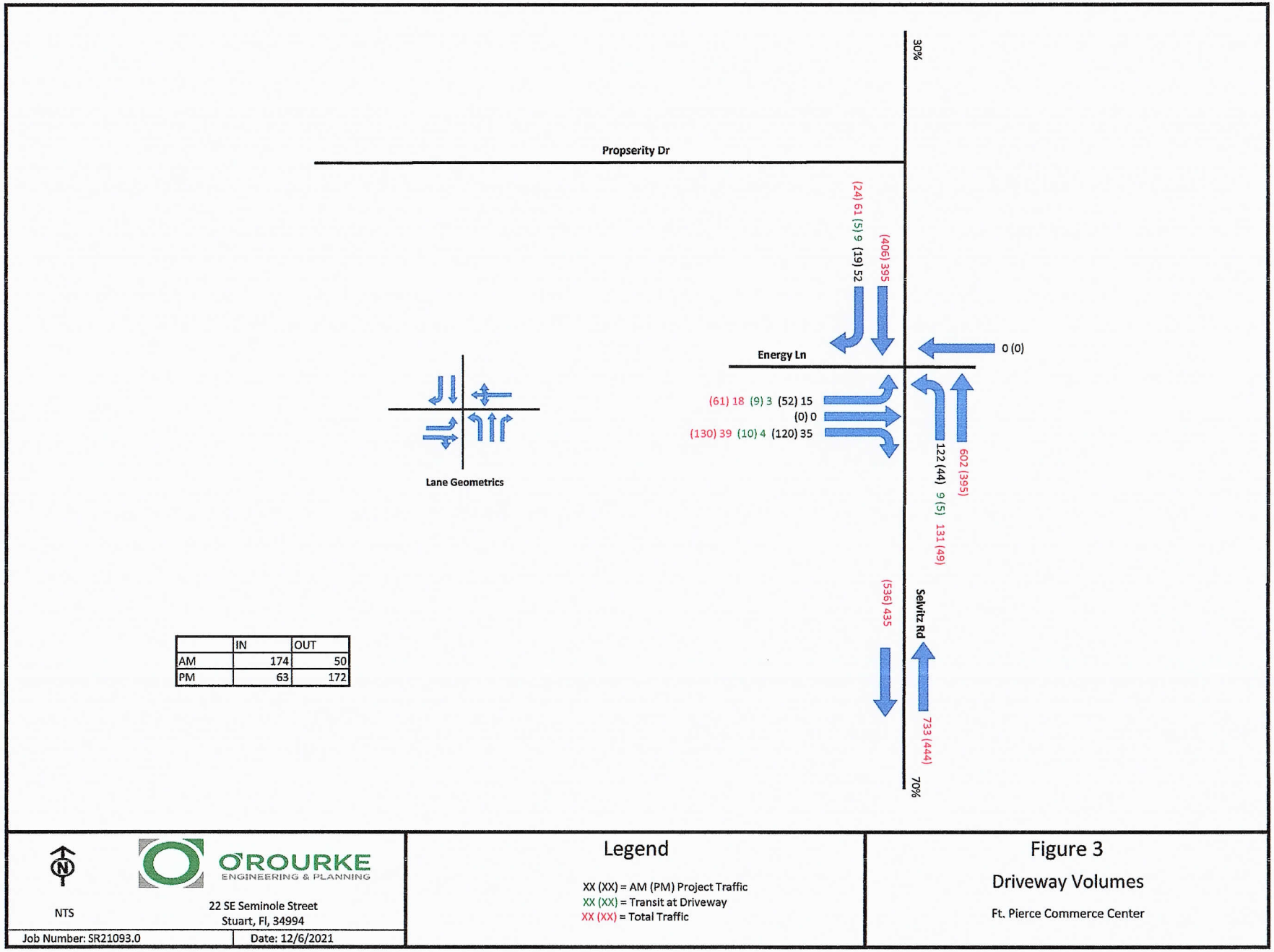
DRIVEWAY ANALYSIS

The project proposes one full access driveway to Selvitz Road from Energy Lane. Energy Lane has a southbound right turn lane and a northbound left turn lane. **Figure 3** illustrates the driveway volumes. The intersection was analyzed using HCS. The intersection of Energy Lane / Selvitz Road will operate at LOS C in the AM peak hour and LOS B in the PM peak hour. The HCS worksheets are included in **Appendix D**.

CONCLUSION

With 224 net new AM peak hour trips and 235 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing and committed roadway network with the exception of Midway between E. Torino and west of Selvitz. This is a backlogged link with long term cost feasible improvement. Therefore, the project meets the requirements for concurrency.

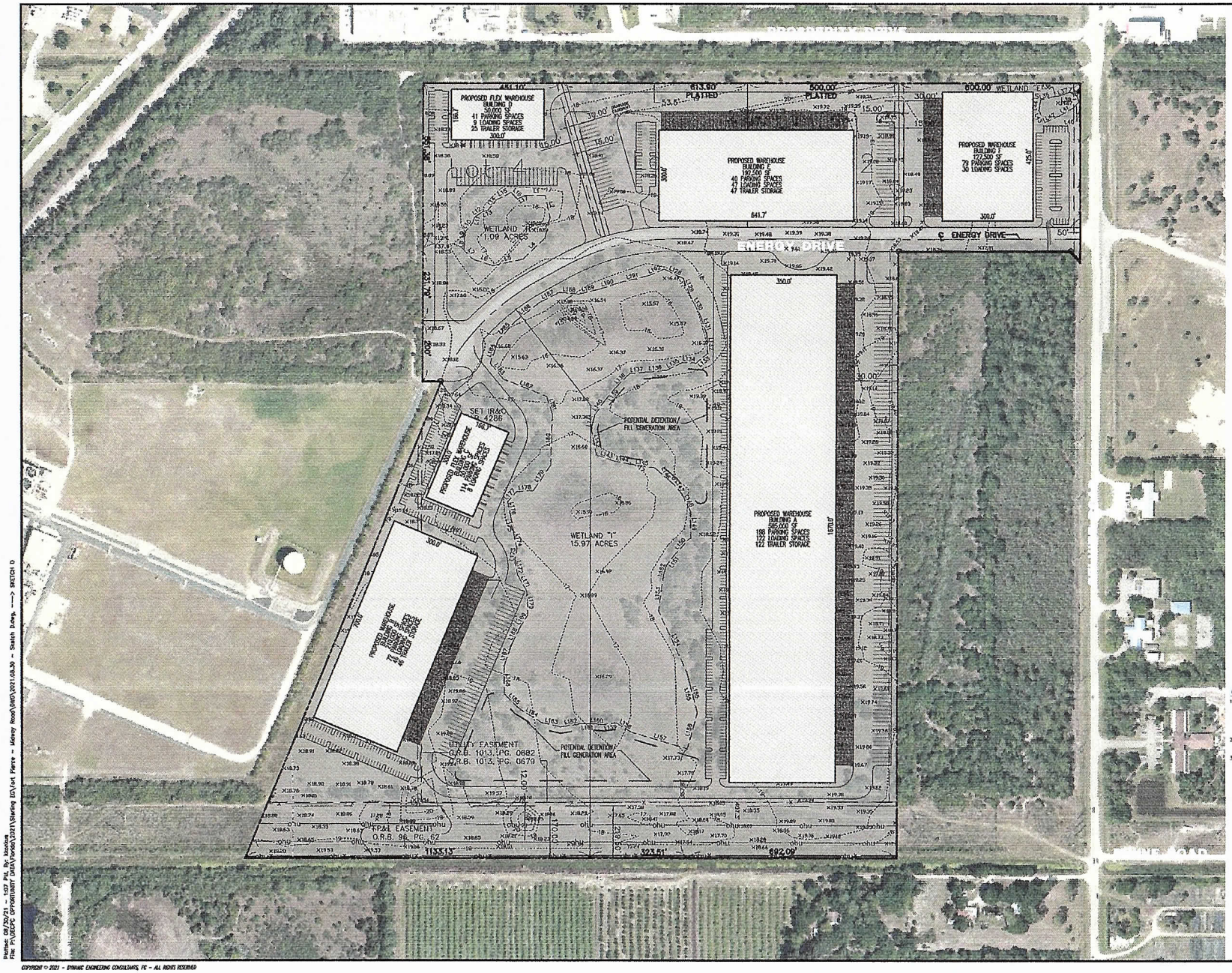
As noted, the project will continue to coordinate with St. Lucie County on the transit center.



	IN	OUT
AM	174	50
PM	63	172

APPENDIX A

SITE PLAN



GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: BOUNDARY & TOPOGRAPHIC SURVEY PREPARED BY: CULTEPPER & TERPENING, INC. LAST REVISED: 04/17/2006

   GOOGLE AERIALS: DATED: 01/21/2021

2. THIS PLAN IS INTENDED FOR SKETCH PURPOSES ONLY. NO ORDINANCE OR OTHER AGENCY GUIDELINES HAVE BEEN REFERENCED IN THE DESIGN OF THIS PLAN AND IS SUBJECT TO A DUE DILIGENCE REVIEW.

3. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF SKETCH PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

SKETCH LAYOUT

DYNAMIC ENGINEERING

SKETCH D
08/30/2021
1"=150'

PROPOSED INDUSTRIAL DEVELOPMENT
TREASURE COAST BUSINESS PARK PLAT
FT PIERCE, ST LUCIE COUNTY, FLORIDA

STERLING EG

PREPARED BY:
MICHAEL D. MILES, P.E.
DYNAMIC ENGINEERING CONSULTANTS, P.C.
100 NE 5th AVE, SUITE B2
DELRAY BEACH, FLORIDA 33484

DYNAMIC PROJECT NUMBER:

Plotted: 08/30/21 - 1:07 PM, By: kbarlow
File: P:\DECPC OPPORTUNITY DATA\Florida\2021\Sterling EG\Fort Pierce - Midway Road\DWG\2021.08.30 - Sketch D.dwg, ---> SKETCH D

COPYRIGHT © 2021 - DYNAMIC ENGINEERING CONSULTANTS, PC - ALL RIGHTS RESERVED

APPENDIX B

ST. LUCIE COUNTY 2021 LEVEL OF SERVICE REPORT, FDOT 2012 QUALITY LEVEL OF SERVICE, & ST. LUCIE COUNTY 5-YEAR TIP

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
PORT ST LUCIE BLVD	MORNINGSIDE BLVD to US 1	945072	33,000	2020	3,170	2,399	C	0.757	1,496	C	0.472
PRIMA VISTA BLVD	BAYSHORE BLVD to AIROSO BLVD	314	24,000	2021	2,100	1,055	C	0.502	1,157	C	0.551
PRIMA VISTA BLVD	AIROSO BLVD to FLORESTA DR	150	20,000	2021	2,100	850	C	0.405	843	C	0.401
PRIMA VISTA BLVD	FLORESTA DR to NARANJA AVE	148	26,500	2021	2,100	1,525	C	0.726	1,451	C	0.691
PRIMA VISTA BLVD	NARANJA AVE to RIO MAR DR	148	26,500	2021	2,000	1,525	C	0.763	1,451	C	0.726
PRIMA VISTA BLVD	RIO MAR DR to US 1	146	17,500	2021	2,100	911	C	0.434	824	C	0.392
PRIMA VISTA BLVD	US 1 to LENNARD RD	699	8,500	2021	1,790	459	C	0.256	437	C	0.244
RANGE LINE RD	MARTIN C.L. to BECKER RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	BECKER RD to 2 MI S OF GLADES CUT-OFF RD	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RANGE LINE RD	2 MI S OF GLADES CUT-OFF RD to GLADES CUT-OF...	145	1,767	2019	1,080	118	B	0.109	118	B	0.109
RIO MAR DR	PRIMA VISTA BLVD to BEACH AVE	147	5,856	2020	750	362	C	0.483	380	D	0.507
RIO MAR DR	BEACH AVE to US 1	147	5,856	2020	790	362	C	0.458	380	C	0.481
ROSSER BLVD	APRICOT RD to GATLIN BLVD	948510	4,400	2020	920	203	C	0.221	203	C	0.221
ROSSER BLVD	PAAR DR to APRICOT RD	948510	4,400	2020	1,070	203	B	0.19	203	B	0.19
SAVONA BLVD	BECKER RD to PAAR DR	236	9,200	2021	790	819	E	1.037	736	D	0.932
SAVONA BLVD	PAAR DR to GATLIN BLVD	236	9,200	2021	750	819	F	1.092	736	D	0.981
SAVONA BLVD	GATLIN BLVD to CALIFORNIA BLVD	702	13,000	2021	790	603	D	0.763	636	D	0.805
SAVAGE BLVD	GATLIN BLVD to GALIANO RD	168	4,030	2018	920	265	C	0.288	214	C	0.233
SAVANNAH RD	US 1 to INDIAN RIVER DR	514	2,178	2019	540	155	C	0.287	152	C	0.281
SELVITZ RD	BAYSHORE BLVD to ST JAMES BLVD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	ST JAMES BLVD to MIDWAY RD	948501	8,600	2020	750	419	D	0.559	419	D	0.559
SELVITZ RD	MIDWAY RD to GLADES CUT-OFF RD	703	8,600	2021	700	504	C	0.72	508	C	0.726
SELVITZ RD	GLADES CUT-OFF RD to EDWARDS RD	704	13,500	2021	790	715	D	0.905	713	D	0.903
SHINN RD	MIDWAY RD to OKEECHOBEE RD	705	800	2017	580	53	C	0.091	50	C	0.086
SHINN RD	OKEECHOBEE RD to ORANGE AVE	149	804	2019	1,080	60	B	0.056	61	B	0.056

B-1

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2021

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

B-2

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2021

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
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

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2021

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

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

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

AM APPROVED PROJECTS			Southern Grove DRI				Western Grove DRI				Wilson Groves DRI				Riverland DRI				Arcosa				LTC Ranch			Wawa Midway & Selvitz				Village at Midway				Ravinia				Willow Lakes				SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	Non-Residential	Residential	Non-Residential	Residential	Double Count	Net	Double Count	Net
Midway Rd	Glades Cut Off Rd	East Torino Pkwy	0.2%	Out	3	3	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	42%	In	25	7	17%	Out	69	78	22%	In	17	17	10%	Out	15	36	40%	In	9	27	25%	-	67	85	149	75	158	112	-15	209	-22	248
	East Torino Pkwy	Florida's Turnpike	1.6%	Out	21	25	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	50%	In	30	8	34%	Out	138	155	29%	In	23	23	10%	Out	15	36	40%	In	9	27	23%	-	61	78	246	70	265	105	-14	302	-21	349
	Florida's Turnpike	Corporate Way	1.6%	Out	21	25	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	50%	In	30	8	34%	Out	138	155	29%	In	23	23	9%	Out	14	33	40%	In	9	27	23%	-	61	78	245	70	261	105	-14	301	-21	345
	Corporate Way	Jenkins Rd	1.4%	Out	18	22	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	50%	In	30	8	19%	Out	76	86	29%	In	23	23	7%	Out	11	25	40%	In	9	27	23%	-	61	78	178	70	181	105	-14	234	-21	265
	Jenkins Rd	Selvitz Rd	1.1%	Out	14	17	0.7%	Out	4	2	0.7%	Out	7	7	0.7%	Out	10	8	51%	Out	8	30	15%	Out	62	70	36%	In	28	28	7%	Out	11	25	40%	In	9	27	23%	-	61	78	144	70	189	105	-14	200	-21	273
	Selvitz Rd	25th St	1.1%	Out	14	17	0.6%	Out	3	2	0.6%	Out	6	6	0.6%	Out	8	7	31%	Out	5	18	13%	Out	51	58	31%	out	24	24	5%	Out	8	18	55%	In	12	37	19%	-	51	64	119	63	151	102	-13	169	-20	232
Selvitz Rd	Bayshore Blvd	Midway Rd	0.2%	Out	3	3	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	8%	In	5	1	1%	In	2	2	15%	In	12	12	0%	-	0	0	0%	-	0	0	3%	-	8	10	21	8	18	10	-2	28	-2	26
	Midway Rd	Glades Cut Off Rd	0.1%	Out	1	2	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	Out	0	0	10%	Out	2	6	1%	out	2	2	18%	out	14	14	0%	-	0	0	0%	-	0	0	1%	-	3	3	19	3	24	3	-1	21	-1	27
					In	1,555			In	338			In	969			In	1,198			In	59			In	457			In	79			In	363			In	22			In	339							
15% of Large Project for 3 year horizon)					Out	1,308			Out	534			Out	952			Out	1,392			Out	16			Out	405			Out	78			Out	151			Out	68			Out	266							
					In	6,218			In	1,352			In	3,875			In	4,791			In	59			In	1,828			In	79			In	1,451			In	22			In	1,355							
					Out	5,233			Out	2,135			Out	3,807			Out	5,568			In	16			Out	1,619			Out	78			Out	603			Out	68			Out	1,065							

+ Transit/Wastepro

2/1 5/5 35/32
9770 1010 40147

PM APPROVED PROJECTS			Southern Grove DRI				Western Grove DRI				Wilson Groves DRI				Riverland DRI						Arcosa				LTC Ranch				Wawa Midway & Selvitz				Village at Midway				Ravinia				Willow Lakes						SUM Directional N/E		SUM Directional S/W		Directional N/E		Directional S/W	
Road Name	From	To	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Is N/E In or Out	Directional N/E	Directional S/W	%	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W										
																																													Non-Residential	Residential	Non-Residential	Residential	Double Count	Net	Double Count	Net
Midway Rd	Glades Cut Off Rd	East Torino Pkwy	0.2%	Out	5	3	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	42.0%	In	9	14	17.0%	Out	112	87	22.0%	in	14	14	10.0%	Out	46	18	40.0%	In	31	18	25%	248	-	65	91	212	96	162	108	-19	288	-22	248
	East Torino Pkwy	Florida's Turnpike	1.6%	Out	40	28	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	50.0%	In	11	17	34.0%	Out	225	174	29.0%	in	18	18	10.0%	Out	46	18	40.0%	In	31	25	23%	228	-	60	83	365	90	280	108	-18	437	-22	367
	Florida's Turnpike	Corporate Way	1.6%	Out	40	28	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	50.0%	In	11	17	34.0%	Out	225	174	29.0%	in	18	18	9.0%	Out	41	16	40.0%	In	31	25	23%	228	-	60	83	361	90	278	108	-18	433	-22	365
	Corporate Way	Jenkins Rd	1.4%	Out	35	24	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	50.0%	In	11	17	18.8%	OUt	124	96	29.0%	in	18	18	7.0%	Out	32	13	40.0%	In	31	25	23%	228	-	60	83	361	90	193	108	-18	318	-22	280
	Jenkins Rd	Selvitz Rd	1.1%	Out	28	19	0.7%	Out	4	4	0.7%	Out	10	8	0.7%	0	25	Out	13	12	51.0%	Out	17	11	15.4%	Out	102	79	36.0%	in	22	22	7.0%	Out	32	13	40.0%	In	31	25	23%	228	-	60	83	246	90	193	108	-18	299	-22	255
	Selvitz Rd	25th St	1.1%	Out	28	19	0.6%	Out	3	4	0.6%	Out	8	7	0.6%	0	22	Out	11	11	31.0%	Out	11	7	12.6%	Out	83	65	31.0%	out	19	19	5.0%	Out	23	9	55.0%	In	42	34	19%	189	-	49	69	186	92	140	103	-18	259	-21	222
Selvitz Rd	Bayshore Blvd	Midway Rd	0.2%	Out	5	3	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	0	0	Out	0	0	8.0%	In	2	3	0.5%	in	3	3	15.0%	in	9	9	0.0%	-	0	0	0.0%	-	0	0	1%	10	-	3	4	20	3	18	4	-1	22	-1	20
	Midway Rd	Glades Cut Off Rd	0.1%	Out	3	2	0.0%	Out	0	0	0.0%	Out	0	0	0.0%	0	0	Out	0	0	10.0%	Out	3	2	0.5%	out	3	3	18.0%	out	11	11	0.0%	-	0	0	0.0%	-	0	0	1%	10	-	3	4								
(Using 25% of large project for 3 year horizon)				In	1,748			In	628			In	1,136			0	3,593		In	1,774		0	In	21		In	513		In	62		In	182		In	77			In	363											
				Out	2,518			Out	515			Out	1,410						Out	1,819			Out	34		Out	661		Out	62		Out	456		Out	44			Out	259											
				In	6,990			In	2,510			In	4,543			0	14,372		In	7,095		0	In	21		In	2,052		In	62		In	726		In	77			In	1,450											
				Out	10,071			Out	2,061			Out	5,639						Out	7,277			Out	34		Out	2,642		Out	62		Out	1,824		Out	44			Out	1,036											

* Transit and Waste Pro 1/3 5/15 21/36
5/10 10/10 37/40

993

Historical Growth Rate Calculation

Segment	From	To	2018 AADT	2021 AADT	3 Year Historical Growth Rate
Midway	Milner(Jenkins)	W of Selvitz Rd	21,000	20,500	-0.80%
	W of Selvitz Rd	Selvitz Rd	21,000	20,500	-0.80%
	Selvitz Rd	Christensen Rd	22,000	16,500	-9.14%
		Total	64,000	57,500	-2.64%

*Source St Lucie Historical Traffic Counts Use 1% + Committed

MILLER LEGG

St. Lucie County Bus Maintenance Facility Trip Generation

The proposed Project includes a 20,000 square foot administration building, a 4,500 square foot maintenance building with four bus maintenance bays, a four-pump fueling station, and 50 total employees. The Project will also include parking for approximately 150 buses and 180 cars. It is assumed that 150 bus routes will start and end at the facility each day. Bus drivers will arrive for work and park their personal vehicles, transfer to a bus for their shift, and transfer back to their personal vehicle at the end of their shift.

Project trip generation is based on the rates published in the Institute of Transportation Engineers (ITE) *Trip Generation, 8th Edition*, and is calculated on a daily basis as well as for the A.M. and P.M peak periods. Because the *Trip Generation* Manual does not include a specific land use for bus maintenance facilities, Warehousing (Land Use 150) was used to represent the administration and maintenance portion of the Project (Table 1). The *Trip Generation* description of Warehousing states "Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas."

Table 1: ITE Land Use

ITE LAND USE			
ITE CODE	**LAND USE**	**INTENSITY**	**UNITS**
150	Warehousing	50	Employees

The Daily, AM Peak Hour and PM Peak Hour trips for the Administration and Maintenance buildings were calculated using the average trip generation rates rather than the fitted curve equations because the average rate provided more accurate estimates for sites with fewer than 500 employees. (See Tables 2-4)

Table 2: Daily Trip Generation

DAILY (ADMIN & MAINTENANCE)					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=3.89X	195	50%	97	50%	97

X= Number of employees

Table 3: AM Peak Hour Trip Generation

AM PEAK HOUR					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=0.51X	26	72%	18	28%	7

X= Number of employees

South Florida Office: 5747 N Andrews Way · Fort Lauderdale, Florida 33309-2364
(954) 436-7000 · Fax: (954) 493-6539
www.millerlegg.com

Table 4: PM Peak Hour Trip Generation

PM PEAK HOUR					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=0.59X	30	35%	10	65%	19

X= Number of employees

Daily trips for the bus fleet were estimated by including both bus drivers coming to and from work in their personal vehicles (150x2=300 trips per day) as well as the buses exiting and returning to the Project site (an additional 150x2=300 trips per day) for at total of 600 trips per day. (Table 5) Because bus routes typically begin earlier than the AM peak and end later than the PM peak, the bus fleet trips are included in the daily trips, but not the AM and PM peak hour trips.

Table 5: Daily Trip Generation (Bus Fleet)

DAILY (BUS FLEET)					
RATE / EQUATION	**TRIPS**	**% IN**	**IN**	**% OUT**	**OUT**
T=2N+2N	600	50%	300	50%	300

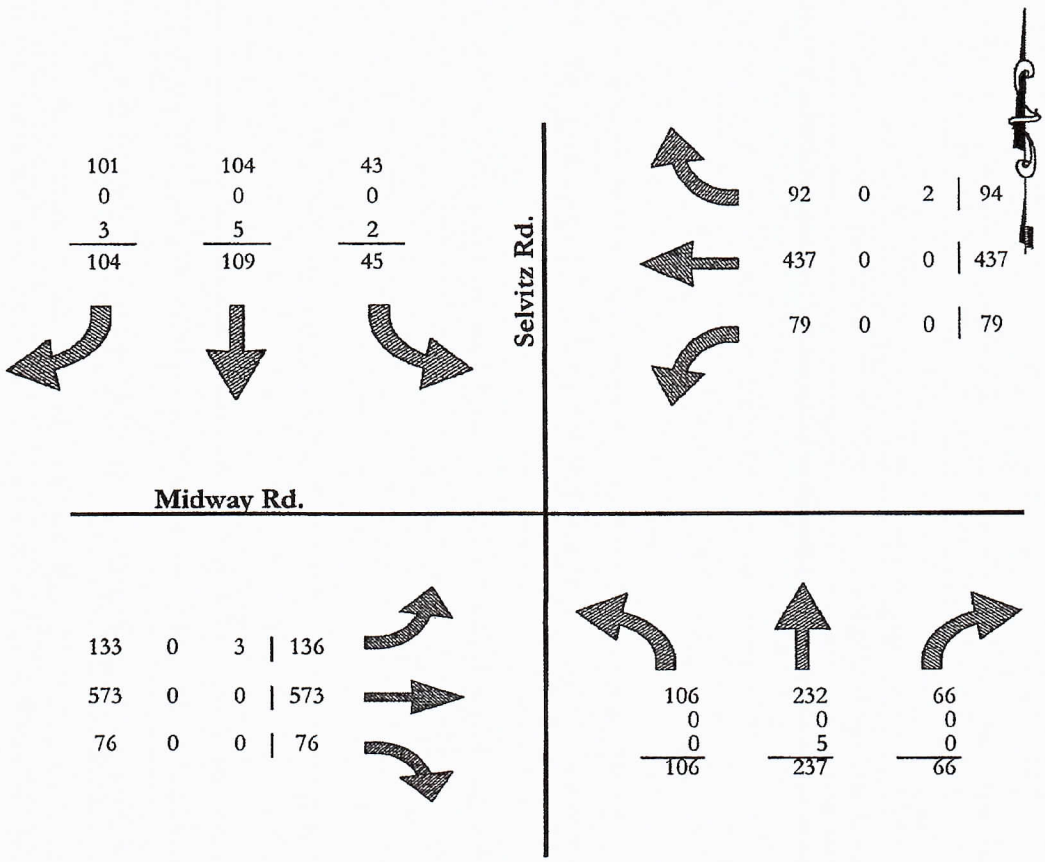
N= Number of bus routes originating at facility

The total daily trips generated by the administration building, bus maintenance facility, and bus fleet are shown in Table 6. The Project is expected to add approximately 800 additional daily trips to the surrounding roadways, with 26 of these trips occurring during the AM peak hour and 30 during the PM peak hour (Tables 3 and 4).

Table 6: Total Daily Trip Generation

DAILY (TOTAL)				
TRIPS	**% IN**	**IN**	**% OUT**	**OUT**
795	50%	**397**	50%	**397**

South Florida Office: 5747 N Andrews Way · Fort Lauderdale, Florida 33309-2364
(954) 436-7000 · Fax: (954) 493-6539
www.millerlegg.com



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX WASTE PRO TRAFFIC IMPACT STUDY
XXX TOTAL TRAFFIC

Buildout year: 2017

Note: No background trips have been identified

FIGURE 4

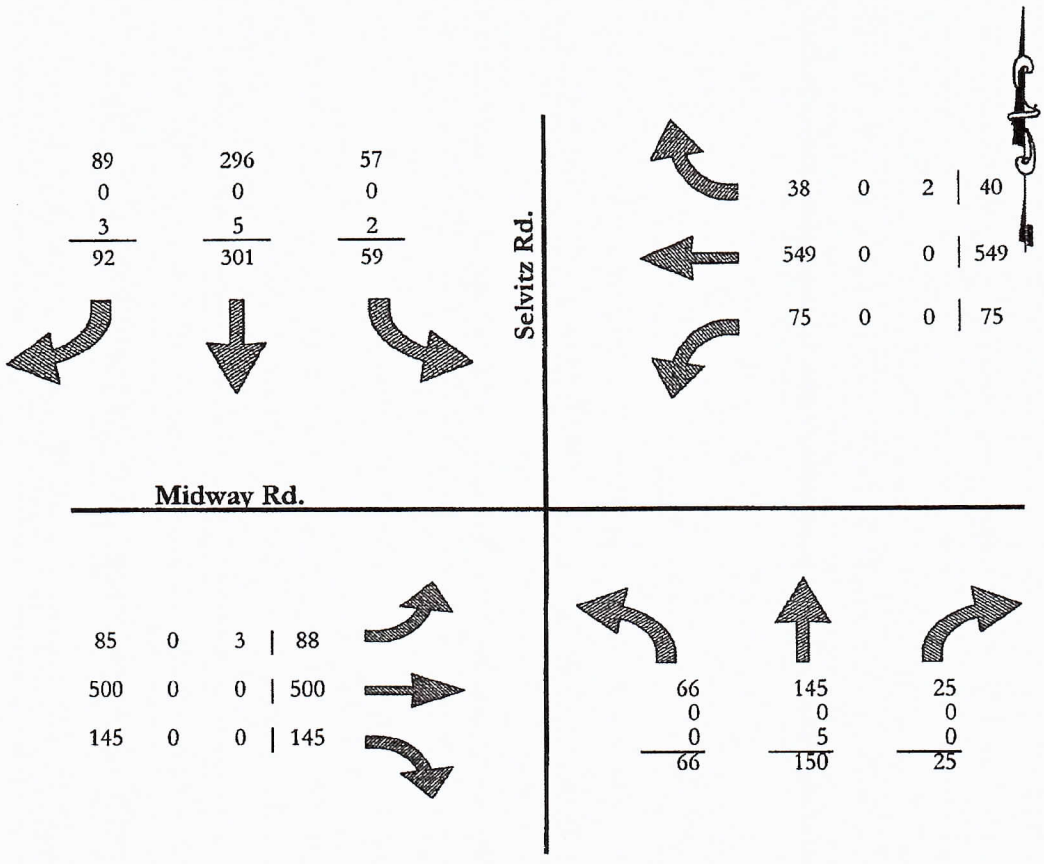
CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

AM PEAK HOUR TURNING MOVEMENTS

Selvitz Rd. & Midway Rd.

Waste Pro Traffic Impact Study

P:\Proj-2011\11-033 Waste Pro - Selvitz Location\Traffic\11-033 Traffic Analysis.xls
Calculated by: John Adair, E.I.
Checked By: Stef Matthes, P.E.



LEGEND

XXX EXISTING TRAFFIC
XXX BACKGROUND
XXX WASTE PRO TRAFFIC IMPACT STUDY
XXX TOTAL TRAFFIC

Buildout year: 2017

Note: No background trips have been identified

FIGURE 5

CULPEPPER & TERPENING, INC.
CONSULTING ENGINEERS LAND SURVEYORS
2980 SOUTH 25th STREET
FORT PIERCE, FLORIDA 34981
(772) 464-3537
STATE OF FLORIDA BOARD PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4288

PM PEAK HOUR TURNING MOVEMENTS

Selvitz Rd. & Midway Rd.

Waste Pro Traffic Impact Study

P:\Proj-2011\11-033 Waste Pro - Selvitz Location\Traffic\11-033 Traffic Analysis.xls
Calculated by: John Adair, E.I.
Checked By: Stef Matthes, P.E.

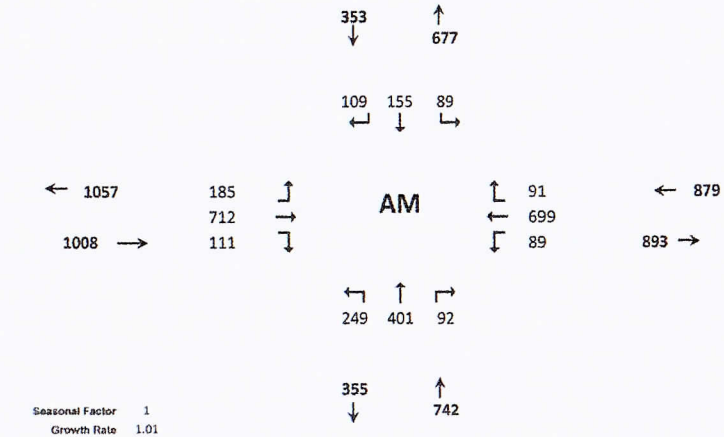
APPENDIX D

INTERSECTION ANALYSIS DATA

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Midway Rd
CONTROL: Signalized
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
DAY: Tuesday
CITY: St Lucie
REPORT DATE:
ANALYSIS YEAR: 2020 - Exisitng

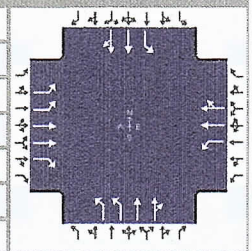
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	45	71	24	18	24	32	30	196	33	9	148	21	651	2982
7:15-7:30	63	81	22	15	32	27	44	183	28	18	145	23	681	2958
7:30-7:45	67	122	22	37	39	22	59	151	32	22	213	21	807	2853
7:45-8:00	74	127	24	19	60	28	52	182	18	40	193	26	843	2606
8:00-8:15	54	52	11	21	31	20	40	173	28	16	168	13	627	2265
8:15-8:30	52	59	23	13	28	20	34	127	26	17	167	10	576	
8:30-8:45	60	57	23	12	33	25	30	151	29	7	111	22	560	
8:45-9:00	38	39	23	19	15	15	30	150	30	10	116	17	502	
AM PEAK HOUR IS FROM:	7:00AM TO 8:00AM													
Volumes	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Season Factor	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Growth	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Total	249	401	92	89	155	109	185	712	111	89	699	91	2982	



Seasonal Factor	1
Growth Rate	1.01
Years Grown	0

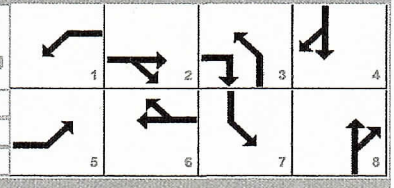
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Midway Rd Selvitz.AM.existingmax 8.11.2022.xus		
Project Description	Ft. Pierce Commerce CenterExisting				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	712	111	89	699	91	249	401	92	89	155	109

Signal Information					EB			WB			NB			SB		
Cycle, s	84.1	Reference Phase	2													
Offset, s	0	Reference Point	End	Green	9.1	2.9		23.1	9.1	0.9	15.1					
Uncoordinated	Yes	Simult. Gap E/W	On	Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Force Mode	Fixed	Simult. Gap N/S	On	Red	2.0	0.0		2.0	2.0	0.0	2.0					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	712	111	89	699	91	249	401	92	89	155	109
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None		0	L + R	0		None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

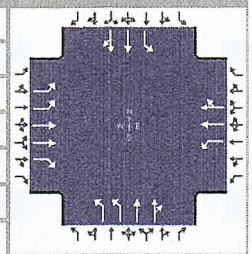
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	24.0	16.0	24.0	14.0	60.0	13.0	60.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

Copyright © 2022 University of Florida, All Rights Reserved.

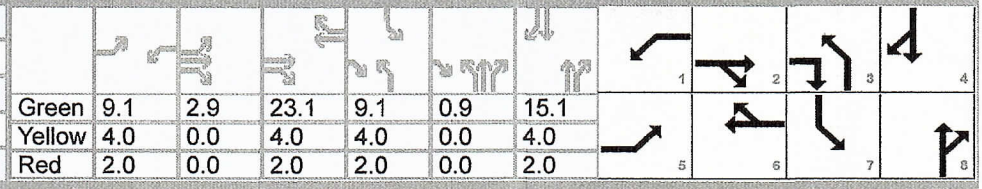
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Midway Rd Selvitz.AM.existingmax 8.11.2022.xus		
Project Description	Ft. Pierce Commerce CenterExisting				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	185	712	111	89	699	91	249	401	92	89	155	109

Signal Information			
Cycle, s	84.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.1	2.9		23.1	9.1	0.9	15.1					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	0.900	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.861	0.861		0.935	0.935		0.866	0.866
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	3514	3618	1610	1810	3129	407	3514	2995	682	1810	2132	1414
Proportion of Vehicles Arriving on Green (P)	0.14	0.31	0.31	0.11	0.28	0.28	0.12	0.19	0.19	0.11	0.18	0.18
Incremental Delay Factor (k)	0.04	0.25	0.04	0.04	0.40	0.40	0.04	0.04	0.04	0.04	0.04	0.04

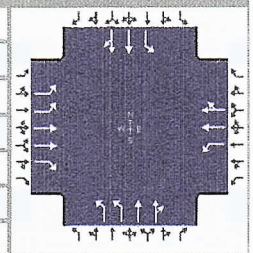
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.14	0.31	0.11	0.28	0.12	0.19	0.11	0.18
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1610						
Protected Right Effective Green Time (g_R), s		10.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.120	0.000	0.124	0.000	0.133	0.000	0.134
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	617.95	20.08	550.16	22.10	380.39	27.58	358.38	28.33
Bicycle F_w / F_v	-3.64	0.95	-3.64	0.82	-3.64	0.70	-3.64	0.33

Copyright © 2022 University of Florida, All Rights Reserved.

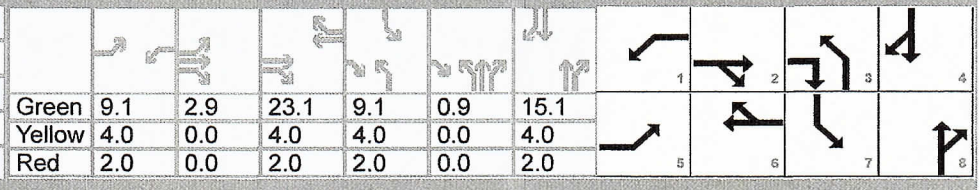
HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Midway Rd Selvitz.AM.existingmax 8.11.2022.xus		
Project Description	Ft. Pierce Commerce CenterExisting				



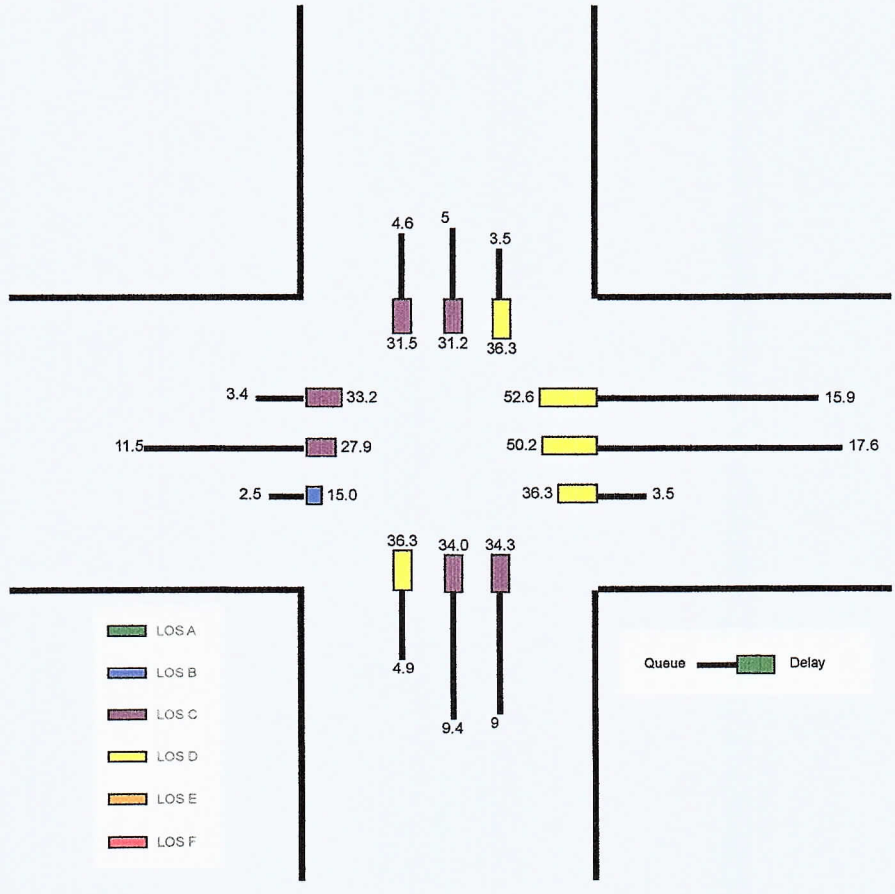
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	712	111	89	699	91	249	401	92	89	155	109

Signal Information			
Cycle, s	84.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.1	2.9		23.1	9.1	0.9	15.1					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

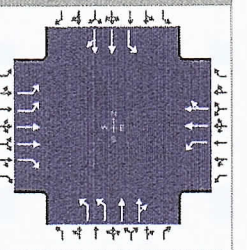
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	3.4	11.5	2.5	3.5	17.6	15.9	4.9	9.4	9.0	3.5	5.0	4.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Control Delay (*d*), s/veh	33.2	27.9	15.0	36.3	50.2	52.6	36.3	34.0	34.3	36.3	31.2	31.5
Level of Service (LOS)	C	C	B	D	D	D	D	C	C	D	C	C
Approach Delay, s/veh / LOS	27.5		C	49.8		D	34.9		C	32.6		C
Intersection Delay, s/veh / LOS	36.5						D					



Copyright © 2022 University of Florida, All Rights Reserved.

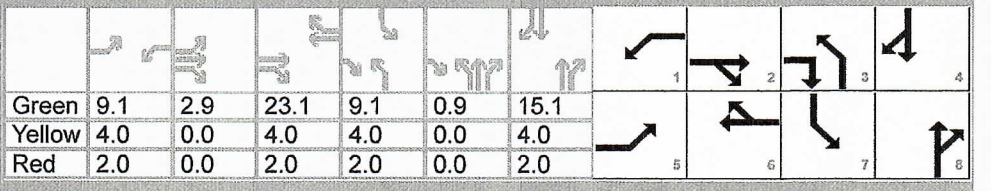
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Midway Rd Selvitz.AM.existingmax 8.11.2022.xus		
Project Description	Ft. Pierce Commerce CenterExisting				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	185	712	111	89	699	91	249	401	92	89	155	109

Signal Information			
Cycle, s	84.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	9.1	2.9		23.1	9.1	0.9	15.1					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	17.9	32.0	15.1	29.1	16.0	22.0	15.1	21.1
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	6.6	18.7	6.4	22.7	8.5	14.3	6.4	8.6
Green Extension Time (g_e), s	0.4	2.4	0.1	0.4	0.3	1.7	0.1	1.7
Phase Call Probability	0.99	1.00	0.91	1.00	1.00	1.00	0.91	1.00
Max Out Probability	0.00	0.68	0.00	1.00	0.10	0.00	0.01	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	210	809	126	101	482	416	283	288	272	101	156	144
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1809	1610	1810	1900	1637	1757	1900	1777	1810	1900	1646
Queue Service Time (g_s), s	4.6	16.7	4.1	4.4	20.7	20.7	6.5	12.2	12.3	4.4	6.2	6.6
Cycle Queue Clearance Time (g_c), s	4.6	16.7	4.1	4.4	20.7	20.7	6.5	12.2	12.3	4.4	6.2	6.6
Green Ratio (*g/C*)	0.14	0.31	0.43	0.11	0.28	0.28	0.12	0.19	0.19	0.11	0.18	0.18
Capacity (*c*), veh/h	498	1118	689	195	523	450	417	361	338	195	341	295
Volume-to-Capacity Ratio (*X*)	0.422	0.724	0.183	0.519	0.922	0.923	0.678	0.796	0.806	0.519	0.457	0.489
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)	3.4	11.5	2.5	3.5	17.6	15.9	4.9	9.4	9.0	3.5	5.0	4.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	33.0	25.9	14.9	35.5	29.6	29.6	35.5	32.5	32.6	35.5	30.9	31.1
Incremental Delay (d_2), s/veh	0.2	2.0	0.0	0.8	20.6	22.9	0.7	1.5	1.7	0.8	0.4	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	33.2	27.9	15.0	36.3	50.2	52.6	36.3	34.0	34.3	36.3	31.2	31.5
Level of Service (LOS)	C	C	B	D	D	D	D	C	C	D	C	C
Approach Delay, s/veh / LOS	27.5	C		49.8	D		34.9	C		32.6	C	
Intersection Delay, s/veh / LOS	36.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.28	B	2.29	B	2.59	C
Bicycle LOS Score / LOS	1.43	A	1.31	A	1.18	A	0.82	A

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

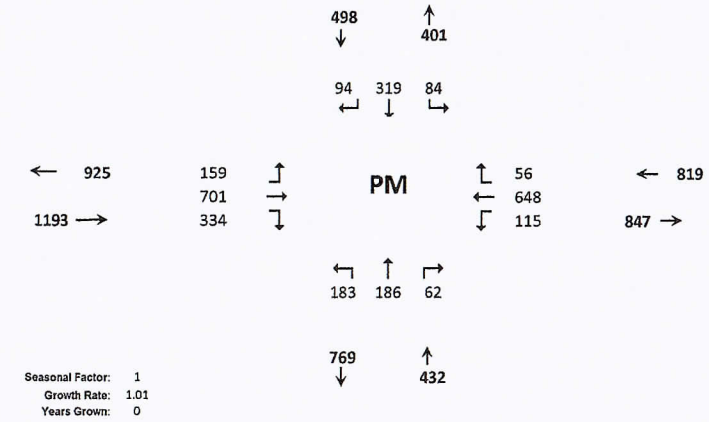
N/S STREET: Selvitz Rd
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
REPORT DATE: 5.12.2022

DAY: Tuesday
ANALYSIS YEAR: Existing

E/W STREET: Midway Rd
County: SLCo

CONTROL: Signalized

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	52	57	12	24	55	39	31	186	58	35	173	10	732	2810
4:15-4:30	72	56	17	15	66	27	36	159	44	37	154	16	699	2794
4:30-4:45	48	49	22	20	69	21	52	151	74	26	162	8	702	2855
4:45-5:00	57	40	13	16	73	22	35	157	75	29	144	16	677	2762
5:00-5:15	24	48	7	33	86	23	26	190	85	23	157	14	716	2635
5:15-5:30	49	44	18	13	82	25	41	182	90	34	166	16	760	
5:30-5:45	30	46	6	14	55	22	29	159	64	28	143	13	609	
5:45-6:00	44	42	11	11	53	12	25	122	59	29	129	13	550	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	178	181	60	82	310	91	154	680	324	112	629	54	2855	
Season Factor	178	181	60	82	310	91	154	680	324	112	629	54	2855	
Growth	183	186	62	84	319	94	159	701	334	115	648	56	2942	

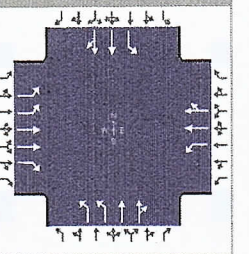


Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 0

D-6

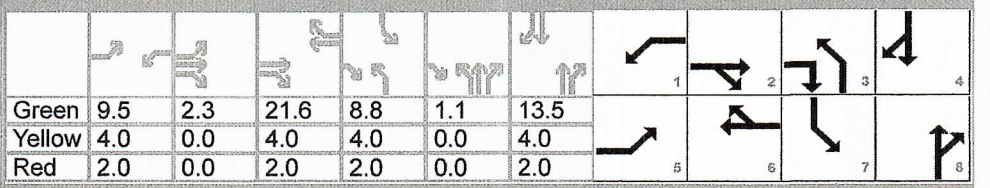
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce -Midway Selvitz.PM.existing...		
Project Description	Ft. Pierce Commerce Center - Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	159	701	334	115	648	56	183	186	62	84	319	94

Signal Information			
Cycle, s	80.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.5	2.3		21.6	8.8	1.1	13.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	159	701	334	115	648	56	183	186	62	84	319	94
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None		0	L + R	0		None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

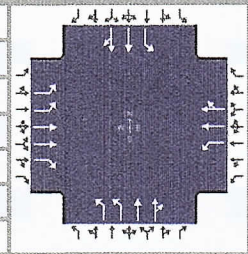
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	24.0	16.0	24.0	14.0	60.0	13.0	60.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce -Midway Selvitz.PM.existing...		
Project Description	Ft. Pierce Commerce Center - Existing				

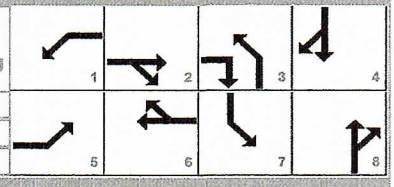


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	159	701	334	115	648	56	183	186	62	84	319	94

Signal Information			
Cycle, s	80.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	9.5	2.3		21.6	8.8	1.1	13.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	0.900	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.873	0.873		0.916	0.916		0.922	0.922
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	3514	3618	1610	1810	3276	283	3514	2750	890	1810	2830	822
Proportion of Vehicles Arriving on Green (P)	0.15	0.30	0.30	0.12	0.27	0.27	0.12	0.18	0.18	0.11	0.17	0.17
Incremental Delay Factor (k)	0.04	0.26	0.10	0.04	0.28	0.28	0.04	0.04	0.04	0.04	0.04	0.04

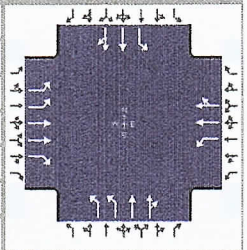
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.15	0.30	0.12	0.27	0.12	0.18	0.11	0.17
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1610						
Protected Right Effective Green Time (g_R), s		9.9						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.120	0.000	0.123	0.000	0.132	0.000	0.134
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	593.10	19.99	535.60	21.66	360.07	27.17	333.40	28.06
Bicycle F_w / F_v	-3.64	1.12	-3.64	0.77	-3.64	0.40	-3.64	0.47

Copyright © 2022 University of Florida, All Rights Reserved.

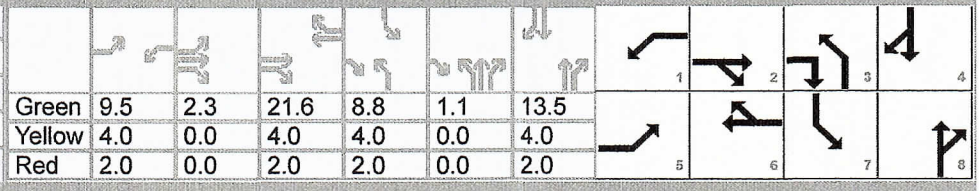
HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce -Midway Selvitz.PM.existing...		
Project Description	Ft. Pierce Commerce Center - Existing				



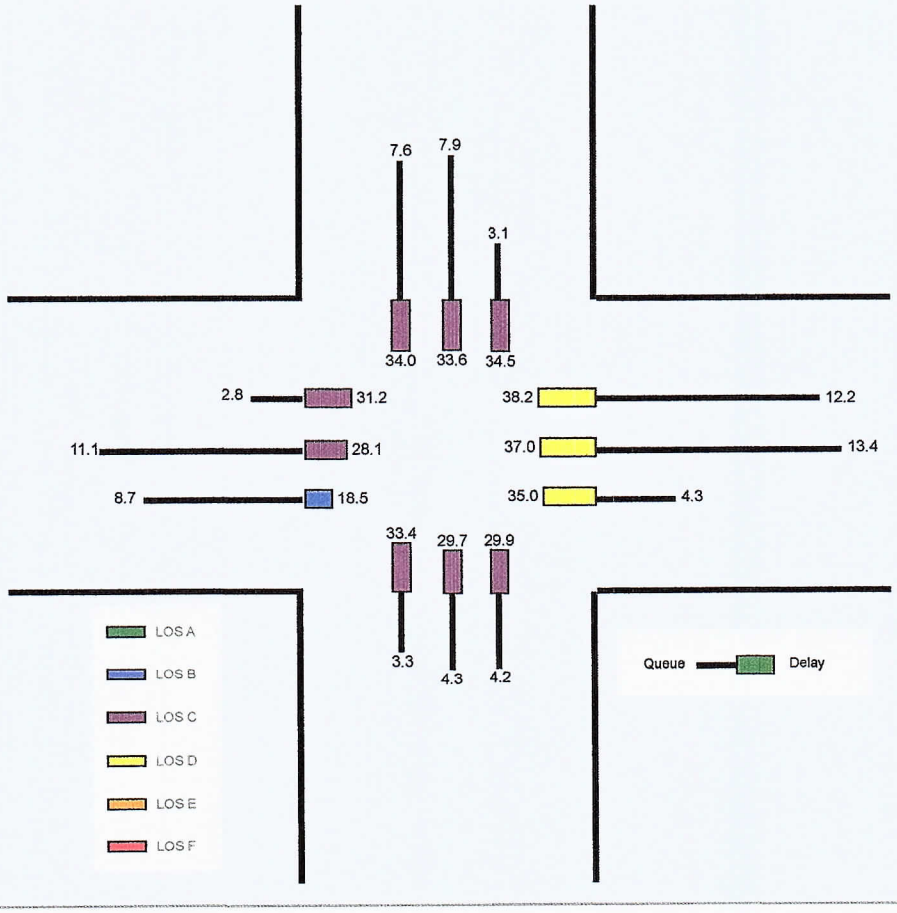
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	159	701	334	115	648	56	183	186	62	84	319	94

Signal Information			
Cycle, s	80.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	9.5	2.3		21.6	8.8	1.1	13.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

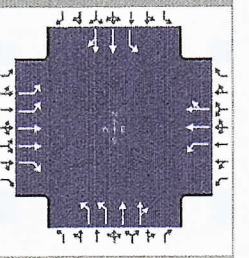
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	2.8	11.1	8.7	4.3	13.4	12.2	3.3	4.3	4.2	3.1	7.9	7.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Control Delay (*d*), s/veh	31.2	28.1	18.5	35.0	37.0	38.2	33.4	29.7	29.9	34.5	33.6	34.0
Level of Service (LOS)	C	C	B	D	D	D	C	C	C	C	C	C
Approach Delay, s/veh / LOS	25.8	C		37.2	D		31.3	C		33.9	C	
Intersection Delay, s/veh / LOS	31.2						C					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

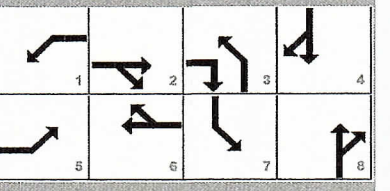
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	Existing	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce -Midway Selvitz.PM.existing...		
Project Description	Ft. Pierce Commerce Center - Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	159	701	334	115	648	56	183	186	62	84	319	94

Signal Information			
Cycle, s	80.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.5	2.3	21.6	8.8	1.1	13.5	
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	
Red	2.0	0.0	2.0	2.0	0.0	2.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	17.8	30.0	15.5	27.6	15.9	20.5	14.8	19.5
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	5.7	18.1	7.6	19.2	6.5	7.7	6.0	12.1
Green Extension Time (g_e), s	0.3	2.8	0.1	2.5	0.3	1.4	0.1	1.4
Phase Call Probability	0.98	1.00	0.95	1.00	0.99	1.00	0.88	1.00
Max Out Probability	0.00	0.65	0.00	0.77	0.01	0.00	0.01	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	181	797	380	131	427	373	208	144	138	95	242	228
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1809	1610	1810	1900	1659	1757	1900	1740	1810	1900	1752
Queue Service Time (g_s), s	3.7	16.1	14.5	5.6	17.1	17.2	4.5	5.4	5.7	4.0	9.8	10.1
Cycle Queue Clearance Time (g_c), s	3.7	16.1	14.5	5.6	17.1	17.2	4.5	5.4	5.7	4.0	9.8	10.1
Green Ratio (*g/C*)	0.15	0.30	0.42	0.12	0.27	0.27	0.12	0.18	0.18	0.11	0.17	0.17
Capacity (*c*), veh/h	513	1073	675	212	509	444	431	342	313	198	317	292
Volume-to-Capacity Ratio (*X*)	0.352	0.742	0.562	0.616	0.839	0.840	0.483	0.421	0.440	0.483	0.763	0.779
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	2.8	11.1	8.7	4.3	13.4	12.2	3.3	4.3	4.2	3.1	7.9	7.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	31.1	25.6	17.8	33.9	27.9	28.0	33.1	29.4	29.5	33.8	32.1	32.2
Incremental Delay (d_2), s/veh	0.2	2.5	0.7	1.1	9.0	10.3	0.3	0.3	0.4	0.7	1.4	1.7
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	31.2	28.1	18.5	35.0	37.0	38.2	33.4	29.7	29.9	34.5	33.6	34.0
Level of Service (LOS)	C	C	B	D	D	D	C	C	C	C	C	C
Approach Delay, s/veh / LOS	25.8	C		37.2	D		31.3	C		33.9	C	
Intersection Delay, s/veh / LOS	31.2						C					

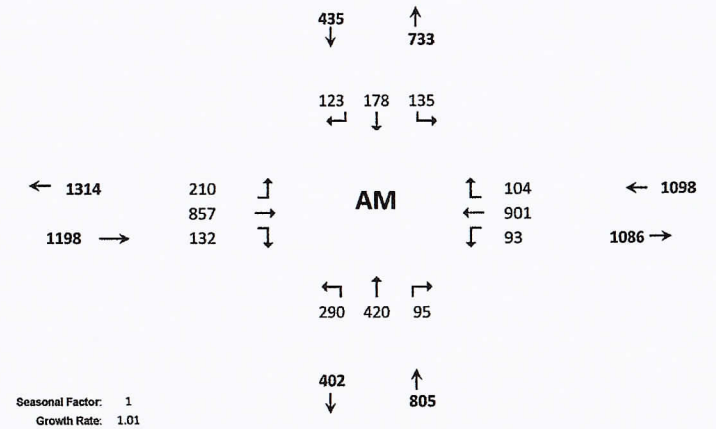
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.28	B	2.29	B	2.58	C
Bicycle LOS Score / LOS	1.61	B	1.26	A	0.89	A	0.95	A

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Midway Rd
CONTROL: Signalized
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
DAY: Tuesday
CITY: St Lucie
REPORT DATE:
ANALYSIS YEAR: 2023

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	45	71	24	18	24	32	30	196	33	9	148	21	651	2982
7:15-7:30	63	81	22	15	32	27	44	183	28	18	145	23	681	2958
7:30-7:45	67	122	22	37	39	22	59	151	32	22	213	21	807	2853
7:45-8:00	74	127	24	19	60	28	52	182	18	40	193	26	843	2606
8:00-8:15	54	52	11	21	31	20	40	173	28	16	168	13	627	2265
8:15-8:30	52	59	23	13	28	20	34	127	26	17	167	10	576	
8:30-8:45	60	57	23	12	33	25	30	151	29	7	111	22	560	
8:45-9:00	38	39	23	19	15	15	30	150	30	10	116	17	502	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Season Factor	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Growth	257	413	95	92	160	112	191	734	114	92	720	94	3072	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Percentage	0%	20%	0%	20%	20%	30%	30%	0%	0%	0%	0%	20%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Arcosa %	8%					10%	10%	31%	8%		31%			
Arcosa	1	0	0	0	0	2	6	5	1	0	5	0		
Southern Grove DRI %								0.7%			0.7%			
Southern Grove DRI								9			11			
Western Grove DRI %								1.1%			1.1%			
Western Grove DRI								6			4			
Wilson Grove DRI %								0.7%			0.7%			
Wilson Grove DRI								7			7			
Riverland DRI %								0.6%			0.6%			
Riverland DRI								8			7			
LTC Ranch %	1.4%							6.3%	1.4%		6.3%			
LTC Ranch	6							25	6		29			
Wawa Midway & Selvitz %	15.0%			49.0%	15.0%						31.0%			
Wawa Midway & Selvitz	12			38	12						25			
Village at Midway %	1.0%					1.0%	1.0%	5.0%	1.0%		5.0%			
Village at Midway	4					2	4	8	2		18			
Ravina %			2.0%	6.0%				16.0%		2.0%	16.0%	6.0%		
Ravina			0	1				4		1	11	4		
Willow Lakes %	3.0%					1.0%	1.0%	19.0%	3.0%		19.0%			
Willow Lakes	10					3	3	51	8		64			
Waste Pro		5		2	5	3	3					2		
Transit		2		2	1	1	3					4		
Total	290	420	95	135	178	123	210	857	132	93	901	104	3072	

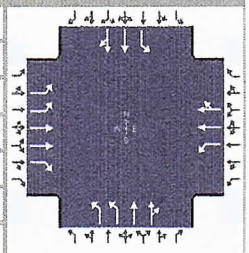


Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 3

	Trips In	Trips Out
Energy and Selvitz		
Arcosa	59	16
Southern Grove DRI	1,555	1,308
Western Grove DRI	338	534
Wilson Grove DRI	969	952
Riverland DRI	1,198	1,392
LTC Ranch	456	406
Wawa Midway & Selvitz	79	78
Village at Midway	363	151
Ravina	22	68
Willow Lakes	339	266

HCS Signalized Intersection Input Data

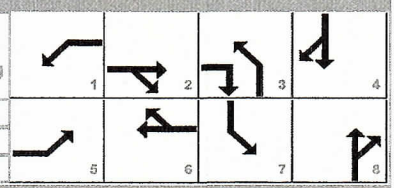
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 AM Without	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.AM.without...		
Project Description	Ft. Pierce Commerce Center - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	210	857	132	93	901	104	290	420	95	135	178	125

Signal Information			
Cycle, s	86.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.2	2.7		24.0	9.8	0.5	16.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	210	857	132	93	901	104	290	420	95	135	178	125
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None		0	L + R	0		None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

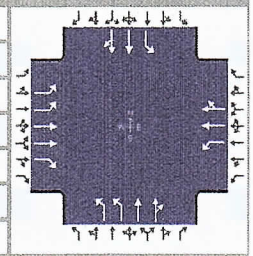
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	24.0	16.0	24.0	14.0	60.0	13.0	60.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

Copyright © 2022 University of Florida, All Rights Reserved.

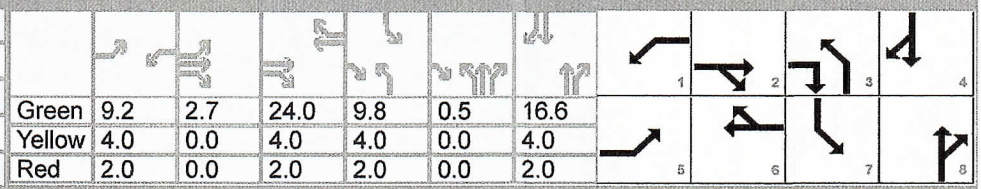
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 AM Without	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.AM.without...		
Project Description	Ft. Pierce Commerce Center - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	210	857	132	93	901	104	290	420	95	135	178	125

Signal Information			
Cycle, s	86.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.2	2.7		24.0	9.8	0.5	16.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	0.900	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.865	0.865		0.936	0.936		0.866	0.866
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	3514	3618	1610	1810	3178	367	3514	3004	675	1810	2126	1418
Proportion of Vehicles Arriving on Green (P)	0.14	0.31	0.31	0.11	0.28	0.28	0.12	0.20	0.20	0.11	0.19	0.19
Incremental Delay Factor (k)	0.04	0.38	0.04	0.04	0.50	0.50	0.12	0.04	0.04	0.10	0.04	0.04

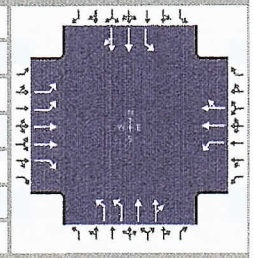
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.14	0.31	0.11	0.28	0.12	0.20	0.11	0.19
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1610						
Protected Right Effective Green Time (g_R), s		10.3						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.122	0.000	0.125	0.000	0.134	0.000	0.134
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	616.22	20.78	553.00	22.72	393.63	28.00	382.15	28.40
Bicycle F_w / F_v	-3.64	1.12	-3.64	1.03	-3.64	0.75	-3.64	0.41

Copyright © 2022 University of Florida, All Rights Reserved.

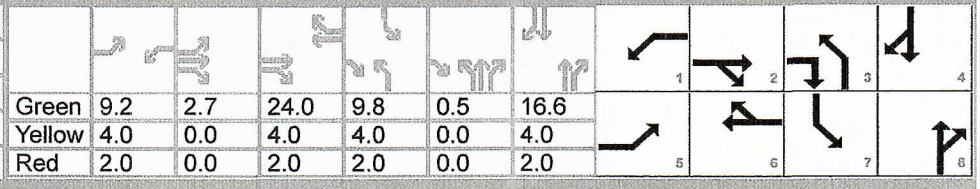
HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 AM Without	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.AM.without...		
Project Description	Ft. Pierce Commerce Center - Without Project				



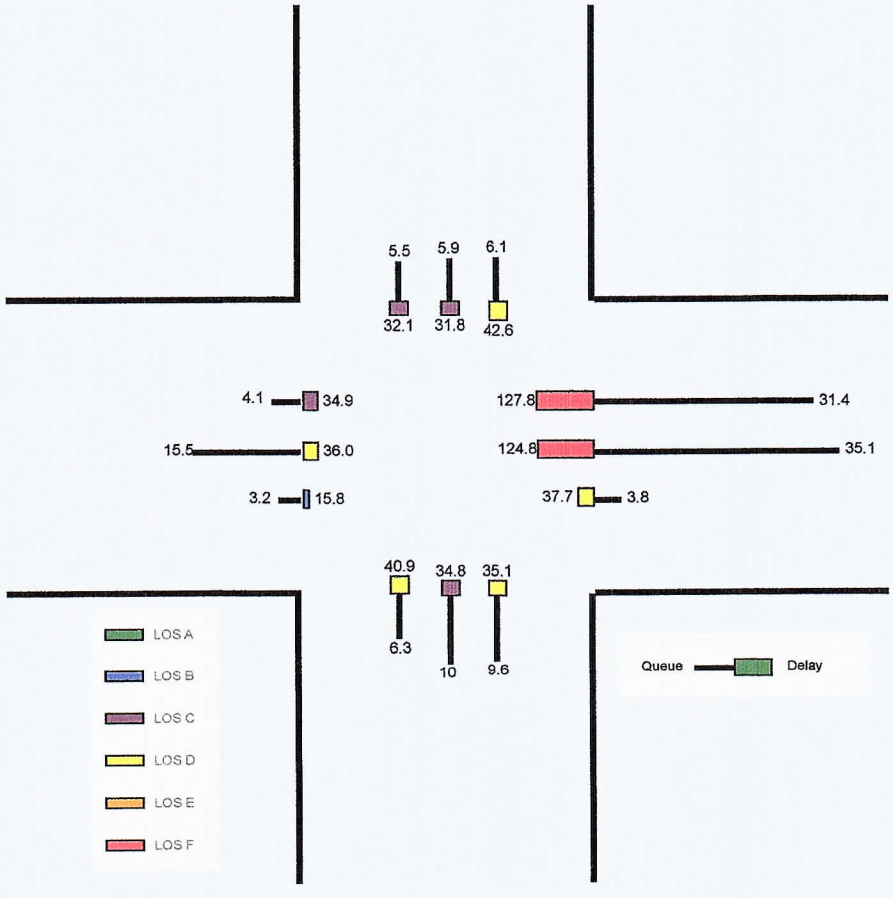
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	210	857	132	93	901	104	290	420	95	135	178	125

Signal Information			
Cycle, s	86.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	9.2	2.7		24.0	9.8	0.5	16.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

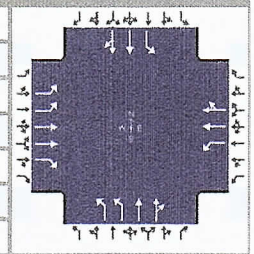
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	15.5	3.2	3.8	35.1	31.4	6.3	10.0	9.6	6.1	5.9	5.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Control Delay (*d*), s/veh	34.9	36.0	15.8	37.7	124.8	127.8	40.9	34.8	35.1	42.6	31.8	32.1
Level of Service (LOS)	C	D	B	D	F	F	D	C	D	D	C	C
Approach Delay, s/veh / LOS	33.6		C	118.7		F	37.1		D	35.2		D
Intersection Delay, s/veh / LOS	61.0						E					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 AM Without	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.AM.without...		
Project Description	Ft. Pierce Commerce Center - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	210	857	132	93	901	104	290	420	95	135	178	125

Signal Information			
Cycle, s	86.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.2	2.7	24.0	9.8	0.5	16.6	1	2	3	4		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	5	6	7	8		
Red	2.0	0.0	2.0	2.0	0.0	2.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	18.0	32.7	15.2	30.0	16.3	23.1	15.8	22.6
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	7.5	24.1	6.8	26.0	9.9	15.3	9.1	9.8
Green Extension Time (g_e), s	0.5	0.0	0.1	0.0	0.3	1.8	0.1	1.8
Phase Call Probability	1.00	1.00	0.92	1.00	1.00	1.00	0.98	1.00
Max Out Probability	0.00	1.00	0.00	1.00	0.43	0.00	0.43	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	239	974	150	106	612	530	330	301	284	153	180	165
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1809	1610	1810	1900	1644	1757	1900	1779	1810	1900	1645
Queue Service Time (g_s), s	5.5	22.1	5.1	4.8	24.0	24.0	7.9	13.1	13.3	7.1	7.3	7.8
Cycle Queue Clearance Time (g_c), s	5.5	22.1	5.1	4.8	24.0	24.0	7.9	13.1	13.3	7.1	7.3	7.8
Green Ratio (*g/C*)	0.14	0.31	0.43	0.11	0.28	0.28	0.12	0.20	0.20	0.11	0.19	0.19
Capacity (*c*), veh/h	484	1115	686	192	525	455	415	374	350	203	363	314
Volume-to-Capacity Ratio (*X*)	0.493	0.874	0.219	0.550	1.165	1.166	0.794	0.804	0.812	0.754	0.495	0.524
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	15.5	3.2	3.8	35.1	31.4	6.3	10.0	9.6	6.1	5.9	5.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	34.6	28.4	15.8	36.8	31.4	31.4	37.2	33.3	33.3	37.4	31.4	31.6
Incremental Delay (d_2), s/veh	0.3	7.6	0.1	0.9	93.4	96.4	3.7	1.6	1.8	5.2	0.4	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	34.9	36.0	15.8	37.7	124.8	127.8	40.9	34.8	35.1	42.6	31.8	32.1
Level of Service (LOS)	C	D	B	D	F	F	D	C	D	D	C	C
Approach Delay, s/veh / LOS	33.6	C		118.7	F		37.1	D		35.2	D	
Intersection Delay, s/veh / LOS	61.0						E					

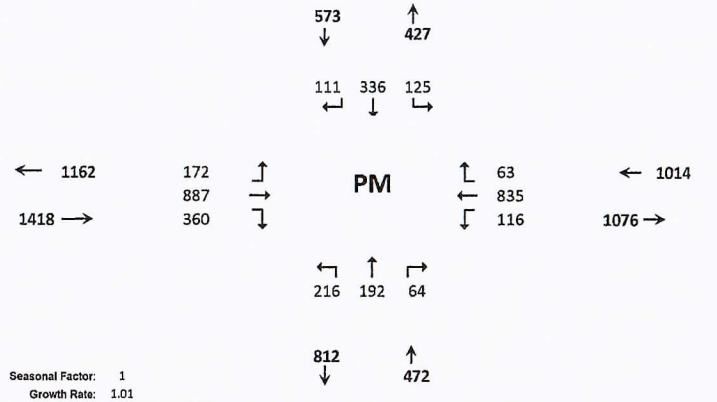
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.28	B	2.29	B	2.59	C
Bicycle LOS Score / LOS	1.61	B	1.52	B	1.24	A	0.90	A

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Midway Rd
CONTROL: Signalized
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
DAY: Tuesday
County: SLCo
REPORT DATE: 5.12.2022
ANALYSIS YEAR: 2023 PM (without project)

15 Min Period / lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	52	57	12	24	55	39	31	186	58	35	173	10	732	2810
4:15-4:30	72	56	17	15	66	27	36	159	44	37	154	16	699	2794
4:30-4:45	48	49	22	20	69	21	52	151	74	26	162	8	702	2855
4:45-5:00	57	40	13	16	73	22	35	157	75	29	144	16	677	2762
5:00-5:15	24	48	7	33	86	23	26	190	85	23	157	14	716	2635
5:15-5:30	49	44	18	13	82	25	41	182	90	34	166	16	760	
5:30-5:45	30	46	6	14	55	22	29	159	64	28	143	13	609	
5:45-6:00	44	42	11	11	53	12	25	122	59	29	129	13	550	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	178	181	60	82	310	91	154	680	324	112	629	54	2855	
Season Factor	178	181	60	82	310	91	154	680	324	112	629	54	2855	
Growth	183	186	62	84	319	94	159	701	334	115	648	56	2942	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Percentage	0%	20%	0%	20%	20%	30%	30%	0%	0%	0%	0%	20%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Arcosa %	8%					10%	10%	31%	8%		31%			
Arcosa	3	0	0	0	0	3	2	11	3	0	11	0		
Southern Grove DRI %								0.7%			0.7%			
Southern Grove DRI								18			12			
Western Grove DRI %								1.1%			1.1%			
Western Grove DRI								6			4			
Wilson Grove DRI %								0.7%			0.7%			
Wilson Grove DRI								10			8			
Riverland DRI %								0.6%			0.6%			
Riverland DRI								11			11			
LTC Ranch %	1.4%							6.3%	1.4%		6.3%			
LTC Ranch	8							47	10		37			
Wawa Midway & Selvitz %	15.0%			49.0%	15.0%						31.0%			
Wawa Midway & Selvitz	9			30	9						19			
Village at Midway %	1.0%					1.0%	1.0%	5.0%	1.0%		5.0%			
Village at Midway	2					5	2	23	5		9			
Ravina %			2.0%	6.0%				16.0%		2.0%	16.0%	6.0%		
Ravina			2	5				12		1	7	3		
Willow Lakes %	3.0%					1.0%	1.0%	19.0%	3.0%		19.0%			
Willow Lakes	11					3	4	49	8		69			
Waste Pro		5		2	5	3	3					2		
Trasnit		1		4	3	3	2					2		
Total	216	192	64	125	336	111	172	887	360	116	835	63	2942	

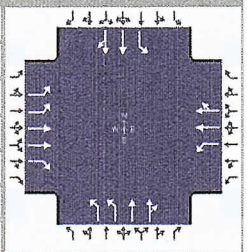


Seasonal Factor:	1
Growth Rate:	1.01
Years Grown:	3

	Trips In	Trips Out
Energy and Selvitz	0	0
Arcosa	21	34
Southern Grove DRI	1,748	2,518
Western Grove DRI	628	515
Wilson Grove DRI	1,136	1,410
Riverland DRI	1,774	1,819
LTC Ranch	580	743
Wawa Midway & Selvitz	62	62
Village at Midway	182	456
Ravina	77	44
Willow Lakes	363	259

HCS Signalized Intersection Input Data

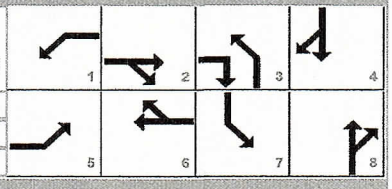
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 PM Without	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.PM.without...		
Project Description	Ft. Pierce Commerce Center - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	172	887	360	116	835	63	216	192	64	125	336	125

Signal Information			
Cycle, s	85.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	9.6	2.3		24.0	9.7	0.3	15.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	172	887	360	116	835	63	216	192	64	125	336	125
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None		0	L + R	0		None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

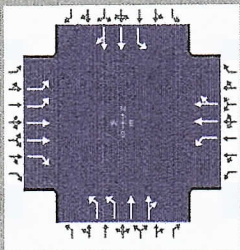
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	24.0	16.0	24.0	14.0	60.0	13.0	60.0
Yellow Change Interval (*Y*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

Copyright © 2022 University of Florida. All Rights Reserved.

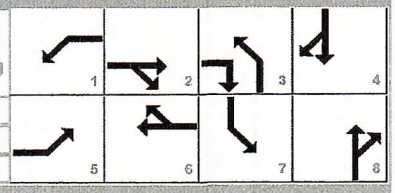
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 PM Without	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.PM.without...		
Project Description	Ft. Pierce Commerce Center - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	172	887	360	116	835	63	216	192	64	125	336	125

Signal Information			
Cycle, s	85.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.6	2.3		24.0	9.7	0.3	15.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	0.900	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.876	0.876		0.916	0.916		0.908	0.908
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	3514	3618	1610	1810	3315	250	3514	2749	890	1810	2652	973
Proportion of Vehicles Arriving on Green (P)	0.14	0.31	0.31	0.11	0.28	0.28	0.12	0.19	0.19	0.11	0.18	0.18
Incremental Delay Factor (k)	0.04	0.41	0.13	0.04	0.50	0.50	0.04	0.04	0.04	0.05	0.04	0.04

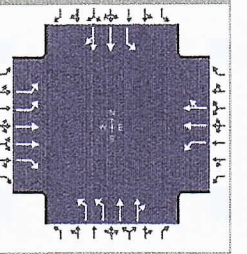
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.14	0.31	0.11	0.28	0.12	0.19	0.11	0.18
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1610						
Protected Right Effective Green Time (g_R), s		10.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.121	0.000	0.124	0.000	0.134	0.000	0.134
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	616.75	20.42	562.34	22.05	370.62	28.33	363.26	28.58
Bicycle F_w / F_v	-3.64	1.33	-3.64	0.95	-3.64	0.44	-3.64	0.55

Copyright © 2022 University of Florida, All Rights Reserved.

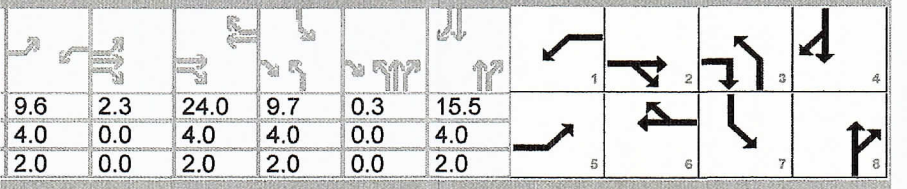
HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 PM Without	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.PM.without...		
Project Description	Ft. Pierce Commerce Center - Without Project				



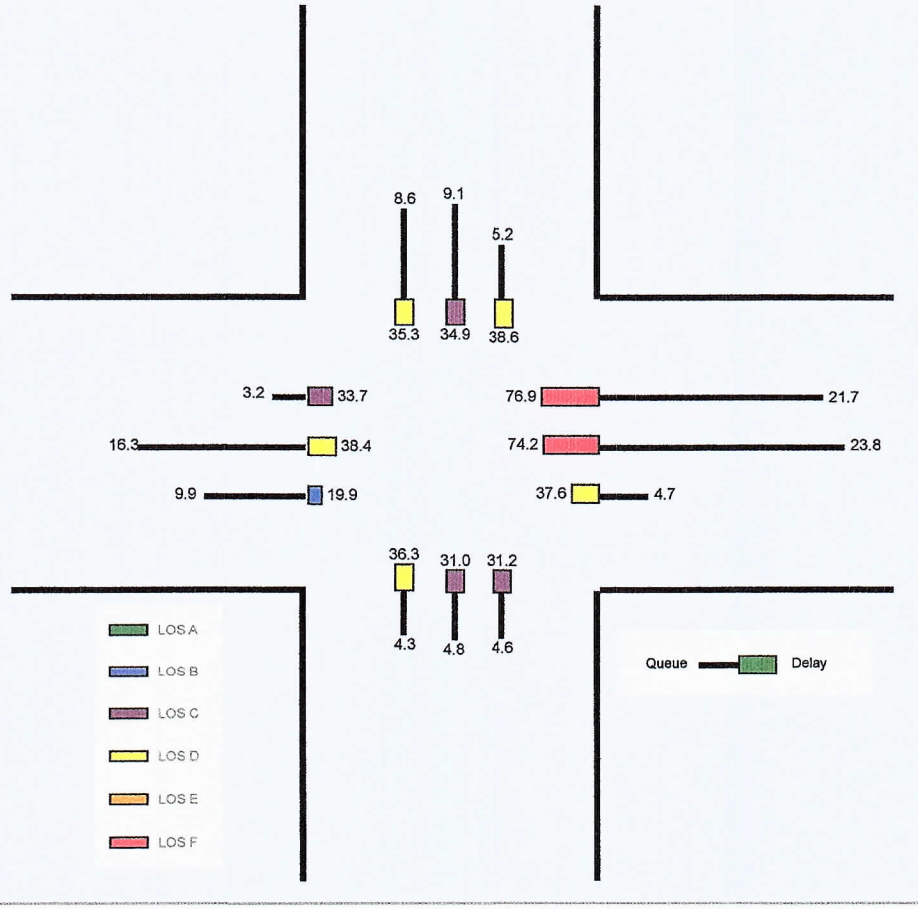
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	172	887	360	116	835	63	216	192	64	125	336	125

Signal Information			
Cycle, s	85.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	9.6	2.3		24.0	9.7	0.3	15.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

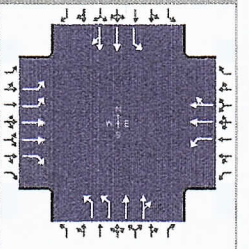
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	3.2	16.3	9.9	4.7	23.8	21.7	4.3	4.8	4.6	5.2	9.1	8.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Control Delay (*d*), s/veh	33.7	38.4	19.9	37.6	74.2	76.9	36.3	31.0	31.2	38.6	34.9	35.3
Level of Service (LOS)	C	D	B	D	F	F	D	C	C	D	C	D
Approach Delay, s/veh / LOS	33.1	C		71.2	E		33.5	C		35.8	D	
Intersection Delay, s/veh / LOS	44.7						D					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 PM Without	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.PM.without...		
Project Description	Ft. Pierce Commerce Center - Without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	172	887	360	116	835	63	216	192	64	125	336	125

Signal Information			
Cycle, s	85.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.6	2.3	24.0	9.7	0.3	15.5	1	2	3	4		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	5	6	7	8		
Red	2.0	0.0	2.0	2.0	0.0	2.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	17.9	32.3	15.6	30.0	16.0	21.8	15.7	21.5
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	6.3	24.8	8.0	26.0	7.7	8.2	8.4	13.9
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.3	1.6	0.1	1.6
Phase Call Probability	0.99	1.00	0.96	1.00	1.00	1.00	0.97	1.00
Max Out Probability	0.00	1.00	0.00	1.00	0.04	0.00	0.19	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	195	1008	409	132	544	477	245	149	142	142	272	252
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1809	1610	1810	1900	1665	1757	1900	1740	1810	1900	1725
Queue Service Time (g_s), s	4.3	22.8	16.7	6.0	24.0	24.0	5.7	5.9	6.2	6.4	11.7	11.9
Cycle Queue Clearance Time (g_c), s	4.3	22.8	16.7	6.0	24.0	24.0	5.7	5.9	6.2	6.4	11.7	11.9
Green Ratio (*g/C*)	0.14	0.31	0.43	0.11	0.28	0.28	0.12	0.19	0.19	0.11	0.18	0.18
Capacity (*c*), veh/h	489	1116	685	203	534	468	410	352	322	205	345	313
Volume-to-Capacity Ratio (*X*)	0.399	0.904	0.598	0.650	1.018	1.018	0.598	0.423	0.441	0.694	0.788	0.804
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	3.2	16.3	9.9	4.7	23.8	21.7	4.3	4.8	4.6	5.2	9.1	8.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	33.5	28.3	18.9	36.3	30.7	30.7	35.8	30.7	30.8	36.4	33.4	33.5
Incremental Delay (d_2), s/veh	0.2	10.1	1.0	1.3	43.6	46.2	0.5	0.3	0.4	2.1	1.5	1.8
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	33.7	38.4	19.9	37.6	74.2	76.9	36.3	31.0	31.2	38.6	34.9	35.3
Level of Service (LOS)	C	D	B	D	F	F	D	C	C	D	C	D
Approach Delay, s/veh / LOS	33.1	C		71.2	E		33.5	C		35.8	D	
Intersection Delay, s/veh / LOS	44.7						D					

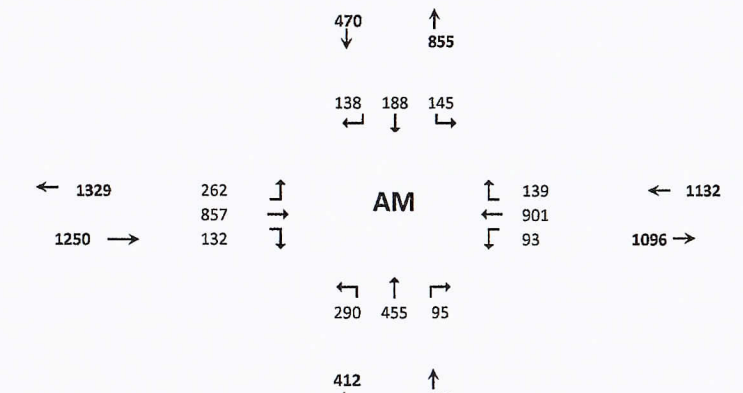
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.28	B	2.29	B	2.59	C
Bicycle LOS Score / LOS	1.82	B	1.44	A	0.93	A	1.04	A

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Midway Rd
CONTROL: Signalized
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
DAY: Tuesday
County St Lucie
REPORT DATE: 5.12.2022
ANALYSIS YEAR: 2023 AM (with project)

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	45	71	24	18	24	32	30	196	33	9	148	21	651	2982
7:15-7:30	63	81	22	15	32	27	44	183	28	18	145	23	681	2958
7:30-7:45	67	122	22	37	39	22	59	151	32	22	213	21	807	2853
7:45-8:00	74	127	24	19	60	28	52	182	18	40	193	26	843	2606
8:00-8:15	54	52	11	21	31	20	40	173	28	16	168	13	627	2265
8:15-8:30	52	59	23	13	28	20	34	127	26	17	167	10	576	
8:30-8:45	60	57	23	12	33	25	30	151	29	7	111	22	560	
8:45-9:00	38	39	23	19	15	15	30	150	30	10	116	17	502	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Season Factor	249	401	92	89	155	109	185	712	111	89	699	91	2982	
Growth	257	413	95	92	160	112	191	734	114	92	720	94	3072	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Percentage	0%	20%	0%	20%	20%	30%	30%	0%	0%	0%	0%	20%		
PROJECT	0	35	0	10	10	15	52	0	0	0	0	35	157	
Arcosa %	8%					10%	10%	31%	8%		31%			
Arcosa	1	0	0	0	0	2	6	5	1	0	5	0		
Southern Grove DRI %								0.7%			0.7%			
Southern Grove DRI								9			11			
Western Grove DRI %								1.1%			1.1%			
Western Grove DRI								6			4			
Wilson Grove DRI %								0.7%			0.7%			
Wilson Grove DRI								7			7			
Riverland DRI %								0.6%			0.6%			
Riverland DRI								8			7			
LTC Ranch %	1.4%							6.3%	1.4%		6.3%			
LTC Ranch	6							25	6		29			
Wawa Midway & Selvitz %	15.0%			49.0%	15.0%						31.0%			
Wawa Midway & Selvitz	12			38	12						25			
Village at Midway %	1.0%					1.0%	1.0%	5.0%	1.0%		5.0%			
Village at Midway	4					2	4	8	2		18			
Ravina %			2.0%	6.0%				16.0%		2.0%	16.0%	6.0%		
Ravina			0	1				4		1	11	4		
Willow Lakes %	3.0%					1.0%	1.0%	19.0%	3.0%		19.0%			
Willow Lakes	10					3	3	51	8		64			
Waste Pro		5		2	5	3	3					2		
Trasnit		2		2	1	1	3					4		
Total	290	455	95	145	188	138	262	857	132	93	901	139	3229	



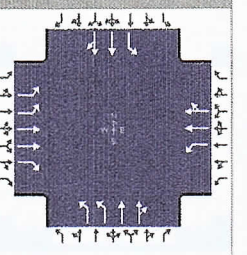
Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 3

	Trips In	Trips Out
Energy and Selvitz	174	50
Arcosa	59	16
Southern Grove DRI	1,555	1,308
Western Grove DRI	338	534
Wilson Grove DRI	969	952
Riverland DRI	1,198	1,392
LTC Ranch	456	406
Wawa Midway & Selvitz	79	78
Village at Midway	363	151
Ravina	22	68
Willow Lakes	339	266

D-21

HCS Signalized Intersection Input Data

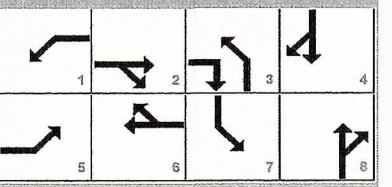
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 AM With Project	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.AM.with pr…		
Project Description	Ft. Pierce Commerce Center - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	93	901	139	262	857	132	290	455	95	145	188	138

Signal Information			
Cycle, s	93.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	11.2	4.8	24.0	10.3	0.6	18.6						
Yellow	4.0	0.0	4.0	4.0	0.0	4.0						
Red	2.0	0.0	2.0	2.0	0.0	2.0						



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	93	901	139	262	857	132	290	455	95	145	188	138
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None		0	L + R	0		None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0		0	0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

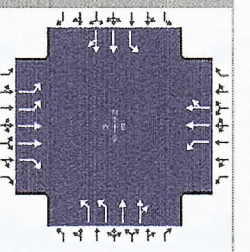
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	24.0	16.0	24.0	14.0	60.0	13.0	60.0
Yellow Change Interval (Y), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 AM With Project	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.AM.with pr...		
Project Description	Ft. Pierce Commerce Center - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	93	901	139	262	857	132	290	455	95	145	188	138

Signal Information			
Cycle, s	93.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	11.2	4.8	24.0	10.3	0.6	18.6	1	2	3	4		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0	5	6	7	8		
Red	2.0	0.0	2.0	2.0	0.0	2.0						

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	0.900	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.855	0.855		0.940	0.940		0.862	0.862
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	3514	3618	1610	1810	3055	470	3514	3052	634	1810	2083	1455
Proportion of Vehicles Arriving on Green (P)	0.12	0.26	0.26	0.17	0.31	0.31	0.12	0.21	0.21	0.11	0.20	0.20
Incremental Delay Factor (k)	0.04	0.50	0.04	0.46	0.50	0.50	0.16	0.04	0.04	0.18	0.04	0.04

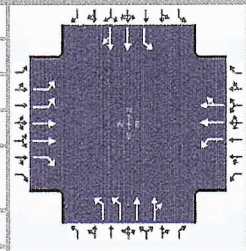
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.12	0.26	0.17	0.31	0.12	0.21	0.11	0.20
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1610						
Protected Right Effective Green Time (g_R), s		10.8						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.130	0.000	0.125	0.000	0.136	0.000	0.136
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	513.57	25.81	615.66	22.39	410.79	29.51	398.45	29.97
Bicycle F_w / F_v	-3.64	1.06	-3.64	1.17	-3.64	0.79	-3.64	0.44

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

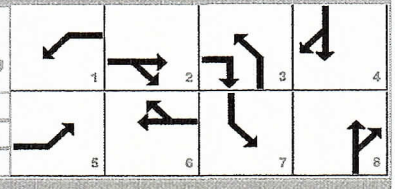
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 AM With Project	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.AM.with pr...		
Project Description	Ft. Pierce Commerce Center - With Project				



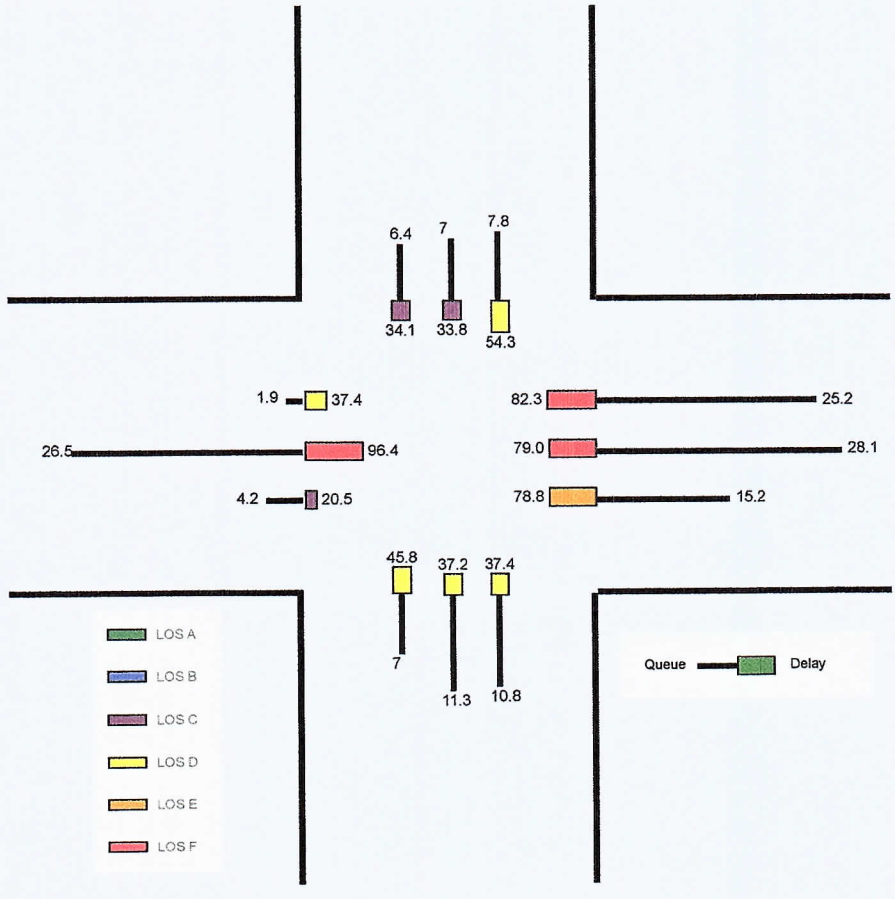
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	93	901	139	262	857	132	290	455	95	145	188	138

Signal Information			
Cycle, s	93.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	11.2	4.8		24.0	10.3	0.6	18.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

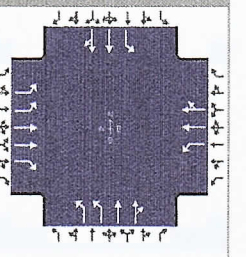


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	1.9	26.5	4.2	15.2	28.1	25.2	7.0	11.3	10.8	7.8	7.0	6.4
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Control Delay (*d*), s/veh	37.4	96.4	20.5	78.8	79.0	82.3	45.8	37.2	37.4	54.3	33.8	34.1
Level of Service (LOS)	D	F	C	E	F	F	D	D	D	D	C	C
Approach Delay, s/veh / LOS	82.2	F		80.1	F		40.2	D		40.2	D	
Intersection Delay, s/veh / LOS	66.6						E					



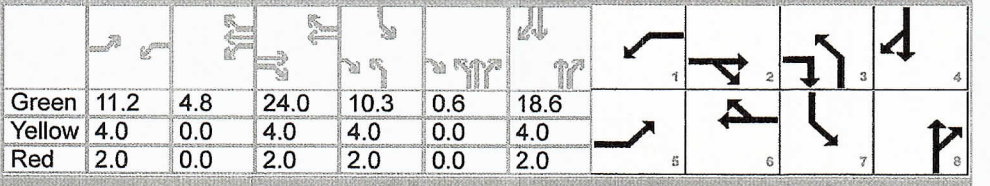
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 AM With Project	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.AM.with pr...		
Project Description	Ft. Pierce Commerce Center - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	93	901	139	262	857	132	290	455	95	145	188	138

Signal Information			
Cycle, s	93.5	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	11.2	4.8		24.0	10.3	0.6	18.6					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	17.2	30.0	22.0	34.8	16.8	25.2	16.3	24.6
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (MAH), s	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	4.5	26.0	17.3	30.8	10.6	17.2	10.3	11.0
Green Extension Time (g_e), s	0.2	0.0	0.0	0.0	0.3	2.0	0.1	2.0
Phase Call Probability	0.94	1.00	1.00	1.00	1.00	1.00	0.99	1.00
Max Out Probability	0.00	1.00	1.00	1.00	0.75	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	106	1024	158	298	605	518	330	321	304	165	194	177
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1809	1610	1810	1900	1625	1757	1900	1786	1810	1900	1638
Queue Service Time (g_s), s	2.5	24.0	6.4	15.3	28.8	28.8	8.6	15.1	15.2	8.3	8.5	9.0
Cycle Queue Clearance Time (g_c), s	2.5	24.0	6.4	15.3	28.8	28.8	8.6	15.1	15.2	8.3	8.5	9.0
Green Ratio (g/C)	0.12	0.26	0.37	0.17	0.31	0.31	0.12	0.21	0.21	0.11	0.20	0.20
Capacity (c), veh/h	422	929	600	310	585	500	408	390	367	199	379	326
Volume-to-Capacity Ratio (X)	0.250	1.102	0.263	0.961	1.035	1.036	0.808	0.822	0.829	0.829	0.512	0.541
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)	1.9	26.5	4.2	15.2	28.1	25.2	7.0	11.3	10.8	7.8	7.0	6.4
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	37.3	34.7	20.4	38.4	32.4	32.4	40.3	35.5	35.6	40.7	33.4	33.6
Incremental Delay (d_2), s/veh	0.1	61.6	0.1	40.4	46.6	50.0	5.5	1.7	1.9	13.6	0.4	0.5
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	37.4	96.4	20.5	78.8	79.0	82.3	45.8	37.2	37.4	54.3	33.8	34.1
Level of Service (LOS)	D	F	C	E	F	F	D	D	D	D	C	C
Approach Delay, s/veh / LOS	82.2	F		80.1	F		40.2	D		40.2	D	
Intersection Delay, s/veh / LOS	66.6						E					

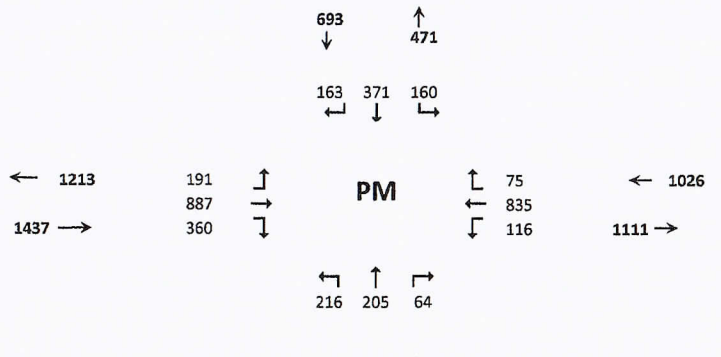
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.28	B	2.29	B	2.59	C
Bicycle LOS Score / LOS	1.55	B	1.66	B	1.28	A	0.93	A

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
FILENAME: Energy and Selvitz
COUNT DATE: 2/18/2020
REPORT DATE: 5.12.2022
DAY: Tuesday
ANALYSIS YEAR: 2023 PM (with project)
E/W STREET: Midway Rd
County #REF!
CONTROL: Signalized

15 Min Period Ianes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	52	57	12	24	55	39	31	186	58	35	173	10	732	2810
4:15-4:30	72	56	17	15	66	27	36	159	44	37	154	16	699	2794
4:30-4:45	48	49	22	20	69	21	52	151	74	26	162	8	702	2855
4:45-5:00	57	40	13	16	73	22	35	157	75	29	144	16	677	2762
5:00-5:15	24	48	7	33	86	23	26	190	85	23	157	14	716	2635
5:15-5:30	49	44	18	13	82	25	41	182	90	34	166	16	760	
5:30-5:45	30	46	6	14	55	22	29	159	64	28	143	13	609	
5:45-6:00	44	42	11	11	53	12	25	122	59	29	129	13	550	



PM PEAK HOUR IS FROM: 4:30 PM TO 5:30PM

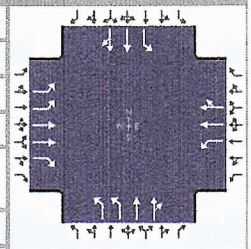
Volumes	178	181	60	82	310	91	154	680	324	112	629	54	2855
Season Factor	178	181	60	82	310	91	154	680	324	112	629	54	2855
Growth	183	186	62	84	319	94	159	701	334	115	648	56	2942
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Percentage	0%	20%	0%	20%	20%	30%	30%	0%	0%	0%	0%	20%	
PROJECT	0	13	0	34	34	52	19	0	0	0	0	13	165
Arcosa %	8%					10%	10%	31%	8%		31%		
Arcosa	3	0	0	0	0	3	2	11	3	0	11	0	
Southern Grove DRI %								0.7%			0.7%		
Southern Grove DRI								18			12		
Western Grove DRI %								1.1%			1.1%		
Western Grove DRI								6			4		
Wilson Grove DRI %								0.7%			0.7%		
Wilson Grove DRI								10			8		
Riverland DRI %								0.6%			0.6%		
Riverland DRI								11			11		
LTC Ranch %	1.4%							6.3%	1.4%		6.3%		
LTC Ranch	8							47	10		37		
Wawa Midway & Selvitz %	15.0%			49.0%	15.0%						31.0%		
Wawa Midway & Selvitz	9			30	9						19		
Village at Midway %	1.0%					1.0%	1.0%	5.0%	1.0%		5.0%		
Village at Midway	2					5	2	23	5		9		
Ravina %			2.0%	6.0%				16.0%		2.0%	16.0%	6.0%	
Ravina			2	5				12		1	7	3	
Willow Lakes %	3.0%					1.0%	1.0%	19.0%	3.0%		19.0%		
Willow Lakes	11					3	4	49	8		69		
Waste Pro		5		2	5	3	3					2	
Trasnit		1		4	3	3	2					2	
Total	216	205	64	160	371	163	191	887	360	116	835	75	3106

Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 3

	Trips In	Trips Out
Energy and Selvitz	63	172
Arcosa	21	34
Southern Grove DRI	1,748	2,518
Western Grove DRI	628	515
Wilson Grove DRI	1,136	1,410
Riverland DRI	1,774	1,819
LTC Ranch	580	743
Wawa Midway & Selvitz	62	62
Village at Midway	182	456
Ravina	77	44
Willow Lakes	363	259

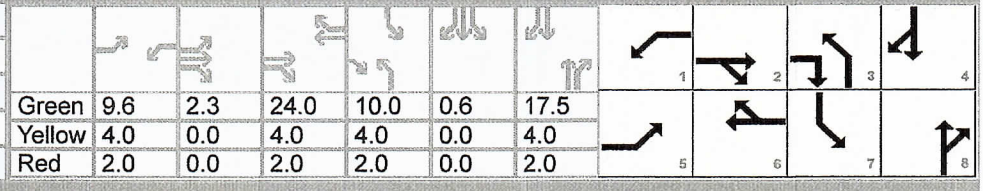
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 PM With Project	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.PM.with pr...		
Project Description	Ft. Pierce Commerce Center - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	191	887	360	116	835	75	216	205	64	160	371	163

Signal Information			
Cycle, s	88.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.6	2.3		24.0	10.0	0.6	17.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	191	887	360	116	835	75	216	205	64	160	371	163
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None		0	L + R	0		None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0		0	0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (AT)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (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
Lane Width (W), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0		12.0	12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0		0	0	
Grade (Pg), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

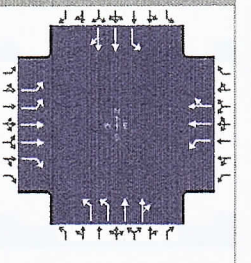
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	22.0	24.0	16.0	24.0	14.0	60.0	13.0	60.0
Yellow Change Interval (Y), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Red Clearance Interval (R_c), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Minimum Green (G_{min}), s	12	10	10	10	10	10	10	10
Start-Up Lost Time (l_t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (e), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (PT), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk ($Walk$), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (PC), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

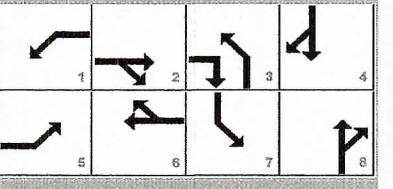
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 PM With Project	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.PM.with pr...		
Project Description	Ft. Pierce Commerce Center - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	191	887	360	116	835	75	216	205	64	160	371	163

Signal Information			
Cycle, s	88.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.6	2.3		24.0	10.0	0.6	17.5					
Yellow	4.0	0.0		4.0	4.0	0.0	4.0					
Red	2.0	0.0		2.0	2.0	0.0	2.0					



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	0.900	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	0.971	0.952	1.000	1.000	1.000	1.000	0.971	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.952	0.000	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.872	0.872		0.919	0.919		0.897	0.897
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	3514	3618	1610	1810	3264	293	3514	2796	851	1810	2512	1091
Proportion of Vehicles Arriving on Green (P)	0.14	0.30	0.30	0.11	0.27	0.27	0.11	0.20	0.20	0.12	0.21	0.21
Incremental Delay Factor (k)	0.04	0.44	0.15	0.04	0.50	0.50	0.04	0.04	0.04	0.21	0.04	0.04

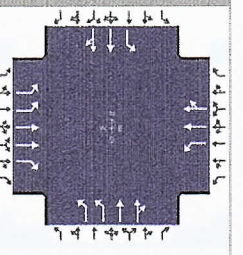
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Green Ratio (g/C)	0.14	0.30	0.11	0.27	0.11	0.20	0.12	0.21
Permitted Saturation Flow Rate (s_p), veh/h/ln	0	0	0	0	0	0	0	0
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								
Permitted Effective Green Time (g_p), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Service Time (g_u), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s								
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln		1610						
Protected Right Effective Green Time (g_R), s		10.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.710	0.000	1.557	0.000	1.557	0.000	1.852	0.000
Pedestrian F_s / F_{delay}	0.000	0.123	0.000	0.126	0.000	0.134	0.000	0.133
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	598.66	21.60	545.51	23.27	396.74	28.27	410.85	27.78
Bicycle F_w / F_v	-3.64	1.35	-3.64	0.96	-3.64	0.45	-3.64	0.65

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

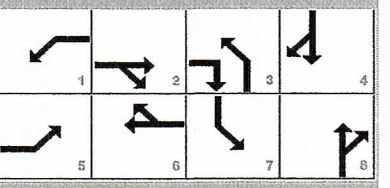
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 PM With Project	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.PM.with pr…		
Project Description	Ft. Pierce Commerce Center - With Project				



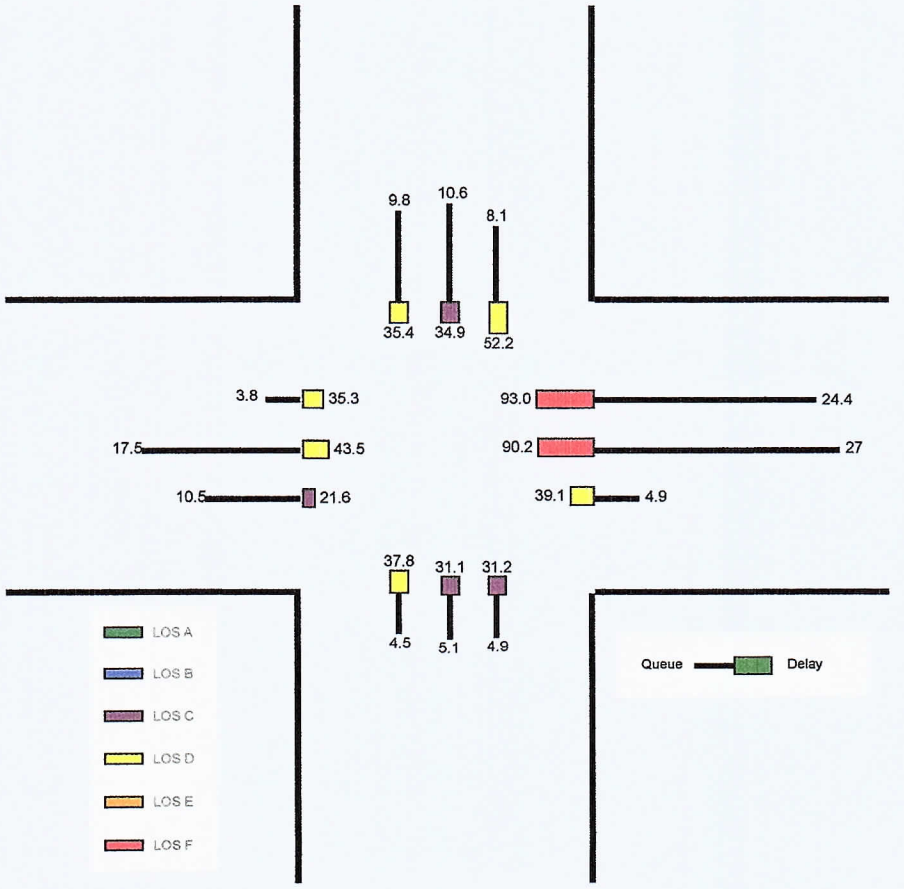
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	191	887	360	116	835	75	216	205	64	160	371	163

Signal Information			
Cycle, s	88.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			
Green	9.6	2.3		24.0	10.0	0.6	17.5
Yellow	4.0	0.0		4.0	4.0	0.0	4.0
Red	2.0	0.0		2.0	2.0	0.0	2.0

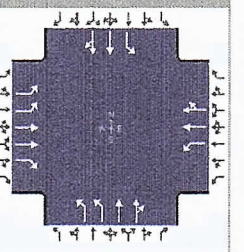


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	3.8	17.5	10.5	4.9	27.0	24.4	4.5	5.1	4.9	8.1	10.6	9.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Control Delay (*d*), s/veh	35.3	43.5	21.6	39.1	90.2	93.0	37.8	31.1	31.2	52.2	34.9	35.4
Level of Service (LOS)	D	D	C	D	F	F	D	C	C	D	C	D
Approach Delay, s/veh / LOS	37.0	D		85.6	F		34.1	C		39.1	D	
Intersection Delay, s/veh / LOS	50.7						D					



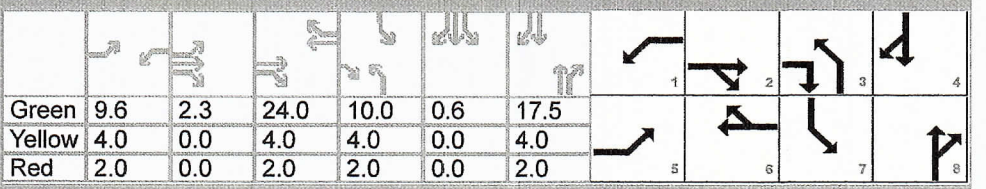
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.88
Urban Street	Midway Rd	Analysis Year	2023 PM With Project	Analysis Period	1> 7:00
Intersection	Selvitz and Midway	File Name	Ft Pierce Commerce - Midway Selvitz.PM.with pr...		
Project Description	Ft. Pierce Commerce Center - With Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	191	887	360	116	835	75	216	205	64	160	371	163

Signal Information			
Cycle, s	88.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB		
Green	9.6	2.3	24.0	10.0	0.6	17.5		
Yellow	4.0	0.0	4.0	4.0	0.0	4.0		
Red	2.0	0.0	2.0	2.0	0.0	2.0		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	4.0	2.0	4.0	2.0	4.0
Phase Duration, s	17.9	32.3	15.6	30.0	16.0	23.5	16.6	24.1
Change Period, ($Y+R_c$), s	6.0	6.0	6.0	6.0	6.0	6.0	6.0	6.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1
Queue Clearance Time (g_s), s	7.0	25.8	8.2	26.0	7.9	8.6	10.6	16.3
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.3	1.8	0.1	1.8
Phase Call Probability	1.00	1.00	0.96	1.00	1.00	1.00	0.99	1.00
Max Out Probability	0.00	1.00	0.00	1.00	0.04	0.00	1.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	217	1008	409	132	552	482	245	156	149	182	318	289
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1809	1610	1810	1900	1657	1757	1900	1747	1810	1900	1704
Queue Service Time (g_s), s	5.0	23.8	17.6	6.2	24.0	24.0	5.9	6.3	6.6	8.6	14.0	14.3
Cycle Queue Clearance Time (g_c), s	5.0	23.8	17.6	6.2	24.0	24.0	5.9	6.3	6.6	8.6	14.0	14.3
Green Ratio (*g/C*)	0.14	0.30	0.41	0.11	0.27	0.27	0.11	0.20	0.20	0.12	0.21	0.21
Capacity (*c*), veh/h	477	1083	664	197	518	452	398	377	347	218	390	350
Volume-to-Capacity Ratio (*X*)	0.455	0.931	0.616	0.668	1.066	1.066	0.616	0.415	0.431	0.834	0.814	0.826
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	3.8	17.5	10.5	4.9	27.0	24.4	4.5	5.1	4.9	8.1	10.6	9.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	35.0	29.9	20.3	37.7	32.0	32.0	37.2	30.8	30.9	37.8	33.4	33.5
Incremental Delay (d_2), s/veh	0.3	13.6	1.3	1.5	58.2	61.0	0.6	0.3	0.3	14.4	1.6	1.9
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	35.3	43.5	21.6	39.1	90.2	93.0	37.8	31.1	31.2	52.2	34.9	35.4
Level of Service (LOS)	D	D	C	D	F	F	D	C	C	D	C	D
Approach Delay, s/veh / LOS	37.0	D		85.6	F		34.1	C		39.1	D	
Intersection Delay, s/veh / LOS	50.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.28	B	2.29	B	2.58	C
Bicycle LOS Score / LOS	1.84	B	1.45	A	0.94	A	1.14	A

Copyright © 2022 University of Florida, All Rights Reserved.

St. Lucie County

ECONOLITE

00026 - MIDWAY RD @ SELVITZ RD - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N-L	S-T	E-L	W-T	S-L	N-T	W-L	E-T	N	N	N	N	N	N	N	N
Min Green	10	10	12	10	10	10	10	10	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	24	0	26	0	26	0	29	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	5.0	3.0	5.0	5.0	5.0	3.0	5.0	5.0	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	14	60	22	24	13	60	16	24	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	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	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

TURNING MOVEMENT VOLUME COUNTS

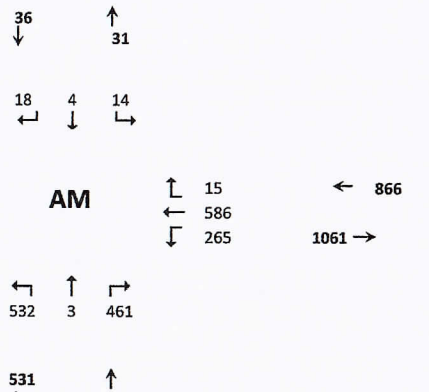
N/S STREET: Torino **E/W STREET:** Midway Road **CONTROL:** Signalized

FILENAME: Fort Pierce Commerce Ctr

COUNT DATE: 2/20/2020 **DAY:** Tuesday **County** SLCo

REPORT DATE: 5/13/2022 **ANALYSIS YEAR:** Existing

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	136	1	126	3	2	1	3	117	52	45	124	5	615	2677
7:15-7:30	103	0	85	1	2	5	4	110	55	64	162	3	594	2623
7:30-7:45	135	1	108	6	0	7	1	161	77	92	145	1	734	2605
7:45-8:00	142	1	128	4	0	4	4	181	70	56	138	6	734	2311
8:00-8:15	110	1	101	2	0	3	8	123	41	49	121	2	561	1969
8:15-8:30	81	0	93	1	0	8	11	134	47	55	143	3	576	
8:30-8:45	82	1	67	3	1	5	4	93	35	48	99	2	440	
8:45-9:00	34	0	57	0	0	3	5	92	52	43	104	2	392	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	516	3	447	14	4	17	12	569	254	257	569	15	2677	
Season Factor	516	3	447	14	4	17	12	569	254	257	569	15	2677	
Growth to 2023	532	3	461	14	4	18	12	586	262	265	586	15	2758	
In/Out		0		0	0	0	0	IN			OUT	0		
Percentage		0%		0%	0%	0%	0%	30%			30%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	3%	0%	40%	0%	0%	0%	0%	0%	3%	40%	0%	0%		
In/Out	OUT		OUT						IN	IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Arcosa *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.8%	0.0%		
In/Out								OUT	0.0%		IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Southern Grove DRI *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	1%	0.0%	0.0%	1.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Western Grove DRI *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Wilson Grove DRI *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out								OUT		IN	IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Riverland DRI *
%	4.0%	18.0%	26.0%	0.0%	18.0%	0.0%	0.0%	0.0%	4.0%	26.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Wawa Midway & Selvitz
%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	9%	1.0%	0.0%	9.0%	0.0%		
In/Out	IN							OUT	OUT		IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Village at Midway *
%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%		
In/Out			OUT						IN					
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Ravina
%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	23%	2.0%	0.0%	23.0%	0.0%		
In/Out	IN							OUT	OUT		IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Willow Lakes *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	0.0%	0.0%	17.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	LTC Ranch *
%	0.0%	10.0%	18.0%	0.0%	10.0%	3.0%	13.0%	52.0%	0.0%	13.0%	52.0%	0.0%		
In/Out		OUT	OUT		IN	IN	OUT	OUT		IN	IN	OUT		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	532	3	461	14	4	18	12	586	262	265	586	15	2758	



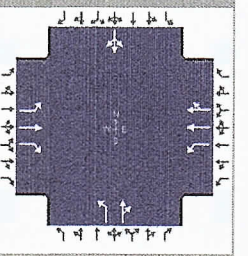
Seasonal Factor: 1
Growth Rate to 2021: 1.01
Growth Rate from 2020 to 2023: 1.01
Years Grown: 3

	Trips In	Trips Out
Project	0	0

* Trips represent 25% of total.

HCS Signalized Intersection Input Data

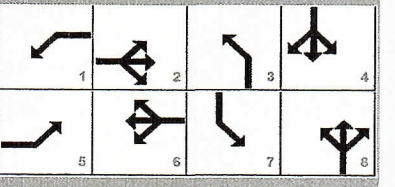
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	AM Existing	PHF	0.92
Urban Street	Midway	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM Existing.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	586	262	265	586	15	532	3	461	14	5	18

Signal Information			
Cycle, s	151.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.5	10.0	53.0	40.0	5.5	0.0	
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	
Red	3.0	3.0	3.0	3.0	3.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	586	262	265	586	15	532	3	461	14	5	18
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0			0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0			12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0			0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

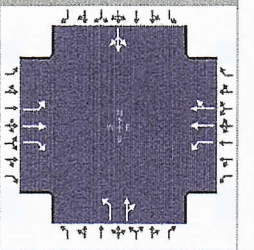
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	15.0	60.0	35.0	60.0	40.0	40.0	15.0	10.0
Yellow Change Interval (*Y*), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Red Clearance Interval (R_c), s	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Green (G_{min}), s	6	7	7	7	7	7	6	6
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

Copyright © 2022 University of Florida, All Rights Reserved.

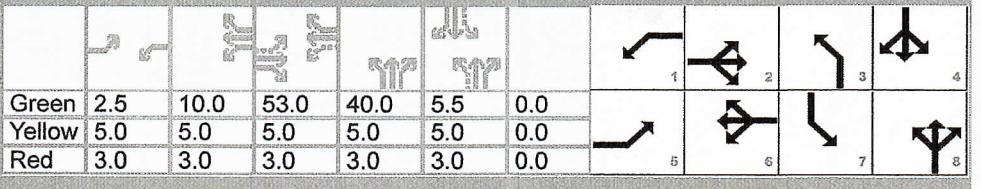
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	AM Existing	PHF	0.92
Urban Street	Midway	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM Existing.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	12	586	262	265	586	15	532	3	461	14	5	18

Signal Information			
Cycle, s	151.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	2.5	10.0	53.0	40.0	5.5	0.0						
Yellow	5.0	5.0	5.0	5.0	5.0	0.0						
Red	3.0	3.0	3.0	3.0	3.0	0.0						

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.031	0.031	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.991	0.991		0.848	0.848		0.000	0.000
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	1810	1900	1610	1810	3689	94	1810	10	1601	23	8	29
Proportion of Vehicles Arriving on Green (P)	0.02	0.35	0.35	0.14	0.47	0.47	0.26	0.35	0.35	0.04	0.04	0.04
Incremental Delay Factor (k)	0.04	0.36	0.04	0.13	0.04	0.04	0.50	0.39			0.09	

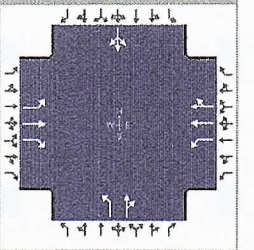
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	8.0	8.0	8.0	8.0	8.0	8.0		8.0
Green Ratio (g/C)	0.37	0.35	0.50	0.47	0.31	0.35	0.00	0.04
Permitted Saturation Flow Rate (s_p), veh/h/ln	792	0	804	0	1408	0	0	909
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s	53.0	0.0	55.0	0.0	7.5	0.0	0.0	4.0
Permitted Service Time (g_u), s	52.3	0.0	3.6	0.0	2.1	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	0.0		3.6		2.1			0.0
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1
Queue Service Time Before Blockage (g_{fs}), s								0.1
Protected Right Saturation Flow (s_R), veh/h/ln		0						
Protected Right Effective Green Time (g_R), s		0.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.972	0.000	1.389	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.139	0.000	0.122	0.000	0.138	0.000	0.170
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	701.80	31.83	940.18	21.22	708.64	31.50	73.31	70.11
Bicycle F_w / F_v	-3.64	1.54	-3.64	0.78	-3.64	1.79	-3.64	0.07

Copyright © 2022 University of Florida, All Rights Reserved.

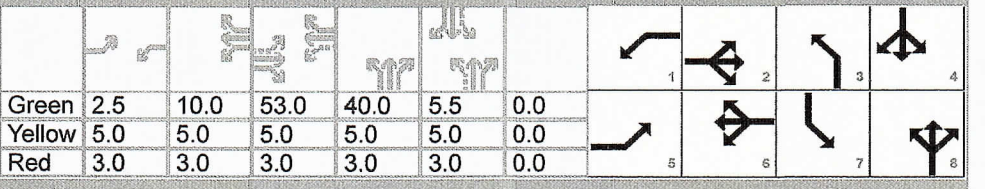
HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	AM Existing	PHF	0.92
Urban Street	Midway	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM Existing.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



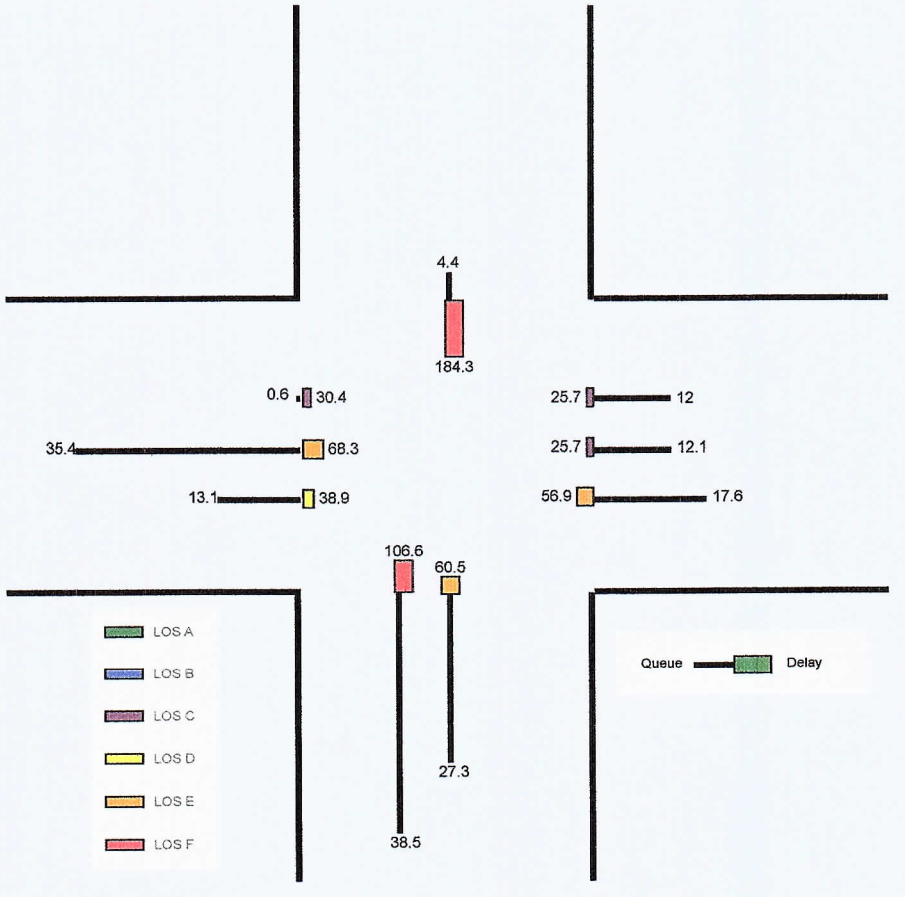
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	586	262	265	586	15	532	3	461	14	5	18

Signal Information			
Cycle, s	151.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	2.5	10.0	53.0	40.0	5.5	0.0						
Yellow	5.0	5.0	5.0	5.0	5.0	0.0						
Red	3.0	3.0	3.0	3.0	3.0	0.0						

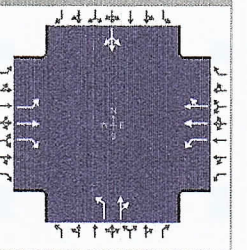
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	35.4	13.1	17.6	12.1	12.0	38.5	27.3			4.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Control Delay (*d*), s/veh	30.4	68.3	38.9	56.9	25.7	25.7	106.6	60.5			184.3	
Level of Service (LOS)	C	E	D	E	C	C	F	E			F	
Approach Delay, s/veh / LOS	58.8	E		35.3	D		85.1	F		184.3	F	
Intersection Delay, s/veh / LOS	62.6						E					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	AM Existing	PHF	0.92
Urban Street	Midway	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM Existing.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	586	262	265	586	15	532	3	461	14	5	18

Signal Information			
Cycle, s	151.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.5	10.0	53.0	40.0	5.5	0.0	1	2	3	4		
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	5	6	7	8		
Red	3.0	3.0	3.0	3.0	3.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	0.0	14.0
Phase Duration, s	10.5	61.0	28.5	79.0	48.0	61.5	0.0	13.5
Change Period, ($Y+R_c$), s	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.4	0.0	3.4
Queue Clearance Time (g_s), s	2.7	51.5	20.1	18.7	42.0	46.4		5.5
Green Extension Time (g_e), s	0.0	1.6	0.5	3.4	0.0	0.0	0.0	0.0
Phase Call Probability	0.42	1.00	1.00	1.00	1.00	1.00		1.00
Max Out Probability	0.00	0.33	0.00	0.00	1.00	1.00		0.58

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	13	637	285	288	328	325	578	504			40	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1610	1810	1900	1883	1810	1612			60	
Queue Service Time (g_s), s	0.7	49.5	21.1	18.1	16.7	16.7	40.0	44.4			3.5	
Cycle Queue Clearance Time (g_c), s	0.7	49.5	21.1	18.1	16.7	16.7	40.0	44.4			3.5	
Green Ratio (*g/C*)	0.37	0.35	0.35	0.50	0.47	0.47	0.31	0.35			0.04	
Capacity (*c*), veh/h	352	667	565	313	893	885	546	571			35	
Volume-to-Capacity Ratio (*X*)	0.037	0.955	0.504	0.921	0.367	0.368	1.059	0.883			1.145	
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	35.4	13.1	17.6	12.1	12.0	38.5	27.3			4.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Uniform Delay (d_1), s/veh	30.4	47.9	38.7	44.5	25.6	25.6	51.3	45.8			75.2	
Incremental Delay (d_2), s/veh	0.0	20.4	0.3	12.5	0.1	0.1	55.2	14.6			109.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	
Control Delay (*d*), s/veh	30.4	68.3	38.9	56.9	25.7	25.7	106.6	60.5			184.3	
Level of Service (LOS)	C	E	D	E	C	C	F	E			F	
Approach Delay, s/veh / LOS	58.8	E		35.3	D		85.1	F		184.3	F	
Intersection Delay, s/veh / LOS	62.6						E					

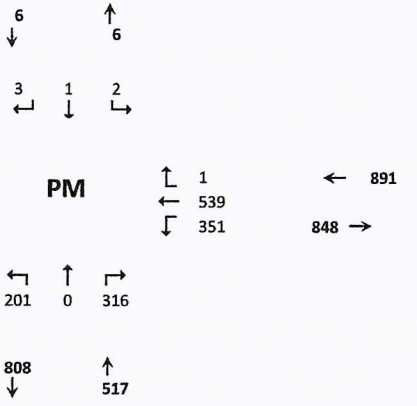
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.94	B	1.69	B	2.13	B	2.33	B
Bicycle LOS Score / LOS	2.03	B	1.26	A	2.27	B	0.55	A

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Torino
FILENAME: Fort Pierce Commerce Ctr
COUNT DATE: 2/20/2022
REPORT DATE: 5/13/2022
DAY: Tuesday
ANALYSIS YEAR: Existing
E/W STREET: Midway Road
County slco
CONTROL: Signalized

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	50	1	59	0	2	0	1	143	71	58	98	0	483	2137
4:15-4:30	41	0	76	0	1	0	0	92	95	106	183	1	595	2230
4:30-4:45	54	0	76	0	1	3	1	117	69	63	128	0	512	2303
4:45-5:00	53	0	66	0	0	0	1	141	103	85	98	0	547	2334
5:00-5:15	43	0	63	0	1	2	3	94	98	86	185	1	576	2280
5:15-5:30	57	0	107	0	0	0	1	153	137	89	124	0	668	
5:30-5:45	42	0	71	2	0	1	0	126	104	81	116	0	543	
5:45-6:00	61	1	74	0	0	0	1	107	82	70	95	2	493	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	195	0	307	2	1	3	5	514	442	341	523	1	2334	
Season Factor	195	0	307	2	1	3	5	514	442	341	523	1	2334	
Growth to 2021	195	0	307	2	1	3	5	514	442	341	523	1	2334	
Growth to 2026	201	0	316	2	1	3	5	530	455	351	539	1	2405	
In/Out	0	0	0	0	0	0	0	IN	0	0	OUT	0		
Percentage	0%	0%	0%	0%	0%	0%	0%	30%	0%	0%	30%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	3%	0%	40%	0%	0%	0%	0%	0%	3%	40%	0%	0.0%		
In/Out	OUT	0%	OUT	0%	0%	0%	0%	0%	IN	IN	0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Arcosa *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.8%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Southern Grove DRI *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	1.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Western Grove DRI *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Wilson Grove DRI *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	IN	IN	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Riverland DRI *
%	4.0%	18.0%	26.0%	0.0%	18.0%	0.0%	0.0%	0.0%	4.0%	26.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT	0.0%	IN	0.0%	0.0%	0.0%	IN	IN	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Wawa Midway & Selvitz
%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%	1.0%	0.0%	9.0%	0.0%		
In/Out	IN	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	OUT	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Village at Midway *
%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	OUT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	IN	0.0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Ravina
%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	23.0%	2.0%	0.0%	23.0%	0.0%		
In/Out	IN	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	OUT	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Willow Lakes *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	0.0%	0.0%	17.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	LTC Ranch *
%	0.0%	10.0%	18.0%	0.0%	10.0%	3.0%	13.0%	52.0%	0.0%	13.0%	52.0%	0.0%		
In/Out		OUT	OUT		IN	IN	OUT	OUT		IN	IN	OUT		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	201	0	316	2	1	3	5	530	455	351	539	1	2405	



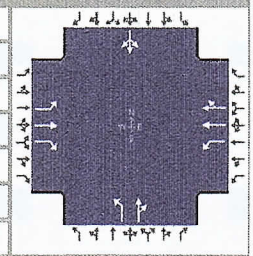
Project	Trips In	Trips Out
	0	0

Arcosa	21	34
Southern Grove DRI	1,748	2,518
Western Grove DRI	628	515
Wilson Grove DRI	1,136	1,410
Riverland DRI	1,774	1,819
LTC Ranch	580	743
Wawa Midway & Selvitz	62	62
Village at Midway	182	456
Ravina	77	44
Willow Lakes	363	259

* Trips represent 25% of total.

HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction		Time Period	PM Existing	PHF	0.87
Urban Street	Midway	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM Existing.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	530	455	351	539	1	201	0	316	2	1	18

Signal Information			
Cycle, s	117.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.0	12.8	41.7	16.2	6.0	0.0	1	2	3	4	
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	5	6	7	8	
Red	3.0	3.0	3.0	3.0	3.0	0.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	530	455	351	539	1	201	0	316	2	1	18
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0			0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0			12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0			0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

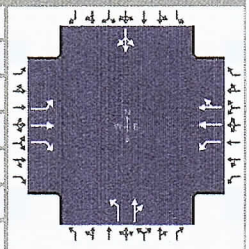
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	15.0	60.0	35.0	60.0	40.0	40.0	15.0	10.0
Yellow Change Interval (*Y*), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Red Clearance Interval (R_c), s	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Green (G_{min}), s	6	7	7	7	7	7	6	6
Start-Up Lost Time (*lt*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction		Time Period	PM Existing	PHF	0.87
Urban Street	Midway	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM Existing.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	530	455	351	539	1	201	0	316	2	1	18

Signal Information			
Cycle, s	117.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.0	12.8	41.7	16.2	6.0	0.0	1	2	3	4		
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	5	6	7	8		
Red	3.0	3.0	3.0	3.0	3.0	0.0						

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.213	0.213	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.999	0.999		0.847	0.847		0.000	0.000
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	1810	1900	1610	1810	3792	7	1810	0	1610	39	19	347
Proportion of Vehicles Arriving on Green (P)	0.01	0.35	0.35	0.19	0.53	0.53	0.14	0.00	0.26	0.05	0.05	0.05
Incremental Delay Factor (k)	0.04	0.16	0.17	0.16	0.04	0.04	0.04	0.19			0.04	

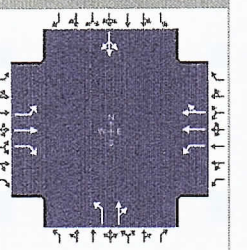
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	8.0	8.0	8.0	8.0	8.0	8.0		8.0
Green Ratio (g/C)	0.36	0.35	0.56	0.53	0.21	0.26	0.00	0.05
Permitted Saturation Flow Rate (s_p), veh/h/ln	816	0	825	0	1412	0	0	1035
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s	41.8	0.0	43.8	0.0	8.0	0.0	0.0	4.0
Permitted Service Time (g_u), s	42.3	0.0	5.8	0.0	4.3	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	0.0		5.8		0.7			0.0
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.4
Queue Service Time Before Blockage (g_{fs}), s								1.4
Protected Right Saturation Flow (s_R), veh/h/ln		0						
Protected Right Effective Green Time (g_R), s		0.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.972	0.000	1.389	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.128	0.000	0.103	0.000	0.140	0.000	0.159
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	707.72	24.59	1061.45	12.97	513.36	32.54	101.93	53.04
Bicycle F_w / F_v	-3.64	1.88	-3.64	0.84	-3.64	0.98	-3.64	0.04

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction		Time Period	PM Existing	PHF	0.87
Urban Street	Midway	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM Existing.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				

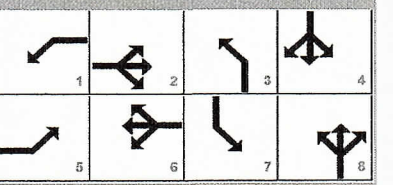


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	530	455	351	539	1	201	0	316	2	1	18

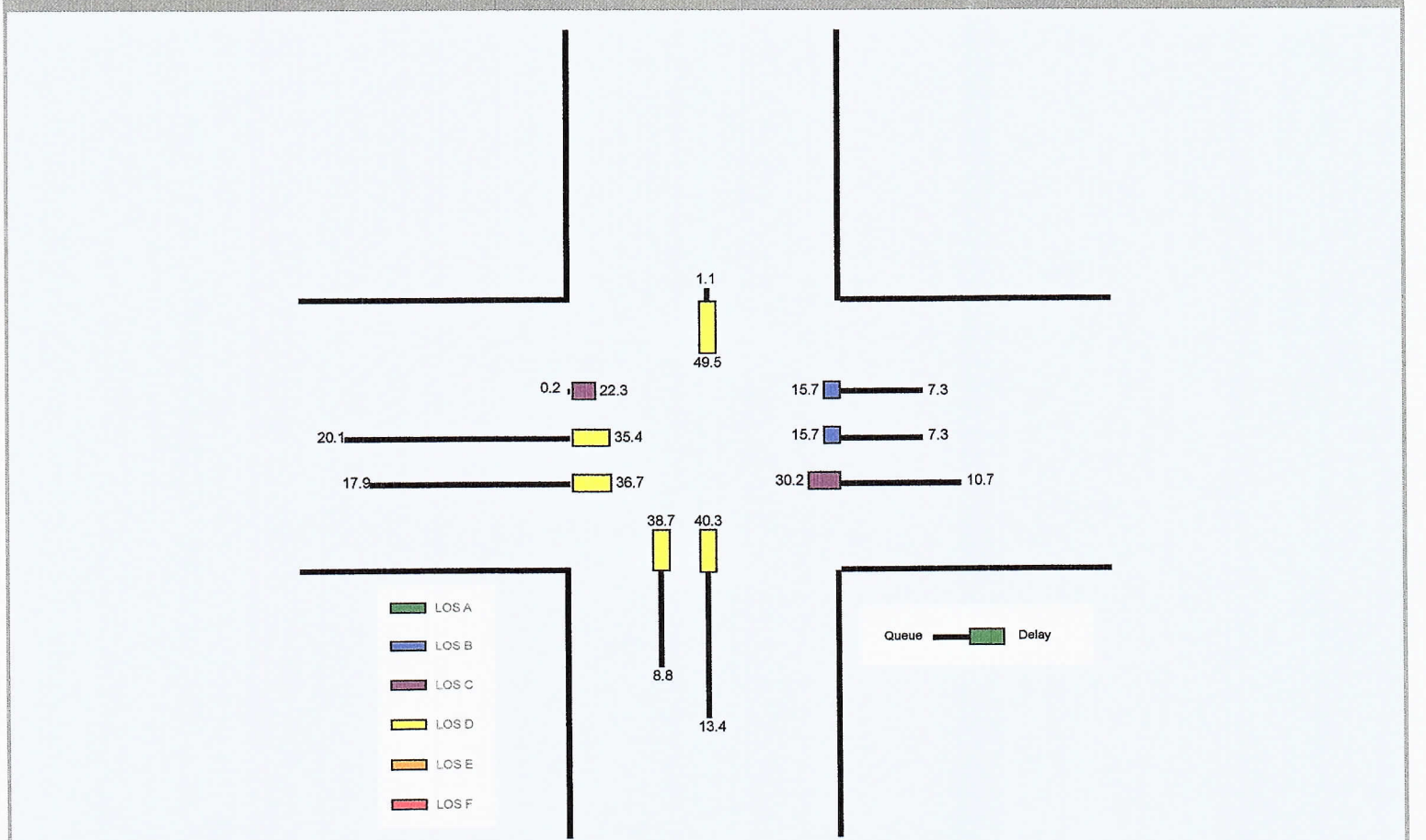
Signal Information			
Cycle, s	117.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	1.0	12.8	41.7	16.2	6.0	0.0
Yellow	5.0	5.0	5.0	5.0	5.0	0.0
Red	3.0	3.0	3.0	3.0	3.0	0.0



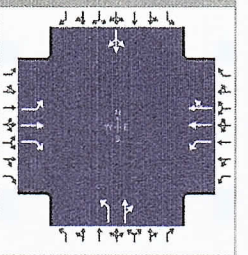
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.2	24.4	21.9	18.6	8.1	8.1	10.2	16.6			1.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Control Delay (*d*), s/veh	24.1	43.3	45.9	42.8	15.6	15.6	43.5	52.4			56.4	
Level of Service (LOS)	C	D	D	D	B	B	D	D			E	
Approach Delay, s/veh / LOS	44.4	D		26.3	C		48.9	D		56.4	E	
Intersection Delay, s/veh / LOS	38.8						D					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

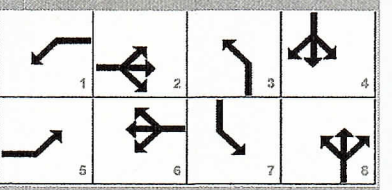
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction		Time Period	PM Existing	PHF	0.87
Urban Street	Midway	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM Existing.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	530	455	351	539	1	201	0	316	2	1	18

Signal Information			
Cycle, s	117.8	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.0	12.8	41.7	16.2	6.0	0.0						
Yellow	5.0	5.0	5.0	5.0	5.0	0.0						
Red	3.0	3.0	3.0	3.0	3.0	0.0						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	0.0	14.0
Phase Duration, s	9.0	49.7	29.9	70.5	24.2	38.2	0.0	14.0
Change Period, ($Y+R_c$), s	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.4	0.0	3.4
Queue Clearance Time (g_s), s	2.2	38.7	21.1	12.8	15.7	27.6		3.7
Green Extension Time (g_e), s	0.0	2.8	0.7	4.1	0.4	0.8	0.0	0.5
Phase Call Probability	0.17	1.00	1.00	1.00	1.00	1.00		1.00
Max Out Probability	0.00	0.05	0.00	0.00	0.00	0.00		0.16

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	6	609	523	403	310	310	231	363			24	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1610	1810	1900	1899	1810	1610			405	
Queue Service Time (g_s), s	0.2	36.0	36.7	19.1	10.8	10.8	13.7	25.6			1.7	
Cycle Queue Clearance Time (g_c), s	0.2	36.0	36.7	19.1	10.8	10.8	13.7	25.6			1.7	
Green Ratio (*g/C*)	0.36	0.35	0.35	0.56	0.53	0.53	0.21	0.26			0.05	
Capacity (*c*), veh/h	366	673	570	438	1009	1009	363	413			57	
Volume-to-Capacity Ratio (*X*)	0.016	0.905	0.917	0.921	0.308	0.308	0.637	0.879			0.424	
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)	0.2	24.4	21.9	18.6	8.1	8.1	10.2	16.6			1.3	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Uniform Delay (d_1), s/veh	24.0	36.3	36.5	31.1	15.5	15.5	42.8	42.1			54.6	
Incremental Delay (d_2), s/veh	0.0	7.1	9.4	11.7	0.1	0.1	0.7	10.2			1.9	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	
Control Delay (*d*), s/veh	24.1	43.3	45.9	42.8	15.6	15.6	43.5	52.4			56.4	
Level of Service (LOS)	C	D	D	D	B	B	D	D			E	
Approach Delay, s/veh / LOS	44.4	D		26.3	C		48.9	D		56.4	E	
Intersection Delay, s/veh / LOS	38.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.67	B	2.13	B	2.32	B
Bicycle LOS Score / LOS	2.37	B	1.33	A	1.47	A	0.53	A

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

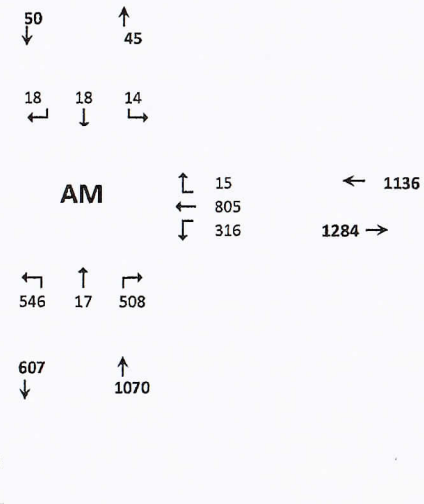
N/S STREET: Torino **E/W STREET:** Midway Road **CONTROL:** Signalized

FILENAME: Fort Pierce Commerce Ctr

COUNT DATE: 2/20/2020 **DAY:** Tuesday **County** SLCo

REPORT DATE: 5/13/2022 **ANALYSIS YEAR:** 2023 AM without project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	136	1	126	3	2	1	3	117	52	45	124	5	615	2677
7:15-7:30	103	0	85	1	2	5	4	110	55	64	162	3	594	2623
7:30-7:45	135	1	108	6	0	7	1	161	77	92	145	1	734	2605
7:45-8:00	142	1	128	4	0	4	4	181	70	56	138	6	734	2311
8:00-8:15	110	1	101	2	0	3	8	123	41	49	121	2	561	1969
8:15-8:30	81	0	93	1	0	8	11	134	47	55	143	3	576	
8:30-8:45	82	1	67	3	1	5	4	93	35	48	99	2	440	
8:45-9:00	34	0	57	0	0	3	5	92	52	43	104	2	392	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	516	3	447	14	4	17	12	569	254	257	569	15	2677	
Season Factor	516	3	447	14	4	17	12	569	254	257	569	15	2677	
Growth to 2023	532	3	461	14	4	18	12	586	262	265	586	15	2758	
In/Out		0		0	0	0	0	IN			OUT	0		
Percentage		0%		0%	0%	0%	0%	30%			30%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	3%	0%	40%	0%	0%	0%	0%	0%	3%	40%	0%	0%		
In/Out	OUT		OUT						IN	IN				
Volume	0	0	6	0	0	0	0	0	2	24	0	0	0	Arcosa *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.8%	0.0%		
In/Out								OUT	0.0%		IN			
Volume	0	0	0	0	0	0	0	10	0	0	12	0	0	Southern Grove DRI *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	1%	0.0%	0.0%	1.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	5	0	0	3	0	0	Western Grove DRI *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	7	0	0	7	0	0	Wilson Grove DRI *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out								OUT		IN	IN			
Volume	0	0	0	0	0	0	0	10	0	0	8	0	0	Riverland DRI *
%	4.0%	18.0%	26.0%	0.0%	18.0%	0.0%	0.0%	0.0%	4.0%	26.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	3	14	20	0	14	0	0	0	3	21	0	0	0	Wawa Midway & Selvitz
%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	9%	1.0%	0.0%	9.0%	0.0%		
In/Out	IN							OUT	OUT		IN			
Volume	4	0	0	0	0	0	0	14	2	0	33	0	0	Village at Midway *
%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%		
In/Out			OUT							IN				
Volume	0	0	20	0	0	0	0	0	0	7	0	0	0	Ravina
%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	23%	2.0%	0.0%	23.0%	0.0%		
In/Out	IN							OUT	OUT		IN			
Volume	7	0	0	0	0	0	0	61	5	0	78	0	0	Willow Lakes *
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	0.0%	0.0%	17.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	69	0	0	78	0	0	LTC Ranch *
%	0.0%	10.0%	18.0%	0.0%	10.0%	3.0%	13.0%	52.0%	0.0%	13.0%	52.0%	0.0%		
In/Out		OUT	OUT		IN	IN	OUT	OUT		IN	IN	OUT		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	14	14	47	0	14	0	0	176	12	51	219	0	0	
Total	546	17	508	14	18	18	12	762	273	316	805	15	2758	



Seasonal Factor: 1
Growth Rate to 2021: 1.01
Growth Rate to 2023: 1.01
Years Grown: 3

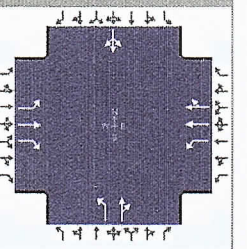
Project	Trips In	Trips Out
Project	0	0

	Trips In	Trips Out
Arcosa *	59	16
Southern Grove DRI *	1,555	1,308
Western Grove DRI *	338	534
Wilson Grove DRI *	969	952
Riverland DRI *	1,198	1,392
Wawa Midway & Selvitz	79	78
Village at Midway *	363	151
Ravina	22	68
Willow Lakes *	339	266
LTC Ranch *	456	406

* Trips represent 25% of total.

HCS Signalized Intersection Input Data

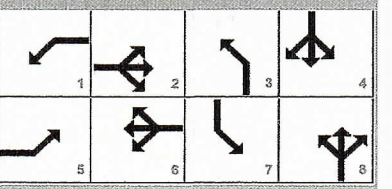
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCo	Time Period	AM Without Project	PHF	0.92
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM without project....		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	762	273	316	805	15	546	17	508	14	18	18

Signal Information			
Cycle, s	169.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB								
Green	2.8	19.3		60.0	40.0	7.2	0.0					
Yellow	5.0	5.0		5.0	5.0	5.0	0.0					
Red	3.0	3.0		3.0	3.0	3.0	0.0					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	762	273	316	805	15	546	17	508	14	18	18
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None		0	L			None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0			0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0			12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0			0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

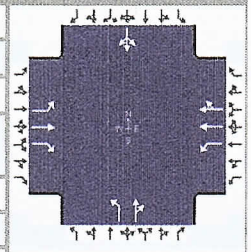
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	15.0	60.0	35.0	60.0	40.0	40.0	15.0	10.0
Yellow Change Interval (*Y*), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Red Clearance Interval (R_c), s	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Green (G_{min}), s	6	7	7	7	7	7	6	6
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

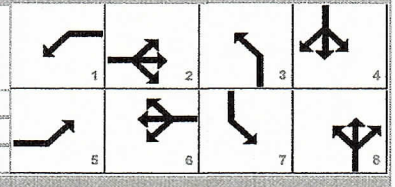
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCo	Time Period	AM Without Project	PHF	0.92
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM without project....		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	12	762	273	316	805	15	546	17	508	14	18	18

Signal Information			
Cycle, s	169.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.8	19.3	60.0	40.0	7.2	0.0						
Yellow	5.0	5.0	5.0	5.0	5.0	0.0						
Red	3.0	3.0	3.0	3.0	3.0	0.0						



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.013	0.013	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.993	0.993		0.852	0.852		0.000	0.000
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	1810	1900	1610	1810	3718	69	1810	52	1566	7	9	9
Proportion of Vehicles Arriving on Green (P)	0.02	0.35	0.35	0.18	0.52	0.52	0.24	0.33	0.33	0.04	0.04	0.04
Incremental Delay Factor (k)	0.04	0.50	0.06	0.34	0.04	0.04	0.50	0.50			0.50	

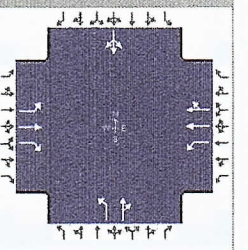
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	8.0	8.0	8.0	8.0	8.0	8.0		8.0
Green Ratio (g/C)	0.37	0.35	0.54	0.52	0.29	0.33	0.00	0.04
Permitted Saturation Flow Rate (s_p), veh/h/ln	634	0	672	0	1390	0	0	855
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s	60.0	0.0	62.0	0.0	9.2	0.0	0.0	4.0
Permitted Service Time (g_u), s	60.0	0.0	0.0	0.0	2.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	0.0		0.0		2.0			0.0
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								0.0
Protected Right Saturation Flow (s_R), veh/h/ln		0						
Protected Right Effective Green Time (g_R), s		0.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.972	0.000	1.389	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.143	0.000	0.120	0.000	0.146	0.000	0.174
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	708.95	35.27	1031.61	19.84	652.29	38.43	85.14	77.58
Bicycle F_w / F_v	-3.64	1.88	-3.64	1.02	-3.64	1.92	-3.64	0.09

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCo	Time Period	AM Without Project	PHF	0.92
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM without project....		
Project Description	Ft Pierce CC (Energy Selvitz)				

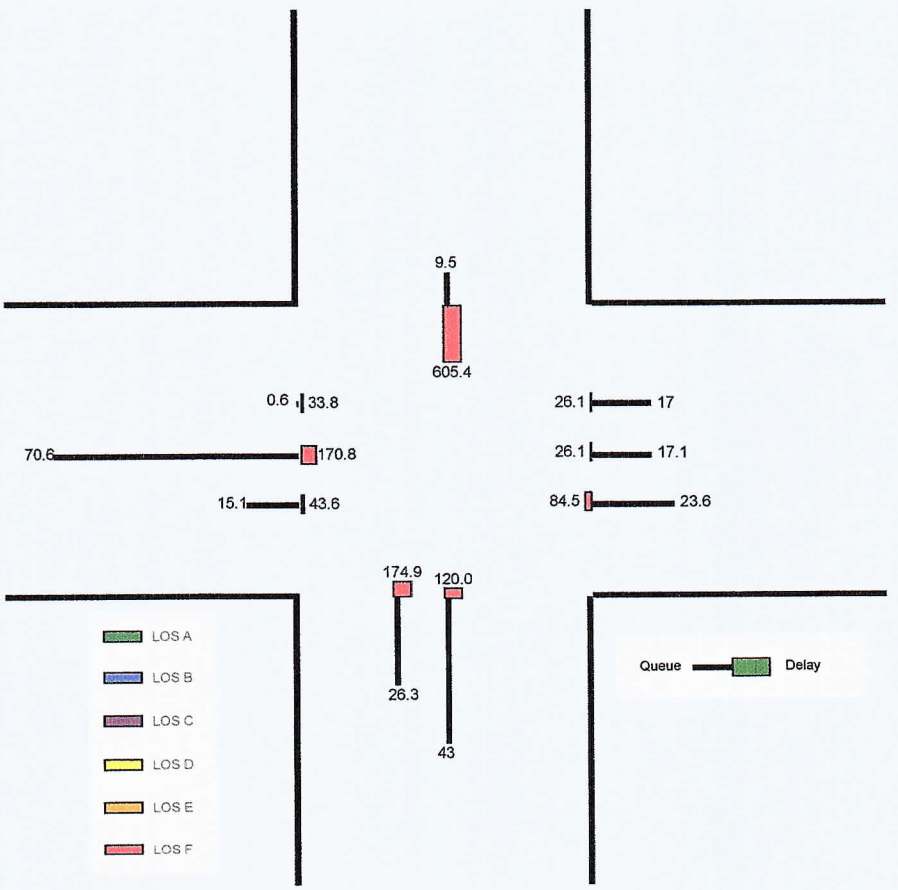


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	762	273	316	805	15	546	17	508	14	18	18

Signal Information			
Cycle, s	169.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

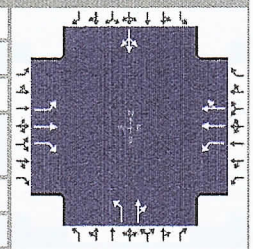
Green	2.8	19.3	60.0	40.0	7.2	0.0	1	2	3	4		
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	5	6	7	8		
Red	3.0	3.0	3.0	3.0	3.0	0.0						

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	70.6	15.1	23.6	17.1	17.0	26.3	43.0			9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Control Delay (*d*), s/veh	33.8	170.8	43.6	84.5	26.1	26.1	174.9	120.0			605.4	
Level of Service (LOS)	C	F	D	F	C	C	F	F			F	
Approach Delay, s/veh / LOS	136.0	F		42.3	D		148.0	F		605.4	F	
Intersection Delay, s/veh / LOS	114.8						F					



HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCo	Time Period	AM Without Project	PHF	0.92
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM without project....		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	762	273	316	805	15	546	17	508	14	18	18

Signal Information			
Cycle, s	169.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.8	19.3	60.0	40.0	7.2	0.0	1	2	3	4	
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	5	6	7	8	
Red	3.0	3.0	3.0	3.0	3.0	0.0					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	0.0	14.0
Phase Duration, s	10.8	68.0	38.1	95.3	48.0	63.2	0.0	15.2
Change Period, ($Y+R_c$), s	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.4	0.0	3.4
Queue Clearance Time (g_s), s	2.8	62.0	29.7	27.2	42.0	57.2		7.2
Green Extension Time (g_e), s	0.0	0.0	0.4	4.9	0.0	0.0	0.0	0.0
Phase Call Probability	0.46	1.00	1.00	1.00	1.00	1.00		1.00
Max Out Probability	0.00	1.00	0.19	0.02	1.00	1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	13	828	297	343	447	444	593	571			54	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1610	1810	1900	1888	1810	1618			24	
Queue Service Time (g_s), s	0.8	60.0	24.7	27.7	25.2	25.2	40.0	55.2			5.2	
Cycle Queue Clearance Time (g_c), s	0.8	60.0	24.7	27.7	25.2	25.2	40.0	55.2			5.2	
Green Ratio (*g/C*)	0.37	0.35	0.35	0.54	0.52	0.52	0.29	0.33			0.04	
Capacity (*c*), veh/h	297	674	571	364	980	974	487	528			28	
Volume-to-Capacity Ratio (*X*)	0.044	1.230	0.520	0.944	0.456	0.456	1.219	1.081			1.923	
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	70.6	15.1	23.6	17.1	17.0	26.3	43.0			9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Uniform Delay (d_1), s/veh	33.8	54.6	43.2	57.4	25.9	25.9	59.0	57.0			84.4	
Incremental Delay (d_2), s/veh	0.0	116.1	0.4	27.1	0.1	0.1	115.9	62.9			521.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	
Control Delay (*d*), s/veh	33.8	170.8	43.6	84.5	26.1	26.1	174.9	120.0			605.4	
Level of Service (LOS)	C	F	D	F	C	C	F	F			F	
Approach Delay, s/veh / LOS	136.0		F	42.3		D	148.0		F	605.4		F
Intersection Delay, s/veh / LOS	114.8						F					

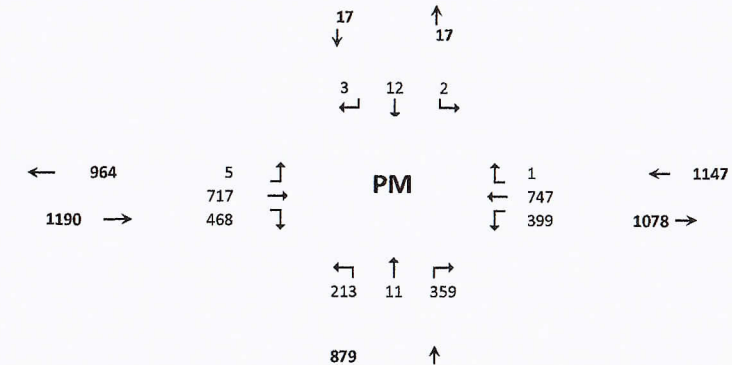
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.94	B	1.69	B	2.13	B	2.33	B
Bicycle LOS Score / LOS	2.37	B	1.51	B	2.41	B	0.58	A

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Torino
FILENAME: Fort Pierce Commerce Ctr
COUNT DATE: 2/20/2020
REPORT DATE: 5/13/2022
DAY: Tuesday
ANALYSIS YEAR: 2023 PM without project
E/W STREET: Midway Road
County slco
CONTROL: Signalized

15 Min Perlod lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	50	1	59	0	2	0	1	143	71	58	98	0	483	2137
4:15-4:30	41	0	76	0	1	0	0	92	95	106	183	1	595	2230
4:30-4:45	54	0	76	0	1	3	1	117	69	63	128	0	512	2303
4:45-5:00	53	0	66	0	0	0	1	141	103	85	98	0	547	2334
5:00-5:15	43	0	63	0	1	2	3	94	98	86	185	1	576	2280
5:15-5:30	57	0	107	0	0	0	1	153	137	89	124	0	668	
5:30-5:45	42	0	71	2	0	1	0	126	104	81	116	0	543	
5:45-6:00	61	1	74	0	0	0	1	107	82	70	95	2	493	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	195	0	307	2	1	3	5	514	442	341	523	1	2334	
Season Factor	195	0	307	2	1	3	5	514	442	341	523	1	2334	
Growth to 2023	201	0	316	2	1	3	5	530	455	351	539	1	2405	
In/Out	0	0	0	0	0	0	0	IN	0	0	OUT	0		
Percentage	0%	0%	0%	0%	0%	0%	0%	30%	0%	0%	30%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	3%	0%	40%	0%	0%	0%	0%	0%	3%	40%	0%	0.0%		
In/Out	OUT	0%	OUT	0%	0%	0%	0%	0%	IN	IN	0%	0.0%		
Volume	1	0	14	0	0	0	0	0	1	8	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.8%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	20	0	0	14	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	1.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	5	0	0	6	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	10	0	0	8	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	IN	IN	0.0%		
Volume	0	0	0	0	0	0	0	13	0	0	12	0	0	
%	4.0%	18.0%	26.0%	0.0%	18.0%	0.0%	0.0%	0.0%	4.0%	26.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT	0.0%	IN	0.0%	0.0%	0.0%	IN	IN	0.0%	0.0%		
Volume	2	11	16	0	11	0	0	0	2	16	0	0	0	
%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%	1.0%	0.0%	9.0%	0.0%		
In/Out	IN	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	OUT	0.0%	IN	0.0%		
Volume	2	0	0	0	0	0	0	41	5	0	16	0	0	
%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	OUT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	IN	0.0%	0.0%		
Volume	0	0	13	0	0	0	0	0	0	23	0	0	0	
%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	23.0%	2.0%	0.0%	23.0%	0.0%		
In/Out	IN	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	OUT	0.0%	IN	0.0%		
Volume	7	0	0	0	0	0	0	60	5	0	83	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	0.0%	0.0%	17.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	39	0	0	68	0	0	
%	0.0%	10.0%	18.0%	0.0%	10.0%	3.0%	13.0%	52.0%	0.0%	13.0%	52.0%	0.0%		
In/Out		OUT	OUT		IN	IN	OUT	OUT		IN	IN	OUT		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	13	11	43	0	11	0	0	187	13	48	208	0	0	
Total	213	11	359	2	12	3	5	717	468	399	747	1	2405	



Project	Trips In	Trips Out
0	0	0
Arcosa *	21	34
Southern Grove DRI *	1,748	2,518
Western Grove DRI *	628	515
Wilson Grove DRI *	1,136	1,410
Riverland DRI *	1,774	1,819
Wawa Midway & Selvitz	62	62
Village at Midway *	182	456
Ravina	77	44
Willow Lakes *	363	259
LTC Ranch *	398	229
0	0	0

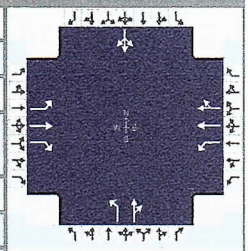
Arcosa	21	34
Southern Grove DRI	1,748	2,518
Western Grove DRI	628	515
Wilson Grove DRI	1,136	1,410
Riverland DRI	1,774	1,819
LTC Ranch	580	743
Wawa Midway & Selvitz	62	62
Village at Midway	182	456
Ravina	77	44
Willow Lakes	363	259

* Trips represent 25% of total.

D-47

HCS Signalized Intersection Input Data

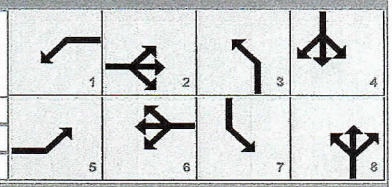
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	PM Without Project	PHF	0.87
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM without project....		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	717	468	399	747	1	213	11	359	2	12	3

Signal Information			
Cycle, s	159.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			
Green	1.3	25.7	60.0	20.0	12.0	0.0	
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	
Red	3.0	3.0	3.0	3.0	3.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	717	468	399	747	1	213	11	359	2	12	3
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0			0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0			12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0			0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

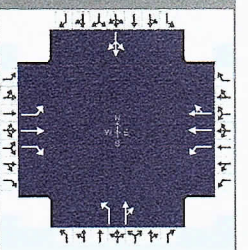
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	15.0	60.0	35.0	60.0	20.0	40.0	15.0	10.0
Yellow Change Interval (*Y*), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Red Clearance Interval (R_c), s	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Green (G_{min}), s	6	7	7	7	7	7	6	6
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

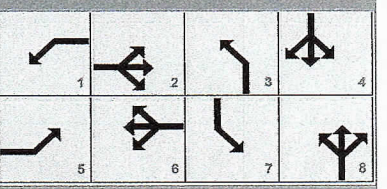
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	PM Without Project	PHF	0.87
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM without project....		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	5	717	468	399	747	1	213	11	359	2	12	3

Signal Information			
Cycle, s	159.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.3	25.7	60.0	20.0	12.0	0.0						
Yellow	5.0	5.0	5.0	5.0	5.0	0.0						
Red	3.0	3.0	3.0	3.0	3.0	0.0						



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.110	0.110	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		1.000	1.000		0.851	0.851		0.000	0.000
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	1810	1900	1610	1810	3794	5	1810	48	1569	25	147	37
Proportion of Vehicles Arriving on Green (P)	0.01	0.38	0.38	0.22	0.59	0.59	0.13	0.25	0.25	0.08	0.08	0.08
Incremental Delay Factor (k)	0.04	0.50	0.39	0.50	0.04	0.04	0.20	0.50			0.04	

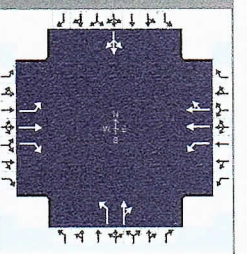
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	8.0	8.0	8.0	8.0	8.0	8.0		8.0
Green Ratio (g/C)	0.39	0.38	0.61	0.59	0.21	0.25	0.00	0.08
Permitted Saturation Flow Rate (s_p), veh/h/ln	653	0	675	0	1418	0	0	977
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s	60.0	0.0	62.0	0.0	14.0	0.0	0.0	4.0
Permitted Service Time (g_u), s	60.0	0.0	0.0	0.0	10.4	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	0.0		0.0		0.7			0.0
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3
Queue Service Time Before Blockage (g_{fs}), s								0.8
Protected Right Saturation Flow (s_R), veh/h/ln		0						
Protected Right Effective Green Time (g_R), s		0.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.972	0.000	1.389	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.137	0.000	0.104	0.000	0.152	0.000	0.169
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	754.71	30.82	1178.03	13.43	503.14	44.53	150.94	67.95
Bicycle F_w / F_v	-3.64	2.26	-3.64	1.09	-3.64	1.11	-3.64	0.03

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

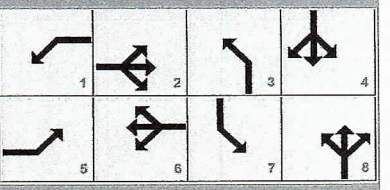
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	PM Without Project	PHF	0.87
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM without project....		
Project Description	Ft Plerce CC (Energy Selvitz)				



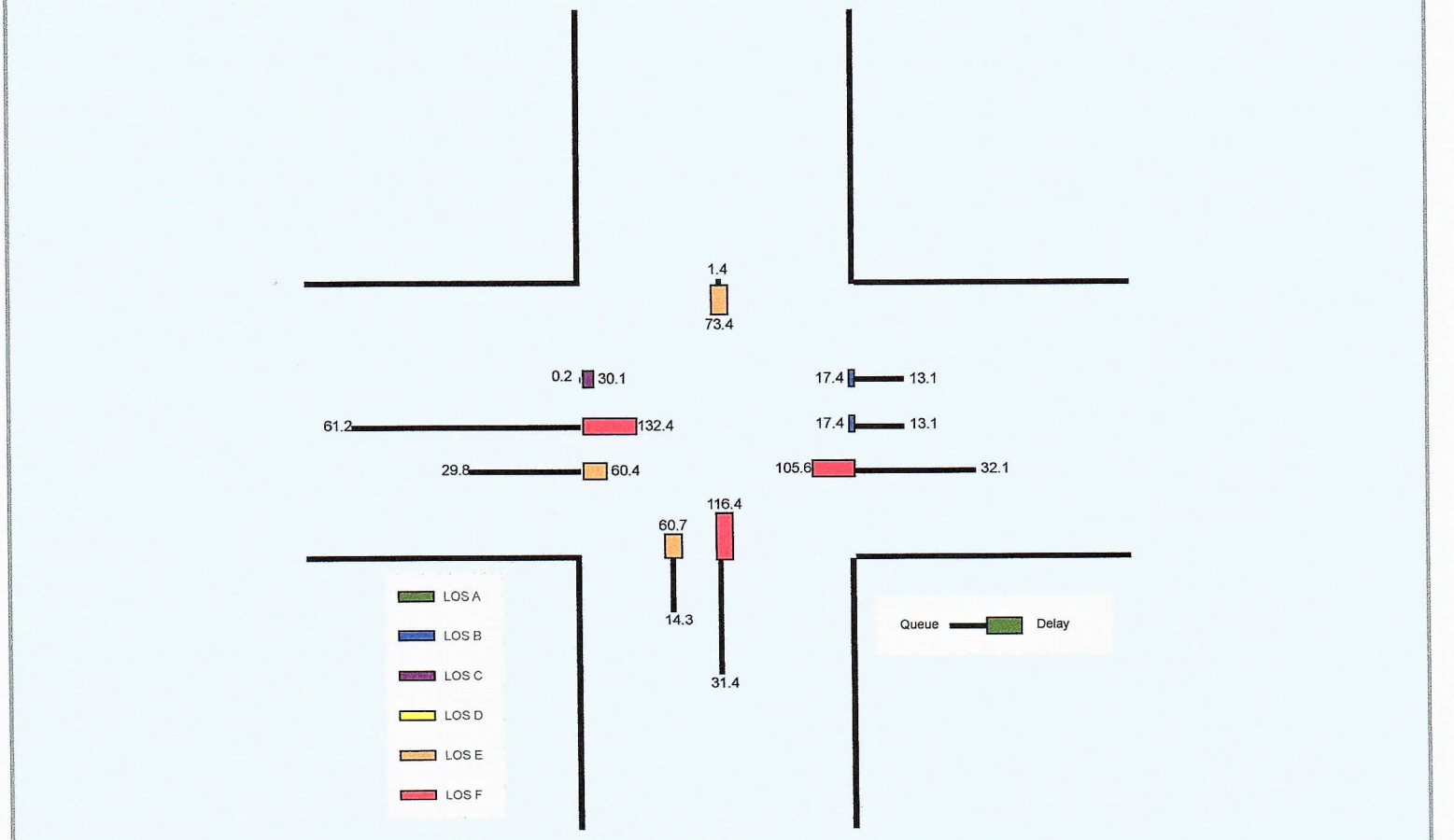
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	717	468	399	747	1	213	11	359	2	12	3

Signal Information			
Cycle, s	159.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.3	25.7	60.0	20.0	12.0	0.0	
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	
Red	3.0	3.0	3.0	3.0	3.0	0.0	

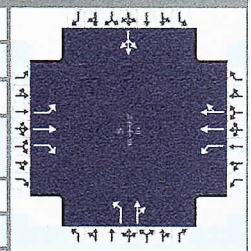


Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.2	61.2	29.8	32.1	13.1	13.1	14.3	31.4			1.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Control Delay (*d*), s/veh	30.1	132.4	60.4	105.6	17.4	17.4	60.7	116.4			73.4	
Level of Service (LOS)	C	F	E	F	B	B	E	F			E	
Approach Delay, s/veh / LOS	103.7	F		48.1	D		96.0	F		73.4	E	
Intersection Delay, s/veh / LOS	80.3						F					



HCS Signalized Intersection Results Summary

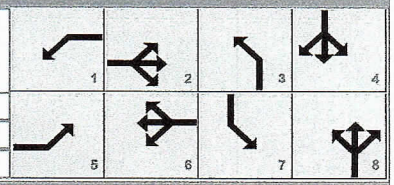
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	PM Without Project	PHF	0.87
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM without project....		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	717	468	399	747	1	213	11	359	2	12	3

Signal Information			
Cycle, s	159.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.3	25.7	60.0	20.0	12.0	0.0	
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	
Red	3.0	3.0	3.0	3.0	3.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	0.0	14.0
Phase Duration, s	9.3	68.0	43.0	101.7	28.0	48.0	0.0	20.0
Change Period, (*Y+R c*), s	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.4	0.0	3.4
Queue Clearance Time (*g s*), s	2.3	62.0	37.0	21.1	21.6	42.0		3.6
Green Extension Time (*g e*), s	0.0	0.0	0.0	5.9	0.0	0.0	0.0	0.7
Phase Call Probability	0.22	1.00	1.00	1.00	1.00	1.00		1.00
Max Out Probability	0.00	1.00	1.00	0.02	1.00	1.00		0.17

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	6	824	538	459	430	430	245	425			20	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1610	1810	1900	1899	1810	1618			209	
Queue Service Time (*g s*), s	0.3	60.0	49.7	35.0	19.1	19.1	19.6	40.0			1.6	
Cycle Queue Clearance Time (*g c*), s	0.3	60.0	49.7	35.0	19.1	19.1	19.6	40.0			1.6	
Green Ratio (*g/C*)	0.39	0.38	0.38	0.61	0.59	0.59	0.21	0.25			0.08	
Capacity (*c*), veh/h	307	717	608	444	1119	1119	366	407			42	
Volume-to-Capacity Ratio (*X*)	0.019	1.149	0.885	1.034	0.384	0.384	0.669	1.045			0.470	
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)	0.2	61.2	29.8	32.1	13.1	13.1	14.3	31.4			1.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Uniform Delay (*d 1*), s/veh	30.1	49.5	46.3	53.9	17.4	17.4	56.9	59.5			70.4	
Incremental Delay (*d 2*), s/veh	0.0	82.9	14.2	51.7	0.1	0.1	3.8	56.9			3.1	
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	
Control Delay (*d*), s/veh	30.1	132.4	60.4	105.6	17.4	17.4	60.7	116.4			73.4	
Level of Service (LOS)	C	F	E	F	B	B	E	F			E	
Approach Delay, s/veh / LOS	103.7	F		48.1	D		96.0	F		73.4	E	
Intersection Delay, s/veh / LOS	80.3						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.68	B	2.14	B	2.33	B
Bicycle LOS Score / LOS	2.74	C	1.58	B	1.59	B	0.52	A

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

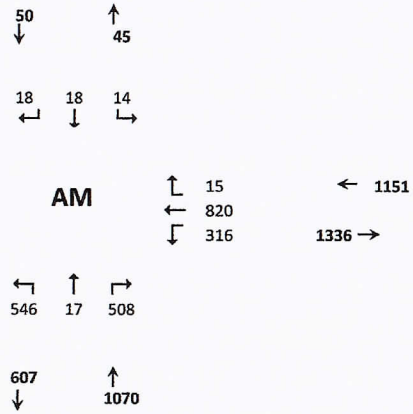
N/S STREET: Torino **E/W STREET:** Midway Road **CONTROL:** Signalized

FILENAME: Fort Pierce Commerce Ctr

COUNT DATE: 2/20/2020 **DAY:** Tuesday **County** SLCo

REPORT DATE: 5/13/2022 **ANALYSIS YEAR:** 2023 AM with project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	136	1	126	3	2	1	3	117	52	45	124	5	615	2677
7:15-7:30	103	0	85	1	2	5	4	110	55	64	162	3	594	2623
7:30-7:45	135	1	108	6	0	7	1	161	77	92	145	1	734	2605
7:45-8:00	142	1	128	4	0	4	4	181	70	56	138	6	734	2311
8:00-8:15	110	1	101	2	0	3	8	123	41	49	121	2	561	1969
8:15-8:30	81	0	93	1	0	8	11	134	47	55	143	3	576	
8:30-8:45	82	1	67	3	1	5	4	93	35	48	99	2	440	
8:45-9:00	34	0	57	0	0	3	5	92	52	43	104	2	392	
AM PEAK HOUR IS FROM:			7:00AM TO 8:00AM											
Volumes	516	3	447	14	4	17	12	569	254	257	569	15	2677	
Season Factor	516	3	447	14	4	17	12	569	254	257	569	15	2677	
Growth to 2023	532	3	461	14	4	18	12	586	262	265	586	15	2758	
In/Out		0		0	0	0	0	IN			OUT	0		
Percentage		0%		0%	0%	0%	0%	30%			30%	0%		
PROJECT	0	0	0	0	0	0	0	52	0	0	15	0	67	
SUBPROJECTS														
%	3%	0%	40%	0%	0%	0%	0%	0%	3%	40%	0%	0%		
In/Out	OUT		OUT						IN	IN				
Volume	0	0	6	0	0	0	0	0	2	24	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.8%	0.0%		
In/Out								OUT	0.0%		IN			
Volume	0	0	0	0	0	0	0	10	0	0	12	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	1%	0.0%	0.0%	1.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	5	0	0	3	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	7	0	0	7	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out								OUT		IN	IN			
Volume	0	0	0	0	0	0	0	10	0	0	8	0	0	
%	4.0%	18.0%	26.0%	0.0%	18.0%	0.0%	0.0%	0.0%	4.0%	26.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	3	14	20	0	14	0	0	0	3	21	0	0	0	
%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	9%	1.0%	0.0%	9.0%	0.0%		
In/Out	IN							OUT	OUT		IN			
Volume	4	0	0	0	0	0	0	14	2	0	33	0	0	
%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%		
In/Out			OUT						IN					
Volume	0	0	20	0	0	0	0	0	0	7	0	0	0	
%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	23%	2.0%	0.0%	23.0%	0.0%		
In/Out	IN							OUT	OUT		IN			
Volume	7	0	0	0	0	0	0	61	5	0	78	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	0.0%	0.0%	17.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	69	0	0	78	0	0	
%	0.0%	10.0%	18.0%	0.0%	10.0%	3.0%	13.0%	52.0%	0.0%	13.0%	52.0%	0.0%		
In/Out		OUT	OUT		IN	IN	OUT	OUT		IN	IN	OUT		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	14	14	47	0	14	0	0	176	12	51	219	0	0	
Total	546	17	508	14	18	18	12	814	273	316	820	15	2825	



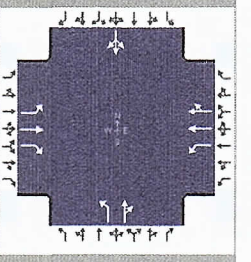
Seasonal Factor: 1
Growth Rate to 2021: 1.01
Growth Rate from to 2023: 1.01
Years Grown: 3

	Trips In	Trips Out
Project	174	50
Arcosa *	59	16
Southern Grove DRI *	1,555	1,308
Western Grove DRI *	338	534
Wilson Grove DRI *	969	952
Riverland DRI *	1,198	1,392
Wawa Midway & Selvitz	79	78
Village at Midway *	363	151
Ravina	22	68
Willow Lakes *	339	266
LTC Ranch *	456	406

* Trips represent 25% of total.

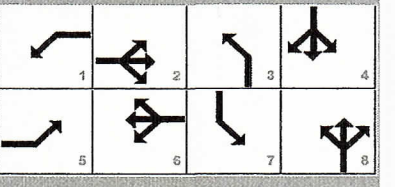
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	AM With Project	PHF	0.92
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM with project.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	814	273	316	820	15	546	17	508	14	18	18

Signal Information			
Cycle, s	169.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	2.8	19.3		60.0	40.0	7.2	0.0					
Yellow	5.0	5.0		5.0	5.0	5.0	0.0					
Red	3.0	3.0		3.0	3.0	3.0	0.0					

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	814	273	316	820	15	546	17	508	14	18	18
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0			0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0			12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0			0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

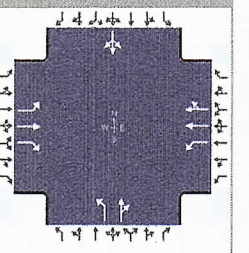
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	15.0	60.0	35.0	60.0	40.0	40.0	15.0	10.0
Yellow Change Interval (*Y*), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Red Clearance Interval (R_c), s	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Green (G_{min}), s	6	7	7	7	7	7	6	6
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	AM With Project	PHF	0.92
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM with project.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	12	814	273	316	820	15	546	17	508	14	18	18

Signal Information			
Cycle, s	169.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	2.8	19.3	60.0	40.0	7.2	0.0	5	6	7	8		
Yellow	5.0	5.0	5.0	5.0	5.0	0.0						
Red	3.0	3.0	3.0	3.0	3.0	0.0						

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.013	0.013	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		0.994	0.994		0.852	0.852		0.000	0.000
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	1810	1900	1610	1810	3720	68	1810	52	1566	7	9	9
Proportion of Vehicles Arriving on Green (P)	0.02	0.35	0.35	0.18	0.52	0.52	0.24	0.33	0.33	0.04	0.04	0.04
Incremental Delay Factor (k)	0.04	0.50	0.06	0.34	0.04	0.04	0.50	0.50			0.50	

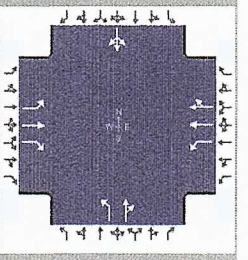
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	8.0	8.0	8.0	8.0	8.0	8.0		8.0
Green Ratio (g/C)	0.37	0.35	0.54	0.52	0.29	0.33	0.00	0.04
Permitted Saturation Flow Rate (s_p), veh/h/ln	624	0	638	0	1390	0	0	855
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s	60.0	0.0	62.0	0.0	9.2	0.0	0.0	4.0
Permitted Service Time (g_u), s	59.5	0.0	0.0	0.0	2.0	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	0.0		0.0		2.0			0.0
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Queue Service Time Before Blockage (g_{fs}), s								0.0
Protected Right Saturation Flow (s_R), veh/h/ln		0						
Protected Right Effective Green Time (g_R), s		0.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.972	0.000	1.389	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.143	0.000	0.120	0.000	0.146	0.000	0.174
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	708.95	35.27	1031.61	19.84	652.29	38.43	85.14	77.58
Bicycle F_w / F_v	-3.64	1.97	-3.64	1.03	-3.64	1.92	-3.64	0.09

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	AM With Project	PHF	0.92
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM with project.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				

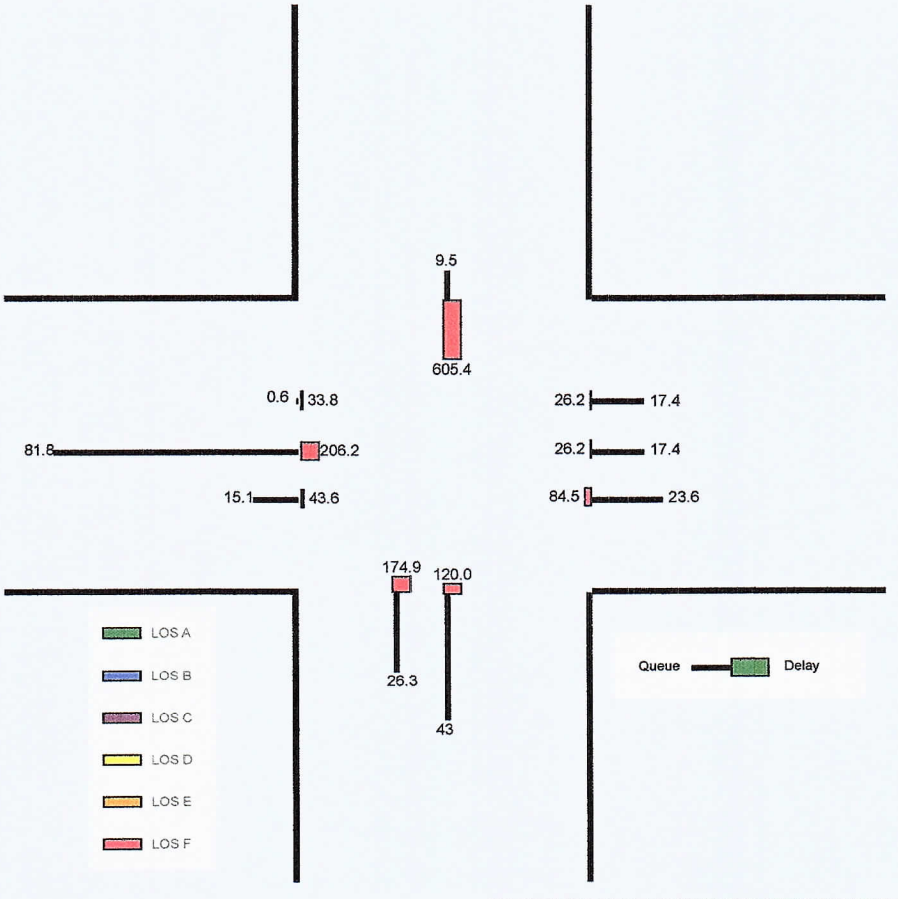


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	814	273	316	820	15	546	17	508	14	18	18

Signal Information			
Cycle, s	169.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.8	19.3	60.0	40.0	7.2	0.0	1	2	3	4		
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	5	6	7	8		
Red	3.0	3.0	3.0	3.0	3.0	0.0						

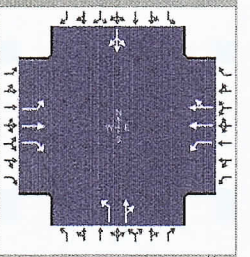
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.6	81.8	15.1	23.6	17.4	17.4	26.3	43.0			9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Control Delay (*d*), s/veh	33.8	206.2	43.6	84.5	26.2	26.2	174.9	120.0			605.4	
Level of Service (LOS)	C	F	D	F	C	C	F	F			F	
Approach Delay, s/veh / LOS	164.0	F		42.2	D		148.0	F		605.4	F	
Intersection Delay, s/veh / LOS	123.9						F					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	AM With Project	PHF	0.92
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 AM with project.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	12	814	273	316	820	15	546	17	508	14	18	18

Signal Information			
Cycle, s	169.3	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	2.8	19.3	60.0	40.0	7.2	0.0	1	2	3	4		
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	5	6	7	8		
Red	3.0	3.0	3.0	3.0	3.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	0.0	14.0
Phase Duration, s	10.8	68.0	38.1	95.3	48.0	63.2	0.0	15.2
Change Period, ($Y+R_c$), s	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.4	0.0	3.4
Queue Clearance Time (g_s), s	2.8	62.0	29.7	27.8	42.0	57.2		7.2
Green Extension Time (g_e), s	0.0	0.0	0.4	5.3	0.0	0.0	0.0	0.0
Phase Call Probability	0.46	1.00	1.00	1.00	1.00	1.00		1.00
Max Out Probability	0.00	1.00	0.19	0.03	1.00	1.00		1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	13	885	297	343	455	452	593	571			54	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1610	1810	1900	1888	1810	1618			24	
Queue Service Time (g_s), s	0.8	60.0	24.7	27.7	25.8	25.8	40.0	55.2			5.2	
Cycle Queue Clearance Time (g_c), s	0.8	60.0	24.7	27.7	25.8	25.8	40.0	55.2			5.2	
Green Ratio (*g/C*)	0.37	0.35	0.35	0.54	0.52	0.52	0.29	0.33			0.04	
Capacity (*c*), veh/h	291	674	571	364	980	974	487	528			28	
Volume-to-Capacity Ratio (*X*)	0.045	1.314	0.520	0.944	0.465	0.465	1.219	1.081			1.923	
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)	0.6	81.8	15.1	23.6	17.4	17.4	26.3	43.0			9.5	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Uniform Delay (d_1), s/veh	33.8	54.6	43.2	57.4	26.1	26.1	59.0	57.0			84.4	
Incremental Delay (d_2), s/veh	0.0	151.6	0.4	27.1	0.1	0.1	115.9	62.9			521.0	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	
Control Delay (*d*), s/veh	33.8	206.2	43.6	84.5	26.2	26.2	174.9	120.0			605.4	
Level of Service (LOS)	C	F	D	F	C	C	F	F			F	
Approach Delay, s/veh / LOS	164.0	F		42.2	D		148.0	F		605.4	F	
Intersection Delay, s/veh / LOS	123.9						F					

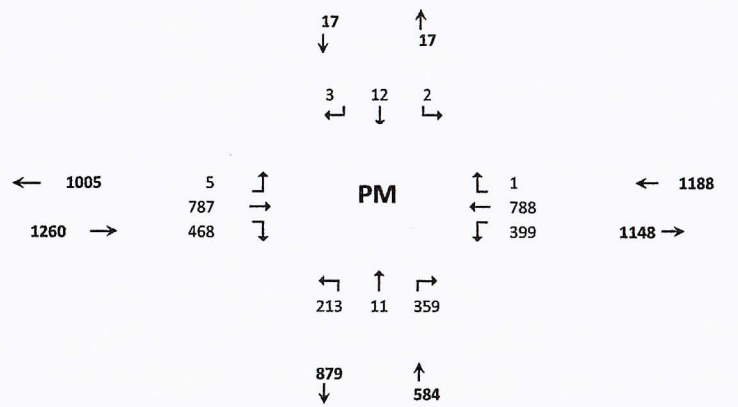
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.94	B	1.69	B	2.13	B	2.33	B
Bicycle LOS Score / LOS	2.46	B	1.52	B	2.41	B	0.58	A

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Torino
E/W STREET: Midway Road
CONTROL: Signalized
FILENAME: Fort Pierce Commerce Ctr
COUNT DATE: 2/20/2020
DAY: Tuesday
County slco
REPORT DATE: 5/13/2022
ANALYSIS YEAR: 2023 PM with project

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	50	1	59	0	2	0	1	143	71	58	98	0	483	2137
4:15-4:30	41	0	76	0	1	0	0	92	95	106	183	1	595	2230
4:30-4:45	54	0	76	0	1	3	1	117	69	63	128	0	512	2303
4:45-5:00	53	0	66	0	0	0	1	141	103	85	98	0	547	2334
5:00-5:15	43	0	63	0	1	2	3	94	98	86	185	1	576	2280
5:15-5:30	57	0	107	0	0	0	1	153	137	89	124	0	668	
5:30-5:45	42	0	71	2	0	1	0	126	104	81	116	0	543	
5:45-6:00	61	1	74	0	0	0	1	107	82	70	95	2	493	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	195	0	307	2	1	3	5	514	442	341	523	1	2334	
Season Factor	195	0	307	2	1	3	5	514	442	341	523	1	2334	
Growth to 2021	195	0	307	2	1	3	5	514	442	341	523	1	2334	
Growth to 2026	201	0	316	2	1	3	5	530	455	351	539	1	2405	
In/Out	0	0	0	0	0	0	0	IN	0	0	OUT	0		
Percentage	0%	0%	0%	0%	0%	0%	0%	30%	0%	0%	30%	0%		
PROJECT	0	0	0	0	0	0	0	70	0	0	41	0	111	
SUBPROJECTS														
%	3%	0%	40%	0%	0%	0%	0%	0%	3%	40%	0%	0.0%		
In/Out	OUT	0%	OUT	0%	0%	0%	0%	0%	IN	IN	0%	0.0%		
Volume	1	0	14	0	0	0	0	0	1	8	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%	0.0%	0.0%	0.8%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	20	0	0	14	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%	0.0%	0.0%	1.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	5	0	0	6	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	10	0	0	8	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%	0.0%	0.0%	0.7%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	IN	IN	0.0%		
Volume	0	0	0	0	0	0	0	13	0	0	12	0	0	
%	4.0%	18.0%	26.0%	0.0%	18.0%	0.0%	0.0%	0.0%	4.0%	26.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT	0.0%	IN	0.0%	0.0%	0.0%	IN	IN	0.0%	0.0%		
Volume	2	11	16	0	11	0	0	0	2	16	0	0	0	
%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%	1.0%	0.0%	9.0%	0.0%		
In/Out	IN	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	OUT	0.0%	IN	0.0%		
Volume	2	0	0	0	0	0	0	41	5	0	16	0	0	
%	0.0%	0.0%	30.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	30.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	OUT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	IN	0.0%	0.0%		
Volume	0	0	13	0	0	0	0	0	0	23	0	0	0	
%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	23.0%	2.0%	0.0%	23.0%	0.0%		
In/Out	IN	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	OUT	0.0%	IN	0.0%		
Volume	7	0	0	0	0	0	0	60	5	0	83	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	17.0%	0.0%	0.0%	17.0%	0.0%		
In/Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	0.0%	IN	0.0%		
Volume	0	0	0	0	0	0	0	39	0	0	68	0	0	
%	0.0%	10.0%	18.0%	0.0%	10.0%	3.0%	13.0%	52.0%	0.0%	13.0%	52.0%	0.0%		
In/Out		OUT	OUT		IN	IN	OUT	OUT		IN	IN	OUT		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	13	11	43	0	11	0	0	187	13	48	208	0	0	
Total	213	11	359	2	12	3	5	787	468	399	788	1	2516	



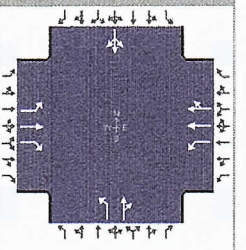
Project	Trips In	Trips Out
Arcosa *	21	34
Southern Grove DRI *	1,748	2,518
Western Grove DRI *	628	515
Wilson Grove DRI *	1,136	1,410
Riverland DRI *	1,774	1,819
Wawa Midway & Selvitz	62	62
Village at Midway *	182	456
Ravina	77	44
Willow Lakes *	363	259
LTC Ranch *	398	229
0	0	0

Arcosa	21	34
Southern Grove DRI	1,748	2,518
Western Grove DRI	628	515
Wilson Grove DRI	1,136	1,410
Riverland DRI	1,774	1,819
LTC Ranch	580	743
Wawa Midway & Selvitz	62	62
Village at Midway	182	456
Ravina	77	44
Willow Lakes	363	259

* Trips represent 25% of total.

HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	PM With Project	PHF	0.87
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM with project.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	787	468	399	788	1	213	11	359	2	12	3

Signal Information			
Cycle, s	159.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4	
Green	1.3	25.7	60.0	22.0	10.0	0.0					
Yellow	5.0	5.0	5.0	5.0	5.0	0.0					
Red	3.0	3.0	3.0	3.0	3.0	0.0	5	6	7	8	

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	787	468	399	788	1	213	11	359	2	12	3
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %	0	0	0	0	0		0	0			0	
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*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
Lane Width (*W*), ft	12.0	12.0	12.0	12.0	12.0		12.0	12.0			12.0	
Turn Bay Length, ft	0	0	0	0	0		0	0			0	
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	35	35	35	35	35	35	35	35	35	35	35	35

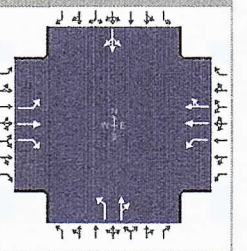
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s	15.0	60.0	35.0	60.0	40.0	40.0	15.0	10.0
Yellow Change Interval (*Y*), s	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Red Clearance Interval (R_c), s	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Minimum Green (G_{min}), s	6	7	7	7	7	7	6	6
Start-Up Lost Time (*l1*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Passage (*PT*), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Recall Mode	Off	Min	Off	Min	Off	Off	Off	Off
Dual Entry	No	Yes	No	Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0		0.0		0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No		0.50	No		0.50	No		0.50	No		0.50

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

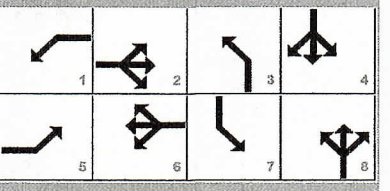
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	PM With Project	PHF	0.87
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM with project.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	5	787	468	399	788	1	213	11	359	2	12	3

Signal Information			
Cycle, s	159.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	1.3	25.7	60.0	22.0	10.0	0.0						
Yellow	5.0	5.0	5.0	5.0	5.0	0.0						
Red	3.0	3.0	3.0	3.0	3.0	0.0						



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	0.952	0.000		0.952	0.000		0.952	0.000		0.132	0.132	
Right-Turn Adjustment Factor (f_{RT})		0.000	0.847		1.000	1.000		0.851	0.851		0.000	0.000
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000			1.000		
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			1.000
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	1810	1900	1610	1810	3794	5	1810	48	1569	29	176	44
Proportion of Vehicles Arriving on Green (P)	0.01	0.38	0.38	0.22	0.59	0.59	0.14	0.25	0.25	0.06	0.06	0.06
Incremental Delay Factor (k)	0.04	0.50	0.39	0.50	0.04	0.04	0.04	0.50			0.04	

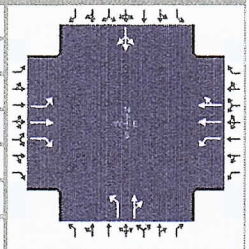
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)	8.0	8.0	8.0	8.0	8.0	8.0		8.0
Green Ratio (g/C)	0.39	0.38	0.61	0.59	0.21	0.25	0.00	0.06
Permitted Saturation Flow Rate (s_p), veh/h/ln	625	0	626	0	1418	0	0	977
Shared Saturation Flow Rate (s_{sh}), veh/h/ln								0
Permitted Effective Green Time (g_p), s	60.0	0.0	62.0	0.0	12.0	0.0	0.0	4.0
Permitted Service Time (g_u), s	60.0	0.0	0.0	0.0	8.4	0.0	0.0	0.0
Permitted Queue Service Time (g_{ps}), s	0.0		0.0		0.8			0.0
Time to First Blockage (g_f), s	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.3
Queue Service Time Before Blockage (g_{fs}), s								0.8
Protected Right Saturation Flow (s_R), veh/h/ln		0						
Protected Right Effective Green Time (g_R), s		0.0						

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.972	0.000	1.389	0.000	1.557	0.000
Pedestrian F_s / F_{delay}	0.000	0.137	0.000	0.104	0.000	0.152	0.000	0.170
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	754.71	30.82	1178.03	13.43	503.14	44.53	126.14	69.79
Bicycle F_w / F_v	-3.64	2.39	-3.64	1.13	-3.64	1.11	-3.64	0.03

Copyright © 2022 University of Florida, All Rights Reserved.

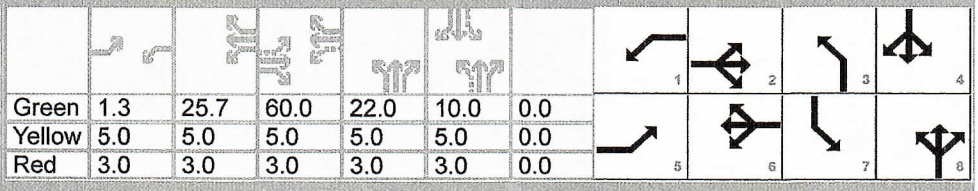
HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	PM With Project	PHF	0.87
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM with project.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



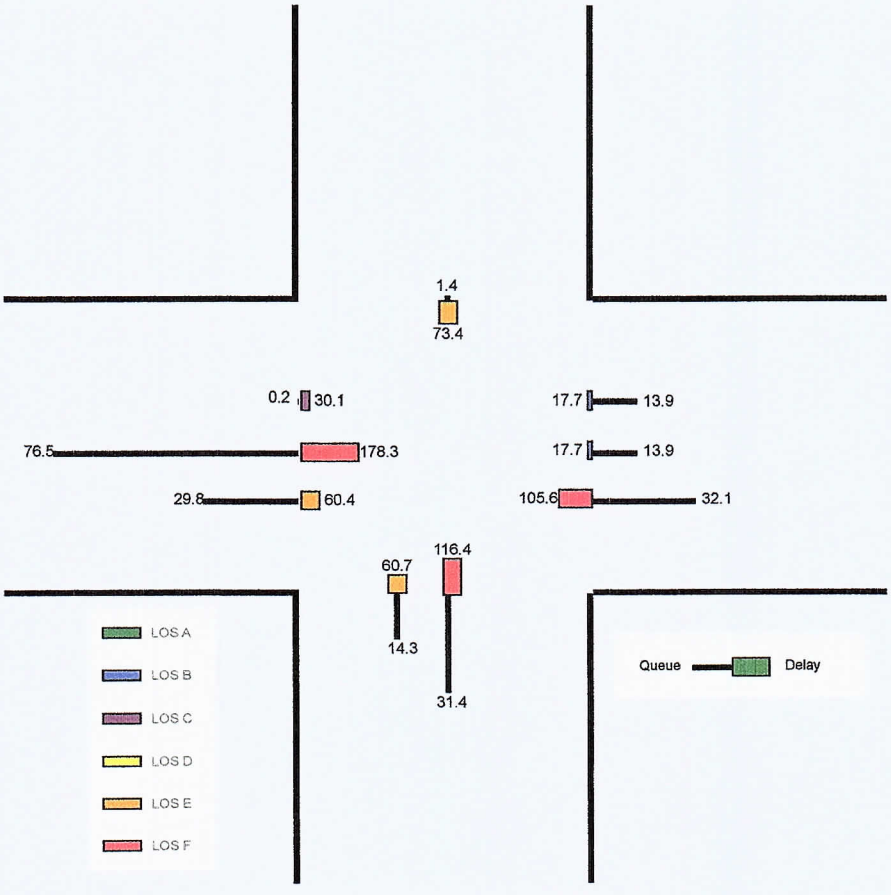
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	787	468	399	788	1	213	11	359	2	12	3

Signal Information			
Cycle, s	159.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	1.3	25.7	60.0	22.0	10.0	0.0	
Yellow	5.0	5.0	5.0	5.0	5.0	0.0	
Red	3.0	3.0	3.0	3.0	3.0	0.0	

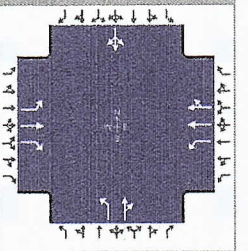
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.2	76.5	29.8	32.1	13.9	13.9	13.9	31.4			1.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Control Delay (*d*), s/veh	30.1	178.3	60.4	105.6	17.7	17.7	57.6	116.4			75.0	
Level of Service (LOS)	C	F	E	F	B	B	E	F			E	
Approach Delay, s/veh / LOS	134.0	F		47.2	D		94.9	F		75.0	E	
Intersection Delay, s/veh / LOS	92.4						F					



Copyright © 2022 University of Florida, All Rights Reserved.

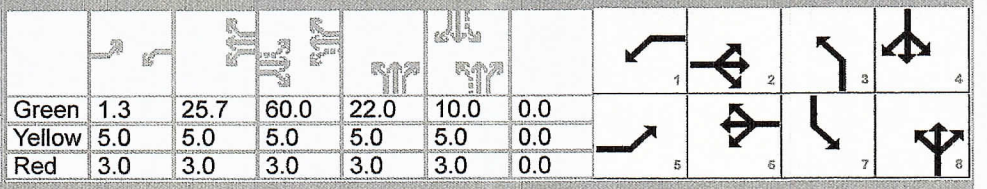
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	Aug 11, 2022	Area Type	Other
Jurisdiction	SLCo.	Time Period	PM With Project	PHF	0.87
Urban Street	Midway	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Torino and Midway	File Name	Midway and Torino.8.11.2022 PM with project.xus		
Project Description	Ft Pierce CC (Energy Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	5	787	468	399	788	1	213	11	359	2	12	3

Signal Information			
Cycle, s	159.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	1.3	25.7	60.0	22.0	10.0	0.0
Yellow	5.0	5.0	5.0	5.0	5.0	0.0
Red	3.0	3.0	3.0	3.0	3.0	0.0

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	1.1	3.0	1.1	4.0	1.1	4.0	0.0	14.0
Phase Duration, s	9.3	68.0	43.0	101.7	30.0	48.0	0.0	18.0
Change Period, ($Y+R_c$), s	8.0	8.0	8.0	8.0	8.0	8.0	8.0	8.0
Max Allow Headway (*MAH*), s	3.1	3.1	3.1	3.1	3.1	3.4	0.0	3.4
Queue Clearance Time (g_s), s	2.3	62.0	37.0	22.5	21.6	42.0		3.6
Green Extension Time (g_e), s	0.0	0.0	0.0	6.5	0.4	0.0	0.0	0.6
Phase Call Probability	0.22	1.00	1.00	1.00	1.00	1.00		1.00
Max Out Probability	0.00	1.00	1.00	0.03	0.00	1.00		0.17

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	6	905	538	459	454	453	245	425			20	
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1900	1610	1810	1900	1899	1810	1618			250	
Queue Service Time (g_s), s	0.3	60.0	49.7	35.0	20.5	20.5	19.6	40.0			1.6	
Cycle Queue Clearance Time (g_c), s	0.3	60.0	49.7	35.0	20.5	20.5	19.6	40.0			1.6	
Green Ratio (*g/C*)	0.39	0.38	0.38	0.61	0.59	0.59	0.21	0.25			0.06	
Capacity (*c*), veh/h	296	717	608	444	1119	1119	370	407			42	
Volume-to-Capacity Ratio (*X*)	0.019	1.262	0.885	1.034	0.405	0.405	0.661	1.045			0.470	
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	0.2	76.5	29.8	32.1	13.9	13.9	13.9	31.4			1.4	
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00			0.00	
Uniform Delay (d_1), s/veh	30.1	49.5	46.3	53.9	17.6	17.6	56.9	59.5			72.0	
Incremental Delay (d_2), s/veh	0.0	128.8	14.2	51.7	0.1	0.1	0.8	56.9			3.1	
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0			0.0	
Control Delay (*d*), s/veh	30.1	178.3	60.4	105.6	17.7	17.7	57.6	116.4			75.0	
Level of Service (LOS)	C	F	E	F	B	B	E	F			E	
Approach Delay, s/veh / LOS	134.0	F		47.2	D		94.9	F		75.0	E	
Intersection Delay, s/veh / LOS	92.4						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.93	B	1.68	B	2.14	B	2.33	B
Bicycle LOS Score / LOS	2.88	C	1.61	B	1.59	B	0.52	A

Copyright © 2022 University of Florida, All Rights Reserved.

ECONOLITE

00027 - MIDWAY RD @ TORINO PKWY - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

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	7	7	7	7	7	7	7	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	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	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	5.0	5.0	5.0	5.0	5.0	5.0	5.0	3.0	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	15	60	15	40	35	60	40	10	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	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	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

- Ø in use

TURNING MOVEMENT VOLUME COUNTS

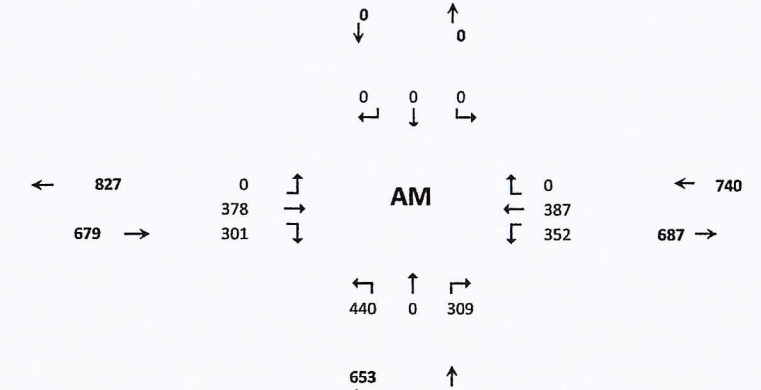
N/S STREET: Selvitz Rd **E/W STREET:** Edwards Rd **CONTROL:** Signalized

FILENAME: Fort Pierce Commerce Ctr

COUNT DATE: 4/21/2022 **DAY:** Tuesday **County** SLCo

REPORT DATE: **ANALYSIS YEAR:** Existing Count

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	67	0	50	0	0	0	0	64	37	54	90	0	362	1862
7:15-7:30	88	0	55	0	0	0	0	79	49	86	114	0	471	2031
7:30-7:45	91	0	66	0	0	0	0	89	59	74	105	0	484	2091
7:45-8:00	97	0	80	0	0	0	0	102	70	85	111	0	545	2104
8:00-8:15	103	0	78	0	0	0	0	93	79	87	91	0	531	2020
8:15-8:30	115	0	61	0	0	0	0	97	73	102	83	0	531	
8:30-8:45	112	0	81	0	0	0	0	75	70	68	91	0	497	
8:45-9:00	88	0	70	0	0	0	0	66	60	78	99	0	461	



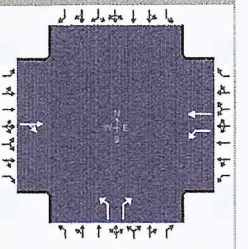
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM										
Volumes	427	0	300	0	0	0	0	367	292	342	376	0	2104
Season Factor	440	0	309	0	0	0	0	378	301	352	387	0	2167
Growth to 2023	440	0	309	0	0	0	0	378	301	352	387	0	2167
In/Out	OUT		OUT	OUT	OUT	OUT	IN		IN	IN		0	
Percentage	10%	0%	10%	0%	0%	0%	0%	0%	10%	10%		0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBPROJECTS													
%	2%	0%	3%	0%	0%	0%	0%	0%	2%	3%	0%	0%	
In/Out	OUT		OUT						IN	IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	4.0%	0.0%	4.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.0%	0.0%	0.0%	4.0%	
In/Out	OUT		OUT			IN	OUT	OUT	IN		IN	in	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	1.4%	
In/Out			IN	out				0%		OUT	OUT	in	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	0.0%	3.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	0.0%	2.0%	
In/Out			IN	IN						OUT		OUT	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	440	0	309	0	0	0	0	378	301	352	387	0	2167

Seasonal Factor: 1.03
Growth Rate to 2021: 1
Growth Rate: 1.0495
Years Grown: 0

	Trips In	Trips Out
Project	0	0
Arcosa	0	0
Wawa at Midway/Selvitz	0	0
LTC Ranch	0	0
Ravinia	0	0

HCS Signalized Intersection Input Data

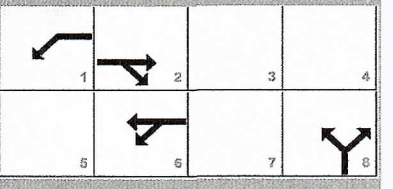
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM Existing	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM Existing 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		378	301	352	387		440		309			

Signal Information			
Cycle, s	111.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	48.1	15.0	30.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		378	301	352	387		440		309			
Initial Queue (Q_b), veh/h		0	0	0	0		0		0			
Base Saturation Flow Rate (s_o), veh/h		1900	1900	1900	1900		1900		1900			
Parking (N_m), man/h		None			None			None				
Heavy Vehicles (P_{HV}), %		0		0	0		0		0			
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0			
Arrival Type (*AT*)		3	3	3	3		3		3			
Upstream Filtering (*I*)		1.00	1.00	1.00	1.00		1.00		1.00			
Lane Width (*W*), ft		12.0		12.0	12.0		12.0		12.0			
Turn Bay Length, ft		0		0	0		0		0			
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h		35	35	35	35		35		35			

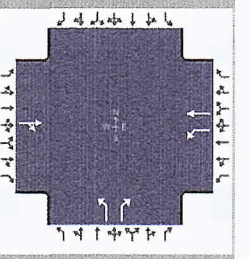
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		50.0	15.0	50.0		30.0		
Yellow Change Interval (Y), s		4.0	4.0	4.0		4.0		
Red Clearance Interval (R_c), s		2.0	2.0	2.0		2.0		
Minimum Green (G_{min}), s		15	7	15		10		
Start-Up Lost Time (*l1*), s		2.0	2.0	2.0	2.0			
Extension of Effective Green (*e*), s		2.0	2.0	2.0	2.0			
Passage (*PT*), s		2.0	2.0	2.0		2.0		
Recall Mode		Min	Off	Min		Off		
Dual Entry		Yes	No	Yes		Yes		
Walk (*Walk*), s		0.0				0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0				0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0				0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0				9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0		No	0.0	0	No		0	
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0			
Pedestrian Signal / Occupied Parking	No	0.50			0.50		No	0.50		No		

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

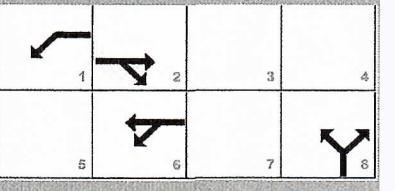
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM Existing	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM Existing 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		378	301	352	387		440		309			

Signal Information			
Cycle, s	111.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	48.1	15.0	30.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	1.000	0.926		0.952	0.000		0.952	0.000				
Right-Turn Adjustment Factor (f_{RT})		0.000	0.926		1.000	1.000		0.000	0.847			
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000					
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	0	980	780	1810	1900	0	1810	0	1610			
Proportion of Vehicles Arriving on Green (P)	0.00	0.43	0.43	0.13	0.62	0.00	0.27	0.00	0.27	0.00	0.00	0.00
Incremental Delay Factor (k)		0.44		0.50	0.04		0.48		0.29			

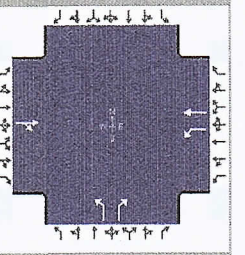
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.0	6.0	6.0		4.0		
Green Ratio (g/C)		0.43	0.55	0.62		0.27		
Permitted Saturation Flow Rate (s_p), veh/h/ln		982	732	0		1810		
Shared Saturation Flow Rate (s_{sh}), veh/h/ln		0						
Permitted Effective Green Time (g_p), s		0.0	46.1	0.0		0.0		
Permitted Service Time (g_u), s		0.0	0.6	0.0		0.0		
Permitted Queue Service Time (g_{ps}), s			0.6					
Time to First Blockage (g_f), s		48.1	0.0	0.0		0.0		
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln						0		
Protected Right Effective Green Time (g_R), s						0.0		

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.000	0.000	1.198	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.149	0.000	0.083	0.000	0.161	0.000	0.161
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	269.99	41.57	1244.02	7.94		62.78	-90.00	60.67
Bicycle F_w / F_v	-3.64	1.22	-3.64	1.33	-3.64	Infinity	-3.64	

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

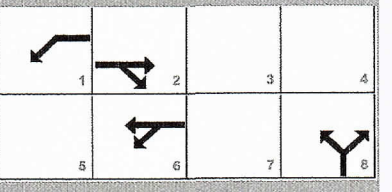
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM Existing	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM Existing 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



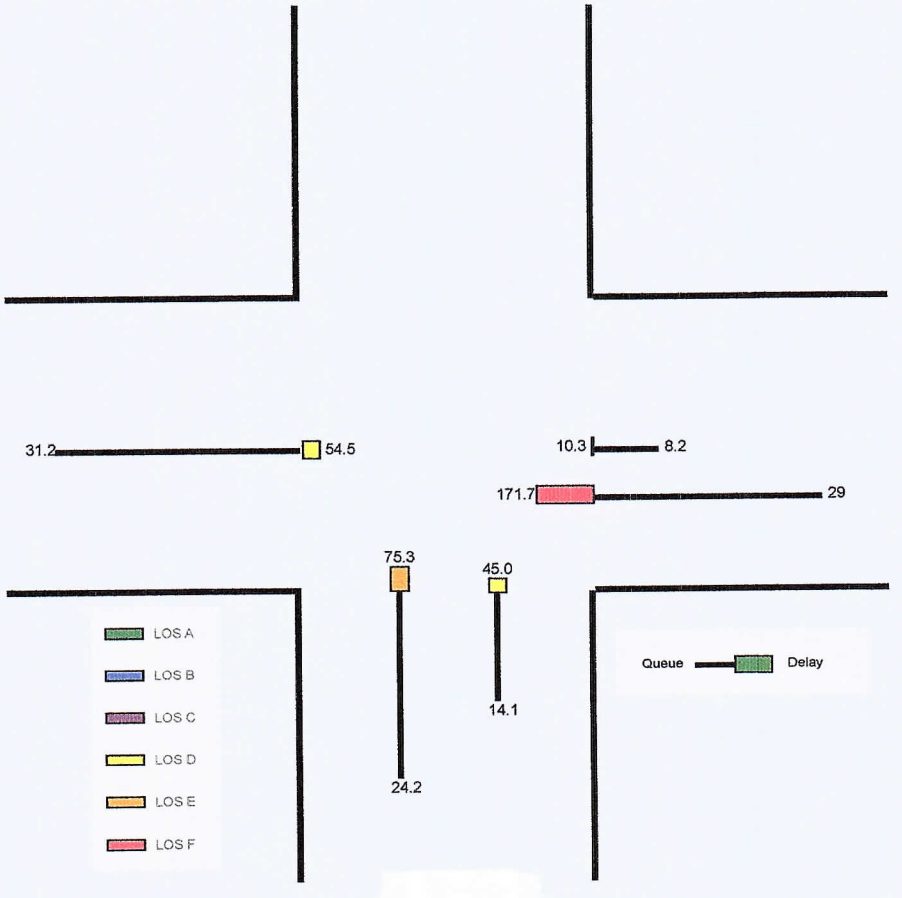
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		378	301	352	387		440		309			

Signal Information			
Cycle, s	111.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	48.1	15.0	30.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						



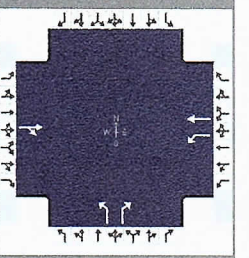
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		31.2		29.0	8.2		24.2		14.1			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Control Delay (*d*), s/veh		54.5		171.7	10.3		75.3		45.0			
Level of Service (LOS)		D		F	B		E		D			
Approach Delay, s/veh / LOS	54.5		D	87.1		F	62.8		E	0.0		
Intersection Delay, s/veh / LOS	68.5						E					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM Existing	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM Existing 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		378	301	352	387		440		309			

Signal Information			
Cycle, s	111.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	48.1	15.0	30.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		
Case Number		8.4	1.0	4.0		9.0		
Phase Duration, s		54.1	21.0	75.1		36.0		
Change Period, ($Y+R_c$), s		6.0	6.0	6.0		6.0		
Max Allow Headway (*MAH*), s		3.2	3.1	3.1		3.2		
Queue Clearance Time (g_s), s		47.5	17.0	13.9		31.1		
Green Extension Time (g_e), s		0.6	0.0	1.6		0.0		
Phase Call Probability		1.00	1.00	1.00		1.00		
Max Out Probability		1.00	1.00	0.00		1.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3		18			
Adjusted Flow Rate (*v*), veh/h		738		383	421		478		336			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1760		1810	1900		1810		1610			
Queue Service Time (g_s), s		45.5		15.0	11.9		29.1		21.4			
Cycle Queue Clearance Time (g_c), s		45.5		15.0	11.9		29.1		21.4			
Green Ratio (*g/C*)		0.43		0.55	0.62		0.27		0.27			
Capacity (*c*), veh/h		762		313	1182		489		435			
Volume-to-Capacity Ratio (*X*)		0.969		1.222	0.356		0.979		0.773			
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)		31.2		29.0	8.2		24.2		14.1			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Uniform Delay (d_1), s/veh		30.8		46.4	10.2		40.2		37.4			
Incremental Delay (d_2), s/veh		23.8		125.3	0.1		35.0		7.6			
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		54.5		171.7	10.3		75.3		45.0			
Level of Service (LOS)		D		F	B		E		D			
Approach Delay, s/veh / LOS	54.5	D		87.1	F		62.8	E		0.0		
Intersection Delay, s/veh / LOS	68.5						E					

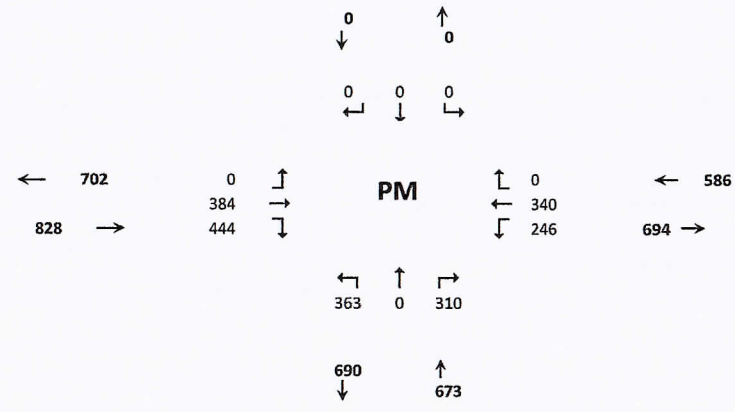
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	0.68	A	1.96	B	1.73	B
Bicycle LOS Score / LOS	1.71	B	1.81	B		F		

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Edwards Rd
CONTROL: Signalized
FILENAME: Fort Pierce Commerce Ctr
COUNT DATE: 4/21/2022
DAY: Tuesday
County slco
REPORT DATE:
ANALYSIS YEAR: Existing Count

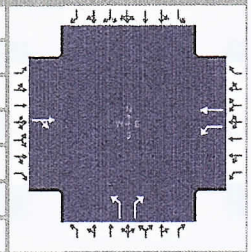
15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	70	0	63	0	0	0	0	85	82	43	76	0	419	1850
4:15-4:30	84	0	46	0	0	0	0	99	72	61	70	0	432	1963
4:30-4:45	77	0	84	0	0	0	0	96	97	53	86	0	493	2026
4:45-5:00	78	0	78	0	0	0	0	104	105	49	92	0	506	1970
5:00-5:15	102	0	79	0	0	0	0	81	123	71	76	0	532	1901
5:15-5:30	95	0	60	0	0	0	0	92	106	66	76	0	495	
5:30-5:45	86	0	45	0	0	0	0	89	86	61	70	0	437	
5:45-6:00	91	0	48	0	0	0	0	89	83	51	75	0	437	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	352	0	301	0	0	0	0	373	431	239	330	0	2026	
Season Factor	363	0	310	0	0	0	0	384	444	246	340	0	2087	
Growth to 2021	363	0	310	0	0	0	0	384	444	246	340	0	2087	
Growth to 2023	363	0	310	0	0	0	0	384	444	246	340	0	2087	
In/Out	OUT	0	OUT	OUT	OUT	OUT	IN	0	IN	IN	0	0		
Percentage	10%	0%	10%	0%	0%	0%	0%	0%	10%	10%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	5%	0%	5%	0%	0%	0%	0%	0%	5%	5%	0%	0.0%		
In/Out	OUT	0%	OUT	0%	0%	0%	0%	0%	IN	IN	0%	0.0%		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	9.0%	0.0%	9.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%	0.0%	0.0%	9.0%		
In/Out	OUT	0.0%	OUT	0.0%	0.0%	IN	OUT	OUT	IN	0.0%	IN	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%		
In/Out	0.0%	0.0%	IN	out	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	OUT	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	3.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	0.0%	2.0%		
In/Out	0.0%	0.0%	IN	IN	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	0.0%	OUT		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	363	0	310	0	0	0	0	384	444	246	340	0	2087	



	Trips In	Trips Out
Project	0	0
Arcosa	0	0
Wawa at Midway/Selvitz	0	0
LTC Ranch	0	0
Ravinia	0	0

HCS Signalized Intersection Input Data

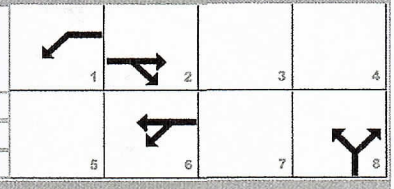
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM Existing	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM Existing 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		384	444	246	340		363		309			

Signal Information			
Cycle, s	107.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	50.0	13.7	25.7	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		384	444	246	340		363		309			
Initial Queue (Q_b), veh/h		0	0	0	0		0		0			
Base Saturation Flow Rate (s_o), veh/h		1900	1900	1900	1900		1900		1900			
Parking (N_m), man/h		None			None			None				
Heavy Vehicles (P_{HV}), %		0		0	0		0		0			
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0			
Arrival Type (*AT*)		3	3	3	3		3		3			
Upstream Filtering (*I*)		1.00	1.00	1.00	1.00		1.00		1.00			
Lane Width (*W*), ft		12.0		12.0	12.0		12.0		12.0			
Turn Bay Length, ft		0		0	0		0		0			
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h		35	35	35	35		35		35			

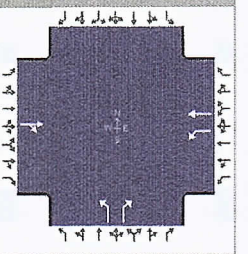
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		50.0	15.0	50.0		30.0		
Yellow Change Interval (*Y*), s		4.0	4.0	4.0		4.0		
Red Clearance Interval (R_c), s		2.0	2.0	2.0		2.0		
Minimum Green (G_{min}), s		15	7	15		10		
Start-Up Lost Time (*l1*), s		2.0	2.0	2.0	2.0			
Extension of Effective Green (*e*), s		2.0	2.0	2.0	2.0			
Passage (*PT*), s		2.0	2.0	2.0		2.0		
Recall Mode		Min	Off	Min		Off		
Dual Entry		Yes	No	Yes		Yes		
Walk (*Walk*), s		0.0				0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0				0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0				0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0				9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0		No	0.0	0	No		0	
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0			
Pedestrian Signal / Occupied Parking	No		0.50			0.50	No		0.50	No		

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

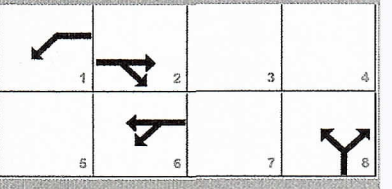
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM Existing	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM Existing 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		384	444	246	340		363		309			

Signal Information			
Cycle, s	107.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	50.0	13.7		25.7	0.0		0.0					
Yellow	4.0	4.0		4.0	0.0		0.0					
Red	2.0	2.0		2.0	0.0		0.0					



Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	1.000	0.912		0.952	0.000		0.952	0.000				
Right-Turn Adjustment Factor (f_{RT})		0.000	0.912		1.000	1.000		0.000	0.847			
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000					
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	0	804	929	1810	1900	0	1810	0	1610			
Proportion of Vehicles Arriving on Green (P)	0.00	0.47	0.47	0.13	0.65	0.00	0.24	0.00	0.24	0.00	0.00	0.00
Incremental Delay Factor (k)		0.50		0.35	0.04		0.30		0.27			

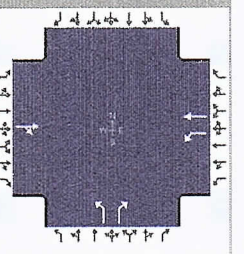
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.0	6.0	6.0		4.0		
Green Ratio (g/C)		0.47	0.57	0.65		0.24		
Permitted Saturation Flow Rate (s_p), veh/h/ln		1029	629	0		1810		
Shared Saturation Flow Rate (s_{sh}), veh/h/ln		0						
Permitted Effective Green Time (g_p), s		0.0	48.0	0.0		0.0		
Permitted Service Time (g_u), s		0.0	0.0	0.0		0.0		
Permitted Queue Service Time (g_{ps}), s			0.0					
Time to First Blockage (g_f), s		50.0	0.0	0.0		0.0		
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln						0		
Protected Right Effective Green Time (g_R), s						0.0		

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.000	0.000	1.198	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.149	0.000	0.076	0.000	0.160	0.000	0.160
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	254.79	40.89	1297.61	6.62		60.93	-93.11	58.82
Bicycle F_w / F_v	-3.64	1.49	-3.64	1.05	-3.64	Infinity	-3.64	

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM Existing	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM Existing 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				

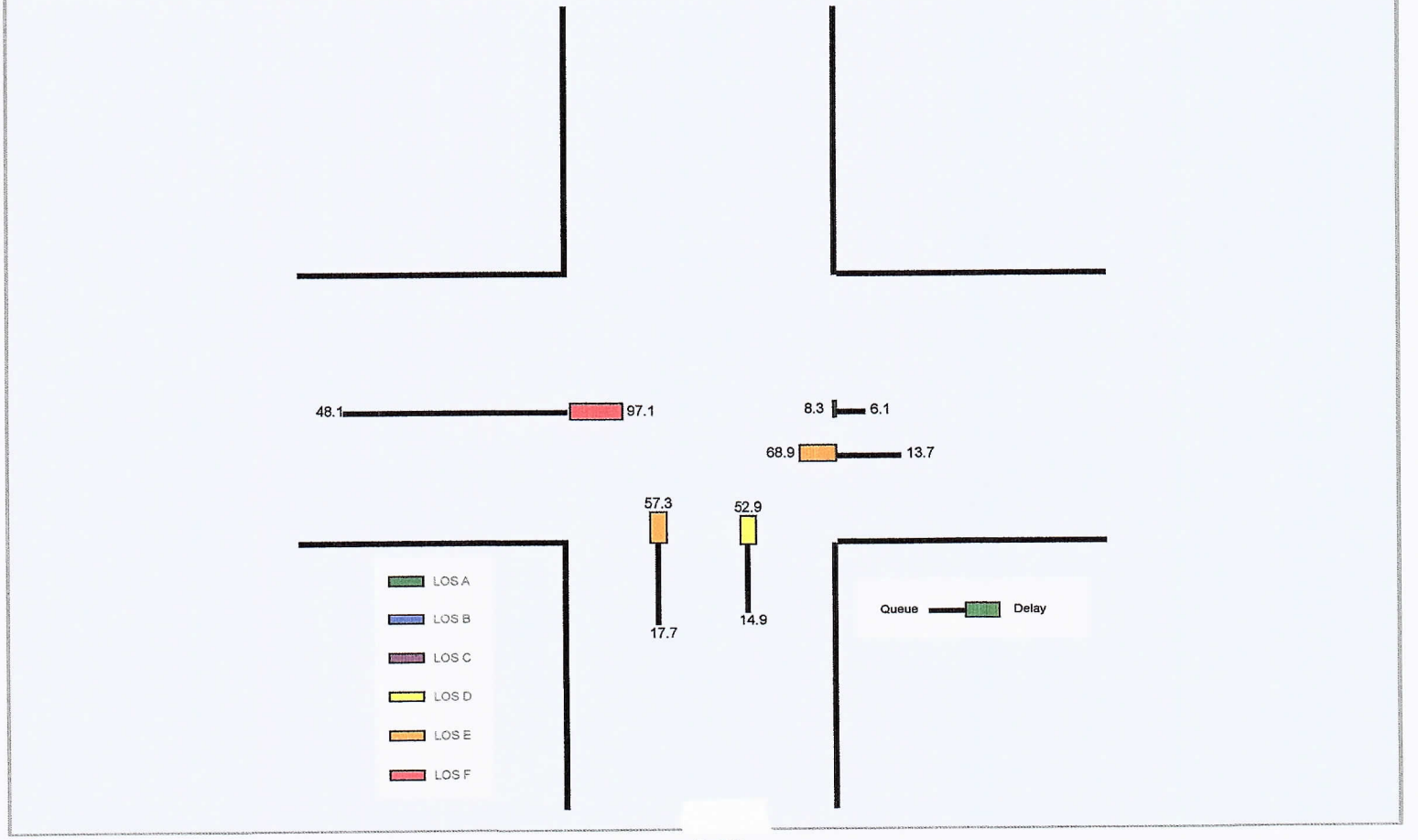


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		384	444	246	340		363		309			

Signal Information			
Cycle, s	107.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4		
Green	50.0	13.7	25.7	0.0	0.0	0.0	5	6	7	8		
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

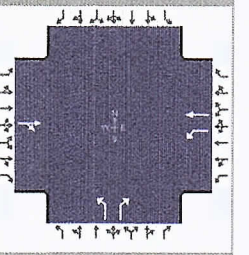
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		48.1		13.7	6.1		17.7		14.9			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Control Delay (*d*), s/veh		97.1		68.9	8.3		57.3		52.9			
Level of Service (LOS)		F		E	A		E		D			
Approach Delay, s/veh / LOS	97.1	F		33.7	C		55.3	E		0.0		
Intersection Delay, s/veh / LOS	65.8						E					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

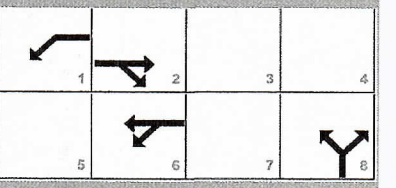
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM Existing	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM Existing 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		384	444	246	340		363		309			

Signal Information			
Cycle, s	107.4	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	50.0	13.7		25.7	0.0		0.0					
Yellow	4.0	4.0		4.0	0.0		0.0					
Red	2.0	2.0		2.0	0.0		0.0					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		
Case Number		8.4	1.0	4.0		9.0		
Phase Duration, s		56.0	19.7	75.7		31.7		
Change Period, (*Y+R c*), s		6.0	6.0	6.0		6.0		
Max Allow Headway (*MAH*), s		3.2	3.1	3.1		3.2		
Queue Clearance Time (*g s*), s		52.0	13.6	11.1		24.8		
Green Extension Time (*g e*), s		0.0	0.1	1.2		0.9		
Phase Call Probability		1.00	1.00	1.00		1.00		
Max Out Probability		1.00	1.00	0.00		0.43		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3		18			
Adjusted Flow Rate (*v*), veh/h		900		267	370		395		336			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1733		1810	1900		1810		1610			
Queue Service Time (*g s*), s		50.0		11.6	9.1		22.8		21.5			
Cycle Queue Clearance Time (*g c*), s		50.0		11.6	9.1		22.8		21.5			
Green Ratio (*g/C*)		0.47		0.57	0.65		0.24		0.24			
Capacity (*c*), veh/h		807		298	1233		433		386			
Volume-to-Capacity Ratio (*X*)		1.116		0.899	0.300		0.911		0.871			
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		48.1		13.7	6.1		17.7		14.9			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Uniform Delay (*d 1*), s/veh		28.7		44.5	8.2		39.7		39.2			
Incremental Delay (*d 2*), s/veh		68.4		24.4	0.1		17.6		13.6			
Initial Queue Delay (*d 3*), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		97.1		68.9	8.3		57.3		52.9			
Level of Service (LOS)		F		E	A		E		D			
Approach Delay, s/veh / LOS	97.1	F		33.7	C		55.3	E		0.0		
Intersection Delay, s/veh / LOS	65.8						E					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	0.68	A	1.96	B	1.73	B
Bicycle LOS Score / LOS	1.97	B	1.54	B		F		

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

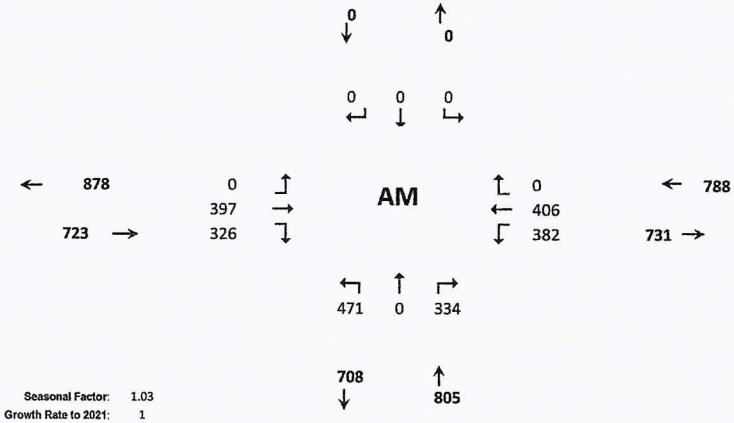
N/S STREET: Selvitz Rd **E/W STREET:** Edwards Rd **CONTROL:** Signalized

FILENAME: Fort Pierce Commerce Ctr

COUNT DATE: 4/21/2022 **DAY:** Tuesday **County** SLCo

REPORT DATE: **ANALYSIS YEAR:** 2023 AM Without Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	67	0	50	0	0	0	0	64	37	54	90	0	362	1862
7:15-7:30	88	0	55	0	0	0	0	79	49	86	114	0	471	2031
7:30-7:45	91	0	66	0	0	0	0	89	59	74	105	0	484	2091
7:45-8:00	97	0	80	0	0	0	0	102	70	85	111	0	545	2104
8:00-8:15	103	0	78	0	0	0	0	93	79	87	91	0	531	2020
8:15-8:30	115	0	61	0	0	0	0	97	73	102	83	0	531	
8:30-8:45	112	0	81	0	0	0	0	75	70	68	91	0	497	
8:45-9:00	88	0	70	0	0	0	0	66	60	78	99	0	461	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	427	0	300	0	0	0	0	367	292	342	376	0	2104	
Season Factor	440	0	309	0	0	0	0	378	301	352	387	0	2167	
Growth to 2023	462	0	324	0	0	0	0	397	316	370	406	0	2274	
In/Out	OUT		OUT	OUT	OUT	OUT	IN		IN	IN		0		
Percentage	10%	0%	10%	0%	0%	0%	0%	0%	10%	10%		0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	5%	0%	5%	0%	0%	0%	0%	0%	5%	5%	0%	0%		
In/Out	OUT		OUT						IN	IN				
Volume	1	0	1	0	0	0	0	0	3	3	0	0	0	
%	9.0%	0.0%	9.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%	9.0%	0.0%	0.0%		
In/Out	OUT		OUT			IN	OUT	OUT	IN	IN	IN			
Volume	7	0	7	0	0	0	0	0	7	7	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out			IN	out				0%		OUT	OUT	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	3.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	3.0%	0.0%	0.0%		
In/Out	OUT		OUT	IN					in	OUT				
Volume	2	0	2	0	0	0	0	0	1	2	0	0	0	
Subtotal	10	0	10	0	0	0	0	0	11	12	0	0	0	
Total	471	0	334	0	0	0	0	397	326	382	406	0	2274	



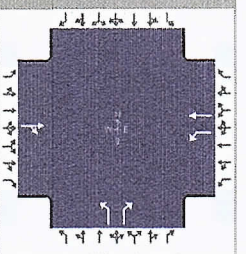
Seasonal Factor: 1.03
Growth Rate to 2021: 1
Growth Rate: 1.0495
Years Grown: 1

Project	Trips In	Trips Out
Project	0	0
Arcosa	59	16
Wawa at Midway/Selvitz	79	76
LTC Ranch	456	406
Ravinia	22	68

D-72

HCS Signalized Intersection Input Data

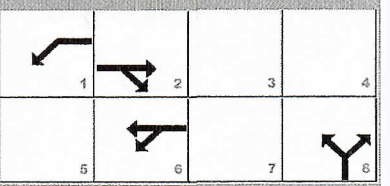
General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM Without	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM without 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		397	326	382	406		471		334			

Signal Information			
Cycle, s	113.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	50.0	15.0		30.0	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	2.0	2.0		2.0	0.0	0.0	0.0					



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		397	326	382	406		471		334			
Initial Queue (Q_b), veh/h		0	0	0	0		0		0			
Base Saturation Flow Rate (s_o), veh/h		1900	1900	1900	1900		1900		1900			
Parking (N_m), man/h		None			None			None				
Heavy Vehicles (P_{HV}), %		0		0	0		0		0			
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0			
Arrival Type (AT)		3	3	3	3		3		3			
Upstream Filtering (I)		1.00	1.00	1.00	1.00		1.00		1.00			
Lane Width (W), ft		12.0		12.0	12.0		12.0		12.0			
Turn Bay Length, ft		0		0	0		0		0			
Grade (Pg), %		0			0			0			0	
Speed Limit, mi/h		35	35	35	35		35		35			

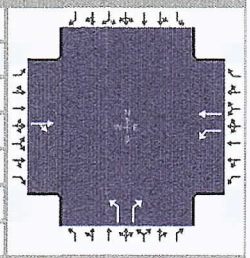
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		50.0	15.0	50.0		30.0		
Yellow Change Interval (Y), s		4.0	4.0	4.0		4.0		
Red Clearance Interval (R_c), s		2.0	2.0	2.0		2.0		
Minimum Green (G_{min}), s		15	7	15		10		
Start-Up Lost Time (l1), s		2.0	2.0	2.0	2.0			
Extension of Effective Green (e), s		2.0	2.0	2.0	2.0			
Passage (PT), s		2.0	2.0	2.0		2.0		
Recall Mode		Min	Off	Min		Off		
Dual Entry		Yes	No	Yes		Yes		
Walk (Walk), s		0.0				0.0		0.0
Pedestrian Clearance Time (PC), s		0.0				0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0				0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0				9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0		No	0.0	0	No		0	
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0			
Pedestrian Signal / Occupied Parking	No	0.50			0.50		No	0.50		No		

Copyright © 2022 University of Florida, All Rights Reserved.

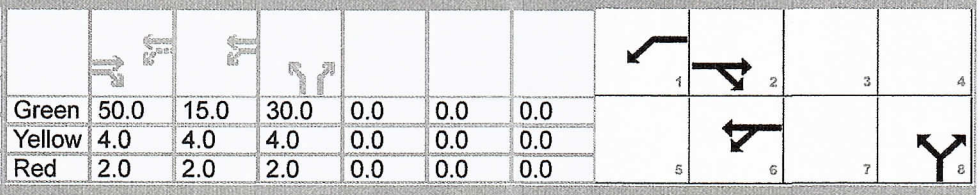
HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM Without	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM without 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		397	326	382	406		471		334			

Signal Information			
Cycle, s	113.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	50.0	15.0	30.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	1.000	0.925		0.952	0.000		0.952	0.000				
Right-Turn Adjustment Factor (f_{RT})		0.000	0.925		1.000	1.000		0.000	0.847			
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000					
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	0	965	792	1810	1900	0	1810	0	1610			
Proportion of Vehicles Arriving on Green (P)	0.00	0.44	0.44	0.13	0.63	0.00	0.27	0.00	0.27	0.00	0.00	0.00
Incremental Delay Factor (k)		0.50		0.50	0.04		0.50		0.36			

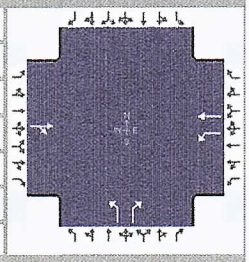
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.0	6.0	6.0		4.0		
Green Ratio (g/C)		0.44	0.56	0.63		0.27		
Permitted Saturation Flow Rate (s_p), veh/h/ln		963	700	0		1810		
Shared Saturation Flow Rate (s_{sh}), veh/h/ln		0						
Permitted Effective Green Time (g_p), s		0.0	48.0	0.0		0.0		
Permitted Service Time (g_u), s		0.0	0.0	0.0		0.0		
Permitted Queue Service Time (g_{ps}), s			0.0					
Time to First Blockage (g_f), s		50.0	0.0	0.0		0.0		
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln						0		
Protected Right Effective Green Time (g_R), s						0.0		

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.000	0.000	1.198	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.150	0.000	0.082	0.000	0.162	0.000	0.162
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	265.49	42.50	1256.63	7.81		63.72	-88.50	61.61
Bicycle F_w / F_v	-3.64	1.30	-3.64	1.41	-3.64	Infinity	-3.64	

Copyright © 2022 University of Florida, All Rights Reserved.

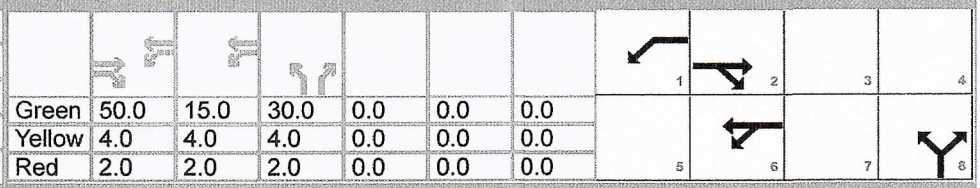
HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM Without	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM without 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



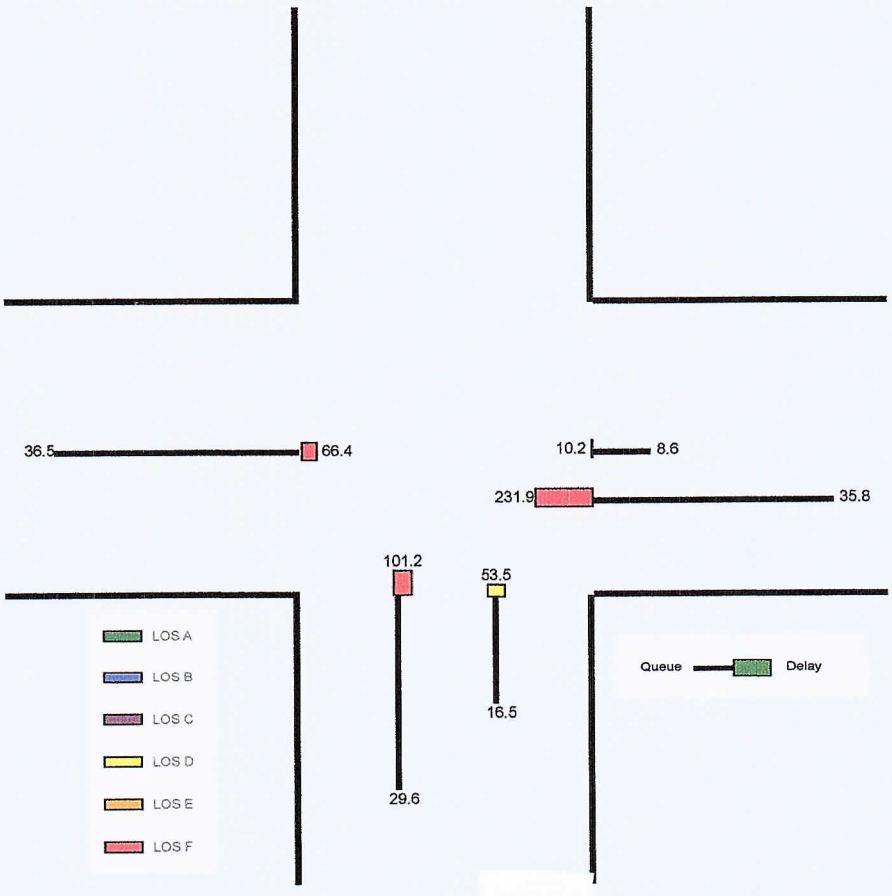
Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		397	326	382	406		471		334			

Signal Information			
Cycle, s	113.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	50.0	15.0		30.0	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	2.0	2.0		2.0	0.0	0.0	0.0					

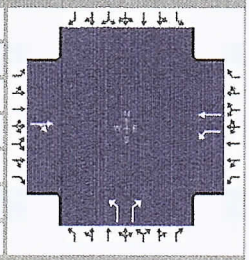
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		36.5		35.8	8.6		29.6		16.5			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Control Delay (*d*), s/veh		66.4		231.9	10.2		101.2		53.5			
Level of Service (LOS)		F		F	B		F		D			
Approach Delay, s/veh / LOS	66.4		E	117.7		F	81.4		F	0.0		
Intersection Delay, s/veh / LOS	89.1						F					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM Without	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM without 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		397	326	382	406		471		334			

Signal Information			
Cycle, s	113.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4		
Green	50.0	15.0	30.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0	5	6	7	8		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		
Case Number		8.4	1.0	4.0		9.0		
Phase Duration, s		56.0	21.0	77.0		36.0		
Change Period, ($Y+R_c$), s		6.0	6.0	6.0		6.0		
Max Allow Headway (*MAH*), s		3.2	3.1	3.1		3.2		
Queue Clearance Time (g_s), s		52.0	17.0	14.7		32.0		
Green Extension Time (g_e), s		0.0	0.0	1.7		0.0		
Phase Call Probability		1.00	1.00	1.00		1.00		
Max Out Probability		1.00	1.00	0.00		1.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3		18			
Adjusted Flow Rate (*v*), veh/h		786		415	441		512		363			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1757		1810	1900		1810		1610			
Queue Service Time (g_s), s		50.0		15.0	12.7		30.0		24.2			
Cycle Queue Clearance Time (g_c), s		50.0		15.0	12.7		30.0		24.2			
Green Ratio (*g/C*)		0.44		0.56	0.63		0.27		0.27			
Capacity (*c*), veh/h		778		304	1194		480		427			
Volume-to-Capacity Ratio (*X*)		1.011		1.366	0.370		1.066		0.849			
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		36.5		35.8	8.6		29.6		16.5			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Uniform Delay (d_1), s/veh		31.5		47.4	10.2		41.5		39.4			
Incremental Delay (d_2), s/veh		34.9		184.5	0.1		59.7		14.2			
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		66.4		231.9	10.2		101.2		53.5			
Level of Service (LOS)		F		F	B		F		D			
Approach Delay, s/veh / LOS	66.4	E		117.7	F		81.4	F		0.0		
Intersection Delay, s/veh / LOS	89.1						F					

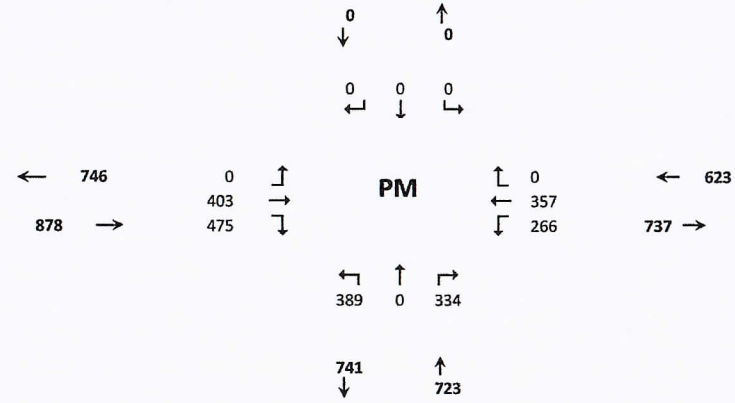
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	0.68	A	1.96	B	1.73	B
Bicycle LOS Score / LOS	1.78	B	1.90	B		F		

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Edwards Rd
CONTROL: Signalized
FILENAME: Fort Pierce Commerce Ctr
COUNT DATE: 4/21/2022
DAY: Tuesday
County slco
REPORT DATE:
ANALYSIS YEAR: 2023 without PM

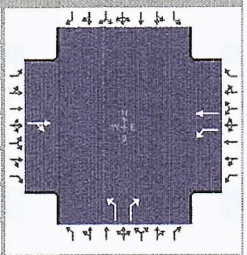
15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	70	0	63	0	0	0	0	85	82	43	76	0	419	1850
4:15-4:30	84	0	46	0	0	0	0	99	72	61	70	0	432	1963
4:30-4:45	77	0	84	0	0	0	0	96	97	53	86	0	493	2026
4:45-5:00	78	0	78	0	0	0	0	104	105	49	92	0	506	1970
5:00-5:15	102	0	79	0	0	0	0	81	123	71	76	0	532	1901
5:15-5:30	95	0	60	0	0	0	0	92	106	66	76	0	495	
5:30-5:45	86	0	45	0	0	0	0	89	86	61	70	0	437	
5:45-6:00	91	0	48	0	0	0	0	89	83	51	75	0	437	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	352	0	301	0	0	0	0	373	431	239	330	0	2026	
Season Factor	363	0	310	0	0	0	0	384	444	246	340	0	2087	
Growth to 2021	363	0	310	0	0	0	0	384	444	246	340	0	2087	
Growth to 2023	381	0	325	0	0	0	0	403	466	258	357	0	2190	
In/Out	OUT	0	OUT	OUT	OUT	OUT	IN	0	IN	IN	0	0		
Percentage	10%	0%	10%	0%	0%	0%	0%	0%	10%	10%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	5%	0%	5%	0%	0%	0%	0%	0%	5%	5%	0%	0.0%		
In/Out	OUT	0%	OUT	0%	0%	0%	0%	0%	IN	IN	0%	0.0%		
Volume	2	0	2	0	0	0	0	0	1	1	0	0	0	
%	9.0%	0.0%	9.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%	9.0%	0.0%	0.0%		
In/Out	OUT	0.0%	OUT	0.0%	0.0%	IN	OUT	OUT	IN	IN	IN	0.0%		
Volume	6	0	6	0	0	0	0	0	6	6	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	IN	out	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	OUT	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	3.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	3.0%	0.0%	0.0%		
In/Out	OUT	0.0%	OUT	IN	0.0%	0.0%	0.0%	0.0%	in	OUT	0.0%	0.0%		
Volume	1	0	1	0	0	0	0	0	2	1	0	0	0	
Subtotal	9	0	9	0	0	0	0	0	9	8	0	0	0	
Total	389	0	334	0	0	0	0	403	475	266	357	0	2190	



Project	Trips In	Trips Out
	0	0
Arcosa	21	34
Wawa at Midway/Selvitz	62	62
LTC Ranch	580	743
Ravinia	77	44

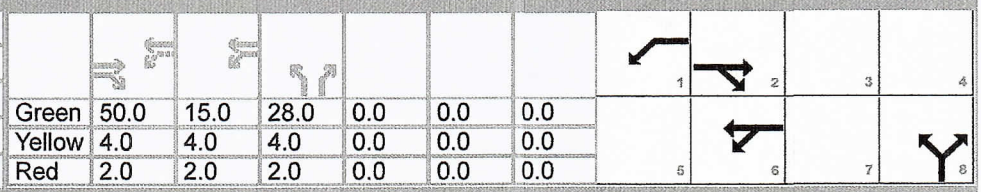
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM Without	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM without 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		403	475	266	357		389		334			

Signal Information			
Cycle, s	111.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	50.0	15.0	28.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		403	475	266	357		389		334			
Initial Queue (Q_b), veh/h		0	0	0	0		0		0			
Base Saturation Flow Rate (s_o), veh/h		1900	1900	1900	1900		1900		1900			
Parking (N_m), man/h		None			None			None				
Heavy Vehicles (P_{HV}), %		0		0	0		0		0			
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0			
Arrival Type (*AT*)		3	3	3	3		3		3			
Upstream Filtering (*I*)		1.00	1.00	1.00	1.00		1.00		1.00			
Lane Width (*W*), ft		12.0		12.0	12.0		12.0		12.0			
Turn Bay Length, ft		0		0	0		0		0			
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h		35	35	35	35		35		35			

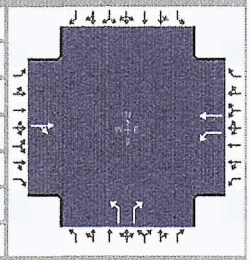
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		50.0	15.0	50.0		30.0		
Yellow Change Interval (*Y*), s		4.0	4.0	4.0		4.0		
Red Clearance Interval (R_c), s		2.0	2.0	2.0		2.0		
Minimum Green (G_{min}), s		15	7	15		10		
Start-Up Lost Time (*l1*), s		2.0	2.0	2.0	2.0			
Extension of Effective Green (*e*), s		2.0	2.0	2.0	2.0			
Passage (*PT*), s		2.0	2.0	2.0		2.0		
Recall Mode		Min	Off	Min		Off		
Dual Entry		Yes	No	Yes		Yes		
Walk (*Walk*), s		0.0				0.0		0.0
Pedestrian Clearance Time (*PC*), s		0.0				0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0				0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0				9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0		No	0.0	0	No		0	
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0			
Pedestrian Signal / Occupied Parking	No	0.50			0.50		No	0.50		No		

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM Without	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM without 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		403	475	266	357		389		334			

Signal Information			
Cycle, s	111.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4		
Green	50.0	15.0	28.0	0.0	0.0	0.0	5	6	7	8		
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	1.000	0.911		0.952	0.000		0.952	0.000				
Right-Turn Adjustment Factor (f_{RT})		0.000	0.911		1.000	1.000		0.000	0.847			
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000					
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	0	795	937	1810	1900	0	1810	0	1610			
Proportion of Vehicles Arriving on Green (P)	0.00	0.45	0.45	0.14	0.64	0.00	0.25	0.00	0.25	0.00	0.00	0.00
Incremental Delay Factor (k)		0.50		0.44	0.04		0.38		0.35			

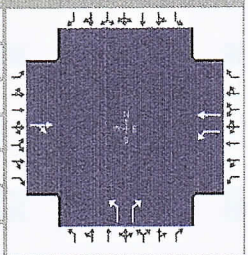
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.0	6.0	6.0		4.0		
Green Ratio (g/C)		0.45	0.57	0.64		0.25		
Permitted Saturation Flow Rate (s_p), veh/h/ln		1011	597	0		1810		
Shared Saturation Flow Rate (s_{sh}), veh/h/ln		0						
Permitted Effective Green Time (g_p), s		0.0	48.0	0.0		0.0		
Permitted Service Time (g_u), s		0.0	0.0	0.0		0.0		
Permitted Queue Service Time (g_{ps}), s			0.0					
Time to First Blockage (g_f), s		50.0	0.0	0.0		0.0		
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln						0		
Protected Right Effective Green Time (g_R), s						0.0		

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.000	0.000	1.198	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.149	0.000	0.079	0.000	0.161	0.000	0.161
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	270.38	41.49	1279.82	7.19		62.70	-90.13	60.59
Bicycle F_w / F_v	-3.64	1.57	-3.64	1.12	-3.64	Infinity	-3.64	

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM Without	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM without 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				

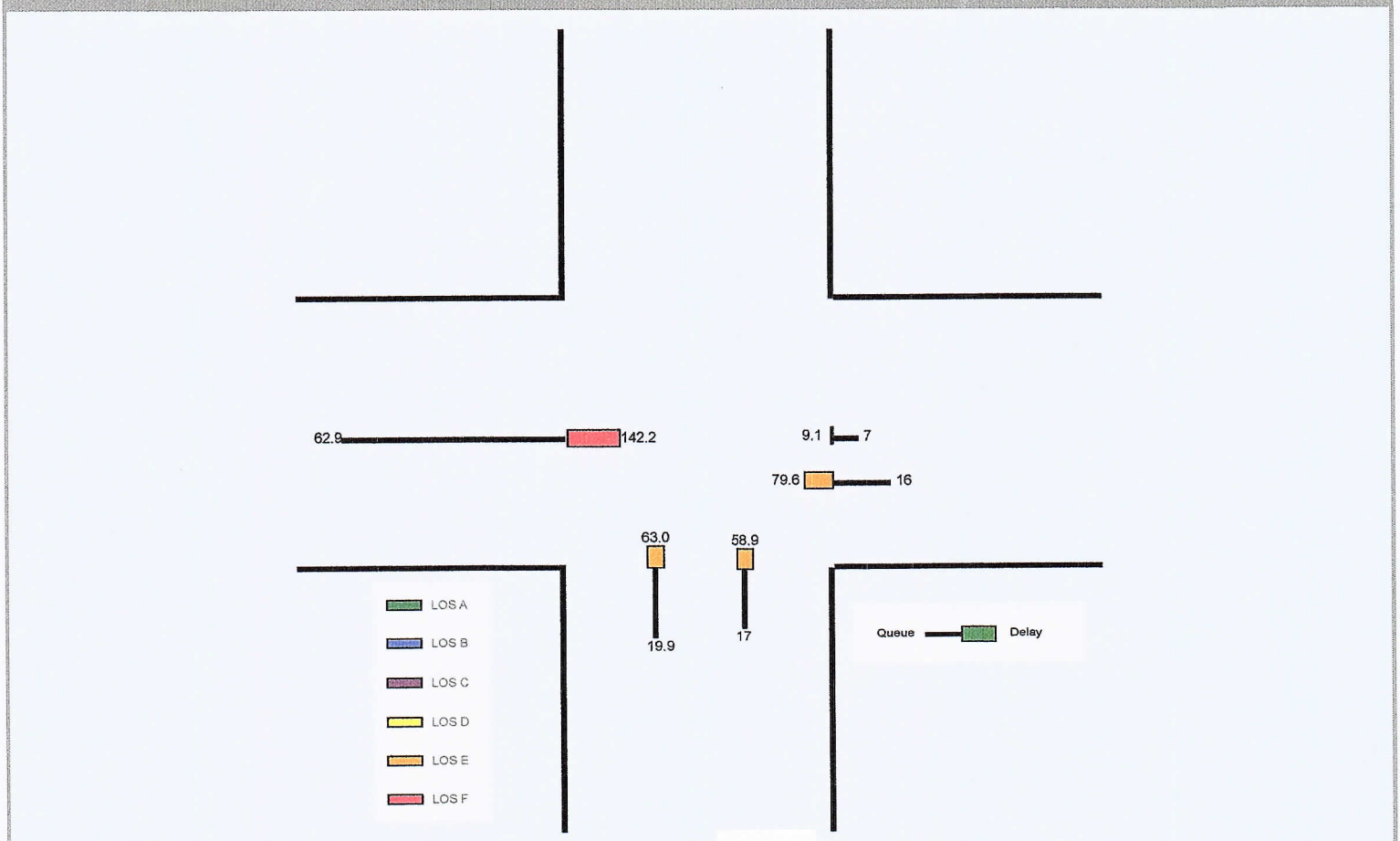


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		403	475	266	357		389		334			

Signal Information			
Cycle, s	111.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	50.0	15.0	28.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0	5	6	7	8		

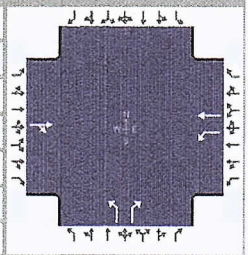
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		62.9		16.0	7.0		19.9		17.0			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Control Delay (*d*), s/veh		142.2		79.6	9.1		63.0		58.9			
Level of Service (LOS)		F		E	A		E		E			
Approach Delay, s/veh / LOS	142.2		F	39.2		D	61.1		E	0.0		
Intersection Delay, s/veh / LOS	87.0						F					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM Without	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM without 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		403	475	266	357		389		334			

Signal Information			
Cycle, s	111.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	50.0	15.0	28.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0		5	6	7	8	
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		
Case Number		8.4	1.0	4.0		9.0		
Phase Duration, s		56.0	21.0	77.0		34.0		
Change Period, ($Y+R_c$), s		6.0	6.0	6.0		6.0		
Max Allow Headway (*MAH*), s		3.2	3.1	3.1		3.2		
Queue Clearance Time (g_s), s		52.0	15.5	12.3		27.3		
Green Extension Time (g_e), s		0.0	0.0	1.3		0.6		
Phase Call Probability		1.00	1.00	1.00		1.00		
Max Out Probability		1.00	1.00	0.00		1.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3		18			
Adjusted Flow Rate (*v*), veh/h		954		289	388		423		363			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1731		1810	1900		1810		1610			
Queue Service Time (g_s), s		50.0		13.5	10.3		25.3		24.2			
Cycle Queue Clearance Time (g_c), s		50.0		13.5	10.3		25.3		24.2			
Green Ratio (*g/C*)		0.45		0.57	0.64		0.25		0.25			
Capacity (*c*), veh/h		780		310	1216		456		406			
Volume-to-Capacity Ratio (*X*)		1.223		0.934	0.319		0.928		0.895			
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)		62.9		16.0	7.0		19.9		17.0			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Uniform Delay (d_1), s/veh		30.5		45.8	9.0		40.5		40.1			
Incremental Delay (d_2), s/veh		111.8		33.8	0.1		22.5		18.8			
Initial Queue Delay (d_3), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		142.2		79.6	9.1		63.0		58.9			
Level of Service (LOS)		F		E	A		E		E			
Approach Delay, s/veh / LOS	142.2	F		39.2	D		61.1	E		0.0		
Intersection Delay, s/veh / LOS	87.0						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	0.68	A	1.96	B	1.73	B
Bicycle LOS Score / LOS	2.06	B	1.60	B		F		

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

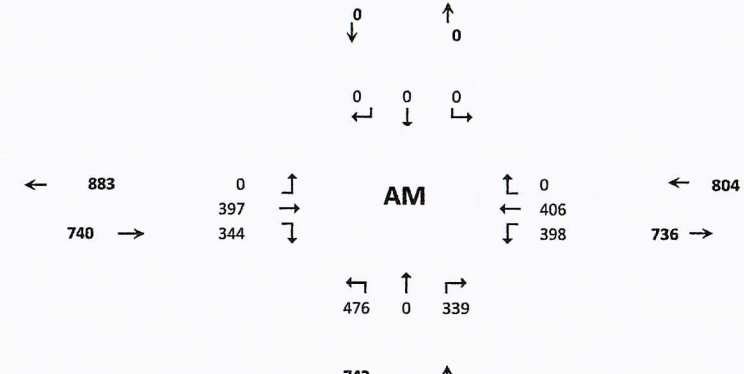
N/S STREET: Selvitz Rd **E/W STREET:** Edwards Rd **CONTROL:** Signalized

FILENAME: Fort Pierce Commerce Ctr

COUNT DATE: 4/21/2022 **DAY:** Tuesday **County** SLCo

REPORT DATE: **ANALYSIS YEAR:** 2023 AM with Project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	67	0	50	0	0	0	0	64	37	54	90	0	362	1862
7:15-7:30	88	0	55	0	0	0	0	79	49	86	114	0	471	2031
7:30-7:45	91	0	66	0	0	0	0	89	59	74	105	0	484	2091
7:45-8:00	97	0	80	0	0	0	0	102	70	85	111	0	545	2104
8:00-8:15	103	0	78	0	0	0	0	93	79	87	91	0	531	2020
8:15-8:30	115	0	61	0	0	0	0	97	73	102	83	0	531	
8:30-8:45	112	0	81	0	0	0	0	75	70	68	91	0	497	
8:45-9:00	88	0	70	0	0	0	0	66	60	78	99	0	461	



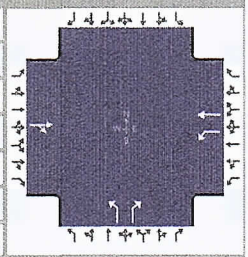
AM PEAK HOUR IS FROM:	7:45AM TO 8:45AM												
Volumes	427	0	300	0	0	0	0	367	292	342	376	0	2104
Season Factor	440	0	309	0	0	0	0	378	301	352	387	0	2167
Growth to 2023	462	0	324	0	0	0	0	397	316	370	406	0	2274
In/Out	OUT		OUT	OUT	OUT	OUT	IN		IN	IN		0	
Percentage	10%	0%	10%	0%	0%	0%	0%	0%	10%	10%		0%	
PROJECT	5	0	5	0	0	0	0	0	17	17	0	0	45
SUBPROJECTS													
%	5%	0%	5%	0%	0%	0%	0%	0%	5%	5%	0%	0%	
In/Out	OUT		OUT						IN	IN			
Volume	1	0	1	0	0	0	0	0	3	3	0	0	0
%	9.0%	0.0%	9.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%	9.0%	0.0%	0.0%	
In/Out	OUT		OUT			IN	OUT	OUT	IN	IN	IN		
Volume	7	0	7	0	0	0	0	0	7	7	0	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%	
In/Out			IN	out				0%		OUT	OUT	in	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	3.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	3.0%	0.0%	0.0%	
In/Out	OUT		OUT	IN					in	IN			
Volume	2	0	2	0	0	0	0	0	1	1	0	0	0
Subtotal	10	0	10	0	0	0	0	0	11	11	0	0	0
Total	476	0	339	0	0	0	0	397	344	398	406	0	2319

Seasonal Factor: 1.03
Growth Rate to 2021: 1
Growth Rate: 1.0495
Years Grown: 1

	Trips In	Trips Out
Project	174	50
Arcosa	59	16
Wawa at Midway/Selvitz	79	76
LTC Ranch	456	406
Ravinia	22	68

HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM With Project	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM with project 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		397	344	398	406		476		339			

Signal Information			
Cycle, s	113.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	50.0	15.0	30.0	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0		5	6	7	8	
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		397	344	398	406		476		339			
Initial Queue (Q_b), veh/h		0	0	0	0		0		0			
Base Saturation Flow Rate (s_o), veh/h		1900	1900	1900	1900		1900		1900			
Parking (N_m), man/h		None			None			None				
Heavy Vehicles (P_{HV}), %		0		0	0		0		0			
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0			
Arrival Type (AT)		3	3	3	3		3		3			
Upstream Filtering (I)		1.00	1.00	1.00	1.00		1.00		1.00			
Lane Width (W), ft		12.0		12.0	12.0		12.0		12.0			
Turn Bay Length, ft		0		0	0		0		0			
Grade (Pg), %		0			0			0			0	
Speed Limit, mi/h		35	35	35	35		35		35			

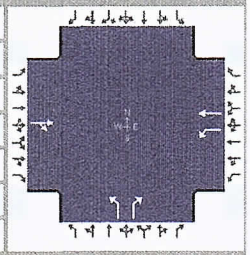
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		50.0	15.0	50.0		30.0		
Yellow Change Interval (Y), s		4.0	4.0	4.0		4.0		
Red Clearance Interval (R_c), s		2.0	2.0	2.0		2.0		
Minimum Green (G_{min}), s		15	7	15		10		
Start-Up Lost Time (l_1), s		2.0	2.0	2.0	2.0			
Extension of Effective Green (e), s		2.0	2.0	2.0	2.0			
Passage (PT), s		2.0	2.0	2.0		2.0		
Recall Mode		Min	Off	Min		Off		
Dual Entry		Yes	No	Yes		Yes		
Walk ($Walk$), s		0.0				0.0		0.0
Pedestrian Clearance Time (PC), s		0.0				0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0				0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0				9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0		No	0.0	0	No		0	
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0			
Pedestrian Signal / Occupied Parking	No	0.50			0.50		No	0.50		No		

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM With Project	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM with project 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		397	344	398	406		476		339			

Signal Information			
Cycle, s	113.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4		
Green	50.0	15.0	30.0	0.0	0.0	0.0	5	6	7	8		
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	1.000	0.923		0.952	0.000		0.952	0.000				
Right-Turn Adjustment Factor (f_{RT})		0.000	0.923		1.000	1.000		0.000	0.847			
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000					
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	0	939	814	1810	1900	0	1810	0	1610			
Proportion of Vehicles Arriving on Green (P)	0.00	0.44	0.44	0.13	0.63	0.00	0.27	0.00	0.27	0.00	0.00	0.00
Incremental Delay Factor (k)		0.50		0.50	0.04		0.50		0.37			

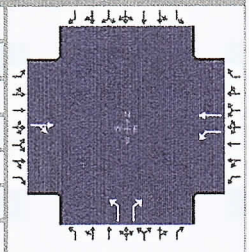
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.0	6.0	6.0		4.0		
Green Ratio (g/C)		0.44	0.56	0.63		0.27		
Permitted Saturation Flow Rate (s_p), veh/h/ln		963	687	0		1810		
Shared Saturation Flow Rate (s_{sh}), veh/h/ln		0						
Permitted Effective Green Time (g_p), s		0.0	48.0	0.0		0.0		
Permitted Service Time (g_u), s		0.0	0.0	0.0		0.0		
Permitted Queue Service Time (g_{ps}), s			0.0					
Time to First Blockage (g_f), s		50.0	0.0	0.0		0.0		
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln						0		
Protected Right Effective Green Time (g_R), s						0.0		

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.000	0.000	1.198	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.150	0.000	0.082	0.000	0.162	0.000	0.162
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	265.49	42.50	1256.63	7.81		63.72	-88.50	61.61
Bicycle F_w / F_v	-3.64	1.33	-3.64	1.44	-3.64	Infinity	-3.64	

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM With Project	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM with project 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				

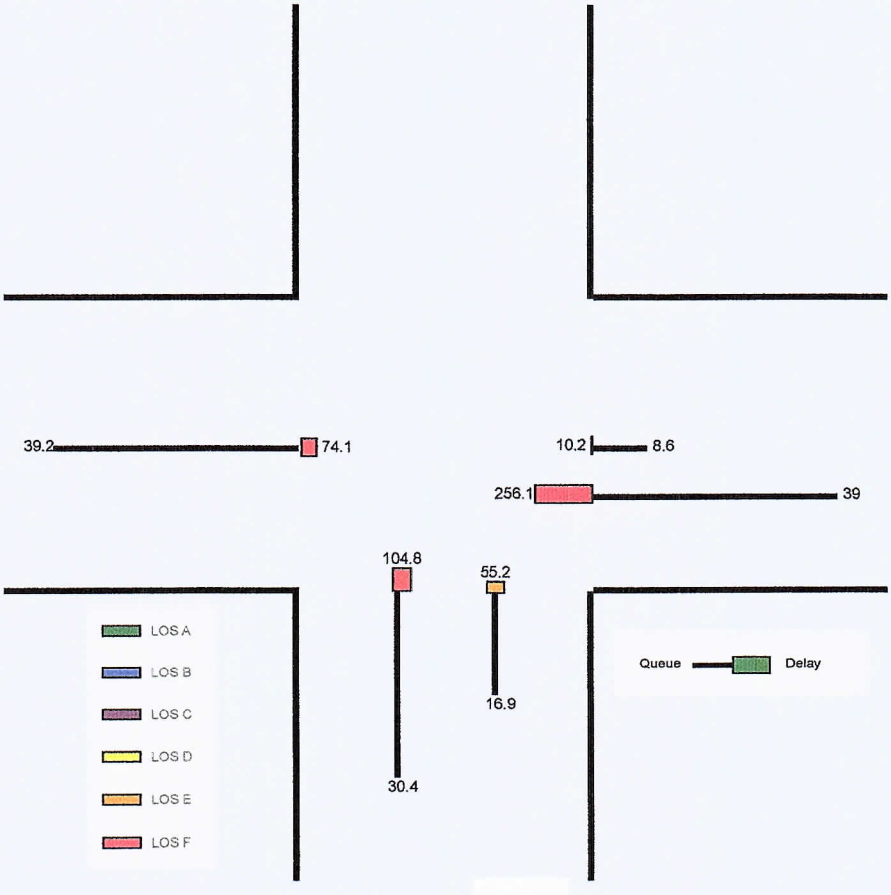


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		397	344	398	406		476		339			

Signal Information			
Cycle, s	113.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4		
Green	50.0	15.0	30.0	0.0	0.0	0.0	5	6	7	8		
Yellow	4.0	4.0	4.0	0.0	0.0	0.0						
Red	2.0	2.0	2.0	0.0	0.0	0.0						

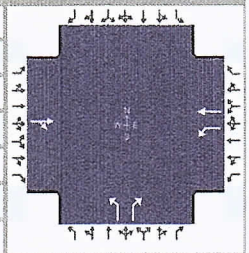
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		39.2		39.0	8.6		30.4		16.9			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Control Delay (*d*), s/veh		74.1		256.1	10.2		104.8		55.2			
Level of Service (LOS)		F		F	B		F		E			
Approach Delay, s/veh / LOS	74.1	E		132.0	F		84.2	F		0.0		
Intersection Delay, s/veh / LOS	97.3						F					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	AM With Project	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz AM with project 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		397	344	398	406		476		339			

Signal Information			
Cycle, s	113.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	50.0	15.0		30.0	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	2.0	2.0		2.0	0.0	0.0	0.0	5	6	7	8	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		
Case Number		8.4	1.0	4.0		9.0		
Phase Duration, s		56.0	21.0	77.0		36.0		
Change Period, (*Y+R c*), s		6.0	6.0	6.0		6.0		
Max Allow Headway (*MAH*), s		3.2	3.1	3.1		3.2		
Queue Clearance Time (*g s*), s		52.0	17.0	14.7		32.0		
Green Extension Time (*g e*), s		0.0	0.0	1.7		0.0		
Phase Call Probability		1.00	1.00	1.00		1.00		
Max Out Probability		1.00	1.00	0.00		1.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3		18			
Adjusted Flow Rate (*v*), veh/h		805		433	441		517		368			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1753		1810	1900		1810		1610			
Queue Service Time (*g s*), s		50.0		15.0	12.7		30.0		24.6			
Cycle Queue Clearance Time (*g c*), s		50.0		15.0	12.7		30.0		24.6			
Green Ratio (*g/C*)		0.44		0.56	0.63		0.27		0.27			
Capacity (*c*), veh/h		776		304	1194		480		427			
Volume-to-Capacity Ratio (*X*)		1.038		1.423	0.370		1.077		0.862			
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)		39.2		39.0	8.6		30.4		16.9			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Uniform Delay (*d 1*), s/veh		31.5		47.4	10.2		41.5		39.5			
Incremental Delay (*d 2*), s/veh		42.6		208.7	0.1		63.3		15.7			
Initial Queue Delay (*d 3*), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		74.1		256.1	10.2		104.8		55.2			
Level of Service (LOS)		F		F	B		F		E			
Approach Delay, s/veh / LOS	74.1	E		132.0	F		84.2	F		0.0		
Intersection Delay, s/veh / LOS	97.3						F					

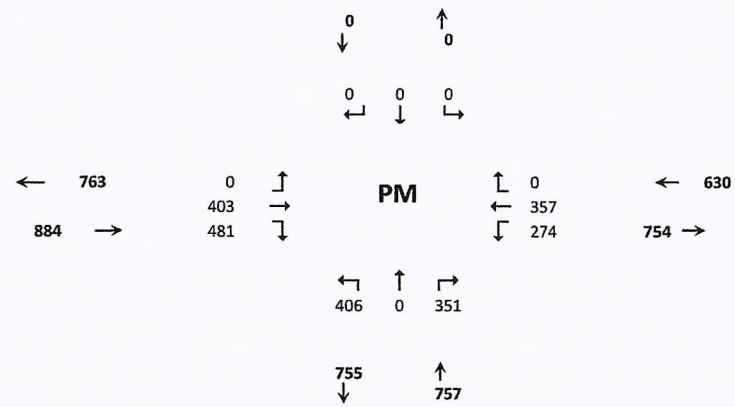
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	0.68	A	1.96	B	1.73	B
Bicycle LOS Score / LOS	1.82	B	1.93	B		F		

Copyright © 2022 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Edwards Rd
CONTROL: Signalized
FILENAME: Fort Pierce Commerce Ctr
COUNT DATE: 4/21/2022
DAY: Tuesday
County slco
REPORT DATE:
ANALYSIS YEAR: 2023 PM with project

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	70	0	63	0	0	0	0	85	82	43	76	0	419	1850
4:15-4:30	84	0	46	0	0	0	0	99	72	61	70	0	432	1963
4:30-4:45	77	0	84	0	0	0	0	96	97	53	86	0	493	2026
4:45-5:00	78	0	78	0	0	0	0	104	105	49	92	0	506	1970
5:00-5:15	102	0	79	0	0	0	0	81	123	71	76	0	532	1901
5:15-5:30	95	0	60	0	0	0	0	92	106	66	76	0	495	
5:30-5:45	86	0	45	0	0	0	0	89	86	61	70	0	437	
5:45-6:00	91	0	48	0	0	0	0	89	83	51	75	0	437	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	352	0	301	0	0	0	0	373	431	239	330	0	2026	
Season Factor	363	0	310	0	0	0	0	384	444	246	340	0	2087	
Growth to 2021	363	0	310	0	0	0	0	384	444	246	340	0	2087	
Growth to 2023	381	0	325	0	0	0	0	403	466	258	357	0	2190	
In/Out	OUT	0	OUT	OUT	OUT	OUT	IN	0	IN	IN	0	0		
Percentage	10%	0%	10%	0%	0%	0%	0%	0%	10%	10%	0%	0%		
PROJECT	17	0	17	0	0	0	0	0	6	6	0	0	47	
SUBPROJECTS														
%	5%	0%	5%	0%	0%	0%	0%	0%	5%	5%	0%	0.0%		
In/Out	OUT	0%	OUT	0%	0%	0%	0%	0%	IN	IN	0%	0.0%		
Volume	2	0	2	0	0	0	0	0	1	1	0	0	0	
%	9.0%	0.0%	9.0%	0.0%	0.0%	0.0%	0.0%	0.0%	9.0%	9.0%	0.0%	0.0%		
In/Out	OUT	0.0%	OUT	0.0%	0.0%	IN	OUT	OUT	IN	IN	IN			
Volume	6	0	6	0	0	0	0	0	6	6	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	0.0%	0.0%	IN	out	0.0%	0.0%	0.0%	0.0%	0.0%	OUT	OUT	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	3.0%	0.0%	3.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	3.0%	0.0%	0.0%		
In/Out	OUT	0.0%	OUT	IN	0.0%	0.0%	0.0%	0.0%	in	IN	0.0%			
Volume	1	0	1	0	0	0	0	0	2	2	0	0	0	
Subtotal	9	0	9	0	0	0	0	0	9	9	0	0	0	
Total	406	0	351	0	0	0	0	403	481	274	357	0	2237	

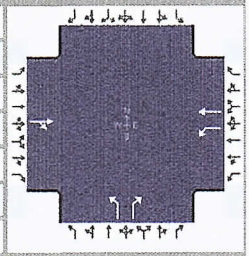


	Trips In	Trips Out
Project	63	172
Arcosa	21	34
Wawa at Midway/Selvitz	62	62
LTC Ranch	580	743
Ravinia	77	44

D-87

HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM With Project	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM with project 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		403	481	274	357		406		351			

Signal Information			
Cycle, s	112.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	50.0	15.0	29.1	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0		5	6	7	8	
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		403	481	274	357		406		351			
Initial Queue (Q_b), veh/h		0	0	0	0		0		0			
Base Saturation Flow Rate (s_o), veh/h		1900	1900	1900	1900		1900		1900			
Parking (N_m), man/h		None			None			None				
Heavy Vehicles (P_{HV}), %		0		0	0		0		0			
Ped / Bike / RTOR, /h	0	0	0	0	0		0	0		0	0	
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0			
Arrival Type (AT)		3	3	3	3		3		3			
Upstream Filtering (I)		1.00	1.00	1.00	1.00		1.00		1.00			
Lane Width (W), ft		12.0		12.0	12.0		12.0		12.0			
Turn Bay Length, ft		0		0	0		0		0			
Grade (Pg), %		0			0			0			0	
Speed Limit, mi/h		35	35	35	35		35		35			

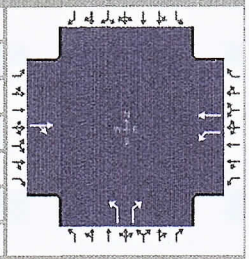
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		50.0	15.0	50.0		30.0		
Yellow Change Interval (Y), s		4.0	4.0	4.0		4.0		
Red Clearance Interval (R_c), s		2.0	2.0	2.0		2.0		
Minimum Green (G_{min}), s		15	7	15		10		
Start-Up Lost Time (l_t), s		2.0	2.0	2.0	2.0			
Extension of Effective Green (e), s		2.0	2.0	2.0	2.0			
Passage (PT), s		2.0	2.0	2.0		2.0		
Recall Mode		Min	Off	Min		Off		
Dual Entry		Yes	No	Yes		Yes		
Walk ($Walk$), s		0.0				0.0		0.0
Pedestrian Clearance Time (PC), s		0.0				0.0		0.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0				0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0				9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0		No	0.0	0	No		0	
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0			
Pedestrian Signal / Occupied Parking	No	0.50			0.50		No	0.50		No		

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Intermediate Values

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM With Project	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM with project 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h		403	481	274	357		406		351			

Signal Information			
Cycle, s	112.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	50.0	15.0		29.1	0.0	0.0	0.0					
Yellow	4.0	4.0		4.0	0.0	0.0	0.0					
Red	2.0	2.0		2.0	0.0	0.0	0.0	5	6	7	8	

Saturation Flow / Delay	L	T	R	L	T	R	L	T	R	L	T	R
Lane Width Adjustment Factor (f_w)												
Heavy Vehicles and Grade Factor (f_{HVg})												
Parking Activity Adjustment Factor (f_p)	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Bus Blockage Adjustment Factor (f_{bb})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	0.000	0.000	0.000
Area Type Adjustment Factor (f_a)												
Lane Utilization Adjustment Factor (f_{LU})	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000	1.000
Left-Turn Adjustment Factor (f_{LT})	1.000	0.911		0.952	0.000		0.952	0.000				
Right-Turn Adjustment Factor (f_{RT})		0.000	0.911		1.000	1.000		0.000	0.847			
Left-Turn Pedestrian Adjustment Factor (f_{Lpb})	1.000			1.000			1.000					
Right-Turn Ped-Bike Adjustment Factor (f_{Rpb})			1.000			1.000			1.000			
Work Zone Adjustment Factor (f_{wz})												
DDI Factor (f_{DDI})												
Movement Saturation Flow Rate (s), veh/h	0	789	942	1810	1900	0	1810	0	1610			
Proportion of Vehicles Arriving on Green (P)	0.00	0.45	0.45	0.13	0.63	0.00	0.26	0.00	0.26	0.00	0.00	0.00
Incremental Delay Factor (k)		0.50		0.47	0.04		0.42		0.39			

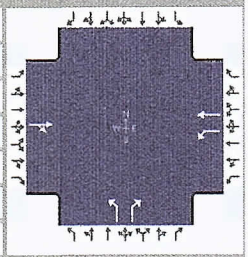
Signal Timing / Movement Groups	EBL	EBT/R	WBL	WBT/R	NBL	NBT/R	SBL	SBT/R
Lost Time (t_L)		6.0	6.0	6.0		4.0		
Green Ratio (g/C)		0.45	0.56	0.63		0.26		
Permitted Saturation Flow Rate (s_p), veh/h/ln		1011	594	0		1810		
Shared Saturation Flow Rate (s_{sh}), veh/h/ln		0						
Permitted Effective Green Time (g_p), s		0.0	48.0	0.0		0.0		
Permitted Service Time (g_u), s		0.0	0.0	0.0		0.0		
Permitted Queue Service Time (g_{ps}), s			0.0					
Time to First Blockage (g_f), s		50.0	0.0	0.0		0.0		
Queue Service Time Before Blockage (g_{fs}), s								
Protected Right Saturation Flow (s_R), veh/h/ln						0		
Protected Right Effective Green Time (g_R), s						0.0		

Multimodal	EB		WB		NB		SB	
Pedestrian F_w / F_v	1.198	0.000	0.000	0.000	1.198	0.000	0.972	0.000
Pedestrian F_s / F_{delay}	0.000	0.150	0.000	0.081	0.000	0.161	0.000	0.161
Pedestrian M_{corner} / M_{cw}	0.00		0.00		0.00		0.00	
Bicycle c_b / d_b	267.57	42.06	1266.48	7.54		63.28	-89.19	61.17
Bicycle F_w / F_v	-3.64	1.59	-3.64	1.13	-3.64	Infinity	-3.64	

Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Graphical Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM With Project	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM with project 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				

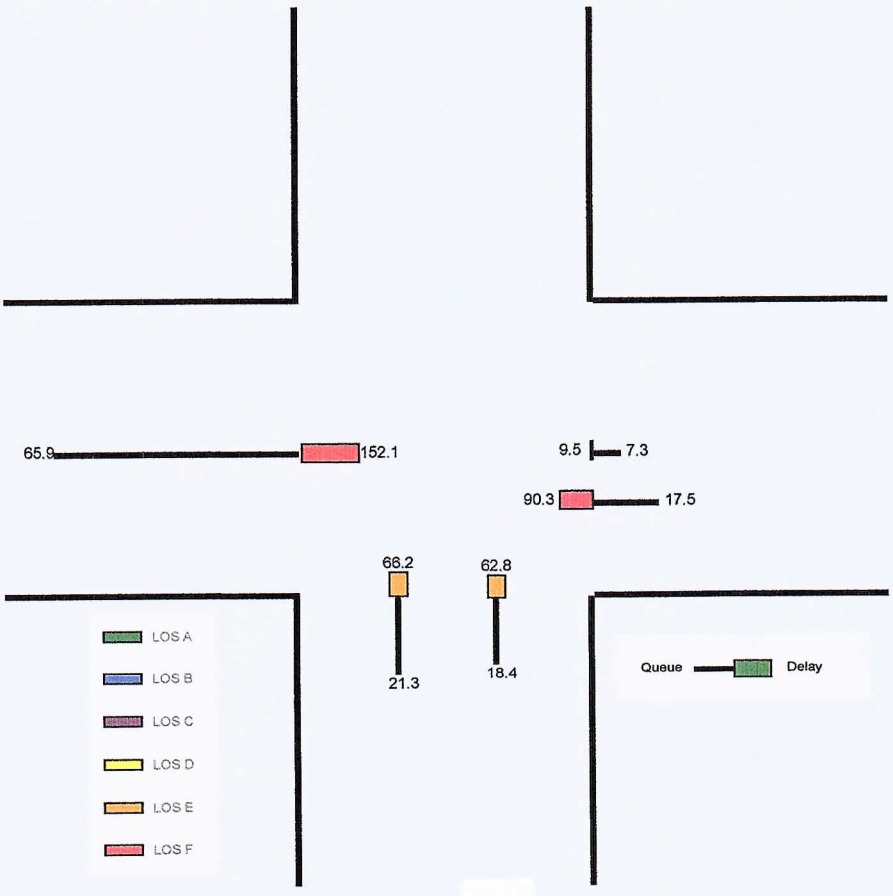


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		403	481	274	357		406		351			

Signal Information			
Cycle, s	112.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

								1	2	3	4	
Green	50.0	15.0	29.1	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0		5	6	7	8	
Red	2.0	2.0	2.0	0.0	0.0	0.0						

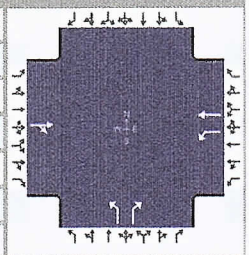
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		65.9		17.5	7.3		21.3		18.4			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Control Delay (*d*), s/veh		152.1		90.3	9.5		66.2		62.8			
Level of Service (LOS)		F		F	A		E		E			
Approach Delay, s/veh / LOS	152.1		F	44.6		D	64.6		E	0.0		
Intersection Delay, s/veh / LOS	93.1						F					



Copyright © 2022 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	OREP			Duration, h	0.250
Analyst	MM	Analysis Date	5/13/2022	Area Type	Other
Jurisdiction	SLCO	Time Period	PM With Project	PHF	0.92
Urban Street	Edwards Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Edwards and Selvitz	File Name	Edwards and Selvitz PM with project 5.11.2022.xus		
Project Description	Ft. Pierce Commerce (Energy/Selvitz)				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h		403	481	274	357		406		351			

Signal Information			
Cycle, s	112.1	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	Yes	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4		
Green	50.0	15.0	29.1	0.0	0.0	0.0						
Yellow	4.0	4.0	4.0	0.0	0.0	0.0	5	6	7	8		
Red	2.0	2.0	2.0	0.0	0.0	0.0						

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		2	1	6		8		
Case Number		8.4	1.0	4.0		9.0		
Phase Duration, s		56.0	21.0	77.0		35.1		
Change Period, (*Y+R c*), s		6.0	6.0	6.0		6.0		
Max Allow Headway (*MAH*), s		3.2	3.1	3.1		3.2		
Queue Clearance Time (*g s*), s		52.0	16.4	12.6		28.8		
Green Extension Time (*g e*), s		0.0	0.0	1.3		0.4		
Phase Call Probability		1.00	1.00	1.00		1.00		
Max Out Probability		1.00	1.00	0.00		1.00		

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement		2	12	1	6		3		18			
Adjusted Flow Rate (*v*), veh/h		961		298	388		441		382			
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1731		1810	1900		1810		1610			
Queue Service Time (*g s*), s		50.0		14.4	10.6		26.8		25.8			
Cycle Queue Clearance Time (*g c*), s		50.0		14.4	10.6		26.8		25.8			
Green Ratio (*g/C*)		0.45		0.56	0.63		0.26		0.26			
Capacity (*c*), veh/h		772		306	1203		470		418			
Volume-to-Capacity Ratio (*X*)		1.245		0.972	0.323		0.939		0.912			
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)		65.9		17.5	7.3		21.3		18.4			
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00		0.00	0.00		0.00		0.00			
Uniform Delay (*d 1*), s/veh		31.1		46.7	9.5		40.6		40.3			
Incremental Delay (*d 2*), s/veh		121.1		43.6	0.1		25.6		22.5			
Initial Queue Delay (*d 3*), s/veh		0.0		0.0	0.0		0.0		0.0			
Control Delay (*d*), s/veh		152.1		90.3	9.5		66.2		62.8			
Level of Service (LOS)		F		F	A		E		E			
Approach Delay, s/veh / LOS	152.1	F		44.6	D		64.6	E		0.0		
Intersection Delay, s/veh / LOS	93.1						F					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	1.95	B	0.68	A	1.96	B	1.73	B
Bicycle LOS Score / LOS	2.07	B	1.62	B		F		

Copyright © 2022 University of Florida, All Rights Reserved.

St. Lucie County

ECONOLITE

MOVING TRAFFIC FORWARD

00012 - EDWARDS RD @ SELVITZ RD - - Econolite Type - Cobalt

Controller Timing Plan (MM) 2-1

Ø in use

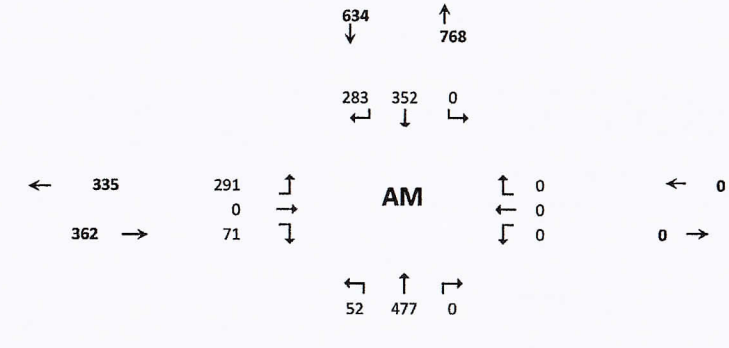
Plan 1 - ""

Phase	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
Direction	N	E-T	N	N-T	E-L	W-T	N-L	N-T	N	N	N	N	N	N	N	N
Min Green	0	15	0	10	7	15	0	0	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	0	0	0	0	0	0	0	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	0	0	0	0	0	0	0	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	0.0	5.0	0.0	7.0	5.0	5.0	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	0	50	0	35	15	50	0	0	35	35	35	35	35	35	35	35
Max2	0	0	0	0	0	0	0	0	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	0.0	4.0	0.0	4.0	4.0	4.0	0.0	0.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Red Clear	0.0	2.0	0.0	2.0	2.0	2.0	0.0	0.0	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	0.0	2.0	0.0	2.0	0.0	0.0	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

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Glades Cut off
CONTROL: Signalized
FILENAME: Fort Pierce Commerce Ctr
COUNT DATE: 4/14/2022
DAY: Tuesday
County SLCo
REPORT DATE:
ANALYSIS YEAR: Existing

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	12	87	0	0	57	36	40	0	12	0	0	0	244	1219
7:15-7:30	15	84	0	0	76	57	40	0	14	0	0	0	286	1368
7:30-7:45	18	121	0	0	72	46	37	0	20	0	0	0	314	1460
7:45-8:00	21	114	0	0	90	73	55	0	22	0	0	0	375	1496
8:00-8:15	14	128	0	0	83	83	66	0	19	0	0	0	393	1457
8:15-8:30	10	102	0	0	88	78	83	0	17	0	0	0	378	
8:30-8:45	6	124	0	0	84	43	81	0	12	0	0	0	350	
8:45-9:00	9	109	0	0	103	46	60	0	9	0	0	0	336	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	51	468	0	0	345	277	285	0	70	0	0	0	1496	
Season Factor	52	477	0	0	352	283	291	0	71	0	0	0	1526	
Growth to 2023	52	477	0	0	352	283	291	0	71	0	0	0	1526	
In/Out		OUT		0	IN	0	0					0		
Percentage		20%		0%	20%	0%	0%					0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	10%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%		
In/Out	OUT	out	OUT			IN			IN	IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	18.0%	0.0%	0.0%	18.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN	IN	OUT	OUT	IN		IN	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out			IN	out				0%		OUT	OUT	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT	IN	IN	IN					OUT		OUT		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	52	477	0	0	352	283	291	0	71	0	0	0	1526	



Seasonal Factor: 1.02
Growth Rate to 2021: 1
Growth Rate: 1.0495
Years Grown: 0

	Trips In	Trips Out
Project	0	0
Arcosa	0	0
Wawa at Midway/Selvitz	0	0
LTC Ranch	0	0
Ravinia	0	0

D-93

HCS Two-Way Stop-Control Report

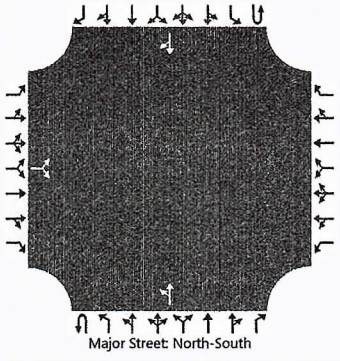
General Information

Analyst	MM
Agency/Co.	O'REP
Date Performed	5/13/2022
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Ft Pierce CC (Energy/Selvitz)

Site Information

Intersection	Glades Cut Off and Selvitz
Jurisdiction	St Lucie County
East/West Street	Glades Cut Off
North/South Street	Selvitz
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		291		71						52	477				352	283
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			381							55						
Capacity, c (veh/h)			234							917						
v/c Ratio			1.63							0.06						
95% Queue Length, Q_{95} (veh)			24.2							0.2						
Control Delay (s/veh)			337.5							9.2	0.8					
Level of Service (LOS)			F							A	A					
Approach Delay (s/veh)		337.5								1.6						
Approach LOS		F								A						

Copyright © 2022 University of Florida. All Rights Reserved.

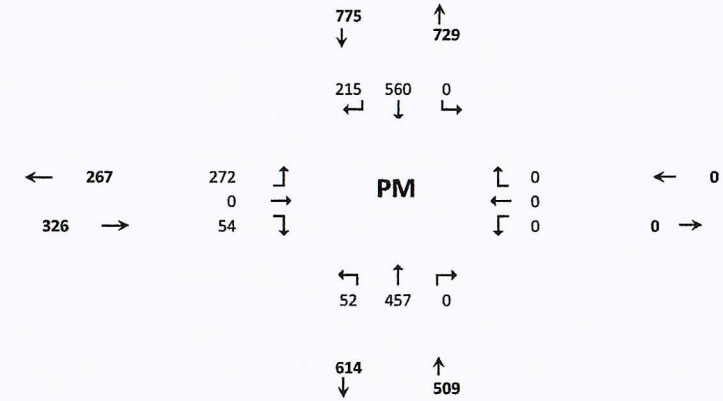
HCS™ TWSC Version 2022
C1.Glades.Selvitz.existingAM.5.13.2022.xtw

Generated: 5/13/2022 11:58:08 AM

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Glades Cut off
CONTROL: Signalized
FILENAME: Fort Pierce Commerce Ctr
COUNT DATE: 4/14/2022
DAY: Tuesday
County slco
REPORT DATE:
ANALYSIS YEAR: Existing

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	12	93	0	0	91	56	53	0	14	0	0	0	319	1346
4:15-4:30	8	60	0	0	96	45	58	0	18	0	0	0	285	1477
4:30-4:45	8	106	0	0	121	57	70	0	14	0	0	0	376	1579
4:45-5:00	18	108	0	0	128	47	53	0	12	0	0	0	366	1543
5:00-5:15	15	120	0	0	159	60	80	0	16	0	0	0	450	1498
5:15-5:30	10	114	0	0	141	47	64	0	11	0	0	0	387	
5:30-5:45	9	98	0	0	123	44	53	0	13	0	0	0	340	
5:45-6:00	12	101	0	0	110	29	60	0	9	0	0	0	321	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	51	448	0	0	549	211	267	0	53	0	0	0	1579	
Season Factor	52	457	0	0	560	215	272	0	54	0	0	0	1611	
Growth to 2023	52	457	0	0	560	215	272	0	54	0	0	0	1611	
In/Out	0	OUT	0	0	IN	0	0	0	0	0	0	0		
Percentage	0%	20%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	10%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%		
In/Out	OUT	out	OUT			IN			IN	IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	18.0%	0.0%	0.0%	18.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN	IN	OUT	OUT	IN		IN	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out			IN	out				0%		OUT	OUT	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT	IN	IN	IN					OUT		OUT		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	52	457	0	0	560	215	272	0	54	0	0	0	1611	



Project	Trips In	Trips Out
	0	0
Arcosa	0	0
Wawa at Midway/Selvitz	0	0
LTC Ranch	0	0
Ravinia	0	0

D-95

HCS Two-Way Stop-Control Report

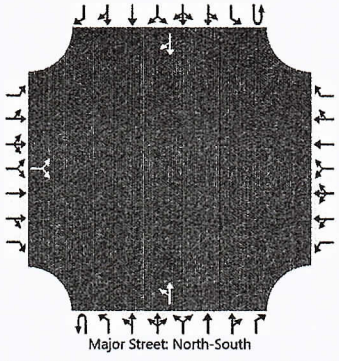
General Information

Analyst	MM
Agency/Co.	O'REP
Date Performed	5/13/2022
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Ft Pierce CC (Energy/Selvitz)

Site Information

Intersection	Glades Cut Off and Selvitz
Jurisdiction	St Lucie County
East/West Street	Glades Cut Off
North/South Street	Selvitz
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		272		54						52	457				560	215
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			343							55						
Capacity, c (veh/h)			181							807						
v/c Ratio			1.90							0.07						
95% Queue Length, Q_{95} (veh)			25.3							0.2						
Control Delay (s/veh)			466.3							9.8	0.9					
Level of Service (LOS)			F							A	A					
Approach Delay (s/veh)		466.3								1.8						
Approach LOS		F								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS™ TWSC Version 2022
C1.Glades.Selvitz.existingPM.5.13.2022.xtw

Generated: 5/13/2022 12:00:51 PM

TURNING MOVEMENT VOLUME COUNTS

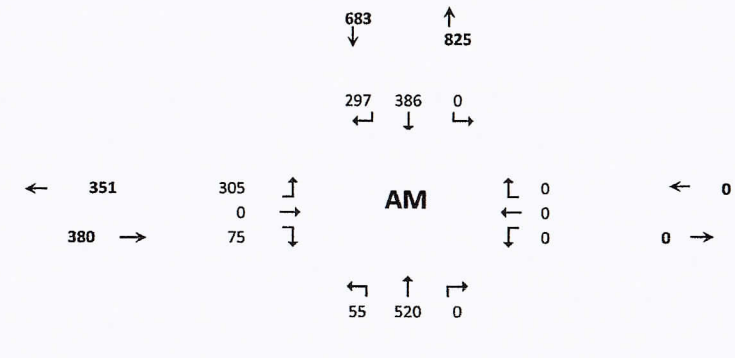
N/S STREET: Selvitz Rd **E/W STREET:** Glades Cut off **CONTROL:** Signalized

FILENAME: Fort Pierce Commerce Ctr

COUNT DATE: 4/14/2022 **DAY:** Tuesday **County** SLCo

REPORT DATE: **ANALYSIS YEAR:** 2023 AM without project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	12	87	0	0	57	36	40	0	12	0	0	0	244	1219
7:15-7:30	15	84	0	0	76	57	40	0	14	0	0	0	286	1368
7:30-7:45	18	121	0	0	72	46	37	0	20	0	0	0	314	1460
7:45-8:00	21	114	0	0	90	73	55	0	22	0	0	0	375	1496
8:00-8:15	14	128	0	0	83	83	66	0	19	0	0	0	393	1457
8:15-8:30	10	102	0	0	88	78	83	0	17	0	0	0	378	
8:30-8:45	6	124	0	0	84	43	81	0	12	0	0	0	350	
8:45-9:00	9	109	0	0	103	46	60	0	9	0	0	0	336	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	51	468	0	0	345	277	285	0	70	0	0	0	1496	
Season Factor	52	477	0	0	352	283	291	0	71	0	0	0	1526	
Growth to 2023	55	501	0	0	369	297	305	0	75	0	0	0	1601	
In/Out		OUT		0	IN	0	0					0		
Percentage		20%		0%	20%	0%	0%					0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	10%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%		
In/Out	OUT	out	OUT			IN			IN	IN				
Volume	0	2	0	0	2	0	0	0	0	0	0	0	0	
%	0.0%	18.0%	0.0%	0.0%	18.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN	IN	OUT	OUT	IN		IN	in		
Volume	0	14	0	0	14	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out			IN	out				0%		OUT	OUT	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT	IN	IN	IN					OUT		OUT		
Volume	0	4	0	0	1	0	0	0	0	0	0	0	0	
Subtotal	0	19	0	0	17	0	0	0	0	0	0	0	0	
Total	55	520	0	0	386	297	305	0	75	0	0	0	1601	



		Trips In	Trips Out
Seasonal Factor:	1.02		
Growth Rate to 2021:	1		
Growth Rate:	1.0495		
Years Grown:	1		
Project		0	0
Arcosa		59	16
Wawa at Midway/Selvitz		79	76
LTC Ranch		456	406
Ravinia		22	68

HCS Two-Way Stop-Control Report

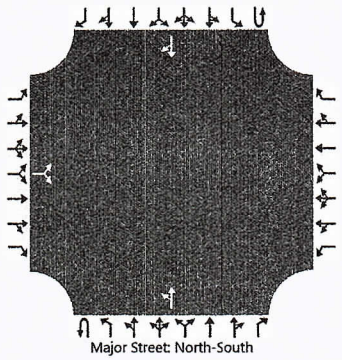
General Information

Analyst	MM
Agency/Co.	O'REP
Date Performed	5/13/2022
Analysis Year	2022
Time Analyzed	AM Peak Hour-W/O Project
Intersection Orientation	North-South
Project Description	Ft Pierce CC (Energy/Selvitz) - Without Project

Site Information

Intersection	Glades Cut Off and Selvitz
Jurisdiction	St Lucie County
East/West Street	Glades Cut Off
North/South Street	Selvitz
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		305		75						55	520				386	297
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			400							58						
Capacity, c (veh/h)			204							878						
v/c Ratio			1.96							0.07						
95% Queue Length, Q_{95} (veh)			29.5							0.2						
Control Delay (s/veh)			486.6							9.4	0.9					
Level of Service (LOS)			F							A	A					
Approach Delay (s/veh)		486.6								1.7						
Approach LOS		F								A						

Copyright © 2022 University of Florida. All Rights Reserved.

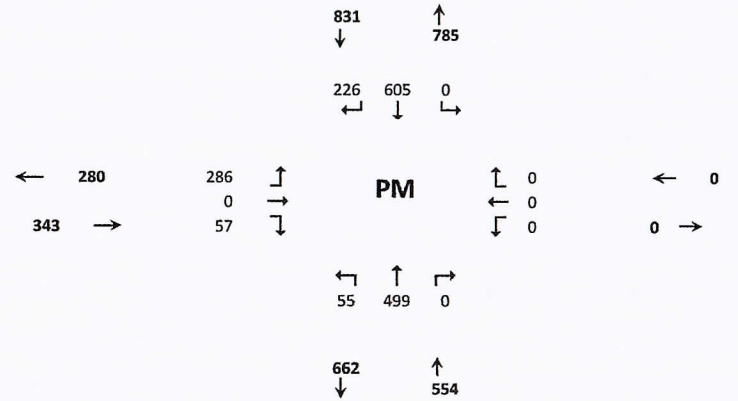
HCS™ TWSC Version 2022
C1.Glades.Selvitz.AMwithout.5.13.2022.xtw

Generated: 5/13/2022 12:14:21 PM

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Glades Cut off
CONTROL: Signalized
FILENAME: Fort Pierce Commerce Ctr
COUNT DATE: 4/14/2022
DAY: Tuesday
County slco
REPORT DATE:
ANALYSIS YEAR: 2023 PM without project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	12	93	0	0	91	56	53	0	14	0	0	0	319	1346
4:15-4:30	8	60	0	0	96	45	58	0	18	0	0	0	285	1477
4:30-4:45	8	106	0	0	121	57	70	0	14	0	0	0	376	1579
4:45-5:00	18	108	0	0	128	47	53	0	12	0	0	0	366	1543
5:00-5:15	15	120	0	0	159	60	80	0	16	0	0	0	450	1498
5:15-5:30	10	114	0	0	141	47	64	0	11	0	0	0	387	
5:30-5:45	9	98	0	0	123	44	53	0	13	0	0	0	340	
5:45-6:00	12	101	0	0	110	29	60	0	9	0	0	0	321	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	51	448	0	0	549	211	267	0	53	0	0	0	1579	
Season Factor	52	457	0	0	560	215	272	0	54	0	0	0	1611	
Growth to 2023	55	480	0	0	588	226	286	0	57	0	0	0	1690	
In/Out	0	OUT	0	0	IN	0	0	0	0	0	0	0		
Percentage	0%	20%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	10%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%		
In/Out	OUT	out	OUT			IN			IN	IN				
Volume	0	2	0	0	2	0	0	0	0	0	0	0	0	
%	0.0%	18.0%	0.0%	0.0%	18.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN	IN	OUT	OUT	IN		IN	in		
Volume	0	14	0	0	14	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out			IN	out				0%		OUT	OUT	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT	IN	IN	IN					OUT		OUT		
Volume	0	4	0	0	1	0	0	0	0	0	0	0	0	
Subtotal	0	19	0	0	17	0	0	0	0	0	0	0	0	
Total	55	499	0	0	605	226	286	0	57	0	0	0	1690	



	Trips In	Trips Out
Project	0	0
Arcosa	59	16
Wawa at Midway/Selvitz	79	76
LTC Ranch	456	406
Ravinia	22	68

HCS Two-Way Stop-Control Report

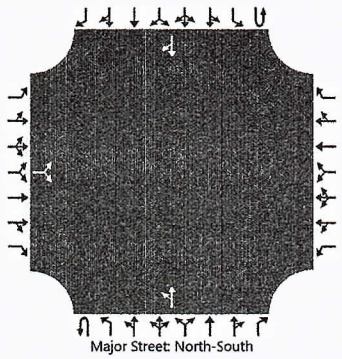
General Information

Analyst	MM
Agency/Co.	O'REP
Date Performed	5/13/2022
Analysis Year	2022
Time Analyzed	PM Peak Hour-W/O Project
Intersection Orientation	North-South
Project Description	Ft Pierce CC (Energy/Selvitz) - Without Project

Site Information

Intersection	Glades Cut Off and Selvitz
Jurisdiction	St Lucie County
East/West Street	Glades Cut Off
North/South Street	Selvitz
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		286		57						55	499				605	226
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			361							58						
Capacity, c (veh/h)			155							767						
v/c Ratio			2.33							0.08						
95% Queue Length, Q_{95} (veh)			30.2							0.2						
Control Delay (s/veh)			663.7							10.1	1.1					
Level of Service (LOS)			F							B	A					
Approach Delay (s/veh)		663.7								2.0						
Approach LOS		F								A						

Copyright © 2022 University of Florida. All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

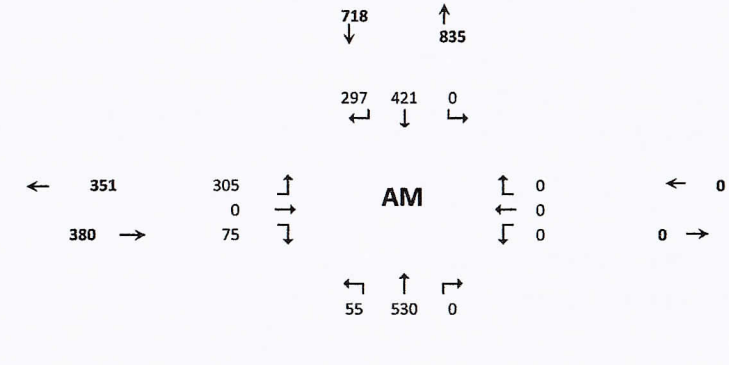
N/S STREET: Selvitz Rd **E/W STREET:** Glades Cut off **CONTROL:** Signalized

FILENAME: Fort Pierce Commerce Ctr

COUNT DATE: 4/14/2022 **DAY:** Tuesday **County** SLCo

REPORT DATE: **ANALYSIS YEAR:** 2023 AM with project

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	12	87	0	0	57	36	40	0	12	0	0	0	244	1219
7:15-7:30	15	84	0	0	76	57	40	0	14	0	0	0	286	1368
7:30-7:45	18	121	0	0	72	46	37	0	20	0	0	0	314	1460
7:45-8:00	21	114	0	0	90	73	55	0	22	0	0	0	375	1496
8:00-8:15	14	128	0	0	83	83	66	0	19	0	0	0	393	1457
8:15-8:30	10	102	0	0	88	78	83	0	17	0	0	0	378	
8:30-8:45	6	124	0	0	84	43	81	0	12	0	0	0	350	
8:45-9:00	9	109	0	0	103	46	60	0	9	0	0	0	336	



AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	51	468	0	0	345	277	285	0	70	0	0	0	1496	
Season Factor	52	477	0	0	352	283	291	0	71	0	0	0	1526	
Growth to 2023	55	501	0	0	369	297	305	0	75	0	0	0	1601	
In/Out		OUT		0	IN	0	0					0		
Percentage		20%		0%	20%	0%	0%					0%		
PROJECT	0	10	0	0	35	0	0	0	0	0	0	0	45	
SUBPROJECTS														
%	0%	10%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%		
In/Out	OUT	out	OUT			IN			IN	IN				
Volume	0	2	0	0	2	0	0	0	0	0	0	0	0	
%	0.0%	18.0%	0.0%	0.0%	18.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN	IN	OUT	OUT	IN		IN	in		
Volume	0	14	0	0	14	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out			IN	out				0%		OUT	OUT	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT	IN	IN	IN					OUT		OUT		
Volume	0	4	0	0	1	0	0	0	0	0	0	0	0	
Subtotal	0	19	0	0	17	0	0	0	0	0	0	0	0	
Total	55	530	0	0	421	297	305	0	75	0	0	0	1646	

Seasonal Factor: 1.02
Growth Rate to 2021: 1
Growth Rate: 1.0495
Years Grown: 1

	Trips In	Trips Out
Project	174	50
Arcosa	59	16
Wawa at Midway/Selvitz	79	76
LTC Ranch	456	406
Ravinia	22	68

HCS Two-Way Stop-Control Report

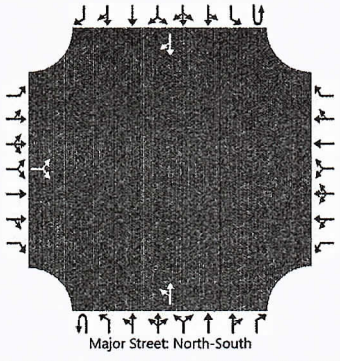
General Information

Analyst	MM
Agency/Co.	O'REP
Date Performed	5/13/2022
Analysis Year	2022
Time Analyzed	AM Peak Hour-With Project
Intersection Orientation	North-South
Project Description	Ft Pierce CC (Energy/Selvitz) - With Project

Site Information

Intersection	Glades Cut Off and Selvitz
Jurisdiction	St Lucie County
East/West Street	Glades Cut Off
North/South Street	Selvitz
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		305		75						55	530				421	297
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			400							58						
Capacity, c (veh/h)			191							850						
v/c Ratio			2.10							0.07						
95% Queue Length, Q_{95} (veh)			31.0							0.2						
Control Delay (s/veh)			550.8							9.5	0.9					
Level of Service (LOS)			F							A	A					
Approach Delay (s/veh)		550.8								1.8						
Approach LOS		F								A						

Copyright © 2022 University of Florida. All Rights Reserved.

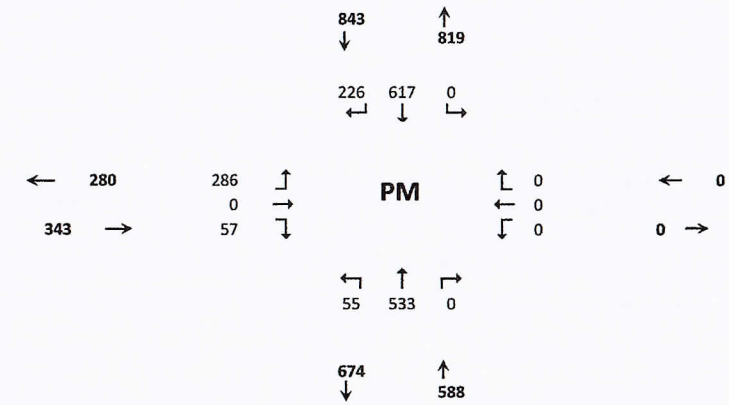
HCS™ TWSC Version 2022
C1.Glades.Selvitz.AMwithproject.5.13.2022.xtw

Generated: 5/13/2022 12:13:26 PM

TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Selvitz Rd
E/W STREET: Glades Cut off
CONTROL: Signalized
FILENAME: Fort Pierce Commerce Ctr
COUNT DATE: 4/14/2022
DAY: Tuesday
County slco
REPORT DATE:
ANALYSIS YEAR: 2023 PM with project

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	12	93	0	0	91	56	53	0	14	0	0	0	319	1346
4:15-4:30	8	60	0	0	96	45	58	0	18	0	0	0	285	1477
4:30-4:45	8	106	0	0	121	57	70	0	14	0	0	0	376	1579
4:45-5:00	18	108	0	0	128	47	53	0	12	0	0	0	366	1543
5:00-5:15	15	120	0	0	159	60	80	0	16	0	0	0	450	1498
5:15-5:30	10	114	0	0	141	47	64	0	11	0	0	0	387	
5:30-5:45	9	98	0	0	123	44	53	0	13	0	0	0	340	
5:45-6:00	12	101	0	0	110	29	60	0	9	0	0	0	321	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	51	448	0	0	549	211	267	0	53	0	0	0	1579	
Season Factor	52	457	0	0	560	215	272	0	54	0	0	0	1611	
Growth to 2023	55	480	0	0	588	226	286	0	57	0	0	0	1690	
In/Out	0	OUT	0	0	IN	0	0	0	0	0	0	0		
Percentage	0%	20%	0%	0%	20%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	34	0	0	13	0	0	0	0	0	0	0	47	
SUBPROJECTS														
%	0%	10%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%		
In/Out	OUT	out	OUT			IN			IN	IN				
Volume	0	2	0	0	2	0	0	0	0	0	0	0	0	
%	0.0%	18.0%	0.0%	0.0%	18.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN	IN	OUT	OUT	IN		IN	in		
Volume	0	14	0	0	14	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out			IN	out				0%		OUT	OUT	in		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		OUT	IN	IN	IN					OUT		OUT		
Volume	0	4	0	0	1	0	0	0	0	0	0	0	0	
Subtotal	0	19	0	0	17	0	0	0	0	0	0	0	0	
Total	55	533	0	0	617	226	286	0	57	0	0	0	1737	



	Trips In	Trips Out
Project	63	172
Arcosa	59	16
Wawa at Midway/Selvitz	79	76
LTC Ranch	456	406
Ravinia	22	68

D-103

HCS Two-Way Stop-Control Report

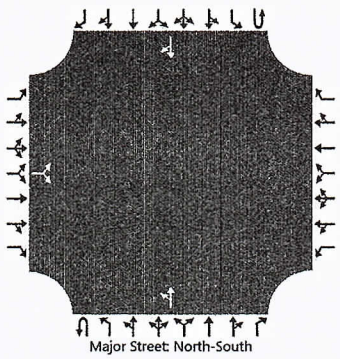
General Information

Analyst	MM
Agency/Co.	O'REP
Date Performed	5/13/2022
Analysis Year	2022
Time Analyzed	PM Peak Hour-With Project
Intersection Orientation	North-South
Project Description	Ft Pierce CC (Energy/Selvitz) - With Project

Site Information

Intersection	Glades Cut Off and Selvitz
Jurisdiction	St Lucie County
East/West Street	Glades Cut Off
North/South Street	Selvitz
Peak Hour Factor	0.95
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		286		57						55	533				617	226
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			361							58						
Capacity, c (veh/h)			145							759						
v/c Ratio			2.49							0.08						
95% Queue Length, Q_{95} (veh)			31.4							0.2						
Control Delay (s/veh)			741.7							10.1	1.1					
Level of Service (LOS)			F							B	A					
Approach Delay (s/veh)		741.7								2.0						
Approach LOS		F								A						

Copyright © 2022 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

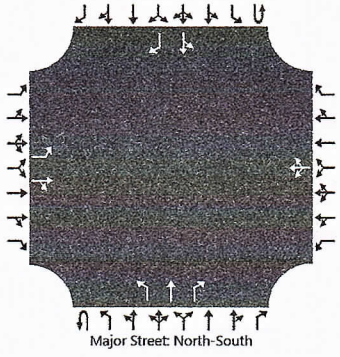
General Information

Analyst	SOR
Agency/Co.	OREP
Date Performed	12/7/2021
Analysis Year	2023
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Ft. Pierce Commerce Ctr.

Site Information

Intersection	Energy and Selvitz
Jurisdiction	Stuart
East/West Street	Energy Lane
North/South Street	Selvitz
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		0	1	0	0	1	1	1	0	0	1	1
Configuration		L		TR			LTR			L	T	R		LT		R
Volume (veh/h)		18	0	39		0	0	0		131	602	0		0	395	61
Percent Heavy Vehicles (%)		10	10	10		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized										No				No		
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		20		42			0			142				0		
Capacity, c (veh/h)		206		609						1063				928		
v/c Ratio		0.09		0.07						0.13				0.00		
95% Queue Length, Q_{95} (veh)		0.3		0.2						0.5				0.0		
Control Delay (s/veh)		24.3		11.4						8.9				8.9		
Level of Service (LOS)		C		B						A				A		
Approach Delay (s/veh)		15.4								1.6				0.0		
Approach LOS		C														

Copyright © 2021 University of Florida. All Rights Reserved.

HCS7 Two-Way Stop-Control Report

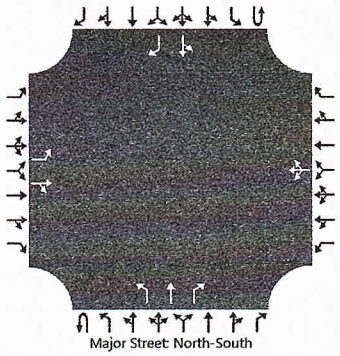
General Information

Analyst	SOR
Agency/Co.	OREP
Date Performed	12/7/2021
Analysis Year	2023
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	Ft. Pierce Commerce Ctr.

Site Information

Intersection	Energy and Selvitz
Jurisdiction	Stuart
East/West Street	Energy Lane
North/South Street	Selvitz
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		1	1	0		0	1	0	0	1	1	1	0	0	1	1
Configuration		L		TR			LTR			L	T	R		LT		R
Volume (veh/h)		61	0	130		0	0	0		49	395	0		0	406	24
Percent Heavy Vehicles (%)		10	10	10		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized									No				No			
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.20	6.60	6.30		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.59	4.09	3.39		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		66		141			0			53				0		
Capacity, c (veh/h)		339		600						1089				1125		
v/c Ratio		0.20		0.24						0.05				0.00		
95% Queue Length, Q_{95} (veh)		0.7		0.9						0.2				0.0		
Control Delay (s/veh)		18.2		12.8						8.5				8.2		
Level of Service (LOS)		C		B						A				A		
Approach Delay (s/veh)	14.6								0.9				0.0			
Approach LOS	B															

Copyright © 2021 University of Florida. All Rights Reserved.

2019 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
CATEGORY: 9401 CEN.-W OF US1 TO I95

WEEK	DATES	SF	MOCF: 0.94 PSCF
1	01/01/2019 - 01/05/2019	1.01	1.07
2	01/06/2019 - 01/12/2019	0.99	1.05
3	01/13/2019 - 01/19/2019	0.96	1.02
* 4	01/20/2019 - 01/26/2019	0.95	1.01
* 5	01/27/2019 - 02/02/2019	0.94	1.00
* 6	02/03/2019 - 02/09/2019	0.93	0.99
* 7	02/10/2019 - 02/16/2019	0.92	0.98
* 8	02/17/2019 - 02/23/2019	0.92	0.98
* 9	02/24/2019 - 03/02/2019	0.93	0.99
*10	03/03/2019 - 03/09/2019	0.93	0.99
*11	03/10/2019 - 03/16/2019	0.93	0.99
*12	03/17/2019 - 03/23/2019	0.94	1.00
*13	03/24/2019 - 03/30/2019	0.94	1.00
*14	03/31/2019 - 04/06/2019	0.95	1.01
*15	04/07/2019 - 04/13/2019	0.95	1.01
*16	04/14/2019 - 04/20/2019	0.96	1.02 ←
17	04/21/2019 - 04/27/2019	0.97	1.03 ←
18	04/28/2019 - 05/04/2019	0.98	1.04
19	05/05/2019 - 05/11/2019	0.99	1.05
20	05/12/2019 - 05/18/2019	1.00	1.06
21	05/19/2019 - 05/25/2019	1.01	1.07
22	05/26/2019 - 06/01/2019	1.02	1.09
23	06/02/2019 - 06/08/2019	1.02	1.09
24	06/09/2019 - 06/15/2019	1.03	1.10
25	06/16/2019 - 06/22/2019	1.04	1.11
26	06/23/2019 - 06/29/2019	1.05	1.12
27	06/30/2019 - 07/06/2019	1.05	1.12
28	07/07/2019 - 07/13/2019	1.06	1.13
29	07/14/2019 - 07/20/2019	1.07	1.14
30	07/21/2019 - 07/27/2019	1.06	1.13
31	07/28/2019 - 08/03/2019	1.06	1.13
32	08/04/2019 - 08/10/2019	1.05	1.12
33	08/11/2019 - 08/17/2019	1.04	1.11
34	08/18/2019 - 08/24/2019	1.05	1.12
35	08/25/2019 - 08/31/2019	1.07	1.14
36	09/01/2019 - 09/07/2019	1.08	1.15
37	09/08/2019 - 09/14/2019	1.10	1.17
38	09/15/2019 - 09/21/2019	1.11	1.18
39	09/22/2019 - 09/28/2019	1.09	1.16
40	09/29/2019 - 10/05/2019	1.07	1.14
41	10/06/2019 - 10/12/2019	1.04	1.11
42	10/13/2019 - 10/19/2019	1.02	1.09
43	10/20/2019 - 10/26/2019	1.02	1.09
44	10/27/2019 - 11/02/2019	1.02	1.09
45	11/03/2019 - 11/09/2019	1.01	1.07
46	11/10/2019 - 11/16/2019	1.01	1.07
47	11/17/2019 - 11/23/2019	1.01	1.07
48	11/24/2019 - 11/30/2019	1.01	1.07
49	12/01/2019 - 12/07/2019	1.01	1.07
50	12/08/2019 - 12/14/2019	1.01	1.07
51	12/15/2019 - 12/21/2019	1.01	1.07
52	12/22/2019 - 12/28/2019	0.99	1.05
53	12/29/2019 - 12/31/2019	0.96	1.02

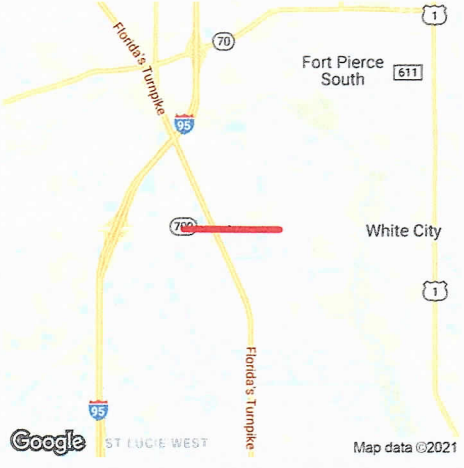
* PEAK SEASON

14-FEB-2020 15:39:28 830UPD 4_9401_PKSEASON.TXT

St. Lucie County - Planned/Needed Roadway Widening Projects (Impact Fees)

Roadway	From	To	FY20-21	FY21-22	FY22-23	FY23-24	FY24-25	FY25-26
Bell Avenue Sidewalk	South 25th Street	Sunrise Boulevard			$200,000			
Glades Cut-Off Road	Range Line Road	Selvitz Road		$4,500,000				
Jenkins Road - PD&E Study	Orange Avenue	Midway Road						
TRIP Grant Obligation						$600,000		
Jenkins Road	Glades Cut-Off Road	Midway Road						
Design/ROW			$2,000,000					
Construction*				$5,000,000	$5,000,000			
Lennard Road								
ROW (ERD Parcel)			$350,000					
Midway Road	Glades Cut-Off Road	Jenkins Road						
Midway Road	Jenkins Road	Selvitz Road						
TRIP Match							$1,250,000	
CIGP Match							$1,000,000	
North County Connector Roadway	Florida's Turnpike	King's Highway						
Oleander Avenue Vision Study	Edwards Road	Midway Road	$550,000					
Oleander Avenue Sidewalk	Midway Road	South Market Avenue	$350,000					
Oleander Avenue Sidewalk	South Market Avenue	Edwards Road				$450,000		
Selvitz Road Widening	Edwards Road	Glades Cut-Off Road						
Design			$1,000,000					
ROW/Mitigation				$2,000,000				
Construction*				$5,000,000	$5,000,000			
St. Lucie West/Peackock Blvd Intersection								
Construction - SB Right to WB Thru						$500,000		
Construction - Add 3rd EB to NB LT Lane								$1,000,000
Add 2nd WB RT Lane, Add NB through Lane								
Turnpike Interchange at Midway Road				$3,500,000				
*Estimated Construction Costs for Budgeting Purposes Only								
Construction Costs will be Updated During the Design Process			$4,250,000	$20,000,000	$10,200,000	$1,550,000	$2,250,000	$1,000,000

MIDWAY RD FROM GLADES CUT OFF RD TO SELVITZ RD
2314403 Non-SIS

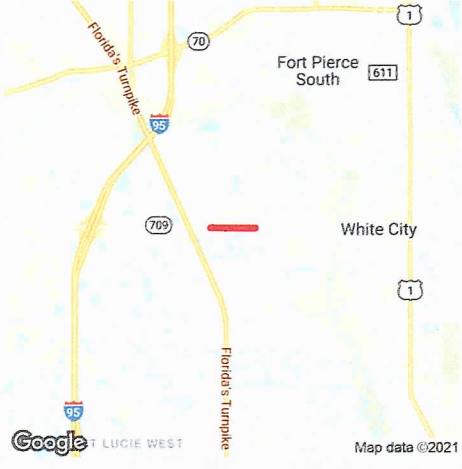


Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2021 TPO PRIORITY #2 WIDENING FROM 2 TO 4 LANES LFA WITH ST. LUCIE COUNTY FOR PD&E AND DESIGN CK #09828620 RECD FROM ST. LUCIE CO. BCC FOR 1.65M ON 10/7/14 FOR PD&E.THIS IS A CAT2 CHECK RECD 1/25/2017 FROM ST.LUCIE CO. $2,108,000 PH32/37
Lead Agency: MANAGED BY FDOT **From:** GLADES CUT OFF RD
Length: 1.577 **To:** SELVITZ RD
Phase Group: ENVIRONMENTAL, RIGHT OF WAY, RAILRD & UTILITIES, P D & E, PRELIMINARY ENGINEERING

Phase	Fund Code	2022	2023	2024	2025	2026	Total
ROW	SA	0	494,625	0	0	0	494,625
ROW	SU	0	0	973,875	0	0	973,875
			494,625	**973,875**			**1,468,500**

Prior Year Cost: 77,488,992
Future Year Cost: 0
Total Project Cost: 102,822,264
LRTP: Page 8-2

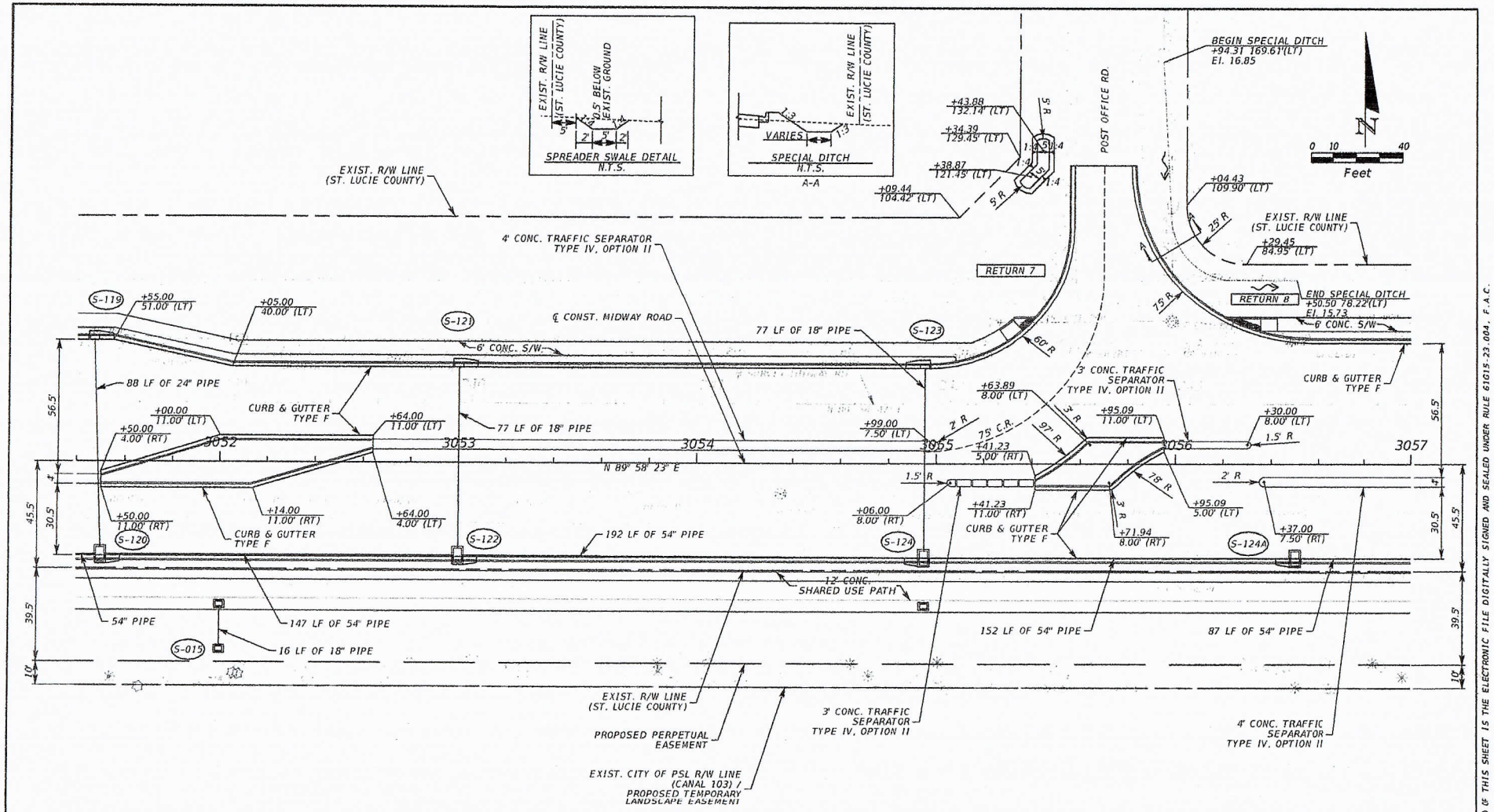
MIDWAY RD FROM WEST OF JENKINS RD TO SELVITZ RD
2314405 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2021 TPO PRIORITY #2 WIDENING FROM 2 TO 4 LANES. BASED ON PD&E COMPLETED UNDER 231440-3 DESIGN AND RIGHT OF WAY ON 231440-3 56-01:UTILITIES RELOCATION
Lead Agency: MANAGED BY FDOT **From:** WEST OF JENKINS RD
Length: 0.785 **To:** SELVITZ RD
Phase Group: CONSTRUCTION, RAILRD & UTILITIES

Phase	Fund Code	2022	2023	2024	2025	2026	Total
CST	TRIP	0	0	0	0	1,231,795	1,231,795
CST	SU	0	0	0	0	3,171,529	3,171,529
CST	SA	0	0	0	0	4,415,004	4,415,004
CST	CIGP	0	0	0	0	6,996,444	6,996,444
CST	LF	0	0	0	0	8,000,000	8,000,000
RRU	SU	0	0	0	50,000	0	50,000
					50,000	**23,814,772**	**23,864,772**

Prior Year Cost: 77,488,992
Future Year Cost: 0
Total Project Cost: 102,822,264
LRTP: Page 8-11



LEGEND

11' X 5' BOX CULVERT

RETURN NO.	PC			PT			CR TYPE
	STATION	OFFSET	ELEV.	STATION	OFFSET	ELEV.	
7	3054+97.16	40.00' LT	20.18	3055+57.16	100.00' LT	18.45	CR-D
8	3055+81.14	126.00' LT	18.08	3056+56.14	51.00' LT	19.48	CR-F

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

ENGINEER OF RECORD
Andrew D. DeWitt, PE
PE No. 40952
Inwood Consulting Engineers, Inc.
3000 Dovera Drive, Suite 200
Oviedo, Florida 32765
Certificate of Authorization No. 7074

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

ROAD NO.	COUNTY	FINANCIAL PROJECT ID
CR 712	ST. LUCIE	231440-5-52-01

ROADWAY PLAN

SHEET NO. 29

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.

D-111

avelasquez 6/20/2019 9:46:39 AM F:\Projects\DT4-008 01\2314405201 JenkinsToSelvitz\roadway\PLANR001_15.dgn

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

Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0002-000-0
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175750
Map ID: 24/31S
Zoning: Light Indu

Ownership

St. Lucie Commerce Center LLC

30 S Hope Chapel RD
Jackson, NJ 08527



Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 1

Current Values

Just/Market Value:	$143,964
Assessed Value:	$1,795
Exemptions:	$0
Taxable Value:	$1,795

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6.53
Land Size (SF):	284,403

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 3, 2021	4746 / 1204	0205	WD	TAHOE 1212 LLC	$6,500,000
Dec 8, 2020	4523 / 2168	0205	SPWD	Midway Properties Of St Lucie	$2,380,000
Nov 30, 2011	3350 / 0797	0311	SPWD	Midway Properties Of St Lucie	$100
Dec 31, 2003	1908 / 1661	XX01	PRDEED	Midway Properties Of St Lucie	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$143,964
Just/Market:	$143,964
Ag Credit:	$142,169
Save Our Homes or 10% Cap:	$0
Assessed:	$1,795
Exemption(s):	$0
Taxable:	$1,795

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	9.3	Fort Pierce Stormwater Charge	$641.70
Start Year	AssessCode	Units	Description	Amount
2013	0054	6.52899	North St. Lucie Water Management District	$150.17

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	$143,964	$1,795	$0	$1,795
2021	$143,964	$1,795	$0	$1,795
2020	$228,515	$1,795	$0	$1,795

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0003-000-7
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175751
Map ID: 24/31S
Zoning: Light Indu

Ownership

St. Lucie Commerce Center LLC

30 S Hope Chapel RD
Jackson, NJ 08527

Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 2



Current Values

Just/Market Value:	$133,574
Assessed Value:	$1,499
Exemptions:	$0
Taxable Value:	$1,499

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.45
Land Size (SF):	237,489

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 3, 2021	4746 / 1204	0205	WD	TAHOE 1212 LLC	$6,500,000
Dec 8, 2020	4523 / 2168	0205	SPWD	Midway Properties Of St Lucie	$2,380,000
Nov 30, 2011	3350 / 0797	0311	SPWD	Midway Properties Of St Lucie	$100
Dec 31, 2003	1908 / 1661	XX01	PRDEED	Midway Properties Of St Lucie	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$133,574
Just/Market:	$133,574
Ag Credit:	$132,075
Save Our Homes or 10% Cap:	$0
Assessed:	$1,499
Exemption(s):	$0
Taxable:	$1,499

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	7.7	Fort Pierce Stormwater Charge	$531.30
Start Year	AssessCode	Units	Description	Amount
2013	0054	5.452	North St. Lucie Water Management District	$125.40

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	$133,574	$1,499	$0	$1,499
2021	$133,574	$1,499	$0	$1,499
2020	$190,820	$1,499	$0	$1,499

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0004-000-4
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175752
Map ID: 24/31S
Zoning: Light Indu

Ownership

St. Lucie Commerce Center LLC

30 S Hope Chapel RD
Jackson, NJ 08527



Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 3

Current Values

Just/Market Value:	$146,951
Assessed Value:	$1,649
Exemptions:	$0
Taxable Value:	$1,649

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	6
Land Size (SF):	261,273

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 3, 2021	4746 / 1204	0205	WD	TAHOE 1212 LLC	$6,500,000
Dec 8, 2020	4523 / 2168	0205	SPWD	Midway Properties Of St Lucie	$2,380,000
Nov 30, 2011	3350 / 0797	0311	SPWD	Midway Properties Of St Lucie	$100
Dec 31, 2003	1908 / 1661	XX01	PRDEED	Midway Properties Of St Lucie	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$146,951
Just/Market:	$146,951
Ag Credit:	$145,302
Save Our Homes or 10% Cap:	$0
Assessed:	$1,649
Exemption(s):	$0
Taxable:	$1,649

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	8.5	Fort Pierce Stormwater Charge	$586.50
Start Year	AssessCode	Units	Description	Amount
2013	0054	5.998	North St. Lucie Water Management District	$137.95

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	$146,951	$1,649	$0	$1,649
2021	$146,951	$1,649	$0	$1,649
2020	$209,930	$1,649	$0	$1,649

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0005-000-1
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175753
Map ID: 24/31S
Zoning: Light Indu

Ownership

St. Lucie Commerce Center LLC

30 S Hope Chapel RD
Jackson, NJ 08527



Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 4

Current Values

Just/Market Value:	$230,115
Assessed Value:	$2,006
Exemptions:	$0
Taxable Value:	$2,006

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	8.19
Land Size (SF):	356,713

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 3, 2021	4746 / 1204	0205	WD	TAHOE 1212 LLC	$6,500,000
Dec 8, 2020	4523 / 2168	0205	SPWD	Midway Properties Of St Lucie	$2,380,000
Nov 30, 2011	3350 / 0797	0311	SPWD	Midway Properties Of St Lucie	$100
Dec 31, 2003	1908 / 1661	XX01	PRDEED	Midway Properties Of St Lucie	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$230,115
Just/Market:	$230,115
Ag Credit:	$228,109
Save Our Homes or 10% Cap:	$0
Assessed:	$2,006
Exemption(s):	$0
Taxable:	$2,006

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	11.6	Fort Pierce Stormwater Charge	$800.40
2013	0054	8.189	North St. Lucie Water Management District	$188.35

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	$230,115	$2,006	$0	$2,006
2021	$230,115	$2,006	$0	$2,006
2020	$230,115	$2,006	$0	$2,006

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0006-000-8
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175754
Map ID: 24/31S
Zoning: Light Indu

Ownership

St. Lucie Commerce Center LLC

30 S Hope Chapel RD
Jackson, NJ 08527



Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 5

Current Values

Just/Market Value:	$755,478
Assessed Value:	$11,102
Exemptions:	$0
Taxable Value:	$11,102

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	47.58
Land Size (SF):	2,072,498

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 3, 2021	4746 / 1204	0205	WD	TAHOE 1212 LLC	$6,500,000
Dec 8, 2020	4523 / 2168	0205	SPWD	Midway Properties Of St Lucie	$2,380,000
Nov 30, 2011	3350 / 0797	0311	SPWD	Midway Properties Of St Lucie	$100
Dec 31, 2003	1908 / 1661	XX01	PRDEED	Midway Properties Of St Lucie	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$755,478
Just/Market:	$755,478
Ag Credit:	$744,376
Save Our Homes or 10% Cap:	$0
Assessed:	$11,102
Exemption(s):	$0
Taxable:	$11,102

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	67.3	Fort Pierce Stormwater Charge	$4,643.70
Start Year	AssessCode	Units	Description	Amount
2013	0054	47.57801	North St. Lucie Water Management District	$1,094.29

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	$755,478	$11,102	$0	$11,102
2021	$755,478	$11,102	$0	$11,102
2020	$1,261,480	$11,102	$0	$11,102

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: Energy DR
Sec/Town/Range: 31/35S/40E
Parcel ID: 2431-800-0007-000-5
Jurisdiction: Fort Pierce

Use Type: 6000
Account #: 175755
Map ID: 24/31S
Zoning: Light Indu

Ownership

St. Lucie Commerce Center LLC

30 S Hope Chapel RD
Jackson, NJ 08527



Legal Description

TREASURE COAST BUSINESS PARK (PB 64-36)- LOT 6

Current Values

Just/Market Value:	$471,302
Assessed Value:	$6,977
Exemptions:	$0
Taxable Value:	$6,977

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	30.18
Land Size (SF):	1,314,423

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 3, 2021	4746 / 1204	0205	WD	TAHOE 1212 LLC	$6,500,000
Dec 8, 2020	4523 / 2168	0205	SPWD	Midway Properties Of St Lucie	$2,380,000
Nov 30, 2011	3350 / 0797	0311	SPWD	Midway Properties Of St Lucie	$100
Dec 31, 2003	1908 / 1661	XX01	PRDEED	Midway Properties Of St Lucie	$100

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$471,302
Just/Market:	$471,302
Ag Credit:	$464,325
Save Our Homes or 10% Cap:	$0
Assessed:	$6,977
Exemption(s):	$0
Taxable:	$6,977

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2011	0041	42.7	Fort Pierce Stormwater Charge	$2,946.30
Start Year	AssessCode	Units	Description	Amount
2013	0054	30.175	North St. Lucie Water Management District	$694.03

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

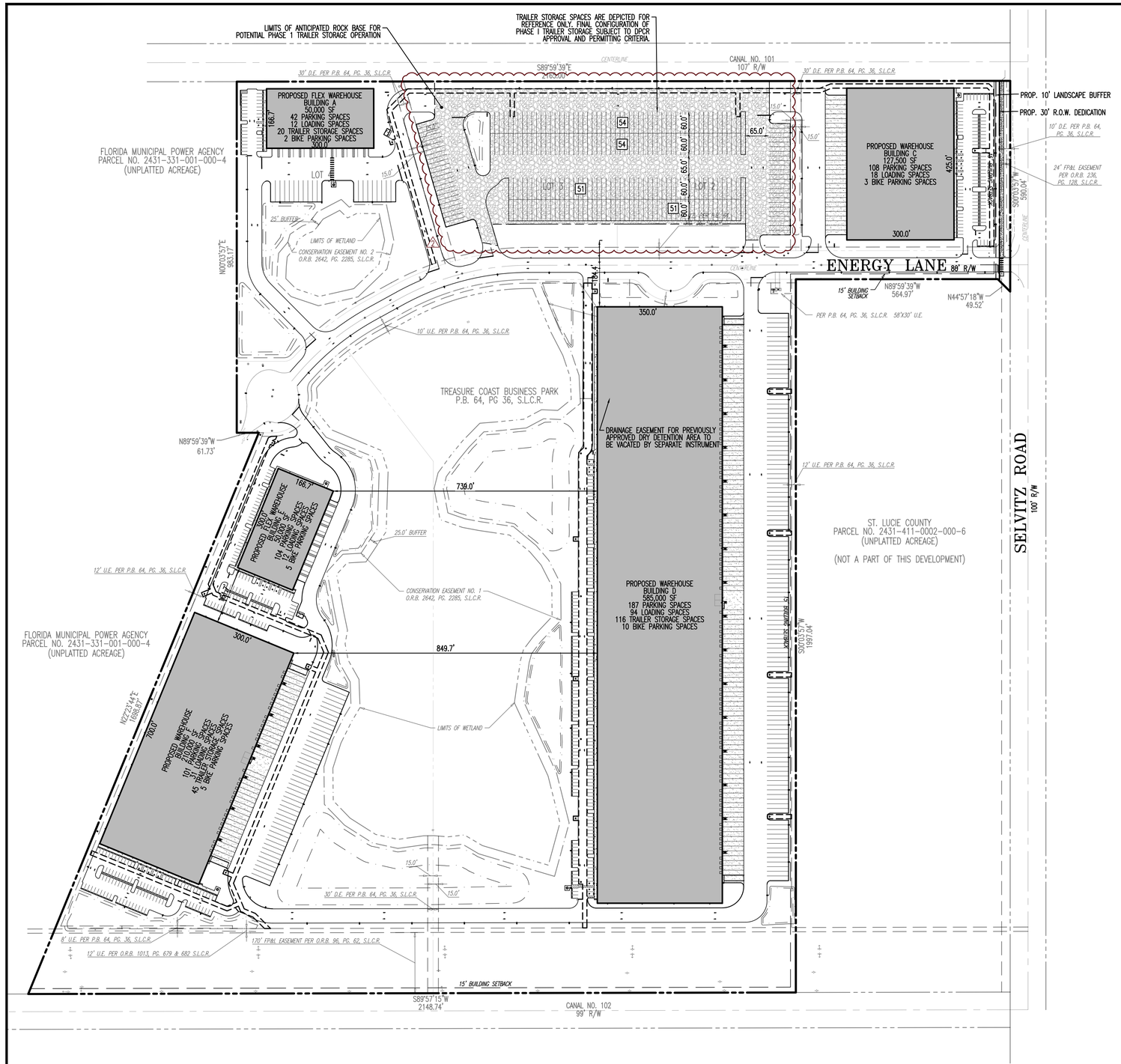
2022	$471,302	$6,977	$0	$6,977
2021	$471,302	$6,977	$0	$6,977
2020	$786,935	$6,977	$0	$6,977

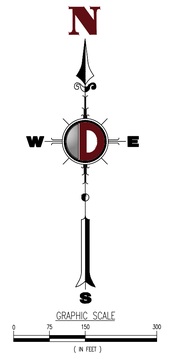
Permits

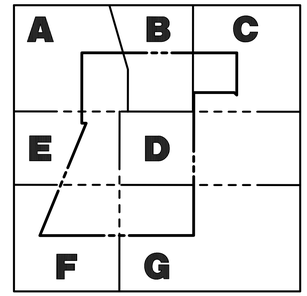
Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.







NOTE: THIS PHASE 1 PLAN ENTITLES OUTDOOR TRAILER STORAGE FOR THE COMBINED LOTS 2 AND 3. ALL OTHER IMPROVEMENTS DEPICTED ON THIS PLAN ARE FOR REFERENCE ONLY. REFER TO OVERALL FINAL SITE PLAN FOR FINAL CONFIGURATION OF LOTS 1 THROUGH 6. SEE SHEET C1.00 FOR FINAL SITE DATA.

HORIZONTAL CONTROL & STRIPING NOTES

1. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT STANDARD PLANS & INDEXES.
3. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.

REV.	DATE	COMMENTS	BY
2	06/30/23	REZONING TO PLANNED DEVELOPMENT	JAC
1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: KAK | DESIGNED BY: ACM | CHECKED BY: MDM | CHECKED BY: _

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T: 561.921.8570
Offices conveniently located at:
Lake Como, New Jersey • T: 732.974.0198
Cherry Hill, New Jersey • T: 908.879.9229
Newark, New Jersey • T: 973.755.7200
Toms River, New Jersey • T: 732.678.0000
Newtown, Pennsylvania • T: 267.685.0276
Philadelphia, Pennsylvania • T: 215.355.4900
Bethlehem, Pennsylvania • T: 610.419.4400
Allen, Texas • T: 972.534.2720
Houston, Texas • T: 281.789.6400
Austin, Texas • T: 512.646.2446
Delray Beach, Florida • T: 561.921.8570
Florida Certificate of Authorization No. 32535
www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

TITLE: **PHASE 1 OVERALL SITE PLAN**

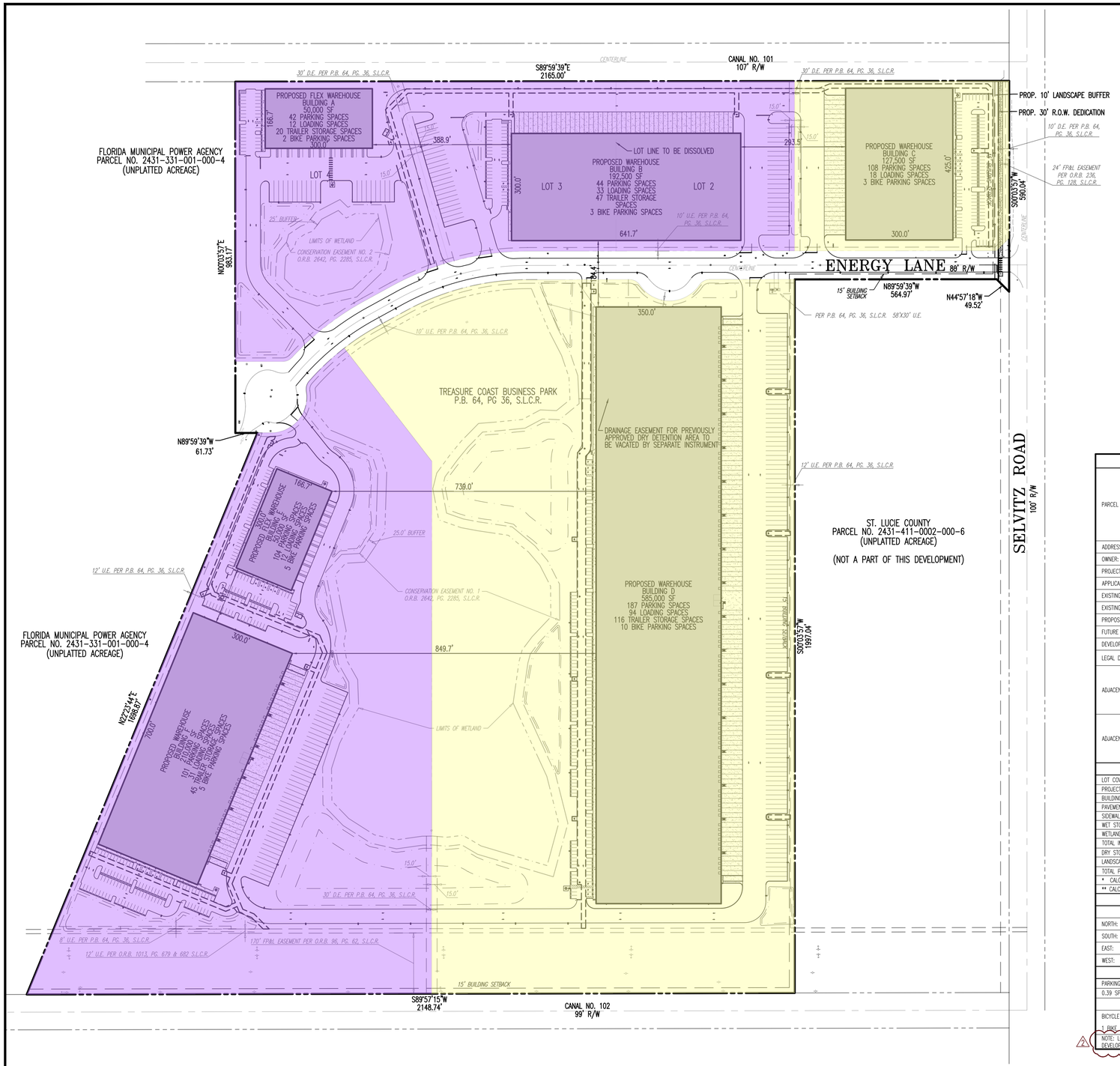
SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

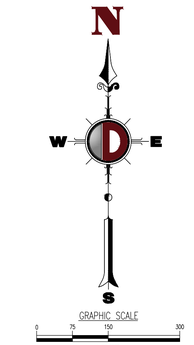
SHEET No: **C1.00A** | Rev. #: 2

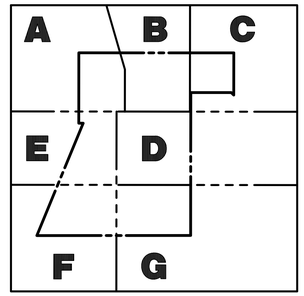
811 Know what's below. Call before you dig.
PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE, ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT WWW.CALL811.COM

COPYRIGHT © 2021 – DYNAMIC ENGINEERING CONSULTANTS, PC – ALL RIGHTS RESERVED

Plotted: 07/12/23 – 10:49 AM By: jcano
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990005S2.dwg, ----> C1.00A PHASE 1 OVERALL SITE PLAN

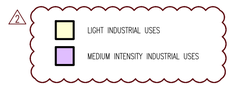






HORIZONTAL CONTROL & STRIPING NOTES

1. ALL DIMENSIONS SHOWN, OTHER THAN LANDSCAPE DIMENSIONS, ARE TO FACE OF CURB FOR TYPE 'D' CURB OR EDGE OF PAVEMENT FOR NO CURB, UNLESS OTHERWISE NOTED. LANDSCAPE DIMENSIONS ARE SHOWN TO BACK OF CURB.
2. ALL CURB RAMPS AND SIDEWALKS ENTERING PARKING OR TRAVEL WAYS SHALL HAVE DETECTABLE WARNING SURFACES 2' DEEP AND THE WIDTH OF THE SIDEWALK. REFER TO THE LATEST FDOT STANDARD PLANS & INDEXES.
3. ALL STOP BARS, DIRECTIONAL ARROWS AND CROSSWALKS SHALL BE THERMOPLASTIC. ALL OTHER PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
4. ALL RADII ARE 3' UNLESS OTHERWISE NOTED ON PLANS.



SITE DATA

PARCEL NO.:	2431-800-0005-000-1
	2431-800-0004-000-4
	2431-800-0002-000-0
	2431-800-0006-000-8
	2431-800-0007-000-5
	2431-800-0003-000-7
ADDRESS:	ENERGY LANE, FT. PIERCE, FL 34981
OWNER:	ST. LUCIE COMMERCE CENTER, LLC
PROJECT NAME:	FORT PIERCE COMMERCE CENTER
APPLICANT NAME:	ST. LUCIE COMMERCE CENTER, LLC
EXISTING ZONING:	I-1 (LIGHT INDUSTRIAL)
EXISTING USE:	VACANT
PROPOSED ZONING:	2 PD (PLANNED DEVELOPMENT)
FUTURE LAND USE:	INDUSTRIAL
DEVELOPMENT TYPE:	INDUSTRIAL
LEGAL DESCRIPTION:	LOTS 1 THROUGH 6, TREASURE COAST BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 36 THROUGH 42, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
ADJACENT ZONING:	NORTH: I-1 (LIGHT INDUSTRIAL) AND I-3 (HEAVY INDUSTRIAL)
	SOUTH: IND (INDUSTRIAL) AND MXD (MIXED USE) UNINCORPORATED
	EAST: I (INSTITUTIONAL) UNINCORPORATED
	WEST: I-1 (LIGHT INDUSTRIAL)
ADJACENT FUTURE LAND USE:	NORTH: I (INDUSTRIAL) AND HI (HEAVY INDUSTRIAL)
	SOUTH: AR-1 (AGRICULTURE RESIDENTIAL) UNINCORPORATED
	EAST: PIF (PUBLIC FACILITY) UNINCORPORATED
	WEST: I (INDUSTRIAL) AND INST. (INSTITUTIONAL)

DEVELOPMENT DATA

	EXISTING (SF)	PROPOSED (SF)	PROPOSED (AC)	PERCENTAGE (%)
LOT COVERAGE				
PROJECT SITE AREA:	4,738,491	4,721,227	108.38	100.00%
BUILDING GFA:	0	1,215,000	27.89	25.73%
PAVEMENT AREA:	79,182	1,208,334	27.74	25.59%
SIDEWALKS:	0	28,096	0.64	0.60%
WET STORMWATER MANAGEMENT AREA*:	0	165,602	3.80	3.51%
WETLAND SURFACE AREA:	763,607	763,607	17.53	16.17%
TOTAL IMPERVIOUS (INCLUDES BUILDING):	842,789	2,457,430	56.41	52.05%
DRY STORMWATER MANAGEMENT AREA**:	0	117,542	2.70	2.49%
LANDSCAPING/OPEN SPACE:	3,895,702	1,217,046	27.94	25.78%
TOTAL PERVIOUS:	3,895,702	2,263,797	51.97	47.95%

* CALCULATED FROM CONTROL WATER ELEVATION
** CALCULATED FROM BOTTOM OF DRY DETENTION AREA

BUILDING SETBACKS

	EXISTING	REQUIRED	PROPOSED
NORTH:	N/A	N/A	20.0'
SOUTH:	N/A	15'	250.4'
EAST:	N/A	15'	157.2'
WEST:	N/A	N/A	25.0'

PARKING

PARKING RATIO:	REQUIRED (PER ITE)	TYPE	EXISTING	PROPOSED
0.39 SPACES/1,000 SF GFA	474 SPACES	STANDARD	0	561
		ADA	0	25
BICYCLE RACKS:		TOTAL	0	586
1 BIKE RACK SPACE/20 PARKING SPACES		28 BIKE RACK SPACES		28

2 NOTE: LOT 1 AND LOT 5 WILL RETAIN LIGHT-INDUSTRIAL ZONING USES. LOTS 2, 3, 4, AND 6, WILL CONSIST OF A MIX OF MEDIUM INTENSITY INDUSTRIAL USES, SEE PLANNED DEVELOPMENT NARRATIVE.

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

PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

DYNAMIC ENGINEERING
• ENGINEERING • PLANNING • SURVEY • TRAFFIC

REV.	DATE	COMMENTS	BY
2	06/30/23	REZONING TO PLANNED DEVELOPMENT	JAC
1	02/01/22	PER CITY OF FT. PIERCE COMMENTS	KAK

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: KAK | DESIGNED BY: ACM | CHECKED BY: MDM | CHECKED BY: —

PROJECT: **FORT PIERCE COMMERCE CENTER**
ST. LUCIE COMMERCE CENTER, LLC
SELVITZ ROAD & ENERGY LANE, ST. LUCIE COUNTY, FL 34981
SECTION 31, TOWNSHIP 35S, RANGE 40E

DYNAMIC ENGINEERING
LAND DEVELOPMENT CONSULTING • PERMITTING
GEOTECHNICAL • ENVIRONMENTAL
TRAFFIC • SURVEY • PLANNING & ZONING
100 NE 5th Avenue, Suite B2
Delray Beach, FL 33483
T: 561.921.8570
Offices conveniently located at:
Lake Cobb, New Jersey • T: 732.974.0196
Channel, New Jersey • T: 908.879.9129
Newark, New Jersey • T: 973.755.7200
Toms River, New Jersey • T: 732.675.7000
Newtown, Pennsylvania • T: 267.685.0276
Philadelphia, Pennsylvania • T: 215.225.4887
Bethlehem, Pennsylvania • T: 610.289.4400
Allen, Texas • T: 972.534.3700
Houston, Texas • T: 281.789.6400
Ham, Texas • T: 512.446.2646
Delray Beach, Florida • T: 561.921.8570
Florida Certificate of Authorization No. 32535
www.dynamicec.com

MICHAEL D. MILES
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 81313
DATE: FEBRUARY 18TH, 2022

ÁNGEL PIÑERO
PROFESSIONAL ENGINEER
FLORIDA LICENSE No. 88047
DATE:

2 TITLE: FINAL OVERALL SITE PLAN

SCALE: (H) AS (V) NOTED | DATE: 12/03/2021
PROJECT No: 3342-99-005

SHEET No: C1.00 | Rev. #: 2

COPYRIGHT © 2021 – DYNAMIC ENGINEERING CONSULTANTS, PC – ALL RIGHTS RESERVED

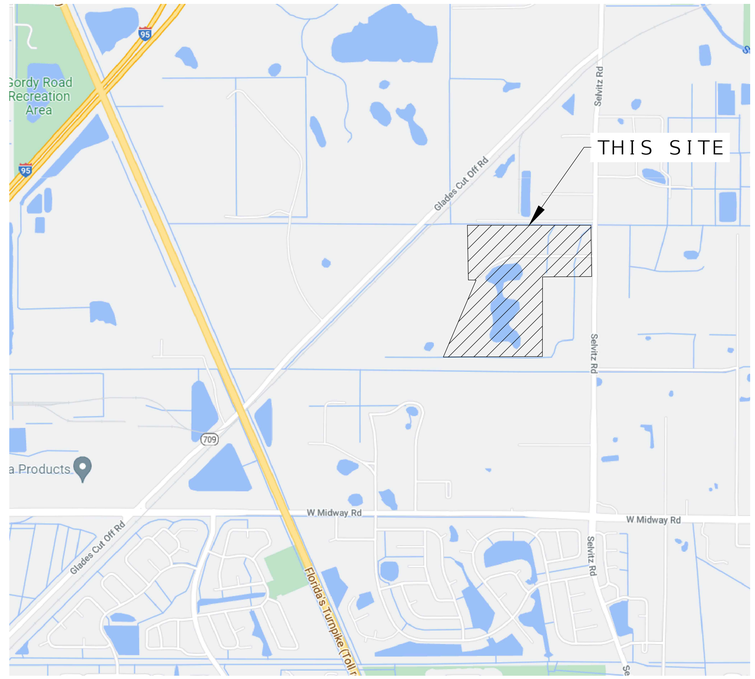
Plotted: 07/12/23 – 10:49 AM By: jcano
File: P:\DEPC PROJECTS\3342 Sterling Education Group LLC\99-005 Treasure Coast Business Park\Dwg\Entitlements\D3342990005S2.dwg, ---> C1.00 FINAL OVERALL SITE PLAN

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY, PREPARED IN ACCORDANCE WITH THE APPLICABLE PORTIONS OF THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.051 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS ARE BASED ON SOUTH 89°57'15" WEST (GRID, NAD 83, 2011 ADJUSTMENT) ALONG THE SOUTH LINE OF "TREASURE COAST BUSINESS PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 36, IN THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA.
3. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE BASED ON REAL-TIME KINEMATIC (RTK) GPS OBSERVATIONS UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION "FLORIDA PERMANENT REFERENCE NETWORK". THE EXPECTED VERTICAL ACCURACY IS ±0.15 FEET.
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER RIVERSIDE ABSTRACT IN FILE NO RAFL-43195, DATED SEPTEMBER 5, 2021. EASEMENTS AND/OR OTHER ENCUMBRANCES ARE SHOWN IN THE ADJOINING TABLE.
5. THE LEGAL DESCRIPTION THAT IS SHOWN HEREON WAS PROVIDED IN THE TITLE COMMITMENT.
6. ALL DISTANCES AND ELEVATIONS ARE IN US SURVEY FEET AND ARE MEASURED UNLESS NOTED OTHERWISE.
7. ALL FIELD-MEASURED DIMENSIONS ALONG THE BOUNDARY WERE IN SIGNIFICANT AGREEMENT WITH THE PLAT, DEED, AND/OR CALCULATED VALUES.
8. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS OF 1:10,000.
9. 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.
10. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=150', ON A 24x36" SHEET.
11. SOME TOPOGRAPHIC FEATURES MAY BE EXAGGERATED IN SCALE FOR CLARITY. THE CENTER OF THE SYMBOL OF SUCH FEATURES IS THE CORRECT LOCATION.
12. ALL FIELDWORK WAS COMPLETED BY RITZEL-MASON, INC. AND PROVIDED TO ZEMAN CONSULTANT GROUP, LLC FOR THE EXPRESS PURPOSE OF CREATING THIS ALTA/NSPS SURVEY.

ALTA/NSPS NOTES:

1. MONUMENTS WERE FOUND AT ALL BOUNDARY CORNERS AND ARE NOTED ON THE SURVEY.
2. ADDRESS OF THE SITE IS KNOWN AS 0 ENERGY DRIVE, FORT PIERCE, FLORIDA.
3. THE SUBJECT PARCEL DOES NOT LIE IN A FLOOD HAZARD ZONE ACCORDING TO FEMA FLOOD MAP NUMBER 12111C0188K DATED FEBRUARY 19, 2020.
4. AREA = 108.781 ACRES, MORE OR LESS.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. EASEMENTS, RESTRICTIONS, AND OTHER ITEMS OF RECORD SHOWN ARE PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN FILE NO 18-29479C, POLICY NUMBER OXFL-08643015, DATED FEBRUARY 22, 2018 AND POLICY NUMBER OXFL-08630748, DATED JANUARY 5, 2018. NO EASEMENTS OR OTHER ENCUMBRANCES WERE NOTED IN EITHER POLICY.
6. ZONING AND SETBACK INFORMATION WERE NOT PROVIDED TO THE SURVEYOR.
7. NO BUILDINGS AND/OR STRUCTURES EXIST ON THE PROPERTY AT THE TIME OF THIS SURVEY.
8. ALL SUBSTANTIAL FEATURES FOUND ON THE PROPERTY DURING THIS SURVEY ARE SHOWN HEREON.
9. THERE WERE NO IDENTIFIABLE PARKING SPACES FOUND ON THE PROPERTY DURING THIS SURVEY.
10. NO PARTY WALLS WERE FOUND ON THE PROPERTY DURING THIS SURVEY.
11. ADJOINING PROPERTY INFORMATION IS SHOWN HEREON.
12. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
13. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.



VICINITY MAP

(NOT TO SCALE)

SCHEDULE B-II EXCEPTIONS

NUMBER	DESCRIPTION	RECORDING	AFFECTS	PLOTTED	NOTES
1-8	STANDARD EXCEPTIONS/TAXES/LIENS/MINERALS	N/A	N/A	NO	NOT A SURVEY MATTER
9	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS PER PLAT	P.B. 64, PG. 36	YES	YES	
10	FP&L RIGHT OF WAY AGREEMENT	O.R.B. 96, PG. 62	YES	YES	
11	FP&L EASEMENT	O.R.B. 200, PG. 2575	YES	YES	
12	FORT PIERCE UTILITY EASEMENT	O.R.B. 1013, PG. 679	YES	YES	
13	FORT PIERCE UTILITY EASEMENT	O.R.B. 1013, PG. 682	YES	YES	
14	PERPETUAL CONSERVATION EASEMENT	O.R.B. 1330, PG. 2441	NO	NO	SUBJECT PROPERTY NOT DESCRIBED IN DOCUMENT
15	ANNEXATION AGREEMENT - REQUEST FOR WATER/SEWER SERVICE	O.R.B. 2566, PG. 197	YES	NO	NOT A SURVEY MATTER
16	RESTRICTIONS FROM DEED OF CONSERVATION EASEMENT	O.R.B. 2642, PG. 2285	YES	YES	
17	FORT PIERCE UTILITY EASEMENT	O.R.B. 3085, PG 150	YES	YES	ALREADY PLOTTED FROM PLAT
18	JOINT MAINTENANCE AGREEMENT	O.R.B. 3261, PG. 1109	YES	YES	NOT A SURVEY MATTER

LEGAL DESCRIPTION:
LOTS 1 THROUGH 6, TREASURE COAST BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 36 THROUGH 42, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SHEET INDEX

SHEET NO.	DESCRIPTION
1	ALTA/NSPS NOTES
2	ALTA/NSPS SURVEY
3	SHEET NUMBER GRAPHIC
4-11	TOPOGRAPHIC DETAILS

VERTICAL DATUM INFORMATION

ALL ELEVATIONS SHOWN ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988(NAVD88)
CONVERSION FACTOR:
NAVD88 + 1.489 = NGVD29 IN THIS AREA

CERTIFIED TO:
HOPE COMMERCIAL HOLDINGS
RIVERSIDE ABSTRACT, LLC
ST. LUCIE COMMERCE CENTER, LLC
AMERICAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ISAOA ATIMA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE 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, 6(A), 6(B), 7A, 7B, 7C, 8, 9, 10, 13, 16, 17 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON OCTOBER 9, 2021.

DATE OF PLAT OR MAP: OCTOBER 11, 2021

LEE POWERS, PSM
STATE OF FLORIDA NO. 6805

DATE	REVISION	BY
10/29/21	ADD ADDT'L TREES, FENCES AND ELEV'S	LP

ZEMAN CONSULTING GROUP
3970 RCA BLVD, SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 150'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

ALTA/NSPS SURVEY

FORT PIERCE COMMERCE CENTER

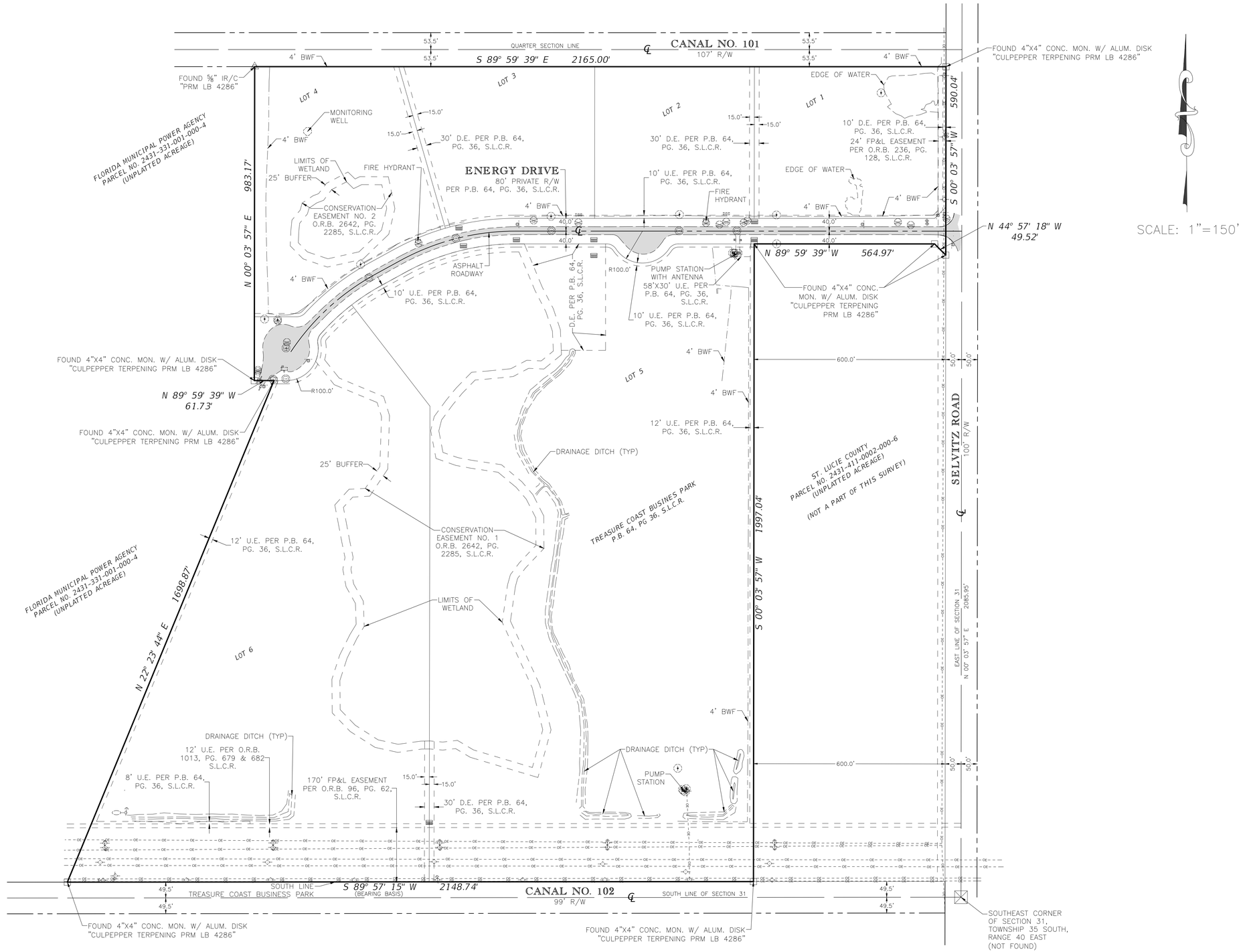
CITY OF FORT PIERCE, ST. LUCIE COUNTY, FLORIDA

ABBREVIATIONS:

ALUM.	ALUMINUM
BM	BENCHMARK
BWF	BARBED WIRE FENCE
℄	CENTERLINE
CONC.	CONCRETE
D.E.	DRAINAGE EASEMENT
E.	EASTING
ELEV.	ELEVATION
INV.	INVERT
IR/C	IRON ROD WITH CAP
LB	LICENSED BUSINESS
N.	NORTHING
N/A	NOT APPLICABLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
S.L.C.R.	SAINT LUCIE COUNTY RECORDS
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W/	WITH

SYMBOLS AND LINETYPES:

- CATCH BASIN
- FIRE HYDRANT
- GUY ANCHOR
- LIGHT POLE
- MANHOLE - SANITARY
- STANDPIPE
- WATER METER
- UTILITY POLE
- SIGN
- VALVE COVER - GAS
- VALVE COVER - WATER
- VALVE COVER - SANITARY
- UTILITY MARKER
- OVERHEAD UTILITY LINE



SCALE: 1"=150'

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD, SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

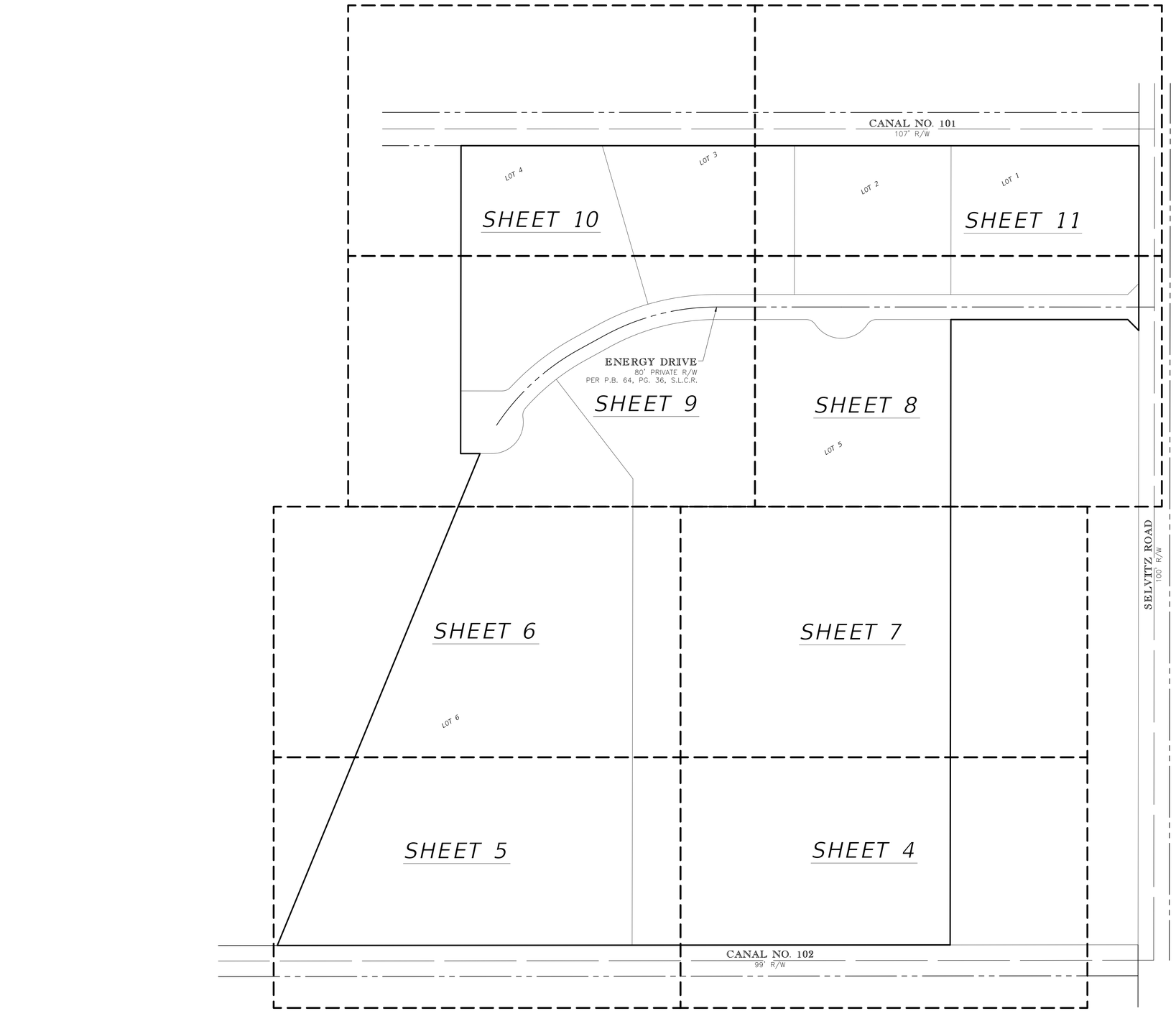
FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 150'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

ALTA/NSPS SURVEY
FORT PIERCE COMMERCE CENTER

SHEET 2 OF 11



(NOT TO SCALE)

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	N/A
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

SHEET NUMBER GRAPHIC

FORT PIERCE COMMERCE CENTER

(SEE SHEET 7)

(SEE SHEET 5)

CONSERVATION EASEMENT NO. 1
O.R.B. 2642, PG. 2285, S.L.C.R.

LOT 5

BM RM3
N. = 1108780.857
E. = 860907.107
ELEV. = 17.40'
60D NAIL & DISK
RITZEL-MASON TRAV PT

ST. LUCIE COUNTY
PARCEL NO.
2431-411-0002-000-6
(UNPLATTED ACREAGE)
(NOT A PART OF THIS SURVEY)

SCALE: 1"=40'

CANAL NO. 102
99' R/W
℄

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET
FORT PIERCE COMMERCE CENTER

SHEET 4 OF 11

(SEE SHEET 6)

SCALE: 1"=40'

FLORIDA MUNICIPAL POWER AGENCY
PARCEL NO.
2431-331-001-000-4
(UNPLATTED ACREAGE)

CONSERVATION EASEMENT NO. 1
O.R.B. 2642, PG. 2285, S.L.C.R.

LOT 6

LOT 5

24" CULVERT PIPE
E INV. ELEV.=15.71'
W INV. ELEV.=15.53'

8" PVC STANDPIPE

DRAINAGE CATCH BASIN
RIM ELEV. = 15.22'
36" REINFORCED CONCRETE PIPE
INV. ELEV. S. = 11.22'
BOTTOM OF BOX ELEV. = 10.27'

DRAINAGE CATCH BASIN
RIM ELEV. = 18.60'
36" REINFORCED CONCRETE PIPE
INV. ELEV. S. = 8.08'
BOTTOM OF BOX ELEV. = 7.82'

36" REINFORCED CONCRETE PIPE
DIRECTION ONLY

CANAL NO. 102
99' R/W

(SEE SHEET 4)

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET
FORT PIERCE COMMERCE CENTER

(SEE SHEET 9)

SCALE: 1"=40'

FLORIDA MUNICIPAL POWER AGENCY
PARCEL NO.
2431-331-000-4
(UNPLATTED ACREAGE)

CONSERVATION EASEMENT NO. 1
O.R.B. 2642, PG. 2285, S.L.C.R.

LOT 6

LOT 5

(SEE SHEET 7)

(SEE SHEET 5)

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

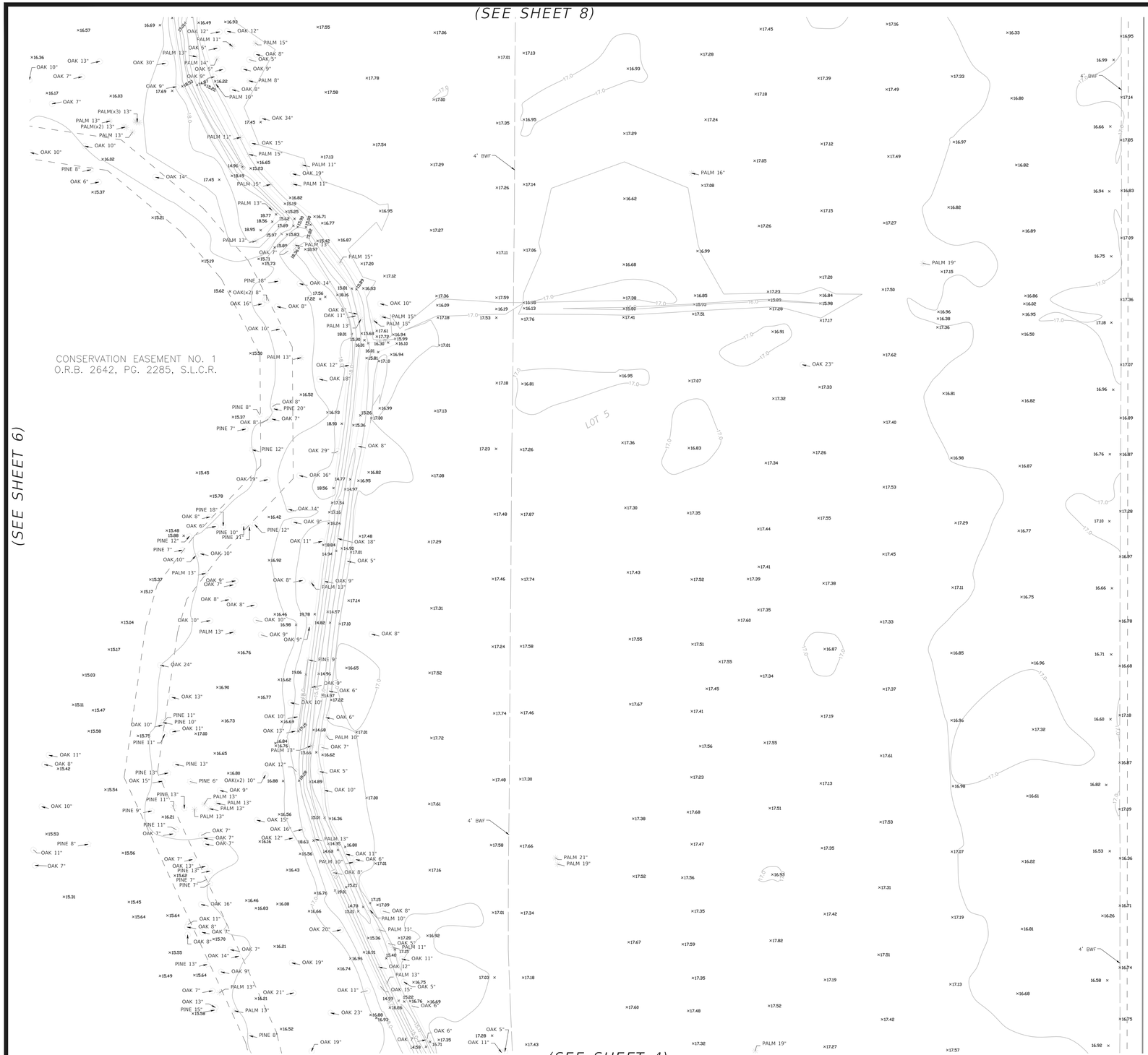
PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET

FORT PIERCE COMMERCE CENTER

(SEE SHEET 8)



(SEE SHEET 6)

(SEE SHEET 4)

SCALE: 1"=40'

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET

FORT PIERCE COMMERCE CENTER

(SEE SHEET 11)

(SEE SHEET 9)

(SEE SHEET 7)

SANITARY MANHOLE
RIM ELEV. = 18.85'
8" PVC PIPE
INV. ELEV. E. = 4.25'
8" PVC PIPE
INV. ELEV. S. = 4.08'
8" PVC PIPE
INV. ELEV. W. = 4.18'
BOTTOM OF BOX ELEV. = 4.16'

DRAINAGE CATCH BASIN
RIM ELEV. = 17.11'
24" REINFORCED CONCRETE PIPE
INV. ELEV. E. = 12.05'
24" REINFORCED CONCRETE PIPE
INV. ELEV. S. = 11.88'
BOTTOM OF BOX ELEV. = 11.33'

SANITARY MANHOLE
RIM ELEV. = 19.91'
8" PVC PIPE
INV. ELEV. E. = 5.08'
8" PVC PVC
INV. ELEV. S. = 9.52'
8" PVC PIPE
INV. ELEV. W. = 5.01'
8" PVC PIPE
INV. ELEV. N. = 11.15'
BOTTOM OF BOX ELEV. = 5.07'

MITERED END SECTION
12"x18" ELLIPTICAL RCP
INV. ELEV. W. = 17.57'

24" REINFORCED CONCRETE PIPE
DIRECTION ONLY

8" PVC
DIRECTION ONLY

8" PVC
DIRECTION ONLY

8" PVC
DIRECTION ONLY

DRAINAGE CATCH BASIN
RIM ELEV. = 16.44'
48" REINFORCED CONCRETE PIPE
INV. ELEV. N. = 10.44'
BOTTOM OF BOX ELEV. = 9.68'

DRAINAGE CATCH BASIN
RIM ELEV. = 18.45'
36" REINFORCED CONCRETE PIPE
INV. ELEV. E. = 11.23'
48" REINFORCED CONCRETE PIPE
INV. ELEV. S. = 10.05'
36" REINFORCED CONCRETE PIPE
INV. ELEV. W. = 11.18'
BOTTOM OF BOX ELEV. = 9.58'

DRAINAGE CATCH BASIN
RIM ELEV. = 17.17'
24" REINFORCED CONCRETE PIPE
INV. ELEV. N. = 11.78'
36" REINFORCED CONCRETE PIPE
INV. ELEV. W. = 11.91'
BOTTOM OF BOX ELEV. = 11.32'

SANITARY MANHOLE
8" PVC PIPE
INV. ELEV. N. = 10.15'
8" PVC PIPE
INV. ELEV. S. = 10.20'
8" PVC PIPE
INV. ELEV. W. = 10.14'
BOTTOM OF BOX ELEV. = 10.78'

MITERED END SECTION
12"x18" ELLIPTICAL REINFORCED CONCRETE PIPE
INV. ELEV. W. = 17.32'

BM RM2
N. = 1110506.593
E = 861518.322
ELEV. = 19.06'
5/8" IRON ROD & CAP
RITZEL-MASON TRAV PT

ST. LUCIE COUNTY
PARCEL NO.
2431-411-0002-000-6
(UNPLATTED ACREAGE)
(NOT A PART OF THIS SURVEY)

SCALE: 1"=40'

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

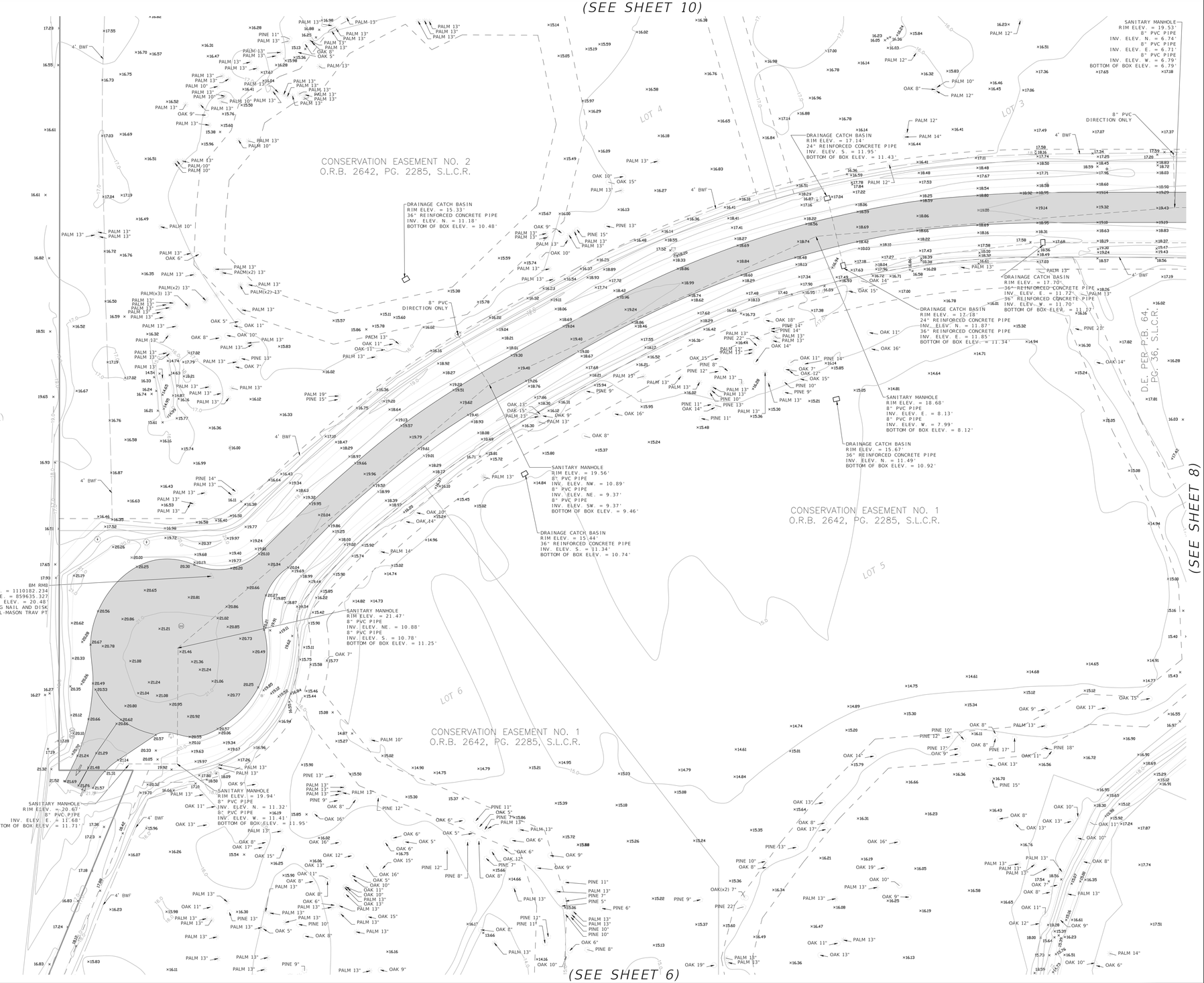
PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET
FORT PIERCE COMMERCE CENTER

SHEET
8 OF 11

SCALE: 1"=40'



DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

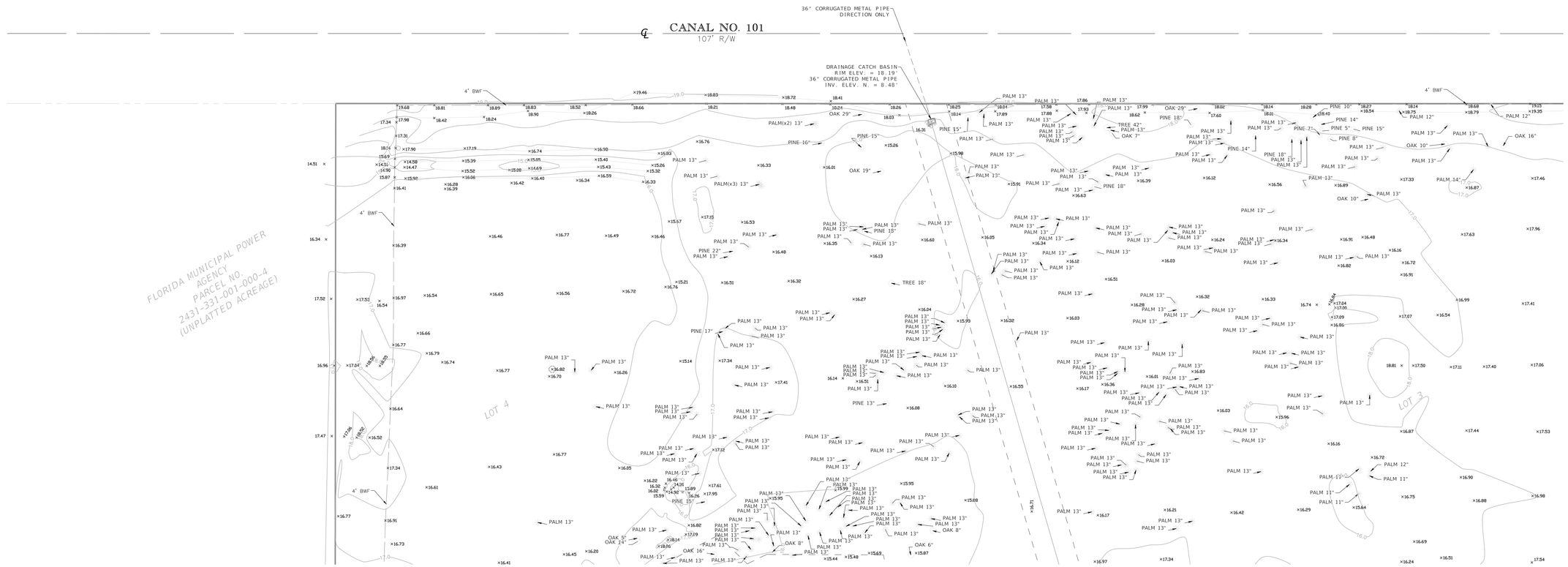
SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET

FORT PIERCE COMMERCE CENTER

SHEET 9 OF 11

SCALE: 1"=40'



DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET

FORT PIERCE COMMERCE CENTER

SHEET
10 OF 11

SCALE: 1"=40'

CANAL NO. 101
107' R/W

(SEE SHEET 10)

(SEE SHEET 8)

SELVITZ ROAD
100' R/W

DATE	REVISION	BY

ZEMAN CONSULTING GROUP
3970 RCA BLVD. SUITE #7750
PALM BEACH GARDENS, FL 33410 - LB 8431

FIELD BY	N/A
FIELD BOOK(S)	N/A
PAGE(S)	N/A
DRAWN BY	LP
CHECKED BY	ED

PROJECT NO.	21030.00
SCALE	1" = 40'
DATE OF LAST FIELDWORK	10/09/21
DATE OF MAP	10/11/21

SURVEYOR'S SEAL

TOPOGRAPHIC DETAIL SHEET
FORT PIERCE COMMERCE CENTER

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4972147 OR BOOK 4746 PAGE 1204, Recorded 12/28/2021 03:56:48 PM Doc Tax: $45500.00

This Instrument Prepared by:
Riverside Abstract
1 Paragon Drive, Suite 150B
Montvale, NJ 07654

Return to:
Jeffrey Wolfe, Esq.
Sachs Sax Caplan, P.L.
6111 Broken Sound Parkway NW #200
Boca Raton, FL 33473

Property Folio Number:
2431-800-0002-000-0
2431-800-0003-000-7
2431-800-0004-000-4
2431-800-0005-000-1
2431-800-0006-000-8
2431-800-0007-000-5

WARRANTY DEED

This Warranty Deed made and executed the 3 day of December , 2021, by Tahoe1212 LLC, a Delaware limited liability company, whose address is 2093 Philadelphia Pike # 5041 Claymont, DE 19703 , hereinafter called the grantor, to St. Lucie Commerce Center LLC, a Florida limited liability company, whose address is 30 S. Hope Chapel Road, Jackson, NJ 08527 , hereinafter called the grantee:

(Wherever used herein the term "grantor" and grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns, wherever the context so admits or requires.)

Witnesseth: That the said grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in St. Lucie County, State of Florida, viz:

SEE EXHIBIT A

Together with all the elements, 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 it is lawfully seized of said land in

fee simple, that it has good right and lawful authority to sell and convey said land, that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except for real estate taxes for the year 2022 and subsequent years.

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first written above.

Tahoe1212, LLC, a Delaware limited liability company

WITNESS

Stephen E Gries
(signature)

Name: Stephen E. Gries
(print)

HRW Management, LLC,
a Nevada limited liability company

By: ACH MJW, LLC,
an Arizona limited liability company

By: _____
Michael Wick
Its: Manager

WITNESS

Portia Frost
(signature)

Name: Portia Frost
(print)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of December, 2021, by means of [ ] physical presence or [ ] online notarization by _____, as _____ of Tahoe1212 LLC, a Delaware limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

NOTARY PUBLIC:

Sign _____

Print _____

State of _____ at Large (Seal)

My Commission Expires:

See attached CA Acknowledgment

Exhibit A

Lots 1 through 6, Treasure Coast Business Park, according to the plat thereof, as recorded in Plat Book 64, Pages 36 through 42, of the Public Records of St. Lucie County, Florida

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Los Angeles }

On December 3 2021 before me, Portia Frost "Notary Public" (Here insert name and title of the officer),

personally appeared Michael Wick,

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

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

WITNESS my hand and official seal.

Portia Frost
Notary Public Signature

(Notary Public Seal)

PORTIA FROST
COMM. #2296220
Notary Public - California
Los Angeles County
My Comm. Expires July 30, 2023

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

Emery Dr. Ft Pierce FL
(Title or description of attached document continued)

Number of Pages 3 Document Date 12/3/21

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☒ Other

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

...NotaryClasses.com 800-873-9865

Technical Review Committee **1. f.**

Meeting Date: 08/17/2023

REQUESTED ACTION

Conditional Use - Word of Faith - 403 Hayes Road - 2415-601-0055-000-5, 2415-601-0056-000-2

SUMMARY

Project #: 23-04000005

Word of Faith Christian Academy proposes to occupy and utilize a pre-exiting series of structures on site for K-12 Private Christian school. The building is currently owned and occupied by Parkview Baptist Church located at 403 Hayes Road.

Please review and provide comments at least two days before the meeting date, Thursday, August 17. All comments should be emailed to kcharles@cityoffortpierce.com and planning@cityoffortpierce.com. If additional information is needed, please do not hesitate to contact me directly at 772.467.3039 or 772.467-3741.

LOCATION

2415-601-0056-000-2 (403 Hayes Road)

RESPONSIBLE STAFF

Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Charles Started On: 08/01/2023 01:50 PM

Final Approval Date: 08/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or Location
403 Hayes Road Fort Pierce

Parcel ID #(s)
2415-601-0056-000-2; 2415-601-0055-000-5

Project description
Existing educational facility - New K-12 Private Christian school occupant

Site Information

Building Size: 15,098 Parking Spaces: 89-/+

Parkview Baptist Church	Word of Faith Christian Academy
Property Owner(s)	**Applicant/Representative, Title, Company**
403 Haynes Road	907 N. 13th Street
Street Address	Street Address
Fort Pierce FL 34950	Fort Pierce FL 34950
City State Zip	City State Zip
772-461-4245	772-626-5582
Phone Number	Phone Number
pastordoug@parkviewfortpierce.com	info@wfcacademy.org
Email Address	Email Address

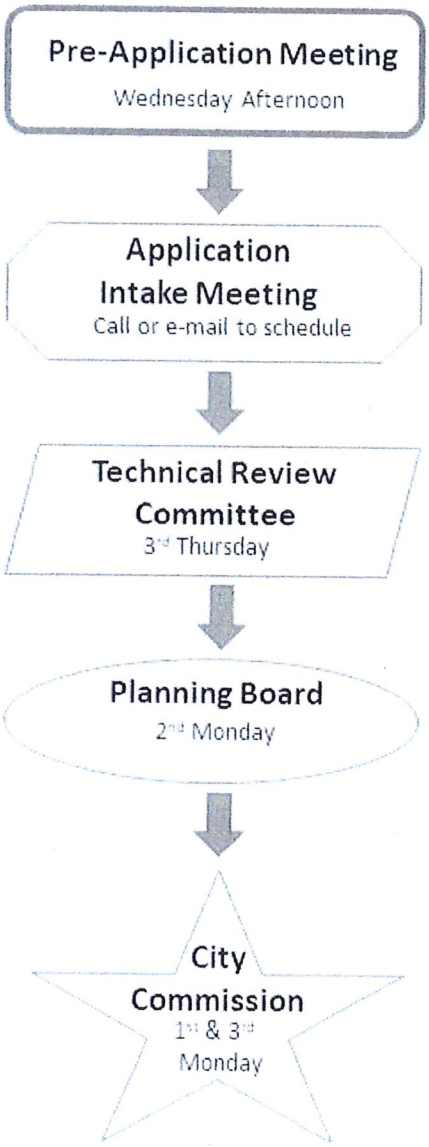
Property Owner(s) Acknowledgements: *- This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other 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.*

Pastor Doug Saunders
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.
- Conditional Use approval is valid for one (1) year following City Commission approval.
- Fee Schedule - https://www.cityoffortpierce.com/DocumentCenter/View/2620/Fee-Schedule-
- Public Notice Fees - https://www.cityoffortpierce.com/DocumentCenter/View/8818/Public-Notice-Fees-



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.

- ☐ As-built Survey
- ☑ Floor Plan of Existing Buildings
- ☐ Site plan, to scale, including existing improvements and proposed parking, driveways, landscaping & storm drainage
- ☐ Lighting Plan
- ☑ Complete Application

The application for conditional use with the application for site plan review, when not exempt in accordance with the requirements of section 125-236, shall be reviewed as a unit in accordance with the requirements of section 125-313 except that:

1. The City Commission shall hold a public hearing in accordance with the provisions of section 125-38 prior to acting on the application for conditional use.

2. In permitting a conditional use or the modification of an existing conditional use, the city commission may impose, in addition to those standards and requirements expressly specified in this chapter, any condition which it finds to be necessary to protect the best interest of the surrounding property of the city.

Project Narrative & Cover Letter

Word of Faith Christian Academy
Conditional Use Application
July 14th, 2023

Request

Word of Faith Christian Academy, is requesting approval of a Conditional Use Application for the following subject property Parkview Baptist Church located within the City of Fort Pierce, FL. The Applicant, Word of Faith Christian Academy, is a nonprofit organization which previously located and operated at 907 N 13th St, Fort Pierce, FL 34950. Applicant is proposing to occupy and utilize a pre-existing series of structures on site, currently owned and occupied by Parkview Baptist Church located on **403 Hayes Rd Fort Pierce, FL 34950**.

The location previously utilized as an educational facility for several decades, is now proposed for use as a Kindergarten through 12th Grade private educational facility by Word of Faith Christian Academy. For the past five (5) years, the Academy served students in elementary and middle school grades in the Lincoln Park community, and is now seeking to 1) expand its reach into neighboring communities from its original location, 2) widen and diversify the emerging culture residing in this unique City, 3) to extend its academic reach into high school to accommodate family households with children within a wider age range and 4) to broaden the high school option available in this part of Fort Pierce. Within this facility, students will be met with a well-rounded and established curriculum, that is project based and technologically advanced. Our partnership and established working relationships with various agencies within the County are one of our objectives we hope to maintain in creating a "Village" that will be mutually beneficial to students, families and the community. We currently partner with the St. Lucie County School District using the Title I programs to ensure continuous uninterrupted services for ESE students. We have also secured grant funding for our summer camps through The Children Services Council of St. Lucie County (CSCSLC) serving all community children regardless of school enrollment. Our focus will continue to prioritize student academic needs and social development in a safe environment. The facility is secured with cameras throughout the property and is fenced in as added security for the family's peace-of-mind. This proposed educational facility boasts of multiple classrooms, parking spaces, a sanctuary, kitchen and lunchrooms, and outdoor areas for students to play. There will be NO changes to the existing structure of facilities on-site. NO changes to the landscape or parking facilities, and NO new construction will take place. There may be some updating and remodeling within the facilities to accommodate advanced technology.

The school anticipates operating small class sizes with an enrollment of approximately 85 -110 students for the 2023/24 school year. Normal business operations are Mondays - Fridays 7:30AM – 4:00PM. Instructional time runs from 8:30AM – 3:10PM with staggered lunch times. As a

sponsor of the National School Lunch Program (NSLP), we will continue to offer meals to all students (free breakfast and lunch).

The school will have separate designated drop off & pickup areas for parents and for bus riders. The school currently uses 15-seater vans.

The parcel in question, 2415-601-0056-000-2, is located at the northwest corner of US HWY 1 and Hayes Rd with a designation of Medium Density Residential (RL) and is within the Single-Family, Low Density Residential (R-1) Zoning District.

Property Identification

Site Address: 403 HAYES RD	Parcel ID: 2415-601-0056-000-2	Account #: 24579	Sec/Town/Range: 15/35S/40E
Map ID: 24/15N	Zoning: Medium Den	Use Type: 7100	Jurisdiction: Fort Pierce

Ownership

Parkview Baptist Church
403 Hayes RD
Fort Pierce, FL 34950

Legal Description

PINEWOOD S/D BLK 6 LOTS 6, 7, 8, 9, 10, 11, 19 AND 20 AND LOT 21-LESS E 6 FT-

There are 367 +/- parcels immediately surrounding the subject property with a designation of SF Low Density or SF Intermediate.

Based on the above narrative and attachments, Applicant is respectfully requesting APPROVAL of this application.

PROPOSED SCHOOL LOCATION:
403 Hayes Rd Fort Pierce, FL 34950

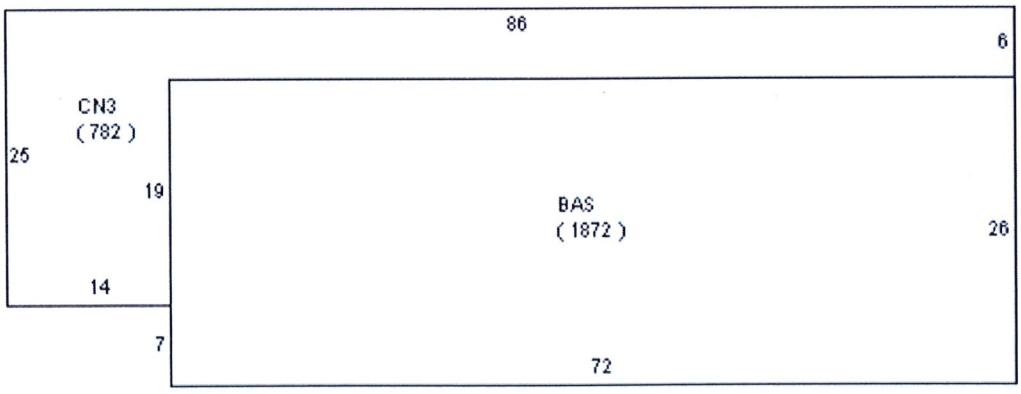


Frontal View of the subject property. The site sits on 1.48 acres with sufficient ingress and egress within the internal grounds. The proposed school site is directly centered in a residential and commercial community with working class citizens and thriving businesses. Directly across the street is Pinewood Park (entrances from Sunrise Blvd., Hayes Rd. & US Hwy 1). The Police Department is within walking distance of the school, just on the east side of US Hwy 1.

Administrative Building (1st Floor)



Front Office – The administrative and front office is the central hub where families and visitors will enter the school during operating hours. All guests will sign in manually or via an electronic device. This is the area for early pickups and late drop-offs. The school plans to use a buzz-in entry system for all guests.

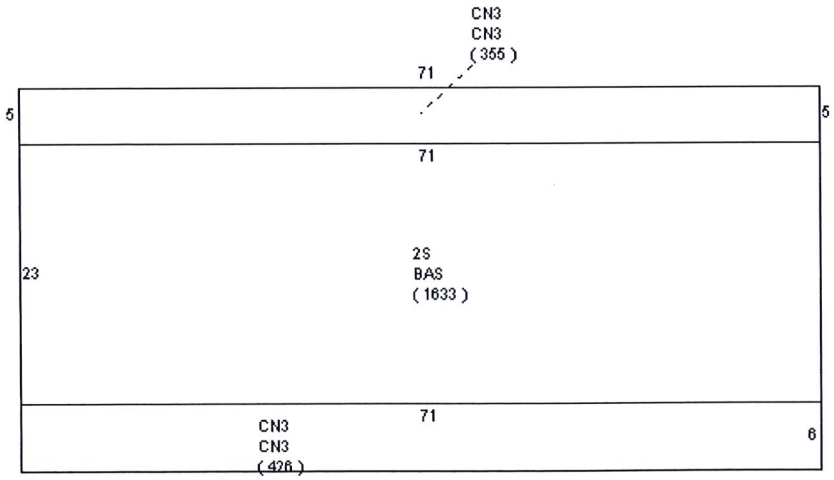


1st Floor Level



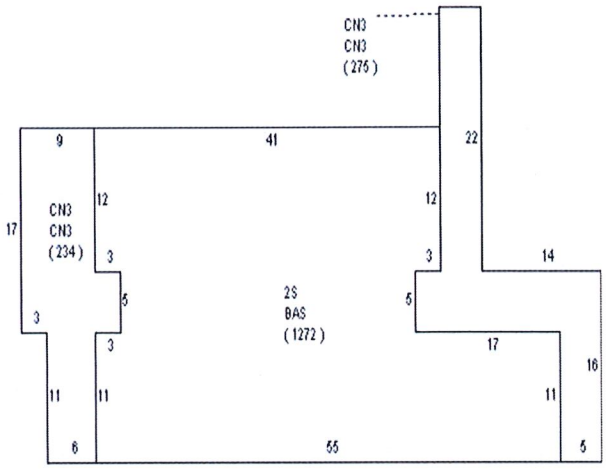
Northwest Building:

- 1st Floor – Kindergarten and First Grade area with bathroom | West Stairwell
- 2nd Floor – High School Division with separate office and Boys and Girls bathroom



Classrooms & Bathrooms | First & Second Floor



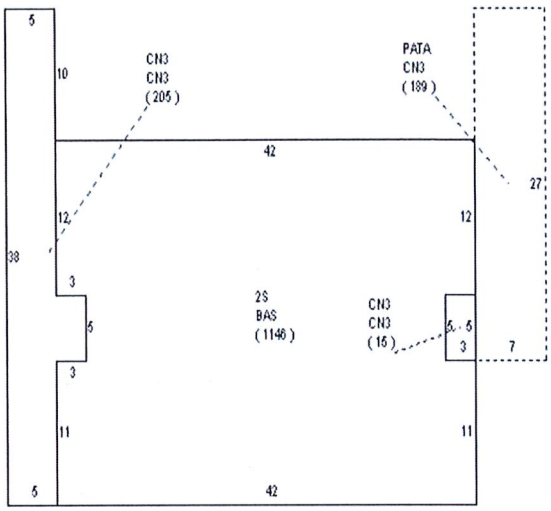


Southwest and Southeast Building: (Part A)

- 1st Floor – 2nd and 3rd grade classrooms with boy and girl bathrooms with handicap capabilities
- 2nd Floor – 4th and 5th grade classrooms with boy and girl bathrooms

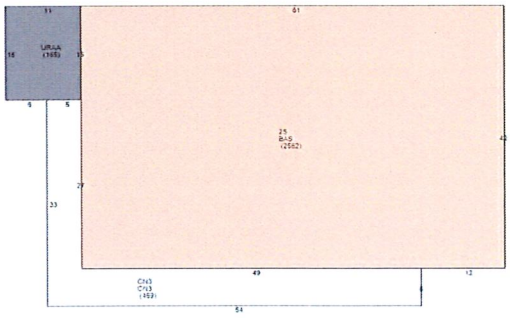
Southwest and Southeast Building: (Part B)





- Canopy and middle stairwell





- Classrooms & Bathrooms | First & Second Floor
- Inside garden area
- Lunchroom and kitchen on 1st floor

- Water Fountains



Northeast Building:

- 1st Floor & 2nd Floor classrooms with a stairwell and a side-gate entrance for bus rider drop-offs and pickups
- Back-gate entrance is for car riders drop-offs and pickups
- Classrooms
- Notice Board

PARKING LOTS



Visitor & Faculty Parking Spaces
Corner of Sunrise Blvd and Hayes Road entrance



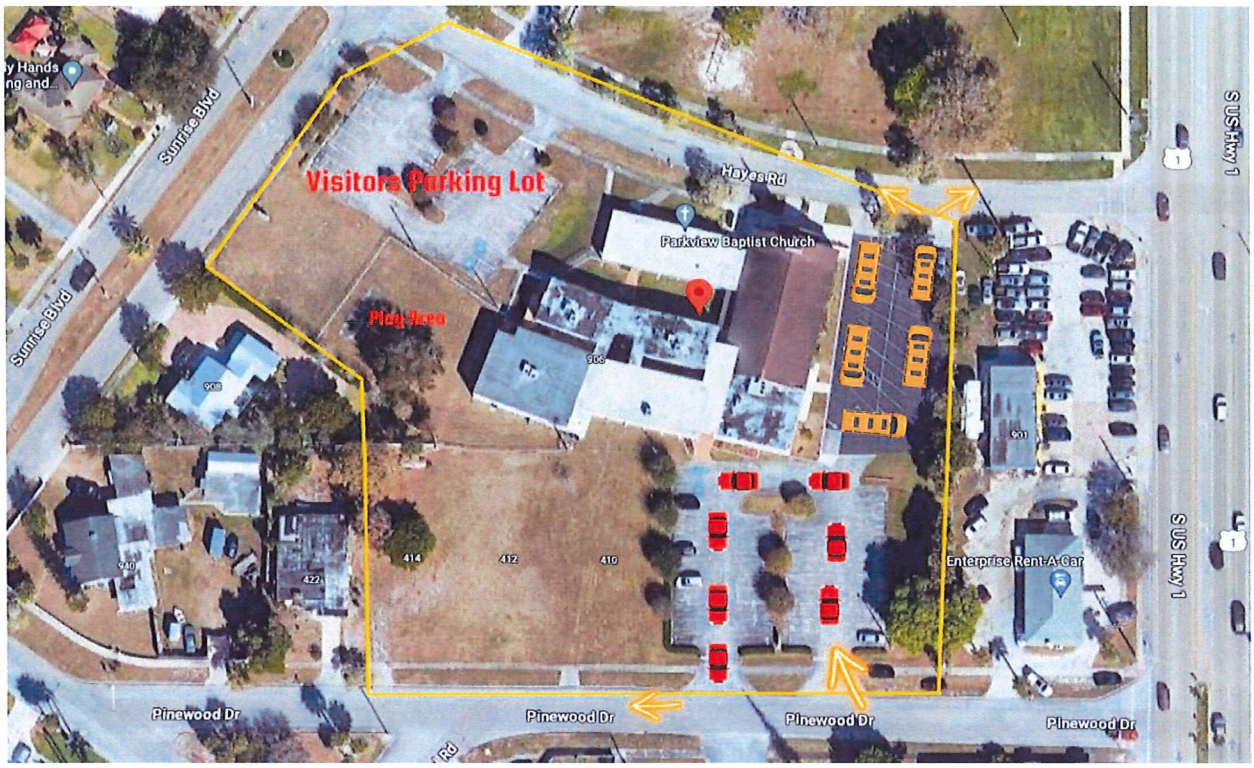
School Buses Pick-Up & Drop-Off Area



Parent Pick Up & Drop Off Area: Parents will enter from Pinewood Dr (most easterly parking lot entrance) and loop around the back gate of building.



Parents loop around and use the most westerly EXIT of the parking lot and make RIGHT turn onto Pinewood Dr towards Colonial Rd or Parkway Dr. **Drivers WILL NOT be permitted to make a left** here (as this obstructs the flow of traffic).



Full Campus View





PERMIT NO. _____ DATE 3/12 1976 DRAWING
APPROVED BY THE BUILDING & ZONING DEPARTMENT CITY OF
PIERCE SUBJECT TO CONFORMITY WITH AND NOTES AND REQUIRE

Technical Review Committee **1. g.**

Meeting Date: 08/17/2023

REQUESTED ACTION

Minor Site Plan - Tesla Charging Station - 2817 Peters Road

SUMMARY

Crossroad Plaza FP LLC proposes to add Tesla electric vehicle charging stations at 2817 Peters Road.

Please review and provide comments at least two days before the meeting date, Thursday, August 17. All comments should be emailed to kcharles@cityoffortpierce.com and planning@cityoffortpierce.com. If additional information is needed, please do not hesitate to contact me directly by dialing 772.467.3039 or planning department's main line at 772.467.3741.

LOCATION

2324-311-0005-000-1 (2817 Peters Road)

RESPONSIBLE STAFF

Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Charles Started On: 08/01/2023 03:05 PM

Final Approval Date: 08/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 2817 PETERS ROAD FT. PIERCE, FL 34945

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

Project description Tesla Electric Vehicle Charging Station

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

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

Residential: Proposed Units: 0 Proposed Sq. Ft.: 1000 Site Acreage: N/A

Crossroads Plaza FP I LLC	Miguel Yepes, Deployment Manager
Property Owner(s)	**Applicant/Representative, Title, Company**
4800 N Fed Hwy Ste B-205	3500 Deer Creek Rd
Street Address	Street Address
Boca Raton, FL 33431	Deer Creek, CA 94304
City State Zip	City State Zip
(305) 527-8180	305 - 527-8180
Phone Number	Phone Number
sherylblasi@comcast.net	sherylblasi@comcast.net
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

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

Property Identification

Site Address: 2765 PETERS RD
Sec/Town/Range: 24/35S/39E
Parcel ID: 2324-311-0005-000-1
Jurisdiction: Fort Pierce

Use Type: 1700
Account #: 128079
Map ID: 23/24S
Zoning: General Co

Ownership

Crossroads Plaza FP I LLC
4800 N Fed Hwy Ste B-205
Boca Raton, FL 33431



Legal Description

24 35 39 COMM NE COR OF SW 1/4 RUN N 89 DEG 41 MIN 32 SEC W 768.20 FT, TH S 00 DEG 18 MIN 28 SEC W 45 FT TO SLY R/W ANDREWS AV AND POB, TH S 89 DEG 41 MIN 32 SEC E ALG SD SLY R/W 683.72 FT TO PC CONC SW, CA 89 DEG 36 MIN 19 SEC, R OF 30 FT, CB S 44 DEG 53 MIN 22 SEC E, TH ALG SD CURVE 46.92 FT TO WLY R/W PETERS RD, TH S 00 DEG 05 MIN 03 SEC E ALG WLY R/W 261.67 FT TO PC CONC WLY, CA OF 26 DEG 42 MIN 20 SEC, R OF 560 FT, CB S 13 DEG 15 MIN 57 SEC W, TH SWLY ALG ARC OF SD CURVE 261.02 FT, TH S 26 DEG 37 MIN 08 SEC W 235 FT TO PC CONC N, CA 77 DEG 16 MIN 03 SEC, R OF 435 FT, CBS 65 DEG 15 MIN 09 SEC W, TH SWLY ALG ARC OF SD CURVE 586.63 FT TO A PT OF REV CURVE CONC SLY, CA OF45 DEG 27 MIN 09 SEC, R OF 515 FT, CB S 81 DEG 09 MIN 36 SEC W, TH NELY ALG ARC OF SD CURVE 408.55 FT TO PT OF CURVE CONC N, CA OF 80 DEG 06 MIN 22 SEC, CB N 81 DEG 30 MIN 48 SEC W, R OF 30 FT, TH ALG ARC OF SD CURVE 41.94 FT TO ELY R/W ENTRY BV AND PT OF CURVE CONC NELY WITH CA 21 DEG 31 MIN 01 SEC, R OF 625 FT, TH NWLY ALG ARC OF SD CURVE 234.71 FT, TH N 19 DEG 56 MIN 35 SEC W 100.87 FT, TH N 70 DEG 04 MIN 02 SEC E 459.41 FT, TH N 25 DEG 04 MIN 02 SEC E 226.43 FT, TH N 00 DEG 18 MIN 28 SEC E 405.04 FT TO POB. BEING PART OF VAC VILLA VISTA S/D AS IN PB 6 PG 27 (18.61 AC) (OR 2851-331)

Total Areas

Finished/Under Air (SF):	158,300
Gross Sketched Area (SF):	174,927
Land Size (acres):	18.61
Land Size (SF):	810,651.6

Current Values

Just/Market Value:	$9,741,600
Assessed Value:	$6,698,923
Exemptions:	$0
Taxable Value:	$6,698,923

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.**

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

April 6, 2023

RE: Tesla Electric Vehicle Charging Station

To Whom It may Concern:

Please accept this as an original Letter of Authorization for Tesla, Inc. to sign and represent any and all documents relating to Planning and Zoning and Building for the Proposed Electric Vehicle Charging station located at:

2817 Peters Road Ft. Pierce, FL 34945

Please feel free to contact us with any questions or concerns.

Best Regards,

Signature of Owner

Harry Zuker

Print Owner's Name:

Sworn to and subscribed before me on this 6 Day of April, 2023.

By Harry Zuker Personally Known, or Produced ID_____ Notary Public

Print Notary's Name: Rodolfo Ortega

Oath taken X Oath not taken_____

Commission Expiration: 2/17/25

Address: 2707 Peters Rd Ft. P. FL 34945

Notary Public State of Florida
Rodolfo Ortega
My Commission HH 094624
Expires 02/17/2025

Dewberry

Dewberry Engineers Inc.
800 N. Magnolia Ave, Suite 1000
Orlando, FL 32803

407.843.5120
407.649.8664 fax
www.dewberry.com

June 20, 2023

Ft. Pierce, FL – Building Department
Attn: Plans Examiner
300 Orange Ave, 3rd Floor
Fort Pierce, FL 34950

RE: Tesla TRT: 33519 – Ft. Pierce, FL – Nexxus Park

Dear Plans Examiner,

Dewberry Engineers Inc. (Dewberry) is pleased to present this Scope of Work Summary and traffic impact response for the proposed Tesla electric vehicle charging station for your review. The project is proposed within an existing parking lot located at 2817 Peters Road, Ft. Pierce, FL 34945. The parcel is identified by St. Lucie County as parcel 2324-311-0005-000/1, located within the city limits of Ft. Pierce.

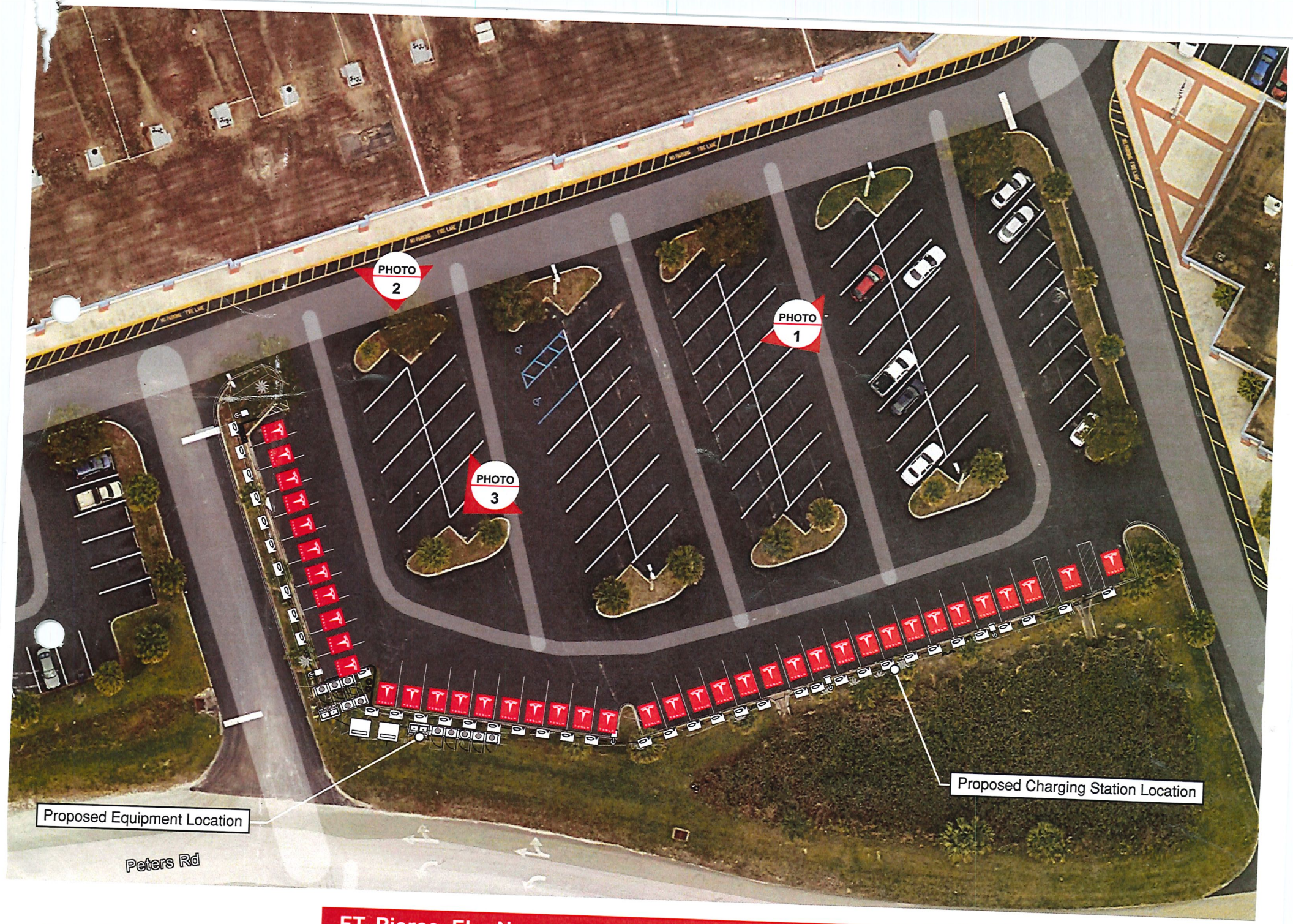
The proposed project area is currently used as parking for the existing strip mall. Tesla is proposing to add electric vehicle charging to forty (40) of the existing reconfigured parking stalls with ancillary support equipment installed on concrete pads behind the existing parking curb and two (2) proposed utility transformers to be installed by FPUA.

The existing 158,300 square foot strip mall is approximately 70% unoccupied and the additional traffic load generated by the new charging stations will be negligible (less than 500 ADT anticipated) in relation to the original design and intended use of the approximately 617 stall parking lot.

If you have any questions or concerns, please do not hesitate to contact me at (321) 354-9755 or by email at nkreuser@dewberry.com. Thank you for your consideration.

Sincerely,
DEWBERRY

Nathan Kreuser, P.E.
Project Manager
Florida C.O.A. #8794



TESLA

FT. Pierce, FL - Nexxus
2817 Peters Road
FT. Pierce, FL 34945

Dewberry



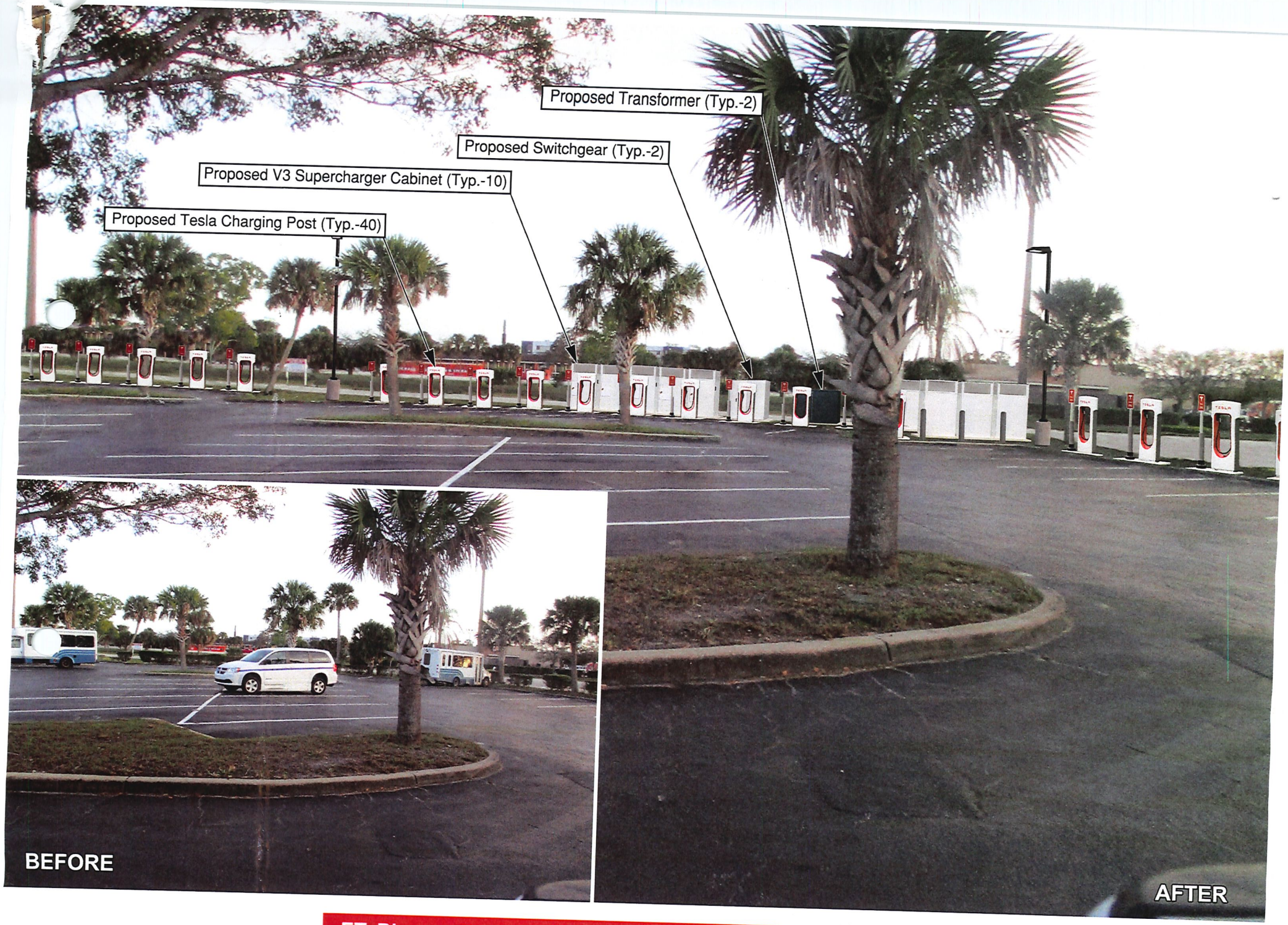
TESLA

FT. Pierce, FL - Nexxus

View Facing Southeast From Parking lot

PHOTO 1

Dewberry



TESLA

FT. Pierce, FL - Nexxus

View Facing South From Parking lot

PHOTO 1

Dewberry



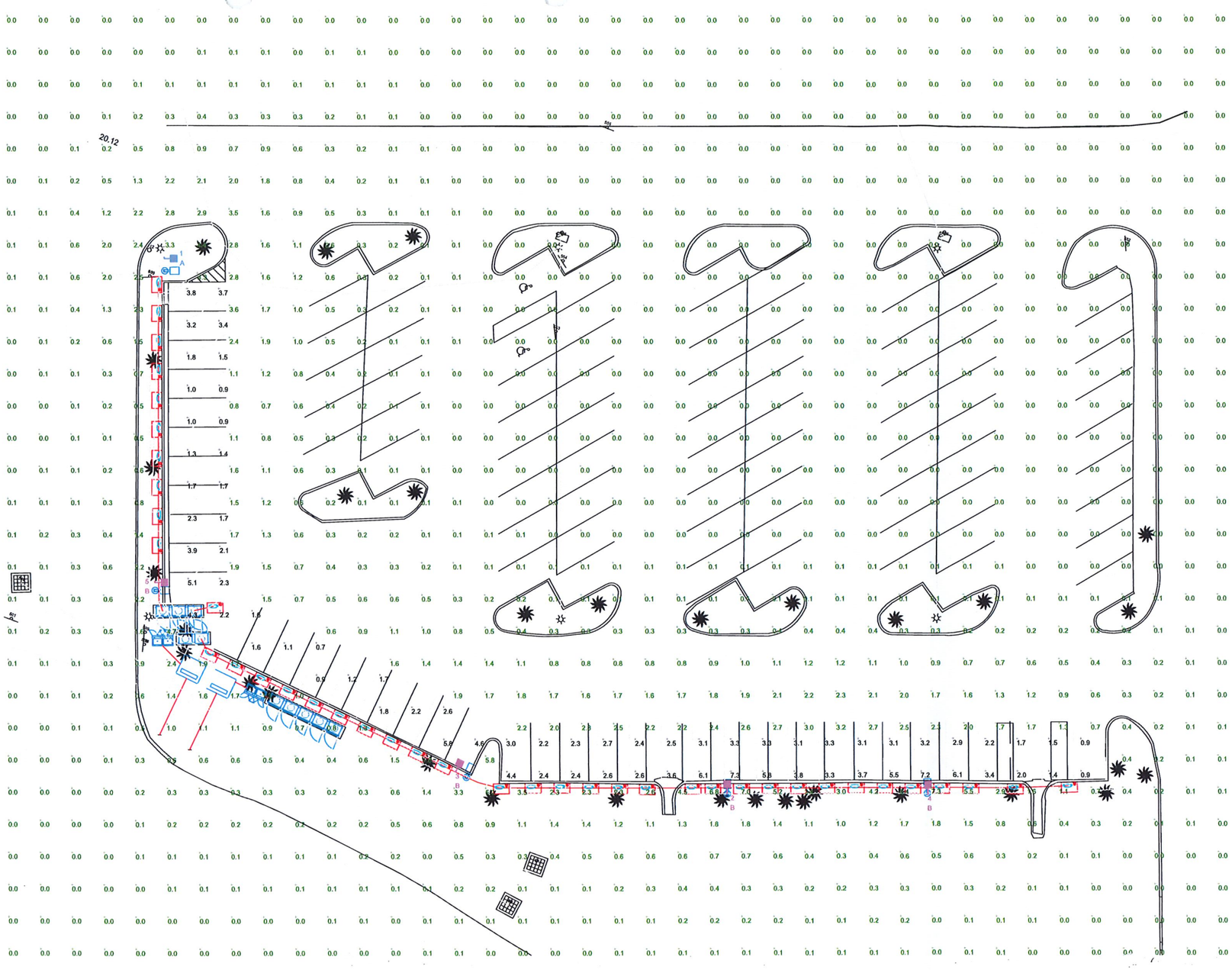
TESLA

FT. Pierce, FL - Nexxus

View Facing Southwest From Parking lot

PHOTO 3

Dewberry



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A	20
2	B	20
3	B	20
4	B	20
5	B	20

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	2.80	7.3	0.7	4.00	10.43
UNDEFINED	0.39	7.3	0.0	N.A.	N.A.

NOTE:
- ALL AREA LIGHTS ARE ON NEW 10 FT. POLES MOUNTED AT GRADE.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	1	A	Single	11875	1.030	B2-U0-G2	95	95	CREE, INC.	XSPMD-D-HT-4ME-12L-57K7-UL-XX-N (w/ TL7-B2)
	4	B	Single	11875	1.030	B2-U0-G2	95	380	Cree Inc	XSPMD-D-HT-3ME-12L-57K7-UL-XX-N (w/ TL7-B2)

RED LEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

DISCLAIMER

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

SCALE: 1" = 10'
LAYOUT BY: JSC
DWG SIZE: D
DATE: 06/16/2023

PROJECT NAME:
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER:
RL-8935-S1

TESLA

	QTY	LABEL	DESCRIPTION
AREA	1	A	XSPMD-D-HT-4ME-12L-57K7-UL-XX-N (W/ TL7-B2)
	4	B	XSPMD-D-HT-3ME-12L-57K7-UL-XX-N (W/ TL7-B2)



ADDITIONAL FIXTURE INFO

XSP Series

XSPMD LED Street/Area Luminaire – Medium

Rev. Date: 9/22/2020

Product Description

Designed from the ground up as a totally optimized LED street and area lighting platform, the XSP Series delivers exceptional efficiency and visual comfort for a wide range of outdoor lighting applications. Beyond substantial energy savings and reduced maintenance, Cree's lighting achieves proven optical control with our NanoOptics® Precision Delivery Grid™ optic, which when compared to traditional side-mount luminaires, The XSP Series is the better alternative for traditional street and area lighting with quick payback and improved performance.

Applications: Collector roads, major roads, parking lots, and general area lighting

Performance Summary

NanoOptics® Precision Delivery Grid™ optic

Assembled in the USA by Cree Lighting from US and imported parts

Initial Delivered Lumens: Up to 31,975

Efficacy: Up to 175 LPW

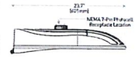
CRI: Minimum 70 CRI

CCT: 3000K, 4000K, 5000K, 5700K

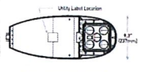
Limited Warranty(1): 10 years on luminaires, 10 years on Colorfast Dura Durance® finish, up to 5 years for Symphony® accessories, 1 year on luminaire accessories

See creelighting.com/warranty for warranty terms for Symphony accessories, current limited warranty, and warranty terms for discontinued luminaires.









Accessories

Field Installed		
XA-SQUARE External Shield for 4@90° and 3@90° Configurations. Provides 7 mounting height control and 360° glare reduction. Ships separately for field installation. Sold in pairs.	Bird Spikes PDP-BIRDSPIKE	Shorting Cap XSP-SHORTCAP

Weight

Up to 36 lbs (16 kg)

Ordering Information

Example: XSPMD-D-HT-3ME-12L-57K7-UL-XX-N

XSPMD	D	HT		12L						A
Product	Version	Mounting*	Optic	Lumen Package	CCT/CRI	Voltage	Color Options	Utility Label/Non-probe	Options	
XSPMD	D	HT Horizontal Tenon	Asymmetric AR** Type II Long AL** Type II Medium AM** Type II Short AS** Symmetric SY** Type III Short	12L 12,000 Lumens	30K7 3000K, 70 CRI 40K7 4000K, 70 CRI 50K7 5000K, 70 CRI 57K7 5700K, 70 CRI	UL 120-277V, 50/60 Hz HV 347-480V, 50/60 Hz	BK Black BZ Bronze DA Dark Aluminum WH White	N Utility Label and NEMA® 7-Pin Photocell Receptacle Provides one (1) 120-480V, 50/60 Hz, 0.5A max. (Max 1.5A if Multiple Fixtures are Daisy Chained) Receptacle leads are terminated with wire nuts & wire marking guide. Not available with Bird Spikes (PDP-BIRDSPIKE) or Shorting Cap (XSP-SHORTCAP). XA-SQUARE External Shield for 4@90° and 3@90° Configurations. Provides 7 mounting height control and 360° glare reduction. Ships separately for field installation. Sold in pairs.	SPD10KV 10kV/10kA Surge Suppression Requires minimum 5" Field Trunk to accommodate SPD.
									DLC DALI Compatible Requires minimum 5" Field Trunk to accommodate DALI Driver.	
									S Smart Four Bolt Mounting Mounting Kit (Shipped 4) 3/4" Tenon (4.5" Bolt Circle)	
									J Large Four Bolt Mounting Mounting Kit (Shipped 4) 3" Tenon (6.5" Bolt Circle)	
									XA-SQ-S-T5-T6-T7-T8-TL7-B2-B3-B5-B7 Field Adjustable Angle Mounting Kit (Shipped 4) 3" Tenon (6.5" Bolt Circle) Requires Minimum 5" Field Trunk to accommodate Square Shield. Square Shield is sold in pairs. Ships separately for field installation. Not available with Bird Spikes (PDP-BIRDSPIKE) or Shorting Cap (XSP-SHORTCAP).	
									XA-SQ-T5-T6-TL7-B2-B3-B5-B7 Square Shield Square Shield (Shipped 4) Requires Minimum 5" Field Trunk to accommodate Square Shield. Square Shield is sold in pairs. Ships separately for field installation. Not available with Bird Spikes (PDP-BIRDSPIKE) or Shorting Cap (XSP-SHORTCAP).	

*Mounting Orientation configurations including options on page 3.
**Asymmetric optics are designed for use in 4@90° configurations only.
***Consult your Cree sales representative for availability including actual ordering codes, lead times, and minimum order quantities.

UL cleanlighting.com (800) 236-6800
Canada cleanlighting.canada.com (800) 473-1234

CREE LIGHTING

XSPMD LED Street/Area Luminaire – Medium

Product Specifications

CONSTRUCTION & MATERIALS

- Die-cast aluminum housing
- Tool-less entry
- Mounts on 1.25" (30mm) IPS, 1.66" (42mm) O.D. or 2" (51mm) IP, 2.375" (60mm) O.D. horizontal tenon (minimum 8" (203mm) in length) and is adjustable +5/-5° to allow for future leveling (includes five axis 5 level tilt in leveling)
- Luminaire assembly with five 410 stainless steel mounting bolts; optional four point mounting available
- Exclusive ColorMatched DuraGuard® finish features an 8+ mil epoxy primer with an ultra-durable black, bronze or silver powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion
- Comes standard with Utility Label per ANSI C136.15-2020 and 7-pin NEMA® Photocell Receptacle per ANSI C136.41
- Weights: 14.2 (6.4) lbs (kg)

ELECTRICAL SYSTEM

- Input Voltages: 120-277V or 347-480V, 50/60Hz
- Power Factor: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV/5kA surge suppression protection standard; 20kV/10kA surge suppression optional
- When code dictates fusing, a slow-blow fuse or type C/D breaker should be used to address inrush.
- Designed with 0-10V dimming capabilities. Control by others
- 120V Source Current: 0.15mA
- Luminaires with DLC option are DALI compatible per IEC 62386
- **Operating Temperature Range:** -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Certified to ANSI C136.31-2010, 3G bridge and overpass vibration standards
- ANSI C136.2 (10kV/5kA Extended) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions, as defined in ASTM Standard B 117
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly: IDA approved when ordered with 3,000° CCT. Please refer to http://www.darksky.org/lighting/lighting-for-citizens/lighting-basics/ for more information.
- CA RESIDENTS WARNING: Cancer and Reproductive Harm - www.P65Warnings.ca.gov

Product Specifications

SYMPHONY® SIMPLESTEP® INTELLIGENT CONTROL

FOR NON-STREET LIGHTING APPLICATIONS ONLY

The XSP Series is compatible with the Symphony® SimpleStep® platform. A highly intuitive connected lighting solution for Site and Area applications only. The system features a reliable and robust self-healing mesh network with a browser-based interface that runs on smartphones, tablets, and PCs. Using a Tweet Gen4 Lighting Controller and Site Controller, SimpleStep provides energy productivity, code compliance and a better light experience for non-street lighting installations. SimpleSteP is optimized to create and manage networks for campus-wide Area and Site applications which differs from networking requirements for street lighting applications.

Synapse Wireless Control Accessories (for Non-Street Lighting Applications only)

Build-Each Lighting Controller	Synapse Wireless Sensor
TLT-SVR - Suitable for 120-277V 50/60 voltage only - Requires NEMA/ANSI C136.41 7-Pin Dimming Receptacle - Provides On/Off switching, dimming, power monitoring, digital sensor input, and status monitoring of luminaire - Refer to TLT-SVR spec sheet for details	WSN-DPM - Motion and light sensor - Designed for indoor applications - Refer to WSN-DPM spec sheet for details Ring&SNAP In-Site Controller RSC-SVR-01 - Outdoor/CUL-enabled - Designed for outdoor applications - Refer to RSC-SVR-01 spec sheet for details
Ring&SNAP Control Base Station CBASE-420-222 - Ring&SNAP In-Site Controller (RSC-SVR-01) and Ring&SNAP Control Base Station - Indoor and Outdoor rated - Refer to CBASE-420-222 spec sheet for details	Building Monitoring System (BMS) Gateway BMS-GW-0122 - Required for BACnet integration - Refer to BMS-GW-0122 spec sheet for details
	Optional, for horizontal mast, 8.00 gain KIT-ANT5.2DBM - Kit includes antenna, 20' cable and bracket KIT-ANT5M - Kit includes antenna, 30' cable and bracket KIT-ANT10M - Kit includes antenna, 50' cable and bracket - Refer to Outdoor antenna spec sheet for details

Electrical Data*

Lumen Package	Optics	CCT/ CRI	System Watts 120-480V	Utility Label Wattage**	Total Current (A)					
					120V	208V	240V	277V	347V	480V
12L	AS	A5	95	100	0.80	0.46	0.40	0.35	0.27	0.21

*Electrical data at 25°C (77°F). Initial wattage may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%.
** Refer to Part Number Build Table on page 3 for utility label format notice.

XSP Series DSPM02 Ambient Adjusted Lumen Maintenance*

Ambient	Optics	Initial LMF	25K+ Reported/ Estimated* LMF	50K+ Reported/ Estimated* LMF	75K+ Reported/ Estimated* LMF	100K+ Reported/ Reported/ Estimated* LMF
5°C (41°F)	Asymmetric	1.03	1.02	0.98	0.94*	0.94*
	Symmetric	0.94	1.03	0.99	0.99*	0.99*
10°C (50°F)	Asymmetric	1.03	1.02	0.98	0.94*	0.94*
	Symmetric	1.00	1.02	0.98	0.98*	0.98*
15°C (59°F)	Asymmetric	1.03	1.02	0.98	0.94*	0.94*
	Symmetric	1.03	1.02	0.98	0.98*	0.98*
20°C (68°F)	Asymmetric	1.01	1.03	0.98	0.94*	0.94*
	Symmetric	1.01	1.03	0.98	1.02*	1.02*
25°C (77°F)	Asymmetric	1.00	0.99	0.97	0.93*	0.93*
	Symmetric	1.00	0.99	0.98	0.99*	0.99*

*Lumen maintenance values at 25°C (77°F) are calculated per IES TM-21 based on IESNA LM-80 report data for the LED light source and operating conditions. Cree LED data is updated annually. Please refer to the Symphony White Papers Section for outdoor ambient lighting ambient temperature factors.
**Values in accordance with IES TM-21. Reported values represent interpolated values based on three duration that are up to the tested duration in the IES LM-80 report for the LED.
*Estimated values are calculated and represent time durations that exceed the tested duration of the LED.

REDLEONARD ASSOCIATES

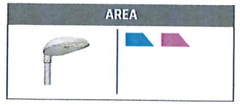
1340 Kemper Meadow Dr, Forest Park, OH 45240

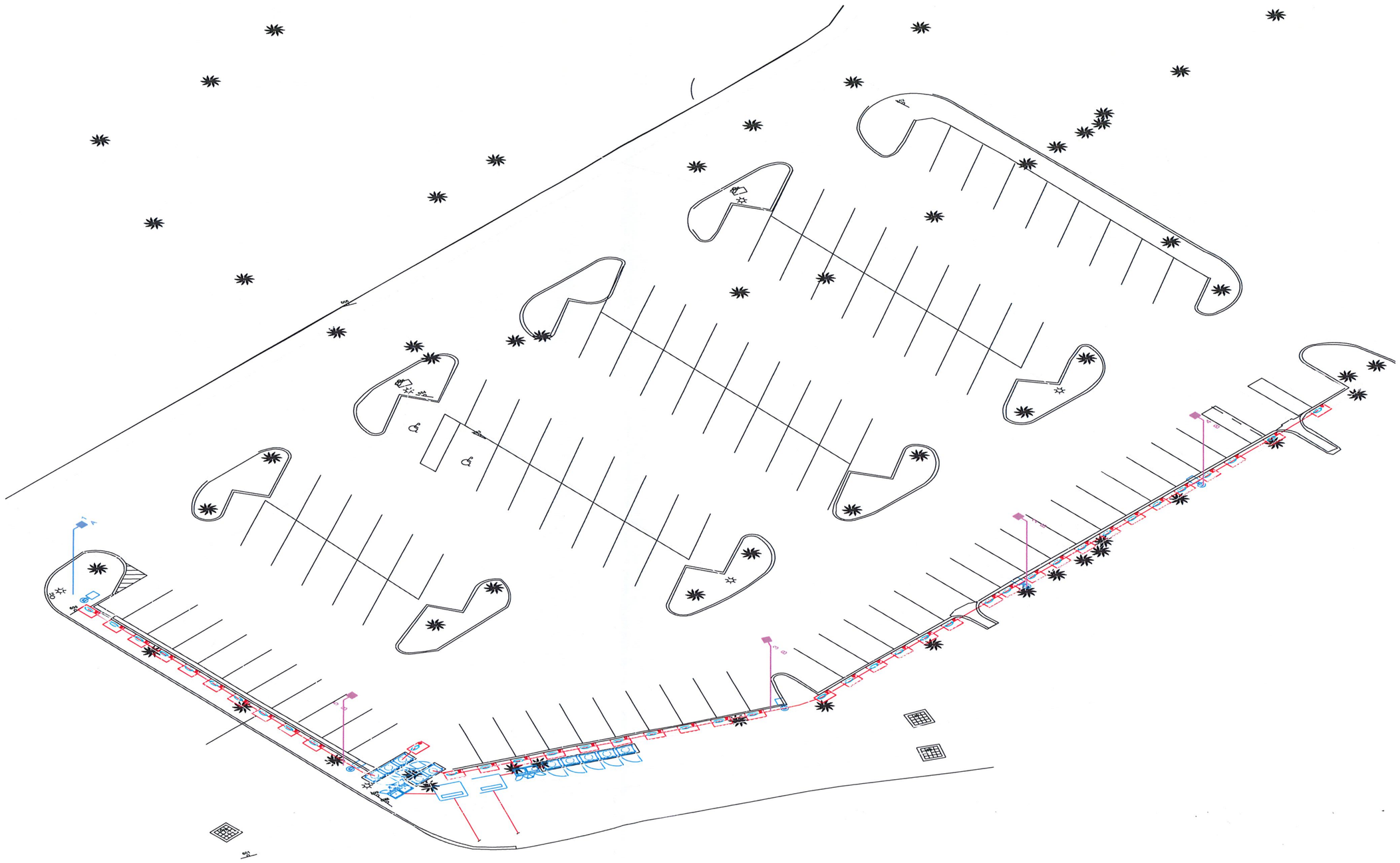
513-574-9500 | redleonard.com

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). DIVISIONS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME:
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER:
RL-8935-S1

TESLA



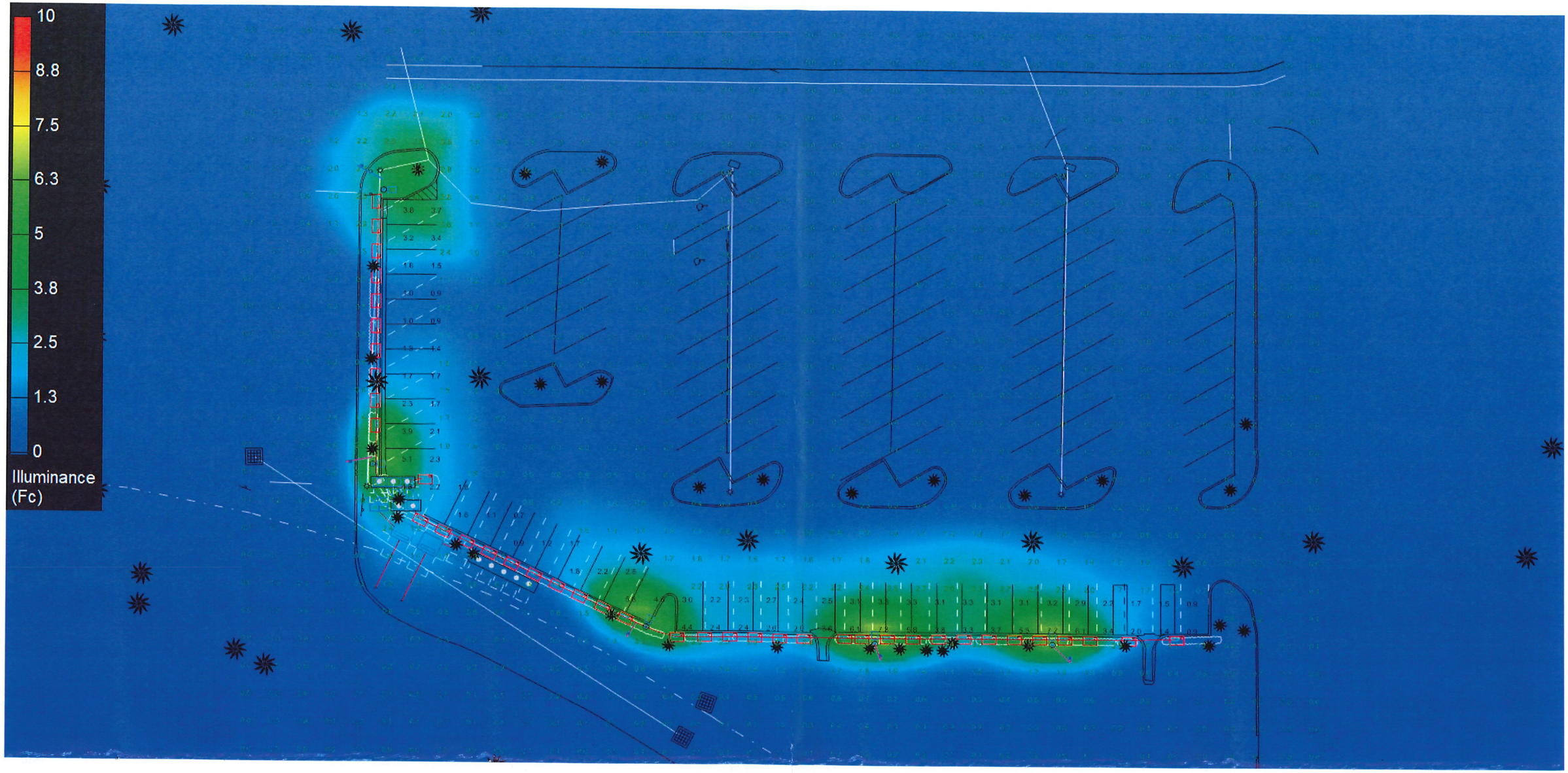


REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME:
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER:
RL-8935-S1

TESLA

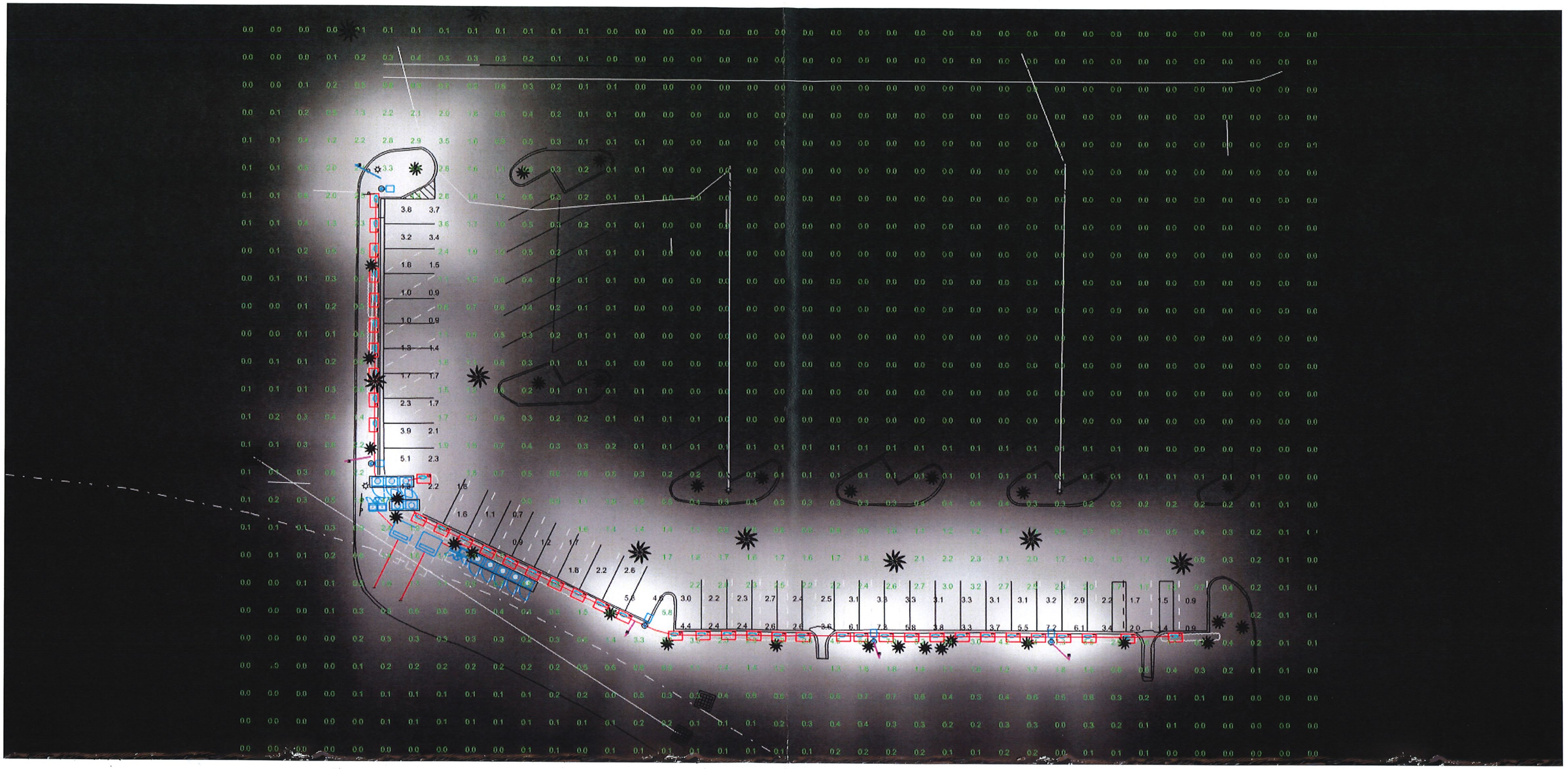


REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME:
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER:
RL-8935-S1

TESLA



REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THESE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURE(S), LANDSCAPING PLANE(S), LIGHTING PLANE(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PURUSHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME:
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER:
RL-8935-S1

TESLA

Technical Review Committee **1. h.**

Meeting Date: 08/17/2023

REQUESTED ACTION

Minor Site Plan and Design Review - Bliss Townhomes - 1521 S. Ocean Drive

SUMMARY

Project #: 23- 07000017

The proposed plan includes construction of 11 residential townhomes on the 1.25 acre parcel together with a swimming pool and a community facility. Access to be via a proposed two-way alley off the adjacent public roads.

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

LOCATION

1521 S Ocean Drive, Parcel ID: 2412-501-0002-000-3

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner
Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 08/03/2023 10:47 AM
Final Approval Date: 08/03/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 1521 S Ocean Dr. Fort Pierce, FL 34949

Parcel ID #(s) 2412-501-0002-000-3

Project description 11 Residential townhouses - attached additional description in a separate document.

Bliss Fort Pierce LLC	Stephen Cooper, P.E. & Associates, Ir
Property Owner(s)	**Applicant/Representative, Title, Company**
13780 International Dr S	7450 S Federal Hwy
Street Address	Street Address
Orlando FL 32821	Port St Lucie FL 34951
City State Zip	City State Zip
407-996-1290	772-336-2933
Phone Number	Phone Number
ahmed.hamada@unitedshares.com	ahmed.hamada@unitedshares.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)

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



DEVELOPMENT EAST OF THE SITE FACING A1A



VIEW FROM A1A FACING NORTH



DEVELOPMENT SOUTH OF THE SITE FACING A1A



VIEW FROM A1A FACING SOUTH



DEVELOPMENT ON THE SOUTH FACINF POLVAR AVE.



DEVELOPMENT WEST OF THE SITE FACING PELICAN DRIVE

Developer:

UNITED SHARES
REAL ESTATE

GENERAL NOTES

1 ,THIS DRAWING IS COPYRIGHT PROTECTED OF UNITED SHARES REA
ESTATE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM W
THEIR WRITTEN CONSENT.

2 ,ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERV

3 ,DO NOT SCALE FROM THIS DRAWING ,ONLY WRITTEN DIMENSIONS
BE FOLLOWED.

4 ,ANY DISCREPENCIES BETWEEN ARCHITECTURAL ,STRUCTURAL &SI
SHALL BE BROUGHT TO ARCHITECTS NOTICE PRIOR TO EXECUTION O
AT SITE.

5 ,ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED AND ANY
DISCREPENCIES OF ERRORS SHALL BE INFORMED TO THE SITE ENGIN
PRIOR TO COMMENCEMENT OF WORK.

6 ,ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER
RELEVANT DRAWINGS ,TOGETHER WITH THE SPECIFICATION.

7 ,ALL INTERIORFINISHING DETAILS AND MATERIALS WILL BE UPDATEC
FUTURE INTERIOR DESIGN PACKAGE.

Project Title:

Bliss Residential Development
Hutchinson Island ,Florida

Project Location:

1521S Ocean Dr,
Fort Pierce ,FL 34949

Owner:

Bliss Fort Pierce LLC
United Shares Real Estate
1378OInternational Dr S
Orlando ,FL 32821

Contractor:

Millenia Holding Group ,Corp.

Civil Engineer:

Stephen Cooper ,P.E & ,Associates ,Inc.
745CSouth Federal Highway
Port St ,Lucie ,Florida 34952

Structural Engineer:

TBD

Mechanical Engineer:

Jaime Rodriguez

Landscape Architect:

Paul Goulas

Lighting Engineer:

Jerry Schmitz

Description	Rev	Date	A

Drawing Title:

CONTEXT & SITE PHOTOS

Scale:	Drawn by:	Design &Checked by:	Authorised by:	Sh
NTS	Glenford Ebro	Nasser Aboulela	Ahmed Hamada	
	Date: JULY 2023	Date: JULY 2023	Date: JULY 2023	

Project No.: 0001

Sheet No.:



Developer:

UNITED SHARES
REAL ESTATE

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT PROTECTED OF UNITED SHARES REAL ESTATE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THEIR WRITTEN CONSENT.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
4. ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL & SERVICES SHALL BE BROUGHT TO ARCHITECTS NOTICE PRIOR TO EXECUTION OF WORK AT SITE.
5. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED AND ANY DISCREPENCIES OF ERRORS SHALL BE INFORMED TO THE SITE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, TOGETHER WITH THE SPECIFICATION.
7. ALL INTERIOR FINISHING DETAILS AND MATERIALS WILL BE UPDATED AS PER FUTURE INTERIOR DESIGN PACKAGE.

Project Title:
Bliss Residential Development
Hutchinson Island, Florida

Project Location:
1521 S Ocean Dr,
Fort Pierce, FL 34949

Owner:
Bliss Fort Pierce LLC
United Shares Real Estate
13780 International Dr S
Orlando, FL 32821

Contractor:
Millenia Holding Group, Corp.

Civil Engineer:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

Structural Engineer:
TBD

Mechanical Engineer:
Jaime Rodriguez

Landscape Architect:
Paul Goulas

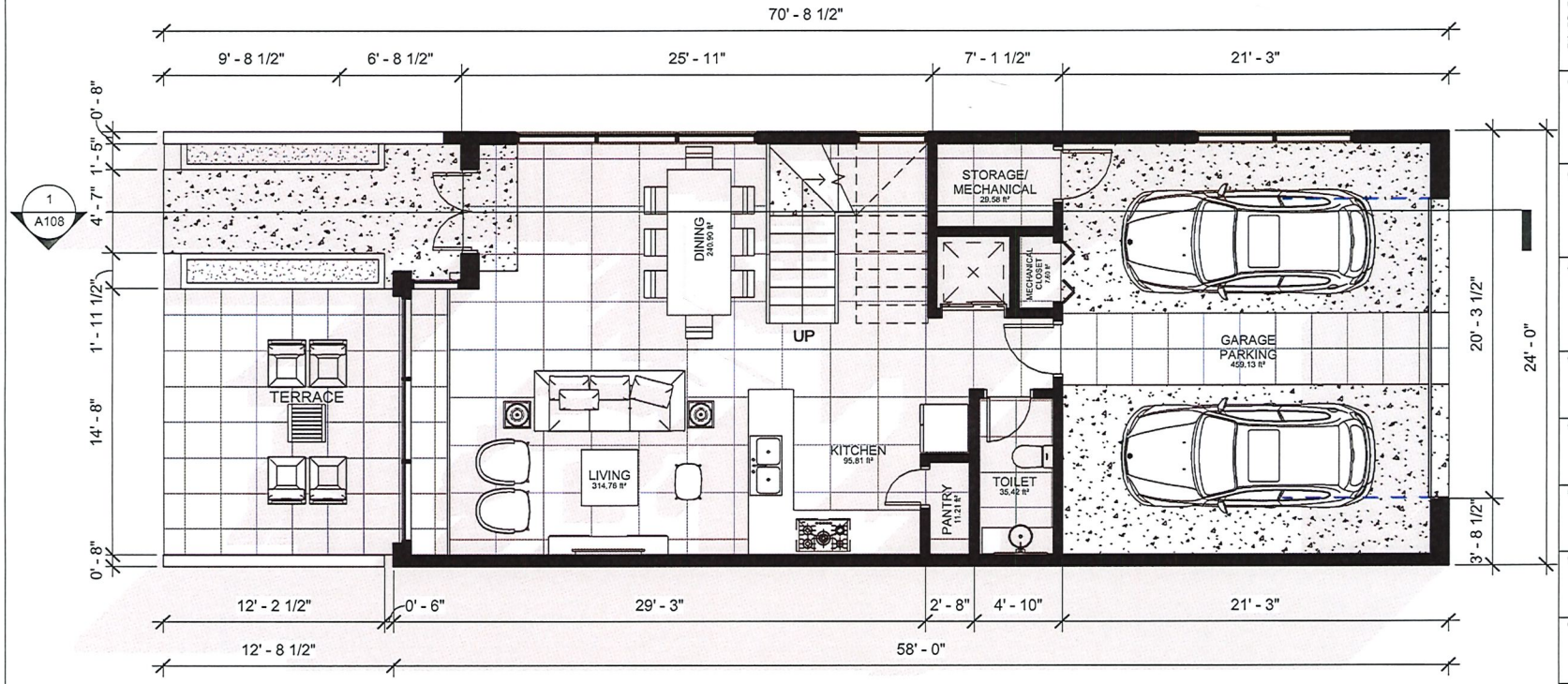
Lighting Engineer:
Jerry Schmitz

Description	Rev	Date	Authorized

Drawing Title:
EXTERIOR PERSPECTIVE

Scale	Drawn by	Designed & Checked by	Authorized by	Sheet Size
	Glenford Ebro	Nasser Abouleis	Ahmed Hamada	A3
	Date: JULY 2023	Date: JULY 2023	Date: JULY 2023	

Project No.	Sheet No.	Revision No.
0001	A001	



1ST FLOOR PLAN

Developer:

UNITED SHARES
REAL ESTATE

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT PROTECTED OF UNITED SHARES REAL ESTATE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THEIR WRITTEN CONSENT.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
4. ANY DISCREPENCIES BETWEEN ARCHITECTURAL, STRUCTURAL & SERVICES SHALL BE BROUGHT TO ARCHITECTS NOTICE PRIOR TO EXECUTION OF WORK AT SITE.
5. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED AND ANY DISCREPENCIES OF ERRORS SHALL BE INFORMED TO THE SITE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, TOGETHER WITH THE SPECIFICATION.
7. ALL INTERIOR FINISHING DETAILS AND MATERIALS WILL BE UPDATED AS PER FUTURE INTERIOR DESIGN PACKAGE.

Project Title:
Bliss Residential Development
Hutchinson Island, Florida

Project Location:
1521 S Ocean Dr,
Fort Pierce, FL 34949

Owner:
Bliss Fort Pierce LLC
United Shares Real Estate
13780 International Dr S
Orlando, FL 32821

Contractor:
Millenia Holding Group, Corp.

Civil Engineer:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

Structural Engineer:
TBD

Mechanical Engineer:
Jaime Rodriguez

Landscape Architect:
Paul Goulas

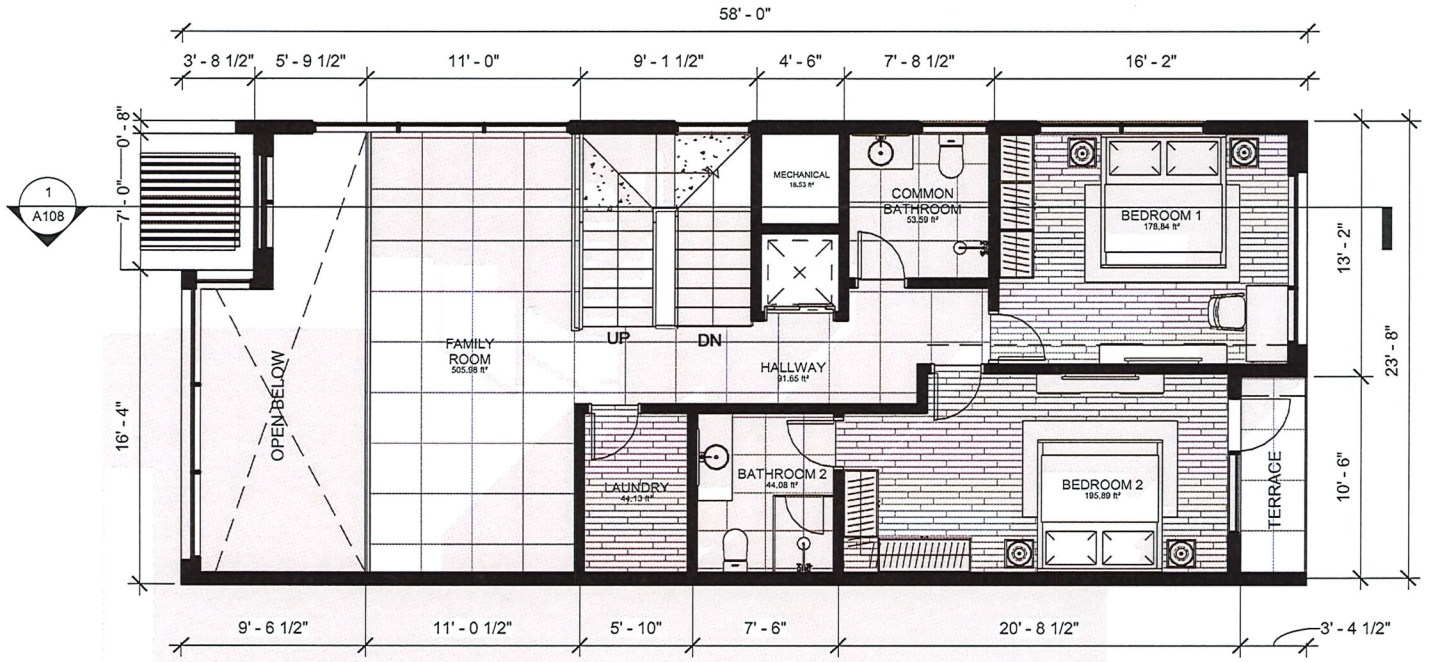
Lighting Engineer:
Jerry Schmitz

Description	Rev	Date	Authorized

Drawing Title:
TOWNHOUSE MODULE -2
FIRST FLOOR PLAN

Scale	Drawn by:	Design & Checked by:	Authorized by:	Sheet Size
1 : 75	Glenford Ebro	Nasser Aboulela	Ahmed Hamada	A3
	Date: JULY 2023	Date: JULY 2023	Date: JULY 2023	

Project No.	Sheet No.	Revision No.
0001	A101	



2ND FLOOR PLAN

Developer

UNITED SHARES
REAL ESTATE

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT PROTECTED OF UNITED SHARES REAL ESTATE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THEIR WRITTEN CONSENT.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
4. ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL & SERVICES SHALL BE BROUGHT TO ARCHITECTS NOTICE PRIOR TO EXECUTION OF WORK AT SITE.
5. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED AND ANY DISCREPENCIES OF ERRORS SHALL BE INFORMED TO THE SITE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, TOGETHER WITH THE SPECIFICATION.
7. ALL INTERIOR FINISHING DETAILS AND MATERIALS WILL BE UPDATED AS PER FUTURE INTERIOR DESIGN PACKAGE.

Project Title:
Bliss Residential Development
Hutchinson Island, Florida

Project Location:
1521 S Ocean Dr,
Fort Pierce, FL 34949

Owner:
Bliss Fort Pierce LLC
United Shares Real Estate
13780 International Dr S
Orlando, FL 32821

Contractor:
Millenia Holding Group, Corp.

Civil Engineer:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

Structural Engineer:
TBD

Mechanical Engineer:
Jaime Rodriguez

Landscape Architect:
Paul Goulas

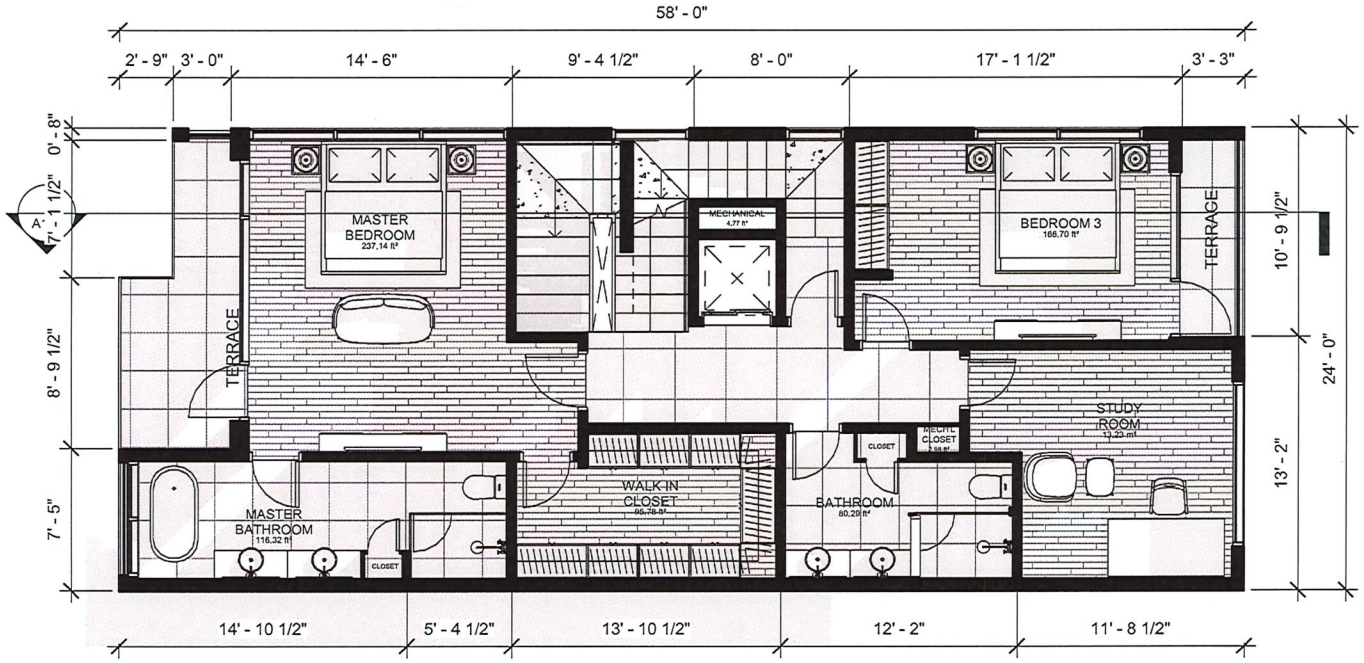
Lighting Engineer:
Jerry Schmitz

Description	Rev	Date	Authorized

Drawing Title:
TOWNHOUSE MODULE-2
SECOND FLOOR PLAN

Scale	Drawn by	Design & Checked by	Authorized by	Sheet Size
1 : 75	Gamford Ebro	Nasser Abudeia	Ahmed Hamada	A3
	Date JULY 2023	Date JULY 2023	Date JULY 2023	

Project No.: 0001
Sheet No.: A102
Revision No.:



3RD FLOOR PLAN

Developer:

UNITED SHARES
REAL ESTATE

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT PROTECTED OF UNITED SHARES REAL ESTATE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THEIR WRITTEN CONSENT.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
4. ANY DISCREPENCIES BETWEEN ARCHITECTURAL, STRUCTURAL & SERVICES SHALL BE BROUGHT TO ARCHITECTS NOTICE PRIOR TO EXECUTION OF WORK AT SITE.
5. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED AND ANY DISCREPENCIES OF ERRORS SHALL BE INFORMED TO THE SITE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, TOGETHER WITH THE SPECIFICATION.
7. ALL INTERIOR FINISHING DETAILS AND MATERIALS WILL BE UPDATED AS PER FUTURE INTERIOR DESIGN PACKAGE.

Project Title:
Bliss Residential Development
Hutchinson Island, Florida

Project Location:
1521 S Ocean Dr,
Fort Pierce, FL 34949

Owner:
Bliss Fort Pierce LLC
United Shares Real Estate
13780 International Dr S
Orlando, FL 32821

Contractor:
Millenia Holding Group, Corp.

Civil Engineer:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

Structural Engineer:
TBD

Mechanical Engineer:
Jaime Rodriguez

Landscape Architect:
Paul Goulas

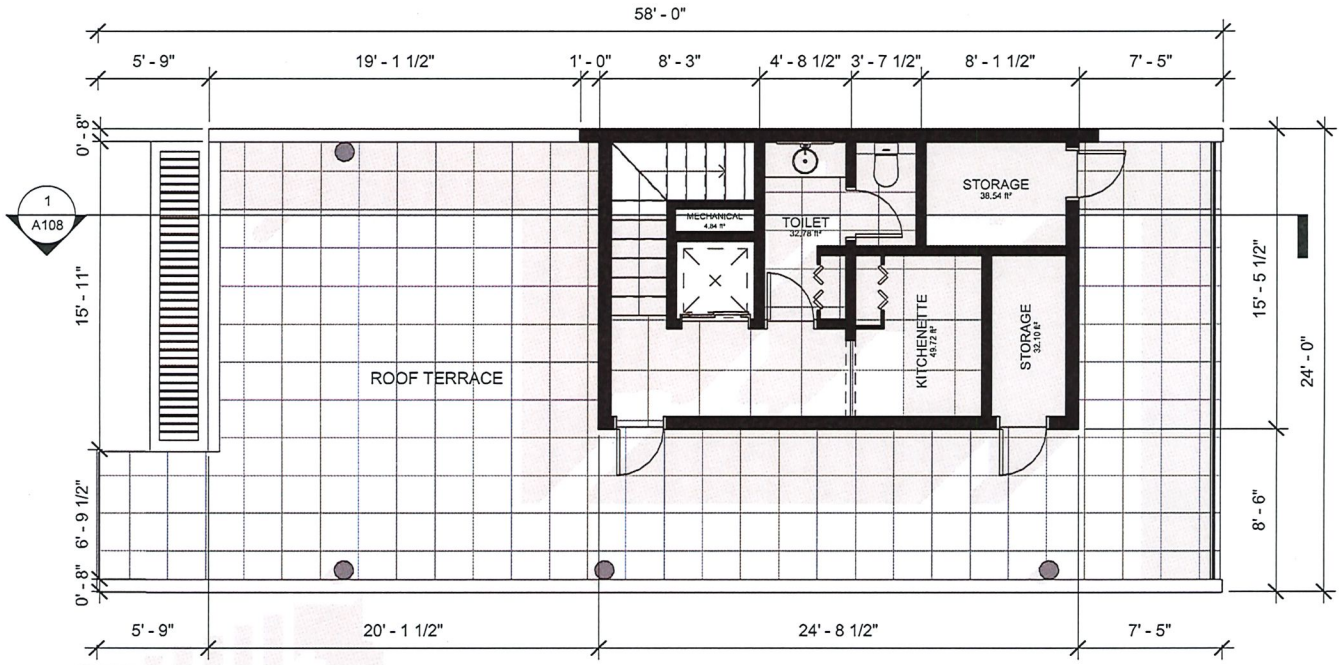
Lighting Engineer:
Jerry Schmitz

Description	Rev	Date	Authorized

Drawing Title:
TOWNHOUSE MODULE -2
THIRD FLOOR PLAN

Scale	Drawn by	Designs & Checked by	Authorized by	Sheet Size
1 : 75	Glenford Ebo	Nasser Abadeta	Ahmed Hamada	A3
	Date: JULY 2023	Date: JULY 2023	Date: JULY 2023	

Project No.	Sheet No.	Revision No.
0001	A103	



ROOF FLOOR PLAN

Developer

UNITED SHARES
REAL ESTATE

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT PROTECTED OF UNITED SHARES REAL ESTATE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THEIR WRITTEN CONSENT.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
4. ANY DISCREPENCIES BETWEEN ARCHITECTURAL, STRUCTURAL & SERVICES SHALL BE BROUGHT TO ARCHITECTS NOTICE PRIOR TO EXECUTION OF WORK AT SITE.
5. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED AND ANY DISCREPENCIES OF ERRORS SHALL BE INFORMED TO THE SITE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, TOGETHER WITH THE SPECIFICATION.
7. ALL INTERIOR FINISHING DETAILS AND MATERIALS WILL BE UPDATED AS PER FUTURE INTERIOR DESIGN PACKAGE.

Project Title:
Bliss Residential Development
Hutchinson Island, Florida

Project Location:
1521 S Ocean Dr,
Fort Pierce, FL 34949

Owner:
Bliss Fort Pierce LLC
United Shares Real Estate
13780 International Dr S
Orlando, FL 32821

Contractor:
Millenia Holding Group, Corp.

Civil Engineer:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

Structural Engineer:
TBD

Mechanical Engineer:
Jaime Rodriguez

Landscape Architect:
Paul Goulas

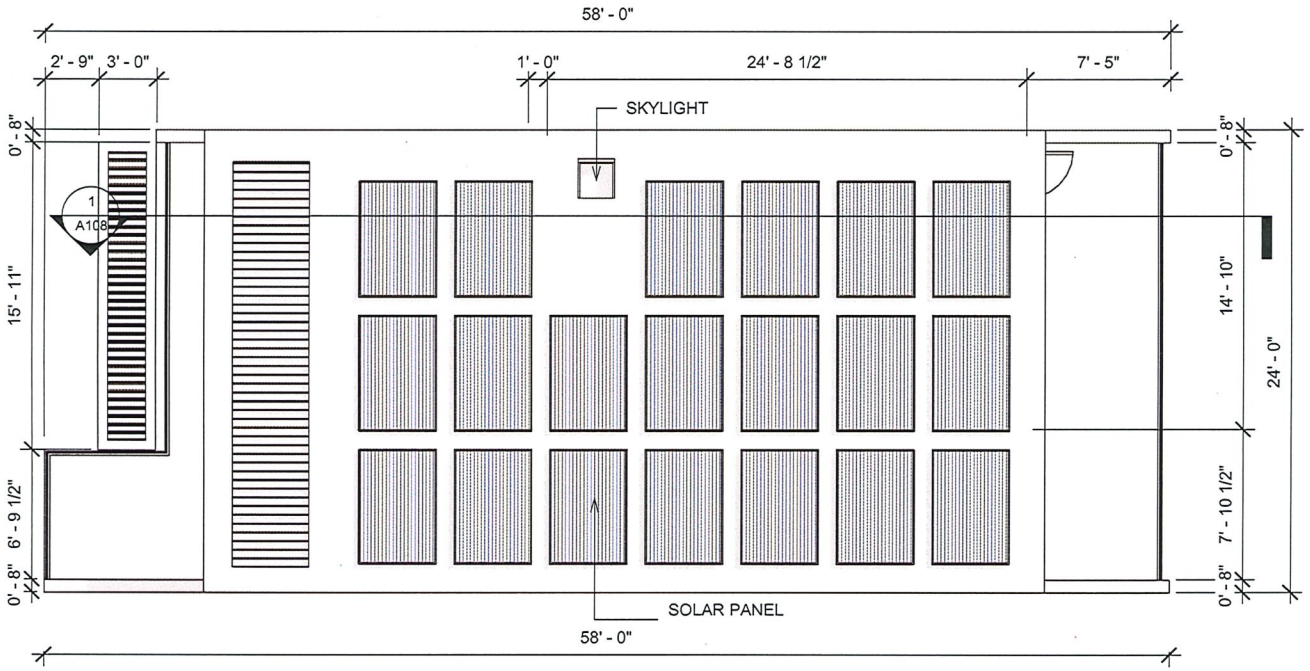
Lighting Engineer:
Jerry Schmitz

Description	Rev	Date	Authorized

Drawing Title:
TOWNHOUSE MODULE -2
FOURTH FLOOR PLAN

Scale	Drawn by	Designed & Checked by	Authorized by	Sheet Size
1 : 75	Gianford Ebro	Nasser Abouteta	Ahmed Hamada	A3
	Date: JULY 2023	Date: JULY 2023	Date: JULY 2023	

Project No.	Sheet No.	Revision No.
0001	A104	



UPPER ROOF PLAN

UNITED SHARES
REAL ESTATE

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT PROTECTED OF UNITED SHARES REAL ESTATE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THEIR WRITTEN CONSENT.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
4. ANY DISCREPANCIES BETWEEN ARCHITECTURAL, STRUCTURAL & SERVICES SHALL BE BROUGHT TO ARCHITECTS NOTICE PRIOR TO EXECUTION OF WORK AT SITE.
5. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED AND ANY DISCREPENCIES OF ERRORS SHALL BE INFORMED TO THE SITE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, TOGETHER WITH THE SPECIFICATION.
7. ALL INTERIOR FINISHING DETAILS AND MATERIALS WILL BE UPDATED AS PER FUTURE INTERIOR DESIGN PACKAGE.

Project Title:
Bliss Residential Development
Hutchinson Island, Florida

Project Location:
1521 S Ocean Dr,
Fort Pierce, FL 34949

Owner:
Bliss Fort Pierce LLC
United Shares Real Estate
13780 International Dr S
Orlando, FL 32821

Contractor:
Millenia Holding Group, Corp.

Civil Engineer:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

Structural Engineer:
TBD

Mechanical Engineer:
Jaime Rodriguez

Landscape Architect:
Paul Goulas

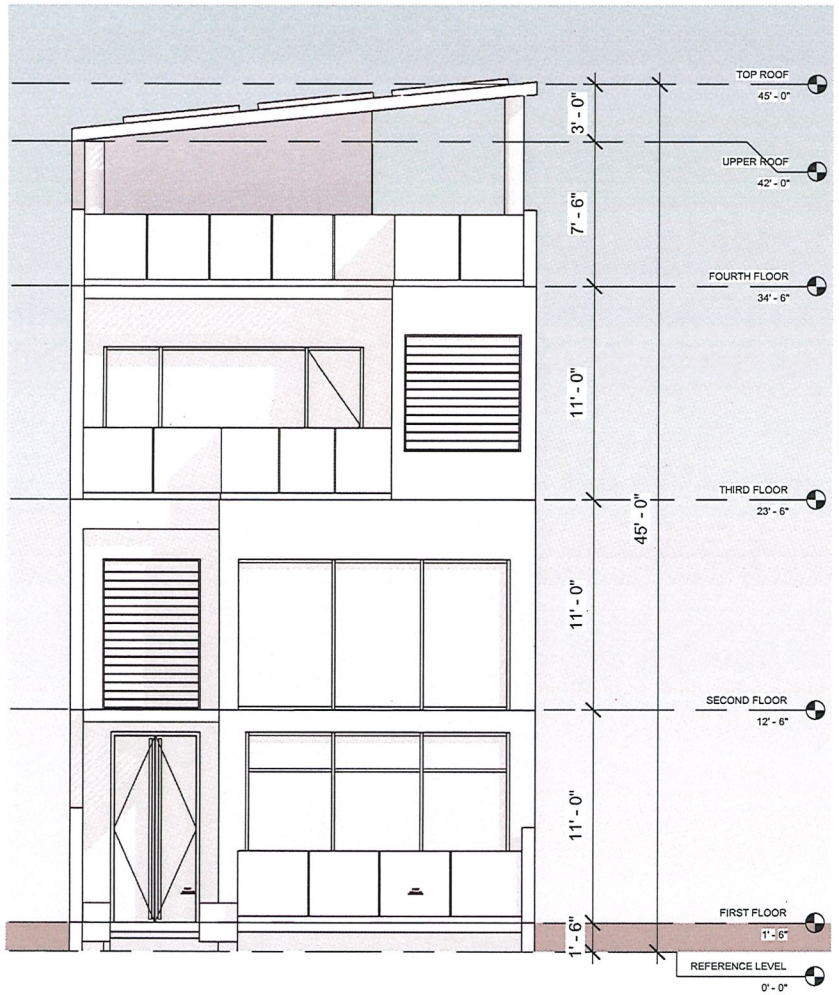
Lighting Engineer:
Jerry Schmitz

Description	Rev	Date	Authorized

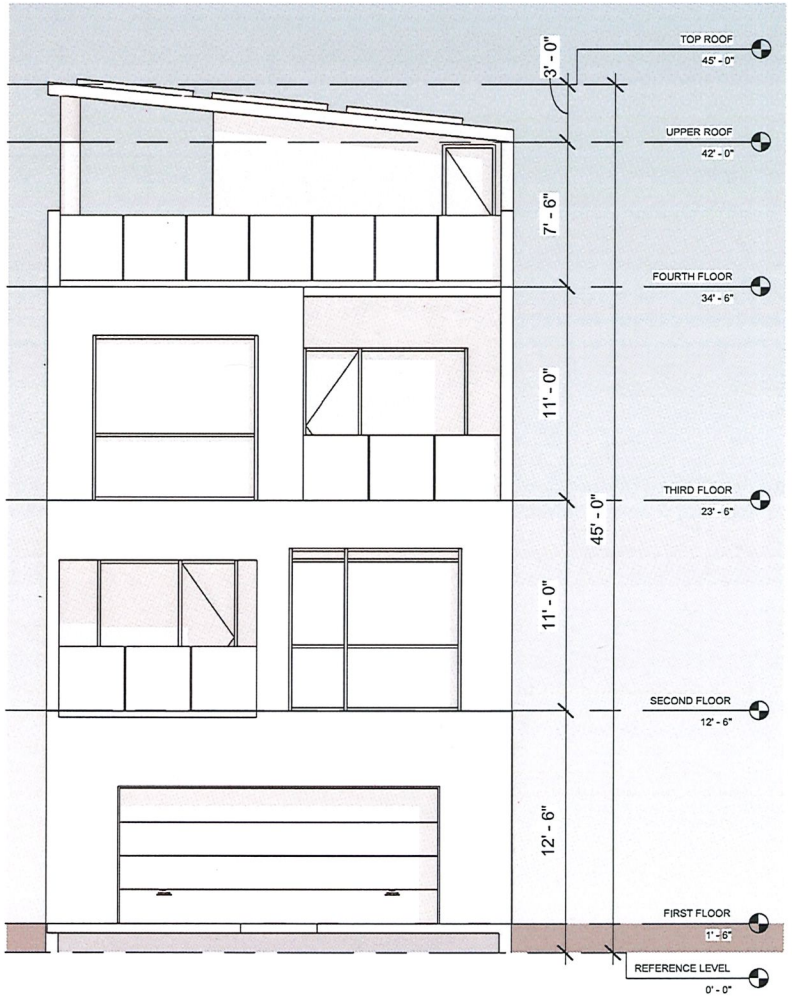
Drawing Title:
TOWNHOUSE MODULE -2
FIFTH FLOOR PLAN

Scale	Drawn by	Designed & Checked by	Authorized by	Drawing Scale
1 : 75	Gianford Ebro	Nasser Abuseida	Ahmed Hamada	A3
	Date: JULY 2023	Date: JULY 2023	Date: JULY 2023	

Project No.	Sheet No.	Revision No.
0001	A105	



FRONT ELEVATION



REAR ELEVATION

Developer:

UNITED SHARES
REAL ESTATE

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT PROTECTED OF UNITED SHARES REAL ESTATE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THEIR WRITTEN CONSENT.

2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.

3. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.

4. ANY DISCREPENCIES BETWEEN ARCHITECTURAL, STRUCTURAL & SERVICES SHALL BE BROUGHT TO ARCHITECTS NOTICE PRIOR TO EXECUTION OF WORK AT SITE.

5. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED AND ANY DISCREPENCIES OF ERRORS SHALL BE INFORMED TO THE SITE ENGINEER PRIOR TO COMMENCEMENT OF WORK.

6. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, TOGETHER WITH THE SPECIFICATION.

7. ALL INTERIOR FINISHING DETAILS AND MATERIALS WILL BE UPDATED AS PER FUTURE INTERIOR DESIGN PACKAGE.

Project Title:
Bliss Residential Development
Hutchinson Island, Florida

Project Location:
1521 S Ocean Dr.
Fort Pierce, FL 34949

Owner:
Bliss Fort Pierce LLC
United Shares Real Estate
13780 International Dr S
Orlando, FL 32821

Contractor:
Millenia Holding Group, Corp.

Civil Engineer:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

Structural Engineer:
TBD

Mechanical Engineer:
Jaime Rodriguez

Landscape Architect:
Paul Goulas

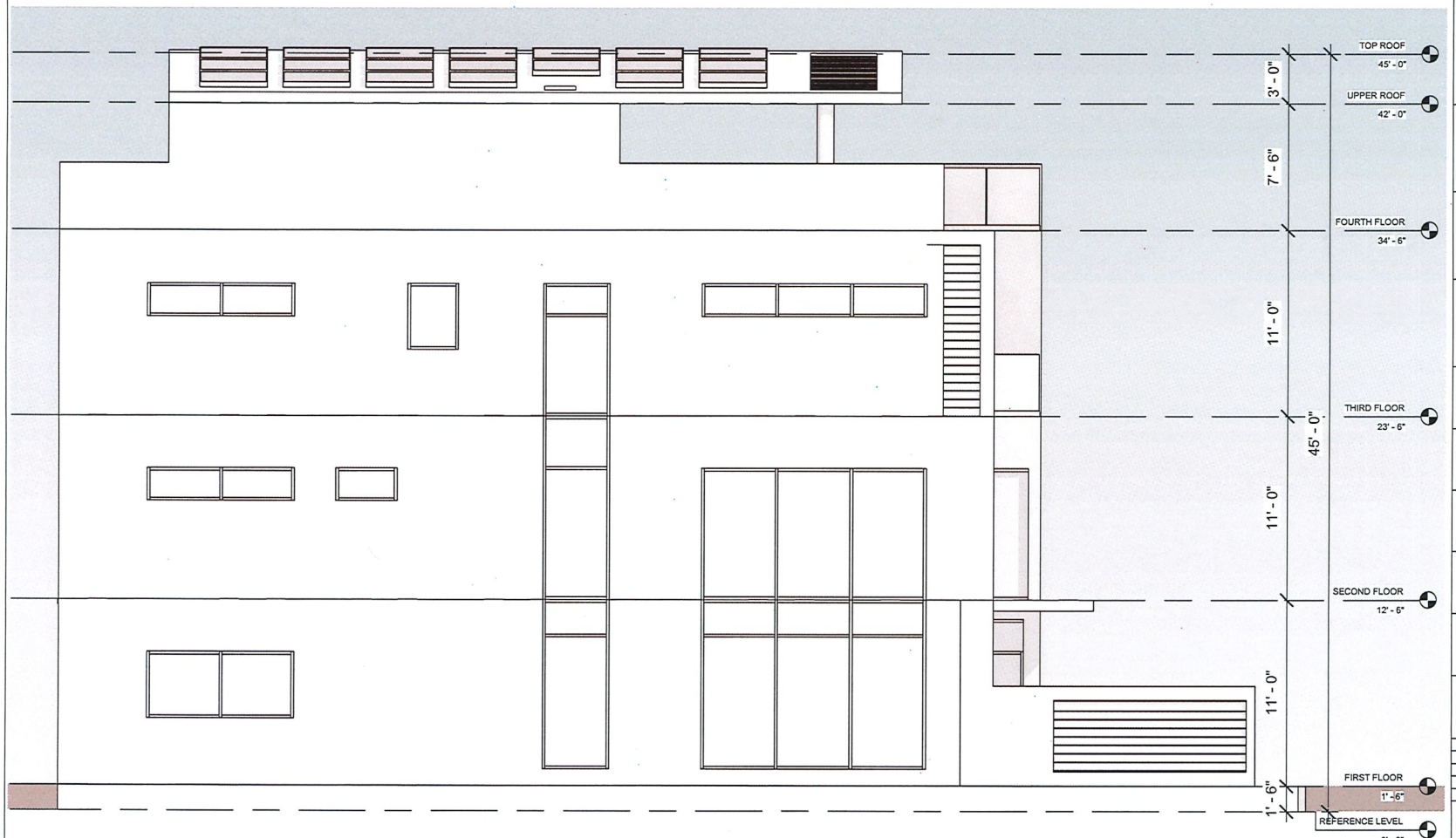
Lighting Engineer:
Jerry Schmitz

Description	Rev	Date	Authorized

Drawing Title:
TOWNHOUSE MODULE -2
FRONT & REAR ELEVATION

Scale	Drawn by	Design & Checked by	Authorized by	Sheet Size
1 : 75	Glenford Ebro	Nasser Abouleta	Ahmed Hamada	A3
	Date: JULY 2023	Date: JULY 2023	Date: JULY 2023	

Project No.:	Sheet No.:	Revision No.
0001	A106	



LEFT SIDE ELEVATION

Developer

UNITED SHARES
REAL ESTATE

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT PROTECTED OF UNITED SHARES REAL ESTATE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THEIR WRITTEN CONSENT.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
4. ANY DISCREPENCIES BETWEEN ARCHITECTURAL, STRUCTURAL & SERVICES SHALL BE BROUGHT TO ARCHITECTS NOTICE PRIOR TO EXECUTION OF WORK AT SITE.
5. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED AND ANY DISCREPENCIES OF ERRORS SHALL BE INFORMED TO THE SITE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, TOGETHER WITH THE SPECIFICATION.
7. ALL INTERIOR FINISHING DETAILS AND MATERIALS WILL BE UPDATED AS PER FUTURE INTERIOR DESIGN PACKAGE.

Project Title:
Bliss Residential Development
Hutchinson Island, Florida

Project Location:
1521 S Ocean Dr,
Fort Pierce, FL 34949

Owner:
Bliss Fort Pierce LLC
United Shares Real Estate
13780 International Dr S
Orlando, FL 32821

Contractor:
Millenia Holding Group, Corp.

Civil Engineer:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

Structural Engineer:
TBD

Mechanical Engineer:
Jaime Rodriguez

Townhouse Architect:
Paul Goulas

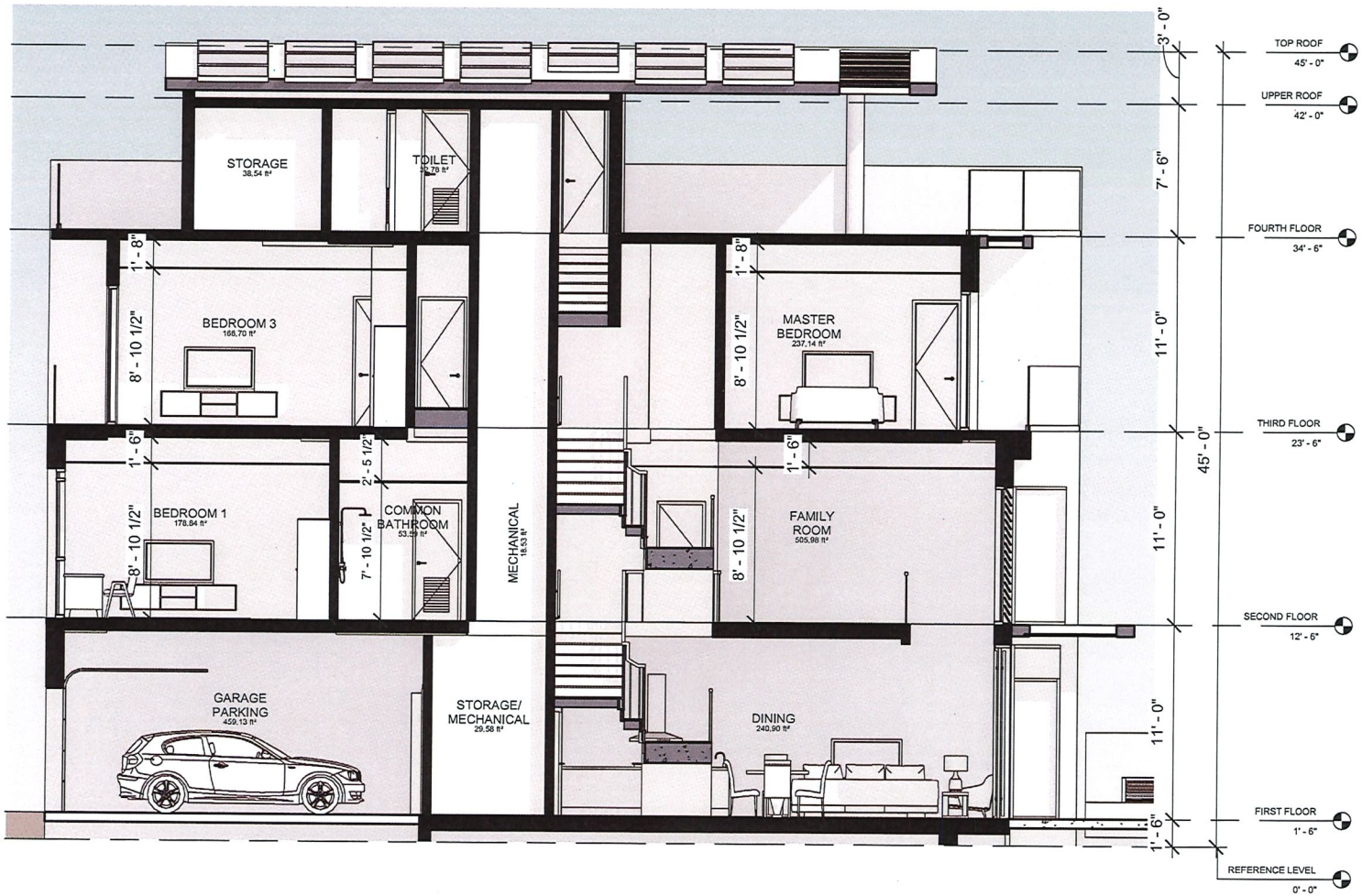
Lighting Engineer:
Jerry Schmitz

Description	Rev	Date	Authorized

Drawing Title:
TOWNHOUSE MODULE -2
LEFT SIDE ELEVATION

Scale	Drawn by	Designed & Checked by	Authorized by	Sheet Size
1 : 75	Gianford Ebro	Nasser Abouzeid	Ahmed Hamada	A3
	Date: JULY 2023	Date: JULY 2023	Date: JULY 2023	

Project No.	Drawing No.	Revision No.
0001	A107	



LONGITUDINAL SECTION

Developer:

UNITED SHARES
REAL ESTATE

GENERAL NOTES

1. THIS DRAWING IS COPYRIGHT PROTECTED OF UNITED SHARES REAL ESTATE AND SHALL NOT BE COPIED OR REPRODUCED IN ANY FORM WITHOUT THEIR WRITTEN CONSENT.
2. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS NOTED OTHERWISE.
3. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
4. ANY DISCREPENCIES BETWEEN ARCHITECTURAL, STRUCTURAL & SERVICES SHALL BE BROUGHT TO ARCHITECTS NOTICE PRIOR TO EXECUTION OF WORK AT SITE.
5. ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED AND ANY DISCREPENCIES OF ERRORS SHALL BE INFORMED TO THE SITE ENGINEER PRIOR TO COMMENCEMENT OF WORK.
6. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS, TOGETHER WITH THE SPECIFICATION.
7. ALL INTERIOR FINISHING DETAILS AND MATERIALS WILL BE UPDATED AS PER FUTURE INTERIOR DESIGN PACKAGE.

Project Title:
Bliss Residential Development
Hutchinson Island, Florida

Project Location:
1521 S Ocean Dr.
Fort Pierce, FL 34949

Owner:
Bliss Fort Pierce LLC
United Shares Real Estate
13780 International Dr S
Orlando, FL 32821

Contractor:
Millenia Holding Group, Corp.

Civil Engineer:
Stephen Cooper, P.E. & Associates, Inc.
7450 South Federal Highway
Port St. Lucie, Florida 34952

Structural Engineer:
TBD

Mechanical Engineer:
Jaime Rodriguez

Landscape Architect:
Paul Goulas

Lighting Engineer:
Jerry Schmitz

Description	Rev	Date	Authorized

Drawing Title:
TOWNHOUSE MODULE -2
LONGITUDINAL SECTION

Scale	Drawn by	Design & Checked by	Authorized by	Sheet Size
1 : 75	Glenford Ebro	Nasser Abouleia	Ahmed Hamada	A3
	Date: JULY 2023	Date: JULY 2023	Date: JULY 2023	

Project No.:	Sheet No.:	Revision No.
0001	A108	

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 1521 S Ocean Dr, Fort Pierce, FL 34949

Parcel ID #(s): 2412-501-0002-000-3

Project description: Proposed 11 Multi-Family Townhomes

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

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

Residential: Proposed Units: 11 Proposed Sq. Ft.: 37,400 Site Acreage: 1.252

Bliss Fort Pierce LLC	Stephen Cooper, P.E. & Associates, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
13780 International Drive South	7450 S Federal Highway
Street Address	Street Address
Orlando FL 32821	Port St Lucie, FL 34951
City State Zip	City State Zip
407-996-1290	772-336-2933
Phone Number	Phone Number
ahmed.hamada@unitedshares.com	scooper@scpeinc.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)

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

1.25 Acre Proposed Multifamily

Project Description; The proposed plan includes construction of 11 residential townhome products on the 1.25-acre parcel. Access to be via a proposed two-way alley off the adjacent public roads.

The 11 townhomes are laid out 7 units facing A1A on the east and 4 units together with a swimming pool and a community facility facing Pelican Drive on the west.

The units will have 3 floors and a roof terrace with 2 car garages and driveways sufficient for 2 additional guest parking. 4 additional overflow parkings are provided at the community pool. The design intent is to promote energy efficiency through the use of shading devices and energy efficient materials. Also, the front pedestrian access will promote walkability. The architectural style is contemporary with large windows to allow plenty of daylight into the interior space.

The landscape design exceeds the minimum statutory requirements and specifies drought and salt tolerant materials for water conservation and climate responsiveness.

Water/Sewer would be via connection to available FPUA owned public water and sewer mains adjacent to the site. Details of these connections would be determined at time of construction plans review.

Drainage would be provided via onsite dry retention area(s) designed to address both State and City of Ft. Pierce storm water management criteria for such a development. Project would qualify for a FDEP 10/2 Stormwater GP (verses a SFWMD ERP). Conceptual stormwater calculations are provided at this time.

Traffic – Based on ITE 11th Edition (Code 220 MF Low Rise) , the proposed 11 townhomes is predicted to generate 74 Average Daily Trips (ADT), with 6 PM Peak Hour Trips (4 inbound/2 outbound) and 5 AM Peak Hour Trips (1 inbound/4 outbound). See attached traffic statement.

Solid Waste – The proposed residential project would get trash pickup via curbside.

Tax: $8750.00

Prepared by and return to:
Robert A. Burson
Attorney at Law
Robert A. Burson, P.A.
Post Office Box 1620
Stuart, FL 34995
772-286-1616
File Number: **23-016**
Will Call No.:

Parcel Identification No. **2412-501-0002-000/3**
#1,250,000.00

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this **27th** day of **June, 2023** between **Cambridge Square Investments LLC, a New Jersey limited liability company** whose post office address is **235 Lakeview Ave., Clifton, NJ 07011** of the County of **Passaic**, State of **New Jersey**, grantor*, and **BLISS FORT PIERCE LLC, a Florida limited liability company** whose post office address is **13780 International Drive South, Orlando, FL 32821** of the County of **Orange**, State of **Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Saint Lucie County, Florida**, to-wit:

All of Block 1, SURFSIDE UNIT ONE, according to the map or plat thereof as recorded in Plat Book 10, Page 17, Public Records of Saint Lucie County, Florida.

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

DoubleTime®

Signed, sealed and delivered in our presence:

Witness Name: Dakoota Shapley
As to Aboushi only

Witness Name:
As to Aboushi only

Witness Name: DAVID E. ARBEIT
As to Strauss only

Witness Name: Nancy Jenkins
As to Strauss only

Cambridge Square Investments LLC, a New Jersey limited liability company

By:
Oday Aboushi, Member

By:
Michael Strauss, Member

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 14th day of June, 2023 by Michael Strauss, Member of Cambridge Square Investments LLC, a New Jersey limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

VANESSA LOPEZ
Notary Public, State Of Florida
Commission No. HH 172890
My Commission Expires: 9/6/2025

Notary Public

Printed Name: Vanessa Lopez

My Commission Expires: 9-6-2025

State of Texas
County of COLLIN

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 21st day of June, 2023 by Oday Aboushi, Member of Cambridge Square Investments LLC, a New Jersey limited liability company, on behalf of the company, who [_] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

LUCY Z NWOKO
Notary ID #133130324
My Commission Expires
May 28, 2025

Notary Public

Printed Name: LUCY NWOKO

My Commission Expires: MAY 28, 2025

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

Property Identification

Site Address: 1521 S OCEAN DR
Sec/Town/Range: 12/35S/40E
Parcel ID: 2412-501-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 23923
Map ID: 24/12N
Zoning: HI Medium

Ownership

BLISS FORT PIERCE LLC
13780 S International DR
Orlando, FL 32821

Legal Description

SURFSIDE-UNIT ONE- UNDIVIDED BLK 1



Current Values

Just/Market Value:	$629,600
Assessed Value:	$264,880
Exemptions:	$0
Taxable Value:	$264,880

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.25
Land Size (SF):	54,540

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: 1521 S OCEAN DR
Sec/Town/Range: 12/35S/40E
Parcel ID: 2412-501-0002-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 23923
Map ID: 24/12N
Zoning: HI Medium

Ownership

CAMBRIDGE SQUARE
INVESTMENTS LLC
235 Lakeview AVE
Clifton, NJ 07011

Legal Description

SURFSIDE-UNIT ONE- UNDIVIDED BLK 1



Current Values

Just/Market Value:	$629,600
Assessed Value:	$264,880
Exemptions:	$0
Taxable Value:	$264,880

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	1.25
Land Size (SF):	54,540

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 12, 2022	4830 / 1896	0001	SPWD	2542-3716 Quebec Inc	$900,000
May 12, 2022	4830 / 1896	0001	SPWD	11765663 Canada Inc	$900,000
Nov 27, 2020	4518 / 2080	0111	QC	2425-0722 Qbc Inc	$100
Nov 27, 2020	4518 / 2080	0111	QC	2425-1258 Qbc Inc	$100
Nov 27, 2020	4518 / 2080	0111	QC	136681 Canada Inc	$100
Nov 27, 2020	4518 / 2080	0111	QC	2425-1266 Qbc Inc	$100
Nov 27, 2020	4518 / 2080	0111	QC	2425-141 Qbc Inc	$100
Nov 27, 2020	4518 / 2080	0111	QC	135641 Canada Inc	$100
Feb 1, 1987	0534 / 1614	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View: Roof Cover: Roof Structure:

Building Type:	Year Built: N/A	Fra[illegible]:
Grade:	Effective Year: N/A	Pr[illegible]y Wall:
Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$629,600
Just/Market:	$629,600
Ag Credit:	$0
Save Our Homes or 10% Cap:	$364,720
Assessed:	$264,880
Exemption(s):	$0
Taxable:	$264,880

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
1999	0041	1.2	Fort Pierce Stormwater Charge	$82.80

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	$629,600	$264,880	$0	$264,880
2021	$240,800	$240,800	$0	$240,800
2020	$594,300	$576,855	$0	$576,855
2019	$594,300	$524,414	$0	$524,414

Permits

Number	Issue Date	Description	Amount	Fee
F96-001110	Sep 13, 1996	Roof	$4,800	$4,800
0800001266	Aug 28, 2008	Demolition	$0	$130

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.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

Saint Lucie County Property Appraiser



February 8, 2022

Search Results

Comparable Search

Street Centerline

Freeway

Highway

Major Arterial

Minor Arterial

Collector

Ramp

Local

Other

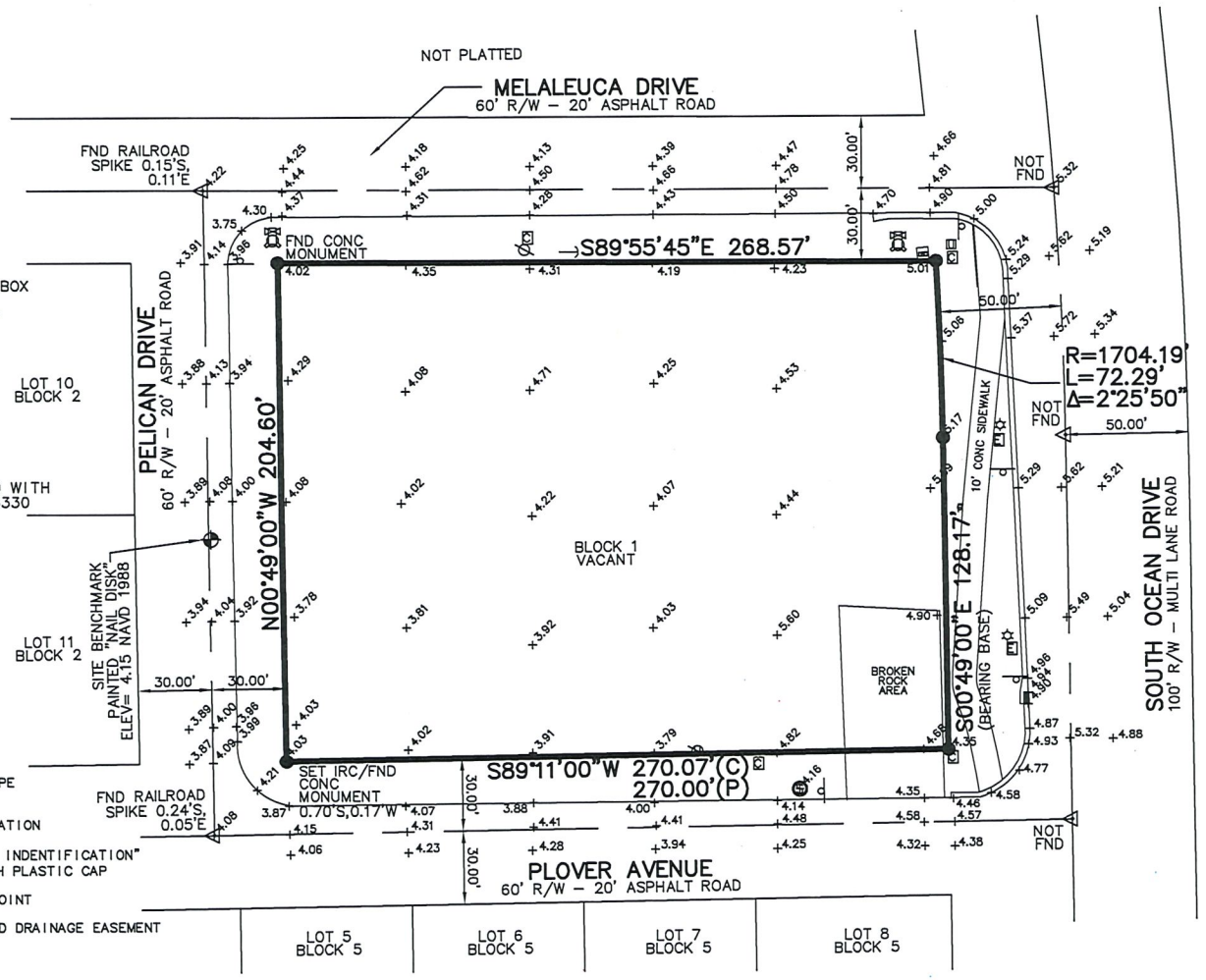
1:2,257

0 90 180 360 ft

0 25 50 100 m

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

Parcel Info:2412-501-0002-000-3



N

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

SYMBOLS:

- = GUY WIRE ANCHOR
- = CABLE TELEVISION BOX
- = CATCH BASIN
- = CATCH BASIN INLET
- = ELECTRIC BOX
- = SIGN
- = SANITARY MANHOLE
- = FIRE HYDRANT
- = LIGHT POLE
- = UNKNOWN UTILITY
- = WATER VALVE
- = WOOD POWER POLE
- = SET 5/8" IRON ROD WITH PLASTIC CAP PSM#6330

LEGEND:

(C) = CALCULATED
(D) = DEED
(M) = MEASURED
(P) = PLATTED
CMP = CORRUGATED METAL PIPE
CNS = COULD NOT SET
CONC = CONCRETE
FFE = FINISHED FLOOR ELEVATION
FND = FOUND
IR = 5/8" IRON REBAR "NO INDENTIFICATION"
IRC = 5/8" IRON REBAR WITH PLASTIC CAP
PCOR = PROPERTY CORNER
PCP = PERMANENT CONTROL POINT
PL = PROPERTY LINE
PUDE = PUBLIC UTILITIES AND DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY
R = RADIUS OF CURVE
L = LENGTH OF CURVE
SF = SQUARE FOOT
Δ = DELTA OF CURVE
● = SET 5/8" IRON REBAR WITH PLASTIC CAP "AJP PSM 6330"

LEGAL DESCRIPTION:

BLOCK 1, SURFSIDE UNIT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 17, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(11), FLORIDA ADMINISTRATIVE CODE.
2. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF FUTURE DEVELOPMENT SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS IS A TRUE, ACCURATE AND COMPLETE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON 3-08-22. 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.
3. UNLESS OTHERWISE NOTED ONLY PLATTED EASEMENTS ARE SHOWN HEREON.
4. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
5. THIS SITE LIES WITHIN FLOOD ZONE "X", ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0183 K, EFFECTIVE DATE FEBRUARY 19, 2020.
6. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
7. BEARINGS SHOWN HEREON ARE BASED ON THE WEST R/W LINE OF STATE ROAD A1A ASSUMED TO BEAR S00°49'00"E.
8. THE PROPERTY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(2), FLORIDA ADMINISTRATIVE CODE. ALL FIELD CONTROL MEASUREMENTS EXCEEDED 1:7,5000 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
9. ALL LOT DIMENSIONS SHOWN ARE PER PLAT UNLESS OTHERWISE NOTED. ALL SURVEY MEASUREMENTS ARE IN FEET.
10. ALL MAPPED FEATURES SHOWN HEREON ARE UNDER THE DIRECT SUPERVISION AND RESPONSIBILITY OF ALEXANDER J. PIAZZA PSM, INC.
11. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
12. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFIED TO:

CAMBRIDGE SQUARE, LLC.

1521 SOUTH OCEAN DRIVE

TYPE OF SURVEY:	BOUNDARY	PLOT PLAN	U/C TIE IN	FINAL	TOPOGRAPHIC
COMPLETED ON:	3-10-22				

LAST FIELD DATE: 3-8-22

DATE:	REVISIONS:	BY:

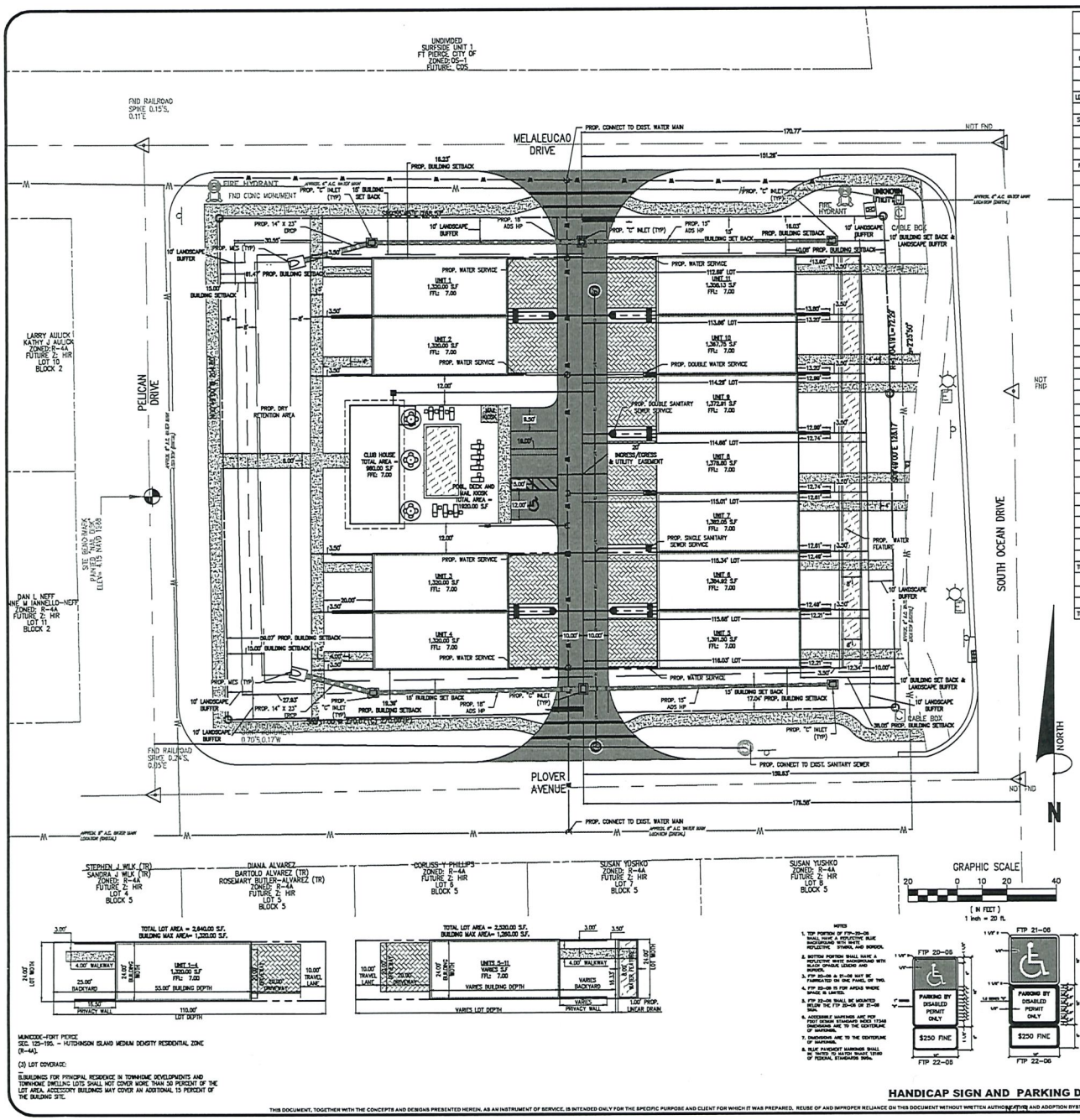
ALEXANDER J. PIAZZA PSM, INC.
Surveying • Mapping • Consulting
619 SW Biltmore Street
Port St. Lucie, Florida 34983
Phone: (772) 340-7770
Fax: (772) 340-2250
LB#7280

CAD	K:\BUILDERS\DWG2022\22-8686.DWG				
REF	K:\				
FLD	CREW	FB. 000	PG. 00	JOB	22-8686
OFF	LW			DATE	3-10-22
CKD	AJP	SHEET 1	OF 1	DWG	C-1605

ALEXANDER J. PIAZZA
License Number 6330
STATE OF FLORIDA

ALEXANDER J. PIAZZA
Professional Surveyor & Mapper
Florida Certificate No. 6330

K:\BUILDERS\DWG2022\22-8686.dwg, 3/17/2022 10:56:40 AM



SITE DATA	
OWNER:	TED MARINER CONC LLC
OWNER ADDRESS:	235 LAKEVIEW AVE CLIFTON, NJ 07011
SITE ADDRESS:	1521 S OCEAN DR
PARCEL ID:	2412-501-0002-000-3
LEGAL DESCRIPTION:	SURFSIDE-UNIT ONE- UNDIVIDED BLK 1
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	12/35S/40E
PANEL NO.:	12111C0183 K
FLOOD ZONE:	X
ZONING:	R4-A
FUTURE LANDUSE:	HIR
LOT SIZE:	1.25 AC.

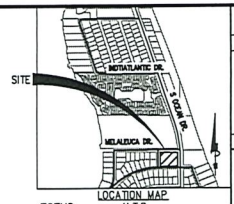
BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
BUILDINGS		3

BUILDING SETBACKS REQUIRED		
	REQUIRED	PROVIDED
FRONT:	10'	40.08'
N SIDE:	15'	15.04'
S SIDE:	15'	17.04'
REAR:	10'	81.56'

PARKING SPACE REQUIRED	
UNITS:	11
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	22
ADA REQUIRED OF REQ. SPACES	1

PARKING SPACES PROVIDED	
9.5' X 20' DRIVEWAY SPACES	22
9.5' X 19 PARKING SPACES	3
12' X 19' 90 DEG. ADA PARKING SPACES	1
9.5' X 22' PARALLEL PARKING	8
TOTAL SPACES PROVIDED:	34

SITE AREA			
AREAS	S.F.	ACERS	PERCENTAGE
STOTAL SITE AREA	54,454.83 S.F.	1.25 AC	100%
IMPERVIOUS AREAS			
PROPOSED BUILDING	15,060.87 S.F.	0.35 A.C.	27.56%
PROPOSED CONCRETE	9,542.59 S.F.	0.22 A.C.	17.48%
PROPOSED ASPHALT	4,998.12 S.F.	0.11 A.C.	9.14%
PROPOSE WATER FEATURE	1,343.94 S.F.	0.03 A.C.	2.45%
TOTAL IMPERVIOUS AREA	30,943.52 S.F.	0.71 A.C.	56.82%
PERVIOUS AREAS			
TOE RETENTION AREA	5,388.24 S.F.	0.12 A.C.	9.90%
9.5' X 19 PARKING SPACES	18,322.87 S.F.	0.42 A.C.	33.52%
TOTAL PERVIOUS AREA	23,711.11 S.F.	0.54 A.C.	43.38%



LOCATION MAP
N.T.S.

LEGEND

- PROP. ASPHALT
- PROP. PAVERS
- PROP. CONCRETE
- PROP. WATER FEATURE AND POOL
- PROP. STORM PIPE
- PROP. SANITARY SEWER DOUBLE CONNECTION
- PROP. SANITARY SINGLE SERVICE
- PROP. E INLET
- PROP. MITERED END
- PROP. DOUBLE WATER SERVICE
- PROP. SINGLE WATER SERVICE

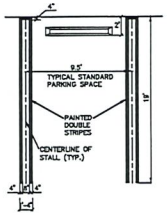
PROJECT DESCRIPTION: THE PROPOSED PLAN INCLUDES CONSTRUCTION OF 11 RESIDENTIAL TOWNHOME PRODUCTS ON THE 1.25-ACRE PARCEL. ACCESS TO BE VIA A PROPOSED TWO-WAY ALLEY OFF THE ADJACENT PUBLIC ROADS.

WATER/SEWER: WOULD BE VIA CONNECTION TO AVAILABLE FPUA OWNED PUBLIC WATER AND SEWER MAINS ADJACENT TO THE SITE. DETAILS OF THESE CONNECTIONS WOULD BE DETERMINED AT TIME OF CONSTRUCTION PLANS REVIEW.

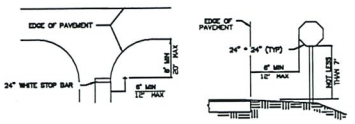
DRAINAGE: WOULD BE PROVIDED VIA ONSITE DRY RETENTION AREA(S) DESIGNED TO ADDRESS BOTH STATE AND CITY OF FT. PIERCE STORM WATER MANAGEMENT CRITERIA FOR SUCH A DEVELOPMENT. PROJECT WOULD QUALIFY FOR A FDEP 10/2 STORMWATER EP (VERSES A SPEND EXP). DETAILS OF THE RETENTION SYSTEM WOULD BE PROVIDED AT TIME OF CONSTRUCTION PLANS REVIEW.

TRAFFIC – BASED ON ITE 11TH EDITION (CODE 220 MF LOW RISE) , THE PROPOSED 11 TOWNHOMES IS PREDICTED TO GENERATE 74 AVERAGE DAILY TRIPS (ADT), WITH 8 PM PEAK HOUR TRIPS (4 INBOUND/5 OUTBOUND) AND 5 AM PEAK TRIPS (1 INBOUND / 4 OUTBOUND)

SOLID WASTE – THE PROPOSED RESIDENTIAL PROJECT WOULD GET TRASH PICKUP VIA CURBSIDE.



STANDARD PARKING DETAIL (TYP.)
N.T.S.



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

MUNICODE-FORT PIERCE
SEC. 125-195. – HUTCHINSON ISLAND MEDIAN DENSITY RESIDENTIAL ZONE (R-4A).

(3) LOT COVERAGE:

BUILDINGS FOR PRINCIPAL RESIDENCE IN TOWNHOME DEVELOPMENTS AND TOWNHOME DWELLING LOTS SHALL NOT COVER MORE THAN 50 PERCENT OF THE LOT AREA. ACCESSORY BUILDINGS MAY COVER AN ADDITIONAL 15 PERCENT OF THE BUILDING SITE.

HANDICAP SIGN AND PARKING DETAIL (TYP.)

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
PH: 772-335-3330
FLORIDA CERTIFICATE OF AUTHORIZATION No. 0005656

SCPE

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

SITE PLAN

MULTIFAMILY RESIDENTIAL

CITY OF FORT PIERCE — STATE OF FLORIDA

DATE:	FEB 2022
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	
VERT. SCALE:	
DRAWING NO.	
JOB NO.	2022-104

Stephen Cooper, P.E. #46557

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

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

DRAWING INDEX:

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

LA-2: EXISTING TREE INVENTORY & DISPOSITION PLAN

LA-3: LANDSCAPE DETAILS & SPECIFICATIONS

TREE REQUIREMENTS:

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 241 LF x 10' WIDE
241X10 = 20% = 2,892 SF
2,410 SF DIV. BY 300 = 20% = 10 TREES REQUIRED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 243 LF x 10' WIDE
243X10 = 20% = 2,916 SF
2,430 SF DIV. BY 300 = 20% = 10 TREES REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 201 LF x 10' WIDE
201X10 = 20% = 2,412 SF
2,010 SF DIV. BY 300 = 20% = 9 TREES REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 205 LF x 10' WIDE
205X10 = 20% = 2,460 SF
2,050 SF DIV. BY 300 = 20% = 9 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 9,400 S.F
9,400 SF DIV. BY 15 = 20% = 750 S.F. REQUIRED PLANTING AREA
8 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 46 TREES

PROVIDED TREES:

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 241 LF
3,500 SF
10 TREES PROVIDED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 243 LF
3,800 SF
10 TREES PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 201 LF
2,700 SF
10 TREES PROVIDED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 205 LF x 10' WIDE
4,500 SF
10 TREES PROVIDED

INTERIOR VEHICULAR USE AREAS = 9,400 S.F
1,800 S.F. PROVIDED PLANTING AREA
10 INTERIOR VUA TREES REQUIRED

TOTAL TREES PROVIDED: 50 TREES

SHRUB REQUIREMENTS:

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 241 LF
CONTINUOUS HEDGE @ 36" OC = 81 SHRUBS REQUIRED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 243 LF
CONTINUOUS HEDGE @ 36" OC = 81 SHRUBS REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 201 LF
CONTINUOUS HEDGE @ 36" OC = 67 SHRUBS REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 205 LF
CONTINUOUS HEDGE @ 36" OC = 69 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 298 SHRUBS

PROVIDED SHRUBS:

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 241 LF
93 SHRUBS PROVIDED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 243 LF
95 SHRUBS PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 201 LF
94 SHRUBS PROVIDED

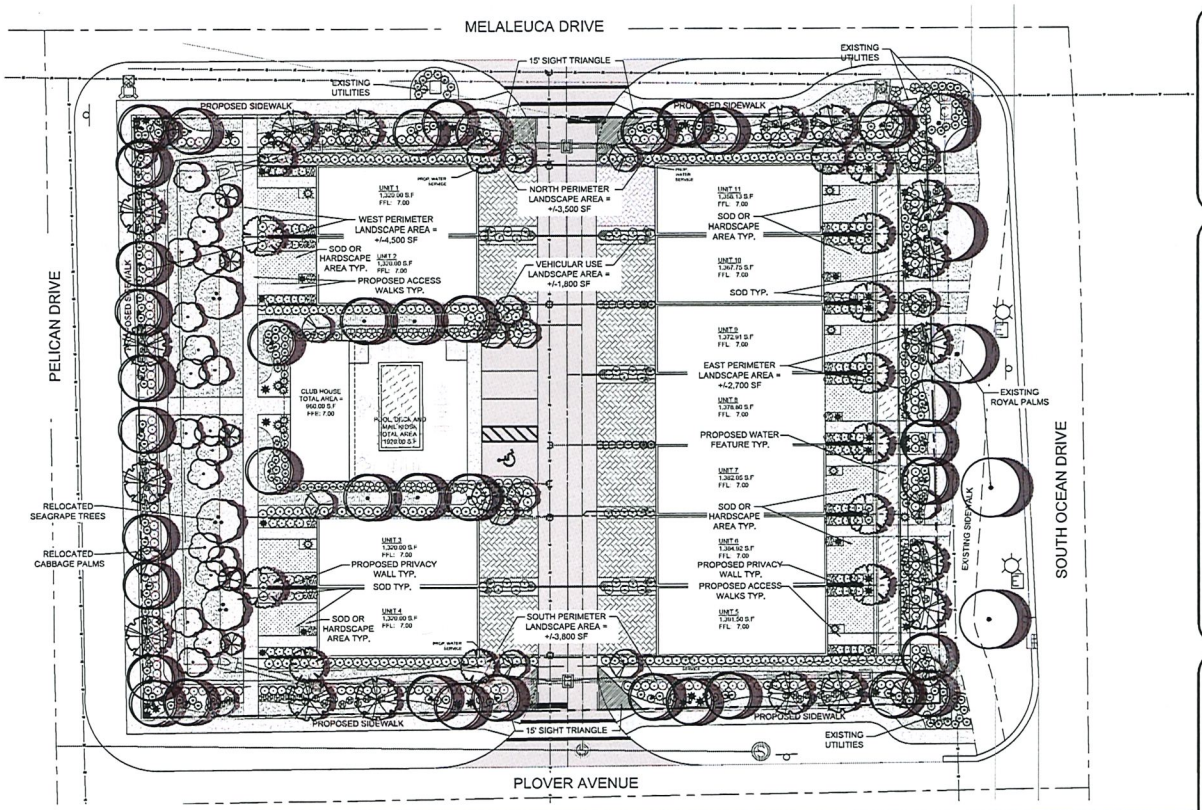
WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 205 LF
91 SHRUBS PROVIDED

TOTAL SHRUBS PROVIDED: 373 SHRUBS

General Landscape Notes:

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

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



Total Site Plant Schedule:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	17	Coccoloba uvifera	Sea Grape	FG	★★★ 15'OA	8'W	STD, 6'CT, SP	Native	3" DBH
	3	Coccoloba uvifera	Sea Grape	Relocated on Site	16' HT			Native	VARIES 19"-24" DBH
	22	Conocarpus erectus 'Sericeus'	Silver Buttonwood	FG	★★★15' HT	8'W	STD, 6' CT, SP	Native	3" DBH
EXISTING TREES TO REMAIN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	5	Roystonea regia	Royal Palm	Existing to Remain	30' HT			Native	
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	39	Cocos nucifera 'Green Malayan'	Coconut Palm	FG	★★★14'CT		FH, SP	Non-native	
	19	Sabal palmetto	Sabal Palm	Relocated on Site	VARIES 10'-20' CT			Native	
	★ 8	Veitchia montgomeryana	Double Montgomery Palm	FG	★★★12' CT, 16' OA		DBL, F, SP	Non-native	
	★ 8	Veitchia montgomeryana	Single Montgomery Palm	FG	★★★12' CT, 16' OA		FH, SP	Non-native	

UNDERSTORY TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	★ 2	Clusia rosea 'Pitch Apple'	Pitch Apple	25G	8'HT	4' SPR	STD, 4'CT, SP	Native	1.5" DBH
	★ 2	Cordia sebestena	Orange Geiger Tree	25G	8'HT	4' W	STD, 4'CT, SP	Native	1.5" DBH
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	★★41	Alcantarea imperialis	Imperial Bromeliad	7G	2' HT	2' W	F	Non-native	
	★★13	Alcantarea odorata	Giant Silver Bromeliad	7G	24"	24"	FULL	Non-native	
	★★103	Alocasia odora 'California'	Dwarf Alocasia	3G	24" HT	18"W	F	Non-native	
	★★285	Chrysobalanus icaco 'Redtip'	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	118	Chrysobalanus icaco 'Horizontalis'	Horizontal Cocoplum	3G	24" HT	18"W	F	Native	
	255	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native	
	★★35	Clusia guttifera	Small-Leaf Clusia	7G	48" HT	36" W	F	Non-native	
	★★29	Cordyline fruticosa 'Auntie Lou'	Ti Plant	7G	4' HT	3'W	F	Non-native	
	★★200	Pennisetum setaceum	White Fountain Grass	3G	24" HT	18"W	F	Non-native	
	★★44	Scheffera arboricola	Green Scheffera	3G	24" HT	18"W	F	Non-native	
	★★12	Strelitzia reginae	Orange Bird of Paradise	7G	36" HT	24"W	F		
SOD/SEED	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	TBD	Paspalum Distichum	Seashore Paspalum	SOD			Free of Weeds and Pests		

*PROPOSED TREES & PALMS IN ADDITION TO 'PROVIDED' CALCULATIONS
**PROPOSED SHRUBS IN ADDITION TO 'PROVIDED' CALCULATIONS
***TREE & PALM SIZE 20% LARGER THAN CODE REQUIREMENTS

Project Team

Landscape Architect:

Brandon White | Owner
772-834-1157 | brandon@lasfl.com
Paul Goulas | Owner
772-631-0332 | paul@lasfl.com
1298 SE 3rd Haven Street
Port St. Lucie, FL 34983

Civil Engineer:

STEPHEN COOPER, P.E.
A ARCHITECTS, INC.

MULTIFAMILY RESIDENTIAL
1521 South Ocean Drive
City of Fort Pierce, Florida
Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

PAUL GOULAS, RLA
FLORIDA REG. # LA6668807

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

NORTH

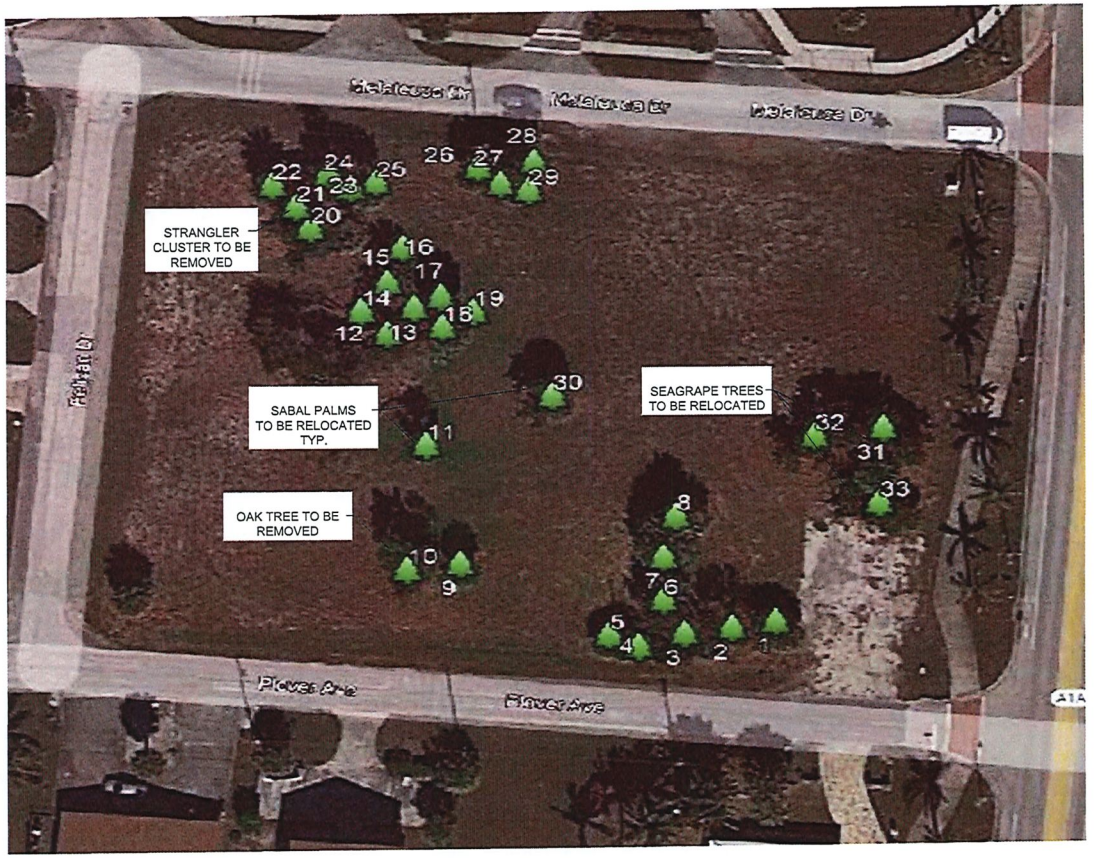
SCALE: 1" = 20'

0 10' 20' 40'

LA-1

Tree No.	Size	Species
1	12'	Cabbage
2	8"	Live Oak
3	12"	Live Oak
4	10"	Strangler Cluster
5	14'	Cabbage
6	12'	Cabbage
7	12'	Cabbage
8	13'	Cabbage
9	12'	Cabbage
10	5"	Live Oak
11	12'	Cabbage
12	6"	Live Oak
* 13	15"	Live Oak Dbl
14	8"	Live Oak
15	13"	Live Oak
16	10"	Live Oak
17	15'	Cabbage
18	16'	Cabbage
19	14'	Cabbage
20	13'	Cabbage
* 21	18"	Strangler Cluster
22	13'	Cabbage
23	7"	Strangler Cluster
24	13'	Cabbage
25	17'	Cabbage
26	13'	Cabbage
27	14'	Cabbage
28	17'	Cabbage
29	14'	Cabbage
30	13'	Cabbage
** 31	16"	Seagrape Cluster
** 32	20"	Seagrape Cluster
** 33	22"	Seagrape Cluster

ALL TREES TO BE REMOVED OR RELOCATED
*TOTAL DBH TO BE REMOVED REQUIRING MITIGATION: 33"
**TOTAL DBH TO BE RELOCATED: 58"
TOTAL SABAL PALMS TO BE RELOCATED: 19



Project Team

Landscape Architect:

Brandon White | Owner
772-636-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-3400 | paul@las-fl.com
1709 St. Joy Haven Street
Port St. Lucie, Fl 34033

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.

MULTIFAMILY RESIDENTIAL
1521 South Ocean Drive
City of Fort Pierce, Florida

Tree Inventory & Disposition Plan

Revisions

Date	Init.	Description
7.15.23	PG	Submittal

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

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

NORTH

SCALE: 1" = 20'
0 10' 20' 40'

LA-2

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PART 2: MATERIALS

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

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

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition,

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected,

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent,

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications,

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner,

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth,

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source, Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate, Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected,

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tablelized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tablelized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large lubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 2 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 3" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jurisdiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc, to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them,

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor,

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams",

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be installed until the area has been cleared of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in braod fashion, See Detail,

B. Wires shall not come in direct contract with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart,

D. Stake & Brace all trees larger than 12' dia. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain light guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect,

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be fern, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface,

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs,
walks, paving and wood borders to allow for building turf,

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre,

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 600 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance,

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them,

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor,

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor,

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance,

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee,

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

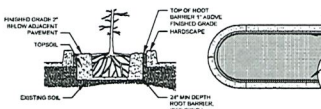
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

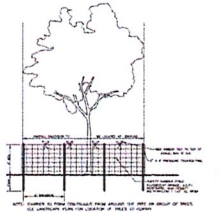
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



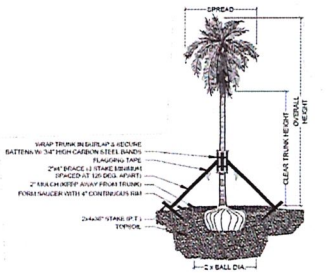
SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
NOT TO SCALE



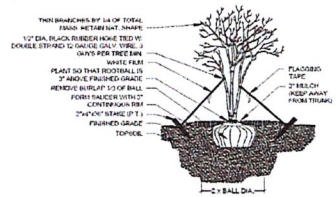
BRACING DETAIL
NOT TO SCALE



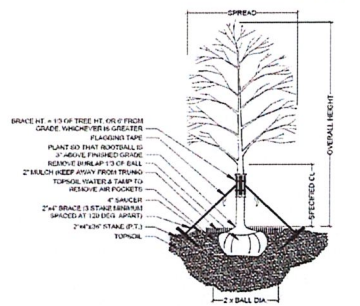
TREE PROTECTION DETAIL
NOT TO SCALE



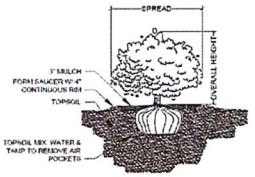
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

Project Team

Landscape Architect:
Landscape Architecture Services, LLC
Brandon White | Owner
772-834-1257 | brandon@lasfl.com
Paul Goulas | Owner
772-418-4403 | paul@lasfl.com
1968 N. Jog Haven Street
Port St. Lucie, FL 34983

Civil Engineer:
STEPHEN COOPER, P.E. & ASSOCIATES, INC.

MULTIFAMILY RESIDENTIAL
1521 South Ocean Drive
City of Fort Pierce, Florida
Details & Specifications

Revisions

Date	Init.	Description
7.15.23	PG	Submittal

STATE OF FLORIDA
LANDSCAPE ARCHITECT
LA 0666807

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

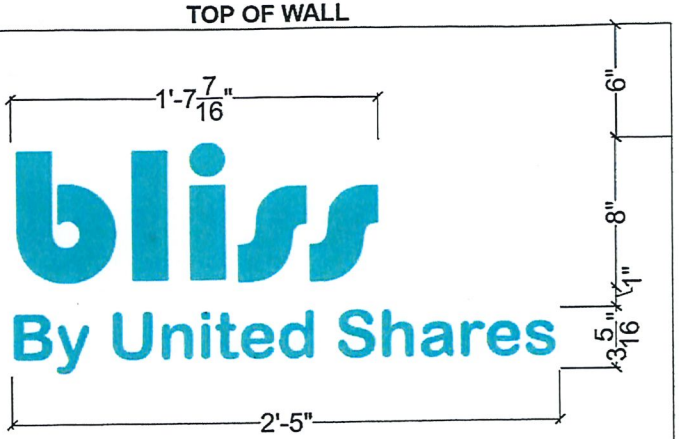
Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

LA-3

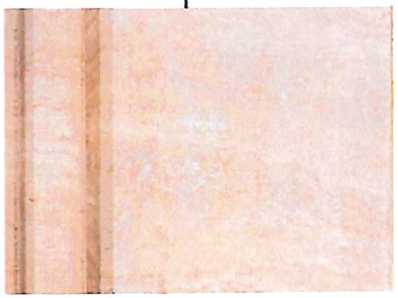
BLISS PROJECT
MATERIALS BOARD



TOP OF WALL



PROJECT SIGN



TRAVERTINE WALL
SUPPLIER TBD

EXTERIOR FINISH WHITE PLASTER
SUPPLIER TBD



ENTRANCE DOOR MAHOGONY WOOD
SUPPLIER TBD

Luminaire Schedule								
Project: 1531 S OCEAN FT PIERCE SITE 07-10-2023								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	2	SA	Landscape Forms Inc	PROFILE Area HO T4 DIFFUSE LENS POLE MOUNT 12' AFG	3333	0.900	51.2178	102.436
	7	SB	Landscape Forms Inc	PROFILE Path DIFFUSE LENS 3' BOLLARD	470	0.900	8.0059	56.041

Calculation Summary							
Project: 1531 S OCEAN FT PIERCE SITE 07-10-2023							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
AMENITY PARKING_Planar	Illuminance	Fc	2.24	4.1	0.6	3.73	6.83
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
UNIT 10 ENTRY WALKWAY	Illuminance	Fc	2.53	4.4	0.7	3.61	6.29
UNIT 11 ENTRY WALKWAY	Illuminance	Fc	2.78	5.0	0.7	3.97	7.14
UNIT 5 ENTRY WALKWAY	Illuminance	Fc	2.38	4.8	0.5	4.76	9.60
UNIT 6 ENTRY WALKWAY	Illuminance	Fc	2.35	4.8	0.5	4.70	9.60
UNIT 7 ENTRY WALKWAY	Illuminance	Fc	2.50	4.9	0.6	4.17	8.17
UNIT 8 ENTRY WALKWAY	Illuminance	Fc	2.38	4.1	0.7	3.40	5.86
UNIT 9 ENTRY WALKWAY	Illuminance	Fc	2.58	4.5	0.7	3.69	6.43

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

Profile Area Light

landscape forms

Spec Sheet | BW400



Housing & Materials

Electrical

Light Engines

Distributions

Warranty

Certification

Designed by Lumens Talent & Talent Lighting Design Association

Profile Bollard

landscape forms

Spec Sheet | RW100



Housing & Materials

Electrical

Light Engines

Distributions

Mounting

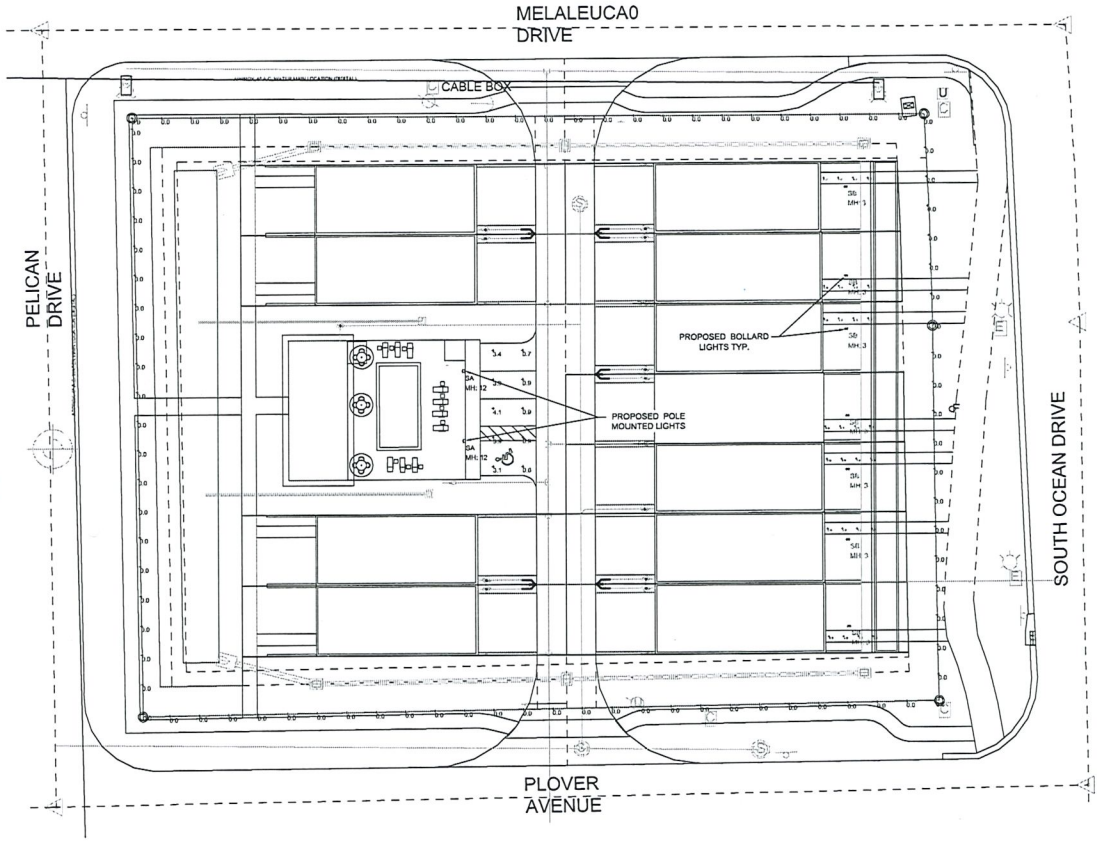
Warranty

Certification

Designed by Lumens Talent & Talent Lighting Design Association

POLE MOUNTED LIGHT

BOLLARD LIGHT



*Photometrics & Lighting Specifications provided by Sesco Lighting

Project Team

Landscape Architect:

LAS LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1157 | brandonwhite@lasfl.com
Paul Goulas | Owner
772-631-0400 | paul@lasfl.com
1708 St. Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.

MULTIFAMILY RESIDENTIAL

1521 South Ocean Drive
City of Fort Pierce, Florida

Site Lighting Plan

Revisions

Date	Init.	Description
7.15.23	PG	Submittal

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

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

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

NORTH

SCALE: 1" = 20'

0 10' 20' 40'

LT-1

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	City Utilities	COS	OS-1
South	Single Family Residential Properties	HIR	R-4A
East	Beach Villas on Hutchinson Island Condos	HIR	R-4A
West	Single Family Residential Properties	HIR	R-4A

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	HIR	R-4A	8.8	1.25	X
****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 *2,860 gpd
Demand Analysis	Maximum PF x Flow = 2.5 x 2,860 gpd = 7,150 gpd
Current Zoning/FLU	Total gallons per day 11 du x 2.6 person/du x 100 gpd/person = 2,860 gpd
**Proposed Zoning/FLU	Total gallons per day N/A
**Change in Demand	Total gallons per day 0

* Flow = 11 du x 2.6 person/du x 100 gpd/person = 2,860 gpd

** Peaking Factor = (18+P^.5)/(4+P^.5) = (18 +28.6^.5)/(4 + 28.6^.5) = 2.5
(P = Population = 2.6 persons/du = 2.6(11 du's) = 28.6

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 *2,860 gpd
Demand Analysis	Maximum PF x Flow = 2.5 x 2,860 gpd = 7,150 gpd
Current Zoning/FLU	Total gallons per day 11 du x 2.6 person/du x 100 gpd/person = 2,860 gpd
**Proposed Zoning/FLU	Total gallons per day N/A
**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	1.25/20 = 0.0625	N/A	0
Urban District	5 acres per 1,000 people	1.25/5 = 0.25	N/A	0
Community	2.5 acres per 1,000 people	1.25/2.5 = 0.5	N/A	0
Neighborhood	1.36 acres per 1,000 people	1.35/1.25 = 0.92	N/A	0

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High) Students = 11 * 0.207 = 2.28
Multi-family: (du x 0.207 = students/70% K-8/30% High) K-8 = 1.59, Highschool = 0.68

	K-8	High
School Name	Creative Arts Academy of St. Lucie	Linoln Palm Academy
City	Fort Pierce	Fort Pierce
Distance	5 Miles	5 Miles
Current Zoning/FLU Enrollment Demand	1.59	0.68
****Proposed Zoning/FLU Enrollment Demand**	N/A	N/A
****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	11 units requires 1.47 yards (2 Yards)
****Proposed Zoning/FLU**	N/A
***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	Project retains all runoff up to a 25 year event and provides protection for habitable structures based on a 100 year storm.

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	74	AM: 5 Trips, PM: 6 Trips
****Proposed Zoning/FLU**	N/A	N/A
***Change in Demand**	Trips 0	Trips 0
Impact to Capacity	0	

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: 11
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total) 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	I	11	1.25	1/1/2024	1/1/2025
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

SCPE

STEPHEN COOPER, P.E.
& ASSOCIATES, INC.

~CONSULTING ENGINEER~
• CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 S. Federal Highway • Port St. Lucie, FL 34952
Phone: 772-336-2933 • Fax: 844-649-1426
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856
scooper@scpeinc.com

TRAFFIC STATEMENT

for

1.25 AC Multifamily

Based on the proposed 11-unit townhome project, the following anticipated traffic is provided as follows;

MF – 11 Dwelling Units (ITE Code 220 – Low Rise Multifamily Housing)

ADT = 74 Trips Total (37 Inbound/37 Outbound – Average Rate)

PM Peak Hour of Generator = 6 Trips (4 Inbound/2 Outbound)

AM Peak Hour of Generator = 5 Trips (1 Inbound/4 Outbound)

The proposed project is not anticipated to have a significant adverse impact on the adjacent roadway.

Stephen Cooper, P.E. & Associates, Inc.



Stephen Cooper, P.E. #46557

7/21/2023

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

June 12, 2023

THIS PRE-APPLICATION LETTER IS VALID UNTIL – June 12, 2024
THIS LETTER IS NOT A PERMIT APPROVAL

Stephen Cooper, PE
SCPE
7450 S Federal Hwy, Port St Lucie, FL 34952

Dear Stephen Cooper, PE:
RE: Pre-application Review for **Category B Driveway,** Pre-application Meeting Date: **June 8, 2023**
St Lucie County - Ft Pierce; SR A1A; Sec. # 94050000; MP: 14.1; Access Class - 6;
Posted Speed - 35; SIS - No; FDOT Ref. Project:

Request:
Right-in/right-out access on the south side of Melaleuca Drive (side street), approximately 141 feet from SR A1A / S. Ocean Drive.
Right-in/right-out access on the north side of Plover Avenue (side street), approximately 150 feet from SR A1A / S. Ocean Drive.
Private sidewalk connection to existing sidewalk along SR A1A / S. Ocean Drive within FDOT right-of-way.

SITE SPECIFIC INFORMATION
Project Name & Address: **1.25 Ac Multi-Family – Vacant Property on the SW Corner of A1A and Malaleuca Dr**
Property Owner: **United Shares**; Parcel Size: **1.25 Acres**
Development Size: **11 Townhome Dwelling Units**

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:
- **Design team will advise if private sidewalk connection to the existing sidewalk is acceptable within FDOT right-of-way.**

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,

Carina Harvey
2023.06.12 08:42:09 -04'00'

Carina Harvey
District Access Management Manager

cc: Nesa Harden
File: S:\Transportation Operations\Traffic Operations\Access Management\1. Pre-Apps and Variance\2023-06-08\1. 94050000 MP 14.1 SR A1A_1.25 Ac Multi-Family\94050000 MP 14.1 SR A1A_1.25 Ac Multi-Family.docx

Advanced Restoration Ecology

2412-501-0002-000-3

St Lucie County, FL

Environmental Assessment

Prepared For:
The Keys Company

Prepared By:

Drew Gatewood, MS, PWS
2593 NE Roberta St
Jensen Beach, FL 34957
772-242-7200
813-784-8891

©ARE, Inc. February 2022

The environmental assessment report below has been compiled in accordance with the St Lucie County Development Review Division and previsions set forth by the state of Florida. The parcel is listed by the St Lucie County Property Appraiser as Parcel ID number 2412-501-0002-000-3 and is a total of 1.252 acres. The property is located on 1521 S Ocean Dr Fort Pierce, FL. The following report describes the findings of our recent on-site review and database research as it pertains to St Lucie County and the State of Florida.

LAND USE RECORDS

The St Lucie County Property Appraiser's Report lists this property as 0000 Vacant Residential.

SOIL COMPOSITION:

Based on a review of the United State Department of Agriculture's Web Soil Survey database the site's soils are comprised of the following:

Canaveral Sand, 0 to 5% slope – This soil is typically found bordering sloughs and mangrove areas. It is variant in that it is somewhat poorly drained to moderately well drained. Typical vegetation includes saw palmetto, cabbage palm, and magnolia bay trees.

WILDLIFE EVALUATION:

On February 25, 2022, ARE conducted pedestrian transects across 100% of property looking for local, state and federally listed or endangered species present on the site. This survey primarily focused on the presence of gopher tortoise burrows or recent activity. During the pedestrian transects of the property, no gopher tortoise activity was observed on site, nor were any other listed plant or animal species were observed on site during the site visit.

NATIVE HABITAT

The site investigation conducted by ARE, Inc. did not find native habitat on the site. The site has been cleared and consists of open land. Species observed during the site reconnaissance included the following:

Cabbage palm (*Sabal palmetto*) Bahia Grass (*Paspalum notatum*)

WETLAND DELINEATION:

Based on the State definition of a wetland in 62-340 FAC, there are three components: hydric soils, wetland plants, and hydrologic indicators. These factors listed were not present during the site investigation. ARE concludes this property does not include state and federally jurisdictional wetlands on site in its current configuration.

COUNTY REQUIREMENTS

The County will require proof of a completed gopher tortoise survey by a licensed agent. Please submit this document with any applications to use as the needed verification of a 100% gopher tortoise survey has been completed on the site. Per FWC regulations a gopher tortoise survey is good for 90 days, and any clearing must have a valid survey prior to commencement. The County will not authorize/issue any permitting without a current gopher tortoise survey.

CONCLUSION:

Based on County requirements, ARE, Inc. conducted a site investigation throughout the property to survey for the presence of any listed plant or animal species. Gopher Tortoise burrows were not observed on site, and no other State or Federally listed species were observed on the property during the site visit. A 100% gopher tortoise survey of the property was conducted and completed by an FWC licensed gopher tortoise agent during the site investigation. Native habitat was not determined to be on site. It is the professional opinion of ARE, Inc. that there are no State or Federally jurisdictional wetlands on the site as the site's characteristics do not meet the minimum thresholds required for wetland classification.



2/25/2022

Location Map

Map Source: St. Lucie County

N

1521 S Ocean Dr
Fort Pierce, FL

Advanced Restoration Ecology



2/25/2022

Species Survey Map

Map Source: St. Lucie County

N

1521 S Ocean Dr
Fort Pierce, FL

Advanced Restoration Ecology



2/25/2022

FLUCCS

Map Source: St. Lucie County

N

1521 S Ocean Dr
Fort Pierce, FL

Advanced Restoration Ecology



Tree No.	Size	Species
1	12'	Cabbage
2	8"	Live Oak
3	12"	Live Oak
4	10"	Strangler Cluster
5	14'	Cabbage
6	12'	Cabbage
7	12'	Cabbage
8	13'	Cabbage
9	12'	Cabbage
10	5"	Live Oak
11	12'	Cabbage
12	6"	Live Oak
13	15"	Live Oak Dbl
14	8"	Live Oak
15	13"	Live Oak
16	10"	Live Oak
17	15'	Cabbage
18	16'	Cabbage
19	14'	Cabbage
20	13'	Cabbage
21	18"	Strangler Cluster
22	13'	Cabbage
23	7"	Strangler Cluster
24	13'	Cabbage
25	17'	Cabbage
26	13'	Cabbage
27	14'	Cabbage
28	17'	Cabbage
29	14'	Cabbage
30	13'	Cabbage
31	16"	Seagrape Cluster
32	20"	Seagrape Cluster
33	22"	Seagrape Cluster

2/25/2022

Tree Survey Map

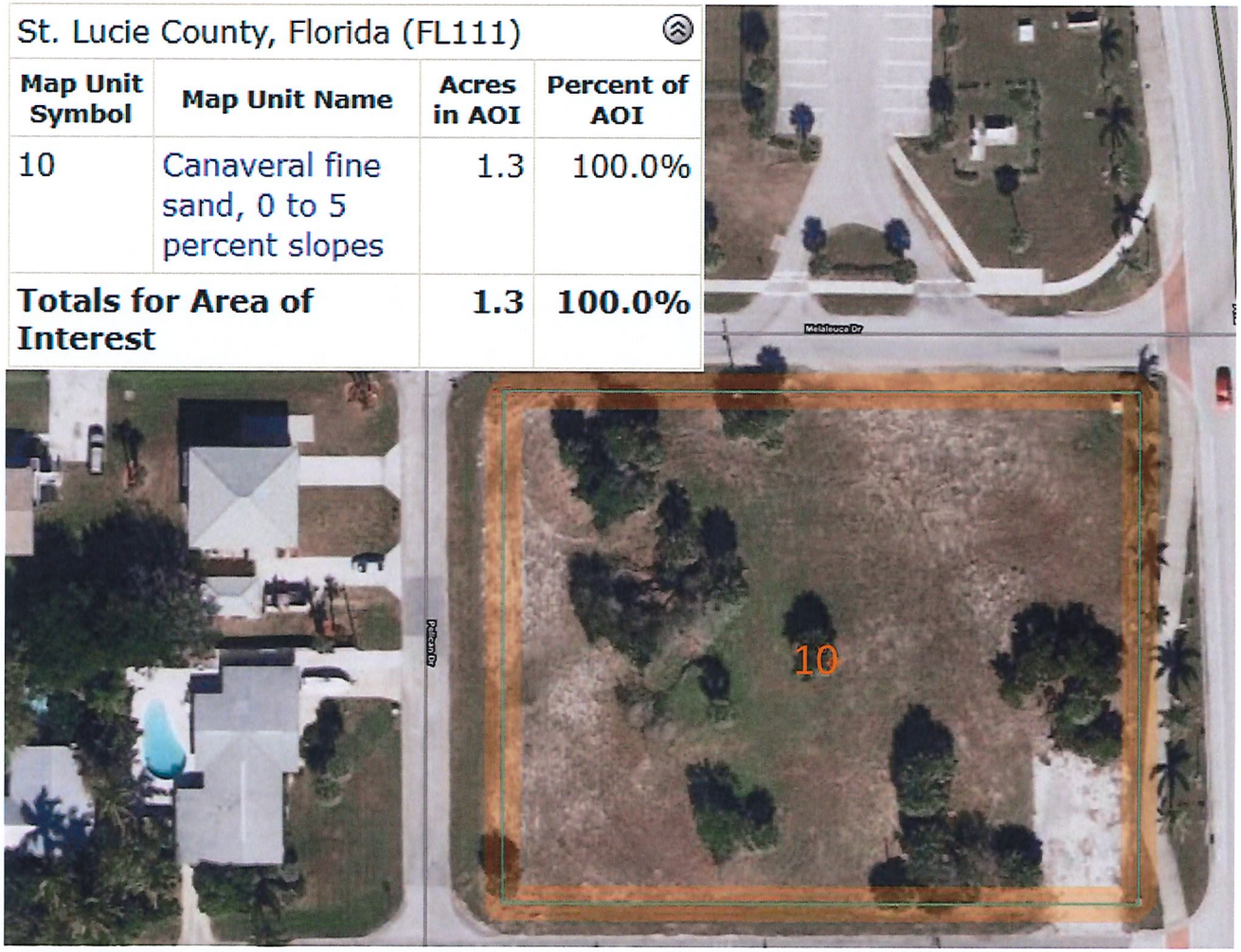
Map Source: St. Lucie County

N

1521 S Ocean Dr
Fort Pierce, FL

Advanced Restoration Ecology

St. Lucie County, Florida (FL111)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
10	Canaveral fine sand, 0 to 5 percent slopes	1.3	100.0%
Totals for Area of Interest		**1.3**	**100.0%**



2/25/2022

Soil Map

Map Source: Web Soil

N

1521 S Ocean Dr
Fort Pierce, FL

Advanced Restoration Ecology



2/25/2022

Eagle Map

Map Source: FWC

N

1521 S Ocean Dr
Fort Pierce, FL

Advanced Restoration Ecology

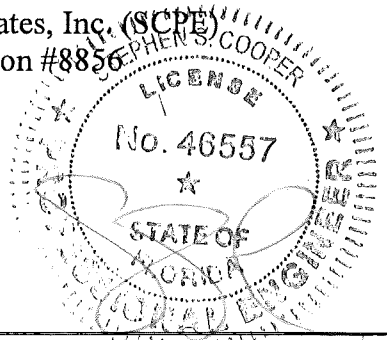
Stormwater Management Calculations

for

1.25 Acre MF Ft Pierce

Fort Pierce, Florida
May, 2023

Prepared By; Stephen Cooper, P.E. & Associates, Inc. (SCPE)
FBPE Certificate of Authorization #8856
7450 South Federal Highway
Port St. Lucie, Florida 34952
(772) 336-2933



Stephen S. Cooper, P.E. #46557

7/6/2023

I. Purpose

The purpose of this report is to provide South Florida Water Management District (SFWMD) and the City of Ft. Pierce with the calculations and documentation necessary to demonstrate the proposed surface water management system designed to serve a proposed residential townhouse development complies with state and local storm water management criteria.

II. Background

The project encompasses an approximately 1.25 acres undeveloped lot adjacent to SR-A1A and Jaycee Park. According to a survey done by Alexander J. Piazza PSM, Inc, the existing site grades between approximately 3.8 ft-NAVD and 5.0 ft-NAVD.

Based on a review of the USDA Soil Survey (see Exhibit A), the site consists of Canaveral sands. A site-specific soil evaluation was completed by KSM Engineering and Testing (see Exhibit B). Based on the results, the anticipated wet season water table is approximately elevation 2.5 ft-NAVD. Excellent percolation was discovered with a horizontal permeability rate of 75 ft-day and a vertical permeability rate at 65.8 ft/day. No confining layer was encountered to at least 13' below ground. Porosity at 30%.

Based on TR-55, soil type and site conditions, the existing Curve Number (CN) is assumed to be 36.

III. Proposed System

The site is proposed surface water management system will consist of site grading and a series of inlets and culverts which direct all stormwater runoff from the development area to a proposed dry retention area. The dry retention will have a bottom elevation at 3.5 ft-NAVD and a top of bank at 5.5 ft-NAVD.

The proposed dry retention area will be capable of retaining the required water quality treatment volume as "dead storage".

The proposed alley access road will be protected by a 10-year, 24-hour storm per City of Ft. Pierce criteria.

The dry retention area will have the ability to retain all storms up to the 25-year, 72-hour event onsite with consideration of percolation.

The City of Ft. Pierce requires analysis of the following storm events;

10 Year, 24 Hour Rainfall = 6" (Roads)
25 Year, 72 Hour Rainfall = 9.5" (Discharge/Perimeter)
100 Year, 72 Hour Rainfall = 12.23" (Habitable Min Floors)

IV. Technical

Drainage Area Breakdown

Total Site Area = 1.25 Acres (100%)
Proposed Building = 0.34 Acres
Proposed Concrete = 0.25 Acres (includes the proposed pool/water feature)
Proposed Asphalt = 0.12 Acres

Total Impervious = 0.71 Acres (56.8%)
Total Pervious = 0.54 Acres (43.2%)

CN (open) = **36 (TR-55; Table 2-2c Brush Good Condition Type A soil)**

CN(Proposed) = .568(98) + .432(36) = 71.2

S = 1000/CN – 10 = 4.0"

Water Quality

Th water quality treatment is proposed to be provided within the proposed dry retention system. The required water quality dry retention volume is calculated as follows;

Nutrient Analysis

Nutrient analysis is not applicable to this project as the system proposes 100% retention (zero discharge).

Dry Retention

WQ (required) = 1.5[1" (1.25 Acres) (1'/12")] = 0.16 Ac-Ft*

or

2.5" x % Imp (SFWMD Method);

a. 1.25 Acres – (0.34 Acres Rooftop) = 0.91 Acres
b. 0.91 – 0.54 Acres = 0.37 Acres (Water Quality Impervious Area)
c. 0.37/0.91 = 40.7% Impervious
d. 2.5" x .407 = 1.02" to be treated
e. 1.02" (1.25 Acres) (1'/12") = 0.106 Ac-Ft
f. 1.5(0.106 Ac-Ft) = 0.16 Ac-Ft*
g. 0.5(0.16 Ac-Ft) = 0.08 Ac-Ft**

*50% add water quality treatment volume required for systems discharging to a sensitive water body
**50% credit for dry retention

WQ (required) = 0.08 Ac-Ft (dry retention)
WQ (provided) = Based on the attached post development stg/sto calc (see Exhibit C); 0.08 Ac-Ft of dry retention dead storage is provided at elevation 4.6-Ft-NAVD

Water Quantity

Based on the soil testing and excellent onsite percolation encountered, the 10-year, 24 hour and the 25 yr, 72-hour storm events were flood routed using ModRet. The results indicate protection of the proposed access road and containment of the 25-year storm within the banks of the proposed dry retention area. The input and output from the ModRet floor routings are included as Exhibit D.

Finished Floors – SFWMD criteria for new construction requires protection of habitable structures. The proposed retention system will have enough storage to protect the finished floors from a 100-year, 72-hour – zero discharge storm event (P = 12.23"). To demonstrate this criterion, the runoff volume generated from a 100-year, 72-hour storm is determined as follows;

$Q = (P-.2S)^2/(P+.8S) = (12.23" - .2(4"))^2/ (12.23" + .8(4")) = 8.47''$
Runoff Volume = 1.25 Ac (8.47") (1'/12") = 0.882 Ac-Ft

Based on the attached stage-storage summary sheet, the 100 year, zero discharge stage is approximately 6.8 ft-NAVD (.89 Ac-Ft provided). The lowest proposed habitable finished floor elevation is 7 ft-NAVD, therefore providing 0.2' freeboard from the calculated 100 year, zero discharge stage.

A summary of the flood routings is provided as follows:

Storm Type	**10-Year, 24-Hour**	**25-Year, 72-Hour**	**100-Year, 72-Hour**
Rainfall (Inch)	P=6"	P=9.5"	P= 12.23"
Stage Storage (Ft-NAVD)	4.51	5.46	6.8
Peak Rate (Cubic Ft/Sec)	0*	0*	N/A

*No surface water discharge, limited to percolation into the ground.

USDA United States Department of Agriculture
Natural Resources Conservation Service

Web Soil Survey

Search

Map Unit Legend

St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10	Canaveral fine sand, 0 to 5 percent slopes	2.1	100.0%
Totals for Area of Interest		**2.1**	**100.0%**

Soil Map

Scale 1:580 ± 1 %



Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surve that comprise your AOI were mapped at 1:24,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that ma 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 r show the small areas of contrasting soils that could have been shown at a more detailed scale.

EXHIBIT A

Headquarters
11345 U.S. Highway 1
Sebastian, FL. 32958
Orlando
723 Progress Way
Sanford, FL. 32771

KSM ENGINEERING AND TESTING

Mailing
P.O. Box 78-1377
Sebastian, FL. 32978
Phone: 772-589-0712
C.A. # 5693
KSMengineering.net

Cambridge Square Investors, LLC
Alex Adorno
235 Lakeview Avenue
Clifton, NJ 07011

May 11, 2022

Re: Adorno Townhomes
1521 S. Ocean Drive
Fort Pierce, Florida
KSM Project #: 2204421-b&p

Dear Mr. Adorno:

As requested, KSM Engineering & Testing has performed a subsurface investigation at the referenced site. Presentation of the data gathered during the investigation, together with our geotechnical related opinions, are included in this report.

Site Description:

At the time of drilling, the site was fairly flat and lightly vegetated with a few scattered trees.

Project Description:

Per the client and the preliminary site plan provided by Stephen Cooper P.E. & Associates dated February 2022, it is our understanding that ten (10) three-story townhomes, a single-story clubhouse with a pool and deck, a dry retention pond, and associated parking and driving areas are planned to be constructed on the site. The clubhouse is proposed to be approximately 905 square feet. The stormwater pond is proposed along the western portion of the site.

We assume that loads from the structures will be transferred to the ground by conventional shallow footings. Although we were not furnished with structural loading conditions or a foundation plan, for our Geotechnical analysis, we estimate the maximum loads will be approximately 5,000 to 7,000 lbs per linear foot along the wall foundations. The Structural engineer of record should contact our office if the design loading exceeds our assumptions.

Based on the existing site grades at the time of the investigation, we estimate that up to 2 feet of site fill will be required to reach the desired grades in the building and pavement areas.

EXHIBIT B

The scope of our study consisted of the following:

1. Performed Standard Penetration Test (SPT) borings in the proposed building and stormwater retention areas, a Percolation (PB) test in the proposed stormwater retention area, and Hand Auger (HA) borings with Static Cone Penetrometer Test (SCPT) readings in the proposed pavement areas to estimate the subsoil relative density and visually classify the soils.

2. Measured the observed groundwater level at each boring.

3. Evaluated the existing soil conditions with respect to the proposed construction and provided recommendations for site preparation and foundation design.

4. Obtain Shelby tube soil samples per each soil type encountered in order to perform both a constant head horizontal and vertical permeability tests in our laboratory.

5. Perform engineering calculations to determine the permeability coefficient "K" values along with estimates for the elevation of wet-season and dry-season water tables for the percolation test locations.

6. Prepared this report to document our findings.

Site Investigation:

The site investigation program consisted of performing a total of nine (9) Standard Penetration Test (SPT) borings, one (1) Percolation (PB) test, and four (4) Hand Auger (HA) borings with Static Cone Penetrometer Test (SCPT) readings in the proposed construction areas. The SPT borings were terminated at approximate depths ranging from 20 to 50 feet below existing grade. The PB boring was terminated at a depth of approximately 15 feet below existing grade, and the HA borings were terminated at a depth of approximately 6 feet below existing grade. The approximate locations of the borings are indicated on the attached Location Plan.

The SPT borings were completed in general accordance with procedures described in ASTM D-1586. Also, the groundwater table was allowed to stabilize, and the depth of the groundwater elevation recorded from existing grade.

The relationship of the SCPT readings to the relative density is listed below in Table 1:

Table 1 - Penetrometer Table	
Relative Density	**Static Penetrometer Reading**
Very Loose or Soft	<15
Loose	15-40
Medium Dense	40-70
Dense	>70

Subsurface Condition Summary - The boring logs and SPT "N" values recorded during the SPT borings indicate the subsurface soils in the areas of the proposed structures consist of:

- Deposits of very loose to medium-dense fine-grained sand, fine-grained sand with shell fragments, and fine-grained silty sand were discovered from the surface to an approximate depth of 50 feet below existing grade.

- Within the aforementioned soil deposits, deposits of generally very loose to loose fine-grained silty sand and fine-grained sand with shell fragments were encountered from an approximate depth of 13 feet to about 15 feet below existing grade.

Unsuitable materials, such as organics, were not encountered in the borings performed. Please refer to the attached soil boring logs for specific information relative to the soil description and the SPT/SCPT resistance records.

Observed Groundwater Table - The observed water table was encountered at approximate depths ranging from 2.9 to 4.5 feet below existing grade across the site.

Estimated High Season Water Table – The high season water table is estimated to be approximately 2 feet above the encountered ground water at our boring locations.

The records of the soils encountered, the penetration resistances, and groundwater levels are shown on the attached Boring Logs.

Analytical Laboratory Testing:

The field soil boring logs and recovered soil samples were transported to KSM's office from the project site. Following the completion of the field exploration activities, visual and tactile examination of the soil samples was performed by a geotechnical engineer to identify the engineering classification of the soil samples that were obtained in the field exploration. The visual classification of the samples was performed in general accordance with the current United Soil Classification System (ASTM D 2487). Based on the engineer's review, soil samples were selected to provide data that was used to confirm the interpreted visual classification of the borings and to provide data that was used to estimate pertinent engineering parameters.

Natural Moisture Content – Testing was performed in general accordance with procedures described in ASTM D 2216-19.

Fines Content – Testing was performed in general accordance with procedures described in ASTM D 1140-17.

Atterberg Limits Tests – Testing was performed in general accordance with procedures described in ASTM D 4318-17e1.

The following tests were performed on the soils listed below:

Table 2 - Analytical Laboratory Testing Results							
Boring	Sample Depth (ft)	Soil Description	% Passing #200 Sieve	Moisture %	Atterberg Limits		
					Liquid Limit	Plastic Limit	Plasticity Index
B-2	4 – 6	Light Brown Sand with Traces of Shell Fragments	0.8	21.9	--	--	--
B-3	13 – 15	Grayish Brown Sand, Slightly Silty with Traces of Shell	12.9	29.0	NP	NP	NP
B-4	0 - 1	Brown Sand with Rock/Asphalt and Traces of Roots	8.0	5.2	--	--	--
B-4	13 – 15	Gray Silty Sand with Shell Fragments	9.0	25.4	NP	NP	NP
B-4	33 - 35	Gray Slightly Silty, Slightly Clayey Sand with Traces of Shell Fragments	12.3	30.0	--	--	--
B-7	13 - 15	Gray Clayey Sand with Shell	16.3	29.9	40	16	24

**NP = Non-plastic

Engineering Evaluation and Conclusions:

Based on the information obtained from this site investigation, we are pleased to offer the following evaluation:

Foundation Evaluation - It is KSM's professional opinion that, based on the discovered subsurface conditions, the proposed structures can be supported on conventional concrete, steel reinforced footings, provided that the near surface very loose and loose soils are compacted in accordance with the provided site preparation recommendations.

The following sections provide recommendations for site preparation and foundation design.

Site Preparation:

Site Subgrade Preparation – Due to the near surface very loose and loose soils, KSM recommends that the building site subgrade be prepared for construction of the foundations and at grade floor slabs by improving the in-place density of the soil that will support the structures within the zone where the stress from the structures will be primarily distributed. KSM has assumed that the proposed finished floors of the structures lies above the discovered land surface level. The following earthwork procedure is recommended.

1. The proposed construction area, plus a minimum margin of five feet beyond the proposed limit of construction, should initially be prepared by removing any debris and organic materials including roots and surface vegetation.

2. The exposed surface, created in step 1 above, should be graded level and proofrolled to compact the subgrade. Sufficient passes of the roller should be made to produce an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density to a depth of 2 feet below the proofrolled surface.

3. Upon completion of the proofrolling operation, the exposed surface should be filled to produce the desired line and grades of the building pad. Fill should consist of sandy soil containing less than 10% material that passing through the U.S. Standard no. 200 sieve and is free of debris and organic material. The fill should be placed in level lifts not to exceed 12-inch loose thickness, moisture conditioned, and compacted to attain an in- place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D- 1557) maximum dry density.

4. Excavate the compacted pad to the proposed foundation subgrade elevation. The exposed footing subgrade should then be compacted to attain an in-place dry density that equals or exceeds 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density, to depth of 24 inches below the footing subgrade surface. This can be achieved by making several passes with a "Jumping Jack" impact type compactor. Testing should be done to confirm that the specified level of compaction has been achieved.

5. Following the successful completion of the preparation of the foundation subgrade, foundation forms (if used) and steel reinforcement should be placed, and the foundation concrete should be cast, as necessary. Any backfill that is placed adjacent to the foundations, as well as backfill placed in utility trench excavations within the building pad, should be likewise compacted to attain or exceed 95 percent of the Modified Proctor (ASTM D-1557) maximum dry density.

Compaction Equipment - KSM does not recommend using heavy vibratory equipment on this site, due to the proximity of the neighboring structures and the potential that ground vibrations created by the compaction machinery might be transmitted and cause damage to the nearby structures. Accordingly, non-vibratory compaction methods are preferred to perform the recommended earthwork delineated above.

Compaction Testing - In-place density of the compacted soil can be verified using a nuclear density gauge or any other ASTM approved method to determine percent compaction. It is our recommendation that compaction tests in the excavated footings should be conducted prior to placement of any steel or concrete and conducted at every column footing and once for every 100 linear feet of footing trench.

Subgrade and each lift (12 inch loose thickness max) of fill should be tested for compaction at a frequency of no less than one test per 2,500 sf of building area, per lift and one test per 10,000 sf of pavement area, per lift with a minimum of 4 tests in each area prepared. The placement and frequency of testing can be modified at the discretion of the site contractor and the onsite soils technician based on the requirements of the project as stated by the Engineer of Record.

Foundation:

Provided that our recommendations for site preparation are followed, the proposed structures may be supported on conventional concrete, steel reinforced footings designed for an allowable soil bearing pressure of 2,500 pounds per square foot, or less.

With the foundation properly designed and the site properly prepared, we anticipate total settlement on the order of 1 of inch or less and differential settlement of less than 1/2 of an inch over 40 feet of wall. The majority of the settlement should occur during construction. This is based on the assumed loading conditions stated in the "project description" section of this report and a minimum continuous footer width of 24 inches with a minimum embedment of 18 inches. The settlement estimates have assumed that the maximum footing width is 3.5 feet for continuous footings. The Structural engineer of record should notify our office if the design loading or foundations differ from our assumptions so that we may review our settlement calculations and perform additional analysis, if necessary.

Floor Slabs:

A conventional slab-on-grade can be used in the "at grade" portion of the buildings. We recommend the disturbed subgrade below the floor slab be re-compacted to 95 percent of the modified Proctor maximum dry density (ASTM D 1557) prior to placement of the concrete. We recommend that control joints be incorporated in the slab at frequent intervals to control shrinkage cracks.

A moisture barrier is recommended beneath the floor slab to prevent moisture migration from the underlying soil resulting in dampness of the slab.

Pool:

Based on the existing soil conditions, the proposed pool can be designed and constructed using an allowable soil bearing pressure of 2,500 pounds per square foot.

When excavating the pool, if any organic soil or soft material is encountered, these materials/soils should be removed and replaced with ¾ inch stone, so the subgrade becomes firm below the pool bottom. Please note, after placing stone in the bottom of the excavation, granular soil should never be placed on top of the stone.

Backfill material behind the pool shell shall consist of clean granular sand with less than 10 percent "fines" passing the U.S. No. 200 sieve. Backfill material around the pool should be placed in loose lifts not to exceed 12 inches in thickness and compacted, per lift, to no less than 95 percent of its modified dry Proctor value (ASTM D 1557).

Based on the groundwater levels observed at the site and the estimated seasonal wet groundwater conditions, temporary dewatering may be required. Groundwater should be kept below the lowest working area to facilitate proper material placement and compaction is in accordance with this report. Dewatering operations should not be turned off until there is a sufficient amount of load applied to resist buoyancy forces.

Based on the boring performed within the limits of the pool, the discovered soils being excavated from the pool from the surface to an approximate depth of 10 feet below existing grade appear suitable for use as fill material.

KSM ENGINEERING AND TESTING

Drives and Parking Areas:

We performed four (4) Hand Auger borings with static cone penetrometer readings in the proposed drive and parking areas to evaluate the soils in relation to the proposed pavement. Unsuitable materials were not encountered in the test borings. Penetrometer readings recorded during the investigation indicates the existing soil density is generally medium dense.

Although a comprehensive pavement evaluation was not within the scope of this study, the site may be prepared to support a flexible pavement or rigid concrete pavement. The pavement should be designed for the anticipated loads and frequencies. Refer to Table 3 for the minimum pavement section. The minimum pavement design for standard duty asphalt should include the following:

Clear the roadway area of any surface debris, including vegetation, roots, organic matter and existing pavement. Stumps shall be removed entirely. The cleared areas should be graded level and proof rolled. Any soft yielding areas shall be excavated and replaced with clean compacted fill. Sufficient passes should be made during compaction operations to produce a density no less than 98 percent of its modified dry Proctor value (AASHTO T180) to a depth of two feet. Compaction testing should be performed once every 10,000 square feet or less. Additional fill shall consist of clean granular sand containing less than 10% material passing the U.S. Standard No. 200 mesh sieve and placed in loose lifts not exceeding 12 inches and compacted to the above densities. A minimum of 16 inches of separation should be maintained between the bottom of the base and the high seasonal groundwater table.

Where a concrete pavement section is used, concrete reinforcement should be designed to withstand the design traffic loads and saw cuts constructed for crack control. The concrete should have a minimum compressive strength of 4,000 psi.

Light duty pavement areas are considered car and pickup truck loading conditions and a few medium trucks such as box trucks. Heavy duty pavement areas are considered dumpster pad & apron area and semi-tractor trailer truck loading conditions.

Table 3 - Minimum Pavement Section

Pavement Type	Material	Layer Thickness (in)	
		Standard Duty	Heavy Duty
Flexible	Florida DOT Asphalt Type 3	1.5	2
	Cemented Coquina Rock (LBR of 100)*-or-Limerock* Base Course	6	8
	Stabilized Subgrade (LBR of 40)*	8	12
Rigid	Portland Cement Concrete (4,000 psi)	5	7
	Stabilized Subgrade (LBR of 40)*	6	10

* Compacted to minimum 98 percent of its modified dry Proctor value (AASHTO T180)

Pavement should be sloped and designed to allow adequate drainage of surface water. Failure to achieve proper drainage may saturate the subgrade and deteriorate the pavement. The implementation of periodic maintenance should slow the rate of deterioration over time.

Soil Percolation, Estimated Water Tables, and Hydrologic Soil Group:

The tests and observations noted in this section were performed to evaluate the drainage characteristics of the soils for this particular test locations.

Usual Open-Hole Test (in-field) – At the test location, an in-field permeability test was performed in general conformance with the South Florida Water Management District described procedures for the 'Usual Open-Hole Test' method. The results of the in-field test can be found in Table 4:

Table 4 - Usual Open-Hole Test Results	
Test Location (See Location Plan)	**Hydraulic Conductivity (CFS/SF- Ft Head)**
P-1	9.1×10^{-4}

NOTES:
1) The above hydraulic conductivity values are for a French drain installed to the same depth as the borehole tests. The designer should apply the appropriate factor of safety.
2) A hole diameter of 3" was used in the computation of the Hydraulic Conductivity values presented in the above table.

Constant Head Permeability Test (in-lab) - The horizontal and vertical permeability flow rates were determined by excavating a test pit adjacent to the soil profile and obtaining undisturbed shelby tube samples. We then performed constant head permeability tests on the field samples in our laboratory in general accordance with ASTM D 2434. Table 5 indicates the horizontal and vertical flow rates for the test location.

Table 5 - Constant Head Permeability Results (ASTM D2434)			
Test Location (See Location Plan)	**Horizontal Flow Rate (ft/day)**	**Vertical Flow Rate (ft/day)**	**Layer Depth (ft)**
P-1	75.0	65.8	0.3 - 5

Estimated Normal Wet Season & Dry Season Water Table – Table 6 indicates the observed water table and our estimated normal wet season water table and normal dry season water table for the test location. This estimate is based upon our interpretation of existing site conditions and a review of the USDA Soil Survey for St. Lucie County, Florida.

The majority of the site soils are mapped as 10—Canaveral fine sand, 0 to 5 percent slopes, according to the Soil Survey Map of St. Lucie County, Florida.

KSM ENGINEERING AND TESTING

Table 6 - Water Table Observations			
Test Location (See Location Plan)	**Observed Water Table**	**Estimated Wet Season Water Table**	**Estimated Dry Season Water Table**
P-1, PB-1	3.5 Feet Below Grade	1.6 Feet Below Grade	4.6 Feet Below Grade

Estimated Confining Layer Depth – Tests performed in the location of PB-1 indicate the presence of a confining layer at an approximate depth of 13 feet below existing grade.

Estimated Porosity – Tests performed in the location of PB-1 indicate the subsurface soils have an estimated porosity of approximately 30%.

Hydrologic Soil Group – The soils in the test location can be classified in accordance with Chapter 7, Part 630 of the USDA National Engineering Handbook as follows:

Table 7 – Hydrologic Soil Group Classification	
Test Location (See Location Plan)	**Hydrologic Soil Group**
P-1	A/D

The soils in test location P-1 are part of the dual hydrologic soil group "A/D" due to the relatively low fines content in the soils, the relatively high hydraulic conductivity rates of the, the absence of a water impermeable layer, and the depth to high season water table which is less than 24 inches from the surface.

Note that the Hydrologic Soil Group is a dynamic classification which changes with the conditions of the site at any given moment. Changes in water table elevation as well as changes in the ground elevations of the site can affect the hydrologic soil group for any particular location.

KSM ENGINEERING AND TESTING

Closure:

This report has been prepared in accordance with generally accepted soil and foundation engineering practices based on the results of the test borings and the assumed loading conditions. No warranties, either expressed or implied, are intended or made. This report does not reflect any variations which may occur between the borings. If variations appear evident during the course of construction, it would be necessary to re-evaluate the recommendations of this project.

Based upon our subsurface investigation at the above-mentioned project location, the reliance of the recommendations presented within this signed and sealed report is predicated on KSM representative's involvement to verify that not only have the soils been prepared following the indicated recommendations, but the foundations are installed in compliance within the parameters indicated. The Structural Engineer of Record is responsible for confirming that the estimated capacities provided are adequate for the anticipated loading. If additional capacity is required, KSM is to be notified so that our recommendations can be amended as required.

Environmental conditions, wetland delineation, karst activity, water quality, and municipal requirements are not a part of this report.

We are pleased to be of assistance to you on this phase of your project. When we may be of further service to you or should you have any questions, please feel free to contact the office.

Respectfully,

This item has been electronically signed and sealed by Eric A. McAra, P.E. FL Lic. 69841 on the date stated directly to the right 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.

Digitally signed by Eric A McAra
Date: 2022.05.12 15:18:44 -04'00'

ERIC A. McARA LICENSE No 69841 STATE OF FLORIDA PROFESSIONAL ENGINEER

Robert Maxwell

Robert T. Maxwell, E.I.
Geotechnical Engineer
Florida E.I. No. 1100024249

Eric A. McAra, P.E.
Office Manager
Florida Lic. No. 69841

EAM/cv/RTM

Email to: AlexAdorno@keys.com, Scooper@scpeinc.com

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-1

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/2/22 COMPLETED 5/2/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ AT TIME OF DRILLING 3.5 ft
LOGGED BY MM/SF CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand				25	
		Light Brown Sand				30	
		Light Brown Sand with Traces of Shell ▽				35	
5			SS		3-4-5 (9)	35	
			SS		6-12-19 (31)		
10			SS		16-18-17 (35)		
		Light Gray Sand with Shell Fragments	SS		6-6-6 (12)		
15							
		Light Grayish Brown Sand with Some Shell Fragments	SS		10-14-16 (30)		
20							
			SS		25-23-24 (47)		
25							
		Gray Sand with Some Shell Fragments	SS		18-23-16 (39)		
30							
		Gray Silty Sand with Shell	SS		7-4-2 (6)		
35							

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

(Continued Next Page)

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

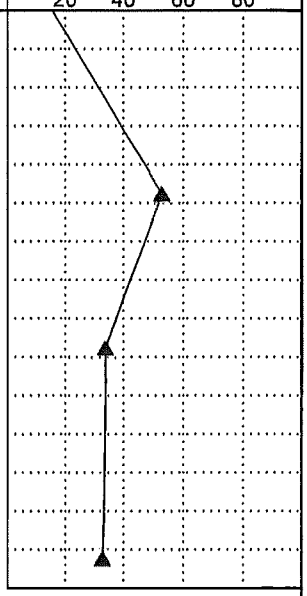
KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-1

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
35		Gray Silty Sand with Shell *(continued)*					
		Dark Gray Sand with Traces of Shell Fragments					
40			SS		25-28-25 (53)		
		Gray Sand	SS		11-15-19 (34)		
45							
50			SS		13-15-18 (33)		

Bottom of borehole at 50.0 feet.



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

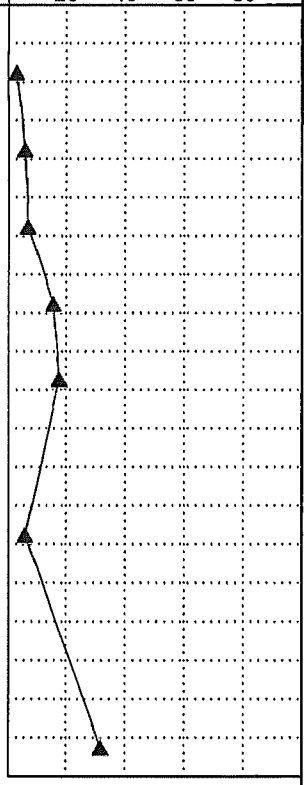
KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-2

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/2/22 COMPLETED 5/2/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ AT TIME OF DRILLING 3.8 ft
LOGGED BY MM/SF CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand	SS		1-1-2 (3)		
		Light Brown Sand with Traces of Shell Fragments ▽	SS		2-3-3 (6)		
5			SS		3-4-3 (7)		
		Light Brown Sand with Some Shell Fragments	SS		4-6-10 (16)		
10			SS		6-8-10 (18)		
		Gray Sand, Slightly Silty with Traces of Shell	SS		4-3-3 (6)		
15							
		Grayish Brown Sand with Shell Fragments	SS		9-16-16 (32)		
20							

Bottom of borehole at 20.0 feet.



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

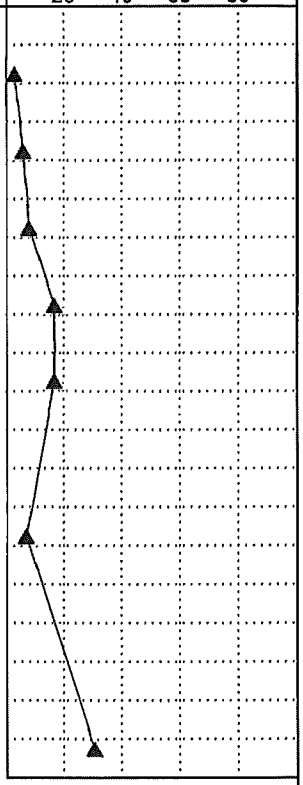
BORING NUMBER B-3

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/2/22 COMPLETED 5/2/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ AT TIME OF DRILLING 4.00 ft
LOGGED BY MM/SF CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand	SS		1-1-2 (3)		
		Light Brown Sand with Traces of Shell Fragments	SS		3-3-3 (6)		
5		▽	SS		2-3-5 (8)		
		Light Brown Sand with Some Shell Fragments	SS		4-7-10 (17)		
10			SS		6-7-10 (17)		
		Grayish Brown Sand, Slightly Silty with Traces of Shell	SS		4-3-4 (7)		
15							
		Grayish Brown Sand with Shell Fragments	SS		8-15-16 (31)		
20							

Bottom of borehole at 20.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-4

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/2/22 COMPLETED 5/2/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ AT TIME OF DRILLING 4.5 ft
LOGGED BY MM/SF CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand with Rock/Asphalt and Some Roots				30	
		Light Brown Sand with Traces of Shell				30	
						35	
5		▽				35	
			SS		3-4-5 (9)		
			SS		12-14-21 (35)		
10			SS		14-17-20 (37)		
		Gray Silty Sand	SS		6-2-1 (3)		
15							
		Light Gray Sand with Shell Fragments	SS		11-13-16 (29)		
20							
			SS		20-24-26 (50)		
25							
		Gray Sand with Shell	SS		12-14-10 (24)		
30							
		Gray Slightly Clayey Sand with Traces of Shell Fragments	SS		8-7-4 (11)		
35							

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

(Continued Next Page)

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

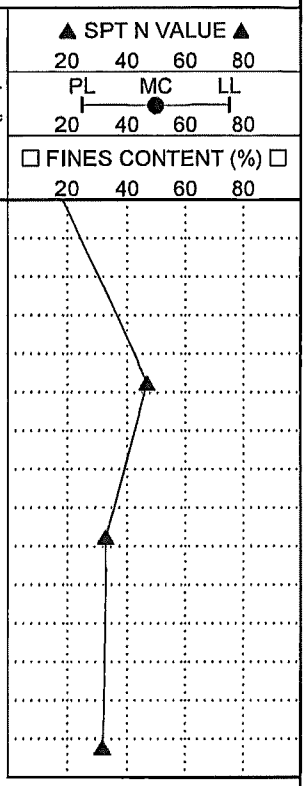
BORING NUMBER B-4

CLIENT Cambridge Square Investors, LLC **PROJECT NAME** 1521 S. Ocean Drive

PROJECT NUMBER 2204421-b&p **PROJECT LOCATION** Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
35		Gray Slightly Clayey Sand with Traces of Shell Fragments *(continued)*					
		Dark Gray Sand with Slight Traces of Shell Fragments					
40			SS		18-23-24 (47)		
			SS		12-15-18 (33)		
45							
			SS		13-15-17 (32)		
50							

Bottom of borehole at 50.0 feet.



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

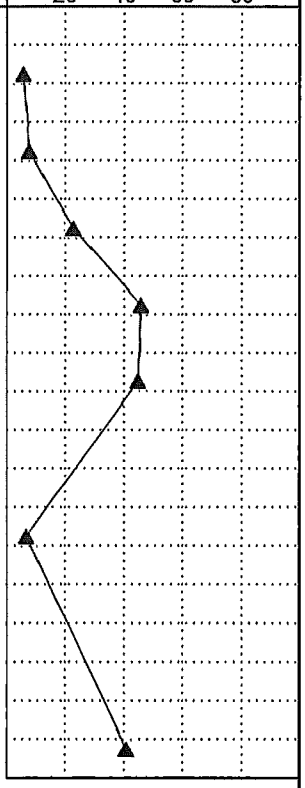
BORING NUMBER B-5

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/3/22 COMPLETED 5/3/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ AT TIME OF DRILLING 3.9 ft
LOGGED BY MM/SF CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand					
			SS		1-3-3 (6)		
		Light Brown Sand with Traces of Shell Fragments					
		▽	SS		3-4-4 (8)		
5			SS		6-12-11 (23)		
			SS		9-20-26 (46)		
10			SS		16-21-24 (45)		
		Gray Sand with Shell Fragments	SS		2-2-5 (7)		
15							
		Light Gray Sand with Shell	SS		16-19-22 (41)		
20							

Bottom of borehole at 20.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



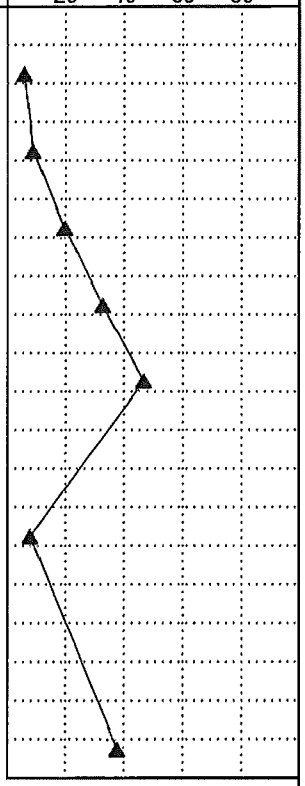
GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-6

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/3/22 COMPLETED 5/3/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ AT TIME OF DRILLING 3.7 ft
LOGGED BY MM/SF CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand	SS		1-2-4 (6)		
		Light Brown Sand with Traces of Shell Fragments ▽	SS		3-4-5 (9)		
5			SS		5-9-11 (20)		
			SS		10-14-19 (33)		
10			SS		18-21-26 (47)		
		Gray Sand with Shell Fragments	SS		3-4-4 (8)		
15							
		Light Gray Sand with Shell	SS		15-19-19 (38)		
20		Bottom of borehole at 20.0 feet.					



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

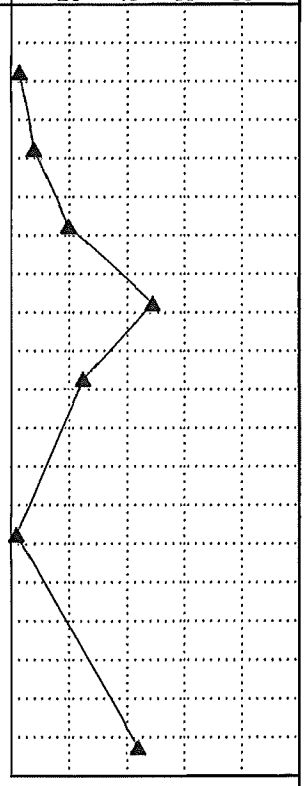
KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-7

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/3/22 COMPLETED 5/3/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ AT TIME OF DRILLING 2.9 ft
LOGGED BY MM/SF CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand					
			SS		1-1-2 (3)		
		▽ Light Brown Sand with Traces of Shell Fragments					
			SS		3-3-5 (8)		
5			SS		5-8-12 (20)		
			SS		13-26-23 (49)		
10			SS		14-14-11 (25)		
		Gray Clayey Sand with Shell	SS		1-1-1 (2)		
15							
		Light Gray Sand with Shell	SS		17-21-23 (44)		
20		Bottom of borehole at 20.0 feet.					

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-8

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/2/22 COMPLETED 5/2/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ AT TIME OF DRILLING 3.7 ft
LOGGED BY MM/SF CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand with Traces of Roots and Shell Fragments				25	
		Light Brown Sand				30	
		Light Brown Sand with Traces of Shell Fragments				35	
		▽				35	
5		Light Brown Sand with Some Shell Fragments	SS		5-8-11 (19)		
			SS		9-14-8 (22)		
10			SS		5-6-6 (12)		
		Gray Sand with Shell Fragments	SS		9-9-15 (24)		
15							
		Light Gray Sand with Lots of Shell Fragments	SS		20-22-24 (46)		
20							
		Light Gray Sand with Traces of Shell Fragments	SS		20-20-27 (47)		
25							
		Gray Sand, Slightly Silty with Traces of Shell Fragments	SS		8-15-16 (31)		
30							
			SS		4-4-5 (9)		
35							

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

(Continued Next Page)

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER B-8

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
35		Gray Sand, Slightly Silty with Traces of Shell Fragments *(continued)*					
40			SS		14-12-11 (23)		
		Gray Sand, Slightly Silty with Traces of Shell	SS		9-12-14 (26)		
45							
50			SS		11-11-12 (23)		

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 50.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-1

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/2/22 COMPLETED 5/2/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD ____
▽ AT TIME OF DRILLING 3.3 ft
LOGGED BY DP CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand with Traces of Roots				33	
						37	
		Light Brown Sand with Traces of Shell Fragments				40	
		▽				40	
						46	
5						43	

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 6.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-2

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/2/22 COMPLETED 5/2/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD ____
▽ AT TIME OF DRILLING 3.8 ft
LOGGED BY DP CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand with Traces of Roots				20	
						27	
						34	
		Light Brown Sand with Traces of Shell Fragments ▽				33	
						35	
5						37	

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 6.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-3

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/2/22 COMPLETED 5/2/22
GROUND ELEVATION _____ HOLE SIZE _____
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ AT TIME OF DRILLING 3.5 ft
LOGGED BY DP CHECKED BY CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand with Traces of Roots				24	
						30	
		Light Brown Sand with Traces of Shell Fragments				30	
		▽				33	
						36	
5						38	

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

Bottom of borehole at 6.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

BORING NUMBER HA-4

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/2/22 **COMPLETED** 5/2/22
GROUND ELEVATION _____ **HOLE SIZE** _____
DRILLING CONTRACTOR _____
GROUND WATER LEVELS:
DRILLING METHOD _____
▽ **AT TIME OF DRILLING** 3.3 ft
LOGGED BY DP **CHECKED BY** CCC
AT END OF DRILLING ---
NOTES See Attached Location Plan
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)	▲ SPT N VALUE ▲ 20 40 60 80 / PL MC LL 20 40 60 80 / ☐ FINES CONTENT (%) ☐ 20 40 60 80
0		Brown Sand with Traces of Roots				26		
						30		
		Light Brown Sand with Traces of Shell Fragments				30		
		▽				34		
						37		
5						39		

Bottom of borehole at 6.0 feet.

GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:24 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ

KSM Engineering & Testing
P.O. Box 78-1377
Sebastian, FL 32978
Tel: (772)-589-0712
Fax: (772)-589-6469

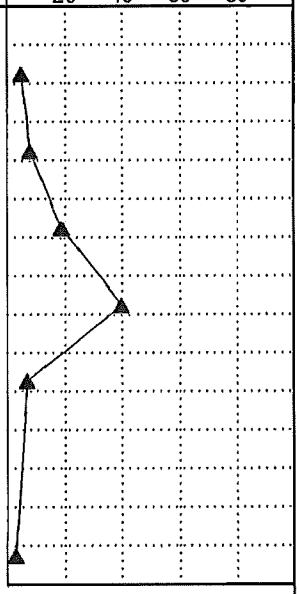
BORING NUMBER PB-1

CLIENT Cambridge Square Investors, LLC
PROJECT NAME 1521 S. Ocean Drive
PROJECT NUMBER 2204421-b&p
PROJECT LOCATION Fort Pierce, Florida
DATE STARTED 5/3/22 COMPLETED 5/3/22
GROUND ELEVATION ____ HOLE SIZE ____
DRILLING CONTRACTOR ____
GROUND WATER LEVELS:
DRILLING METHOD Split Spoon Sample
▽ AT TIME OF DRILLING 3.50 ft
LOGGED BY MM/SF CHECKED BY CCC
AT END OF DRILLING --
NOTES See Attached Location Plan
AFTER DRILLING ---

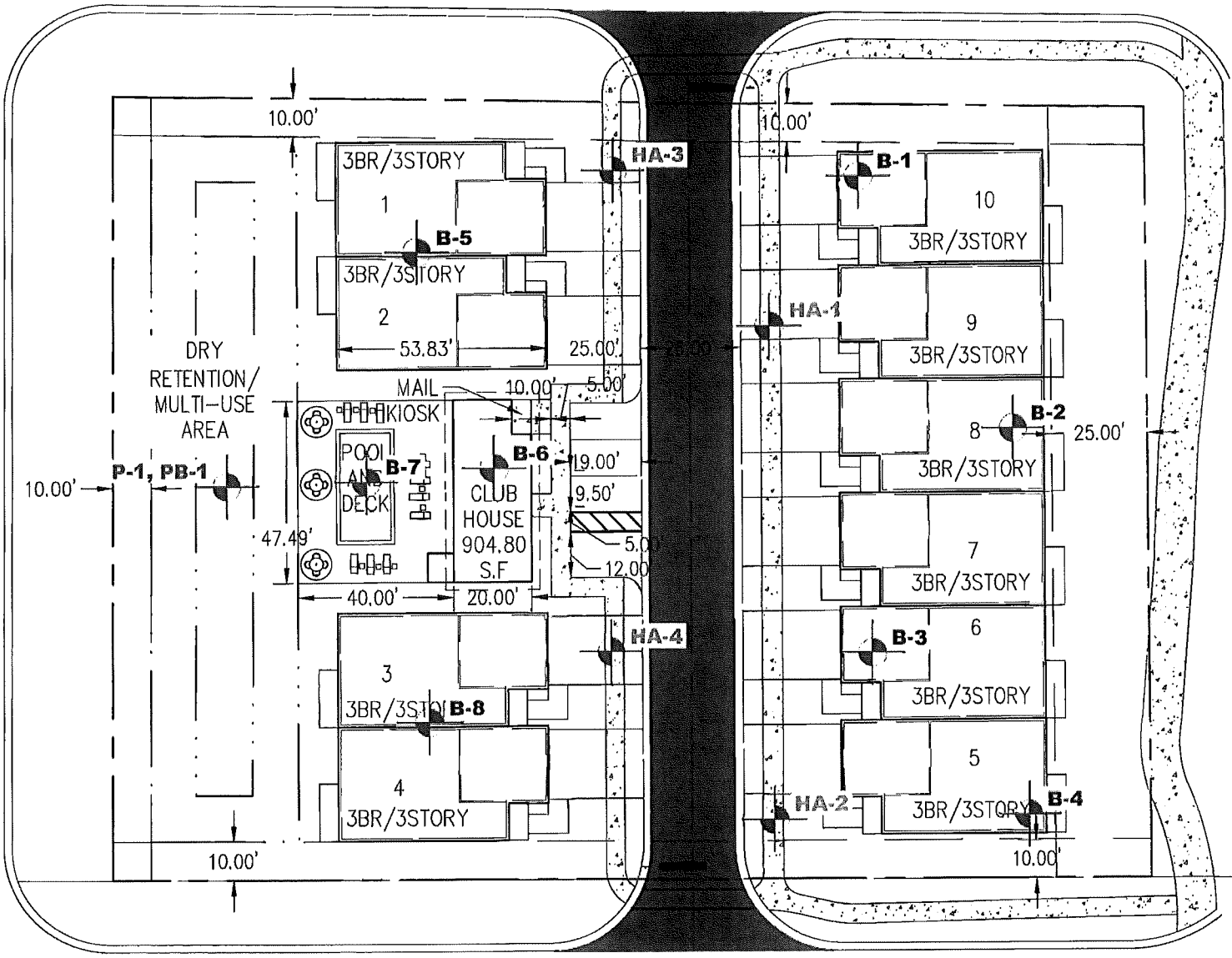
DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	PENETROMETER	DRY UNIT WT. (pcf)
0		Brown Sand with Traces of Roots					
		Light Brown Sand with Traces of Shell Fragments	SS		1-2-3 (5)		
		▽	SS		3-4-4 (8)		
5			SS		6-8-11 (19)		
			SS		14-25-15 (40)		
10			SS		3-3-4 (7)		
		Gray Silty Sand with Traces of Shell	SS		1-1-2 (3)		
15							

Bottom of borehole at 15.0 feet.

▲ SPT N VALUE ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80



GEOTECH BH PLOTS - GINT STD US LAB.GDT - 5/6/22 08:25 - K:\KSM FILES\22 DOCS (KSM-SERVER)\2204421\SOIL INVESTIGATION\2204421-B&P.GPJ



LOCATION OF SOIL TESTING

PROJECT: Adorno Townhomes, 1521 S. Ocean Drive, Fort Pierce, Florida

SHEET 1 OF 2
PERMIT #:
PROJECT #: 2204421-b&p

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20220505
SCALE: NOT TO SCALE



USDA SOILS SURVEY

10—Canaveral fine sand, 0 to 5 percent slopes

PROJECT: Adorno Townhomes, 1521 S. Ocean Drive, Fort Pierce, Florida

SHEET 2 OF 2
PERMIT #:
PROJECT #: 2204421-soils

KSM ENGINEERING AND TESTING

DRAWN BY: C.V.
DESIGNED BY: C.C.C.
DATE: 20220505
SCALE: NOT TO SCALE

1.25 Acre MF Ft Pierce

Stage / Storage Computations

Begin Stage Calculations = 3.5 NGVD
End Stage Calculations = 7.0 NGVD
Calculation Increment = 0.1 ft

	Bottom of Retention	Retention Banks	Asphalt Concrete	Open Space		Acres
Acres =	0.050	0.070	0.370	0.420	Total Area =	0.910
Low Rng =	3.50	3.50	5.50	5.50		
High Rng =	5.50	5.50	6.50	7.00		

Stage (NGVD)	Vertical Storage (ac.ft.)	Vertical Area (ac.)	Linear Storage (ac.ft.)	Linear Area (ac.)	Linear Storage (ac.ft.)	Linear Area (ac.)	Linear Storage (ac.ft.)	Linear Area (ac.)	Total Cumulative. Storage (ac.ft.)	Total Area (ac.)
3.5	0	0.05	0.00	0.01	0.00	0.00	0.00	0.00	**0.00**	**0.06**
3.6	0.01	0.05	0.00	0.00	0.00	0.00	0.00	0.00	**0.01**	**0.05**
3.7	0.01	0.05	0.00	0.01	0.00	0.00	0.00	0.00	**0.01**	**0.06**
3.8	0.02	0.05	0.00	0.01	0.00	0.00	0.00	0.00	**0.02**	**0.06**
3.9	0.02	0.05	0.00	0.01	0.00	0.00	0.00	0.00	**0.02**	**0.06**
4.0	0.03	0.05	0.00	0.02	0.00	0.00	0.00	0.00	**0.03**	**0.07**
4.1	0.03	0.05	0.01	0.02	0.00	0.00	0.00	0.00	**0.04**	**0.07**
4.2	0.04	0.05	0.01	0.02	0.00	0.00	0.00	0.00	**0.04**	**0.07**
4.3	0.04	0.05	0.01	0.03	0.00	0.00	0.00	0.00	**0.05**	**0.08**
4.4	0.05	0.05	0.01	0.03	0.00	0.00	0.00	0.00	**0.06**	**0.08**
4.5	0.05	0.05	0.02	0.03	0.00	0.00	0.00	0.00	**0.07**	**0.08**
4.6	0.06	0.05	0.02	0.04	0.00	0.00	0.00	0.00	**0.08**	**0.09**
4.7	0.06	0.05	0.03	0.04	0.00	0.00	0.00	0.00	**0.09**	**0.09**
4.8	0.07	0.05	0.03	0.05	0.00	0.00	0.00	0.00	**0.09**	**0.10**
4.9	0.07	0.05	0.03	0.05	0.00	0.00	0.00	0.00	**0.10**	**0.10**
5.0	0.08	0.05	0.04	0.05	0.00	0.00	0.00	0.00	**0.11**	**0.10**
5.1	0.08	0.05	0.04	0.06	0.00	0.00	0.00	0.00	**0.12**	**0.11**
5.2	0.09	0.05	0.05	0.06	0.00	0.00	0.00	0.00	**0.14**	**0.11**
5.3	0.09	0.05	0.06	0.06	0.00	0.00	0.00	0.00	**0.15**	**0.11**
5.4	0.10	0.05	0.06	0.07	0.00	0.00	0.00	0.00	**0.16**	**0.12**
5.5	0.10	0.05	0.07	0.07	0.00	0.00	0.00	0.00	**0.17**	**0.12**
5.6	0.11	0.05	0.08	0.07	0.00	0.04	0.00	0.03	**0.19**	**0.18**
5.7	0.11	0.05	0.08	0.07	0.01	0.07	0.01	0.06	**0.21**	**0.25**
5.8	0.12	0.05	0.09	0.07	0.02	0.11	0.01	0.08	**0.24**	**0.31**

EXHIBIT C

5.9	0.12	0.05	0.10	0.07	0.03	0.15	0.02	0.11	0.27	0.38
6.0	0.13	0.05	0.11	0.07	0.05	0.18	0.03	0.14	0.31	0.44
6.1	0.13	0.05	0.11	0.07	0.07	0.22	0.05	0.17	0.36	0.51
6.2	0.14	0.05	0.12	0.07	0.09	0.26	0.07	0.20	0.41	0.57
6.3	0.14	0.05	0.13	0.07	0.12	0.30	0.09	0.22	0.47	0.64
6.4	0.15	0.05	0.13	0.07	0.15	0.33	0.11	0.25	0.54	0.70
6.5	0.15	0.05	0.14	0.07	0.18	0.37	0.14	0.28	0.61	0.77
6.6	0.16	0.05	0.15	0.07	0.22	0.37	0.17	0.31	0.69	0.80
6.7	0.16	0.05	0.15	0.07	0.26	0.37	0.20	0.34	0.77	0.83
6.8	0.17	0.05	0.16	0.07	0.30	0.37	0.24	0.36	0.86	0.85
6.9	0.17	0.05	0.17	0.07	0.33	0.37	0.27	0.39	0.95	0.88
7.0	0.18	0.05	0.18	0.07	0.37	0.37	0.31	0.42	1.03	0.91
7.1	0.18	0.05	0.18	0.07	0.41	0.37	0.36	0.42	1.13	0.91
7.2	0.19	0.05	0.19	0.07	0.44	0.37	0.40	0.42	1.22	0.91
7.3	0.19	0.05	0.20	0.07	0.48	0.37	0.44	0.42	1.31	0.91
7.4	0.20	0.05	0.20	0.07	0.52	0.37	0.48	0.42	1.40	0.91
7.5	0.20	0.05	0.21	0.07	0.55	0.37	0.52	0.42	1.49	0.91
7.6	0.21	0.05	0.22	0.07	0.59	0.37	0.57	0.42	1.58	0.91
7.7	0.21	0.05	0.22	0.07	0.63	0.37	0.61	0.42	1.67	0.91
7.8	0.22	0.05	0.23	0.07	0.67	0.37	0.65	0.42	1.76	0.91
7.9	0.22	0.05	0.24	0.07	0.70	0.37	0.69	0.42	1.85	0.91
8.0	0.23	0.05	0.25	0.07	0.74	0.37	0.73	0.42	1.94	0.91
8.1	0.23	0.05	0.25	0.07	0.78	0.37	0.78	0.42	2.04	0.91
8.2	0.24	0.05	0.26	0.07	0.81	0.37	0.82	0.42	2.13	0.91
8.3	0.24	0.05	0.27	0.07	0.85	0.37	0.86	0.42	2.22	0.91
8.4	0.25	0.05	0.27	0.07	0.89	0.37	0.90	0.42	2.31	0.91
8.5	0.25	0.05	0.28	0.07	0.92	0.37	0.94	0.42	2.40	0.91
8.6	0.26	0.05	0.29	0.07	0.96	0.37	0.99	0.42	2.49	0.91
8.7	0.26	0.05	0.29	0.07	1.00	0.37	1.03	0.42	2.58	0.91
8.8	0.27	0.05	0.30	0.07	1.04	0.37	1.07	0.42	2.67	0.91
8.9	0.27	0.05	0.31	0.07	1.07	0.37	1.11	0.42	2.76	0.91
9.0	0.28	0.05	0.32	0.07	1.11	0.37	1.16	0.42	2.85	0.91
9.1	0.28	0.05	0.32	0.07	1.15	0.37	1.20	0.42	2.95	0.91
9.2	0.29	0.05	0.33	0.07	1.18	0.37	1.24	0.42	3.04	0.91
9.3	0.29	0.05	0.34	0.07	1.22	0.37	1.28	0.42	3.13	0.91
9.4	0.30	0.05	0.34	0.07	1.26	0.37	1.32	0.42	3.22	0.91
9.5	0.30	0.05	0.35	0.07	1.30	0.37	1.37	0.42	3.31	0.91
9.6	0.31	0.05	0.36	0.07	1.33	0.37	1.41	0.42	3.40	0.91
9.7	0.31	0.05	0.36	0.07	1.37	0.37	1.45	0.42	3.49	0.91
9.8	0.32	0.05	0.37	0.07	1.41	0.37	1.49	0.42	3.58	0.91
9.9	0.32	0.05	0.38	0.07	1.44	0.37	1.53	0.42	3.67	0.91
10.0	0.33	0.05	0.39	0.07	1.48	0.37	1.58	0.42	3.76	0.91

10 of 15

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Ft Pierce MF 1.25 Ac Site Infil
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	2,200.00 ft²
Pond Volume between Bottom & DHWL	7,405.00 ft³
Pond Length to Width Ratio (L/W)	8.00
Elevation of Effective Aquifer Base	-9.00 ft
Elevation of Seasonal High Groundwater Table	2.50 ft
Elevation of Starting Water Level	3.50 ft
Elevation of Pond Bottom	3.50 ft
Design High Water Level Elevation	5.50 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.30
Unsaturated Vertical Hydraulic Conductivity	65.80 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	75.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.30
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: Ft Pierce 1.SAN

Time of Peak Runoff: 12.08 hrs

Rate of Peak Runoff: 2.40 cfs

Hydraulic Control Features:

	Top	Bottom	Left	Right
Groundwater Control Features - Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

EXHIBIT D

Analysis Date: 5/19/2023

MODRET

10yr

SUMMARY OF RESULTS

PROJECT NAME : Ft Pierce MF 1.25 Ac Site Infil

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
00.00 - 0.08	2.500	0.000 *		
			0.00000	
0.08	2.500	0.07258		
			0.08179	
6.50	3.500	0.09099		0.00
			0.09386	
8.50	3.500	0.09110		0.00
			0.08834	
10.50	3.500	0.20075		0.00
			0.31316	
12.50	4.355	0.27968		0.00
			0.24621	
14.50	4.509	0.20696		0.00
			0.16771	
16.50	4.381	0.14924		0.00
			0.13077	
18.50	4.269	0.11902		0.00
			0.10727	
20.50	4.170	0.09886		0.00
			0.09045	
22.50	4.080	0.08450		0.00
			0.07854	
24.50	4.002	0.07232		0.00
			0.03500	
36.50	3.594	0.02768		0.00
			0.02035	
41.24	3.500	0.01685		0.00
			0.01335	
60.50	3.201	0.01136		0.00

Analysis Date: 5/19/2023

MODRET

10yr

SUMMARY OF RESULTS

PROJECT NAME : Ft Pierce MF 1.25 Ac Site Infil

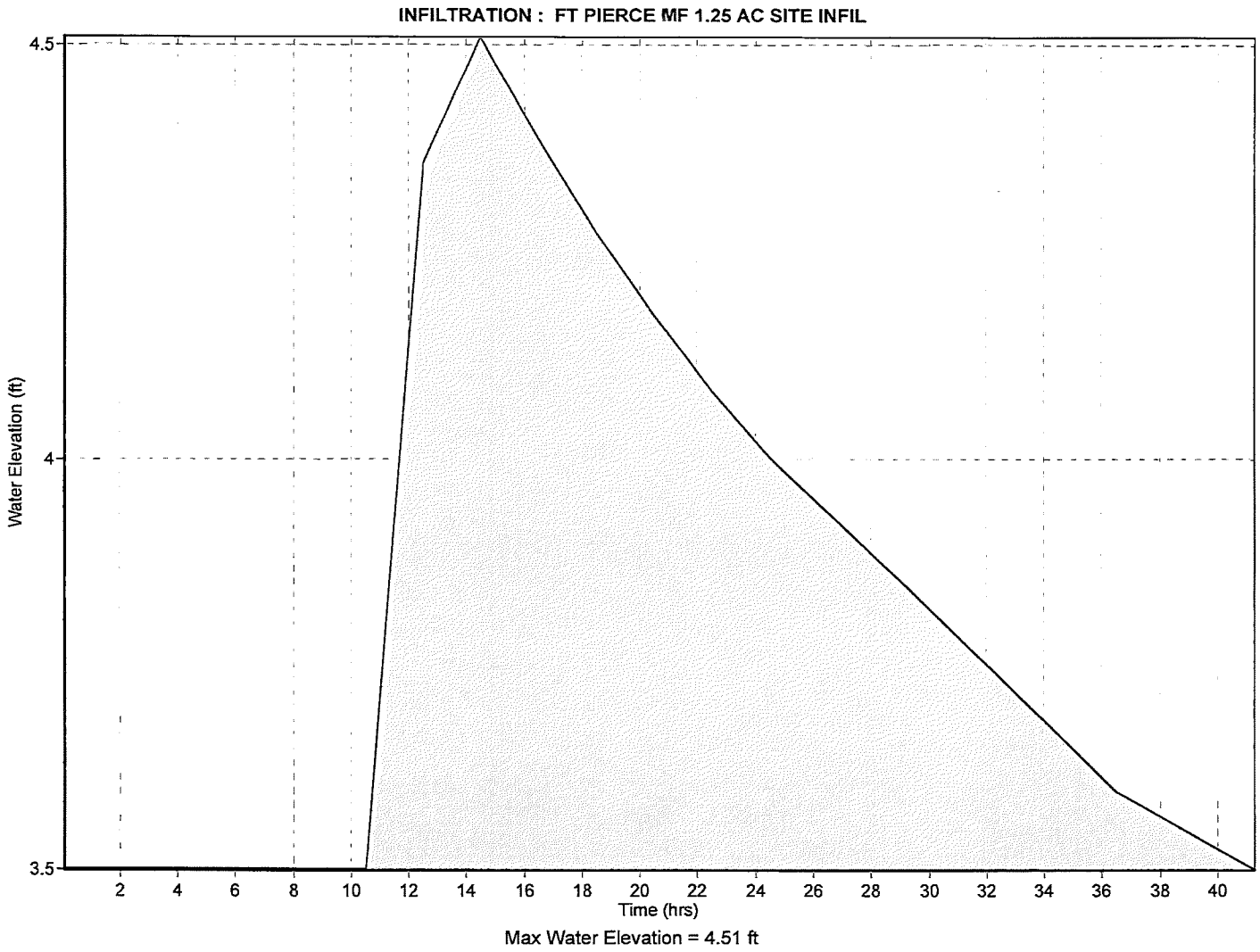
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
			0.00938	
72.50	3.091	0.00816		0.00
			0.00694	
84.50	3.010	0.00614		0.00
			0.00533	
96.50	2.948			0.00

Maximum Water Elevation: 4.509 feet @ 14.50 hours Recovery @ 41.242 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 7.308 ft/day

Analysis Date: 5/19/2023


INFILTRATION : FT PIERCE MF 1.25 AC SITE INFIL
4.5
4
3.5
Water Elevation (ft)
2
4
6
8
10
12
14
16
18
20
22
24
26
28
30
32
34
36
38
40
Time (hrs)
Max Water Elevation = 4.51 ft

MODRET

HYDROGRAPH DATA INPUT - SANTA BARBARA HYDROGRAPH METHOD

Project Name : 1.25 Ac 25 Year 72 Hour Storm
Rainfall Distribution : SFWMD (72 hrs)

Contributing Basin Area	1.25 ac.
SCS Curve Number	71.20
Time of Concentration	15.00 min.
Rainfall Depth	9.50 in.
Percent DCIA	0.00 %

Analysis Date: 5/19/2023

MODRET

SUMMARY OF UNSATURATED & SATURATED INPUT PARAMETERS

PROJECT NAME : Ft Pierce MF 1.25 Ac Site Infil
HYDROGRAPH RUNOFF DATA USED
UNSATURATED ANALYSIS INCLUDED

Pond Bottom Area	2,200.00 ft²
Pond Volume between Bottom & DHWL	7,405.00 ft³
Pond Length to Width Ratio (L/W)	8.00
Elevation of Effective Aquifer Base	-9.00 ft
Elevation of Seasonal High Groundwater Table	2.50 ft
Elevation of Starting Water Level	3.50 ft
Elevation of Pond Bottom	3.50 ft
Design High Water Level Elevation	5.50 ft
Avg. Effective Storage Coefficient of Soil for Unsaturated Analysis	0.30
Unsaturated Vertical Hydraulic Conductivity	65.80 ft/d
Factor of Safety	2.00
Saturated Horizontal Hydraulic Conductivity	75.00 ft/d
Avg. Effective Storage Coefficient of Soil for Saturated Analysis	0.30
Avg. Effective Storage Coefficient of Pond/Exfiltration Trench	1.00
Time Increment During Storm Event	2.00 hrs
Time Increment After Storm Event	12.00 hrs
Total Number of Increments After Storm Event	6.00

Runoff Hydrograph File Name: Ft Pierce MF 25 Yr.SAN

Time of Peak Runoff: 60.08 hrs

Rate of Peak Runoff: 2.09 cfs

Hydraulic Control Features:

	Top	Bottom	Left	Right
Groundwater Control Features - Y/N	N	N	N	N
Distance to Edge of Pond	0.00	0.00	0.00	0.00
Elevation of Water Level	0.00	0.00	0.00	0.00
Impervious Barrier - Y/N	N	N	N	N
Elevation of Barrier Bottom	0.00	0.00	0.00	0.00

Analysis Date: 5/18/2023

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Ft Pierce MF 1.25 Ac Site Infil

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
00.00 - 0.08	2.500	0.000 *		
			0.00000	
0.08	2.500	0.05583		
			0.06544	
7.92	3.500	0.07505		0.00
			0.07751	
9.92	3.500	0.06669		0.00
			0.05588	
11.92	3.500	0.05124		0.00
			0.04661	
13.92	3.500	0.04402		0.00
			0.04143	
15.92	3.500	0.03991		0.00
			0.03838	
17.92	3.500	0.03731		0.00
			0.03624	
19.92	3.500	0.03558		0.00
			0.03492	
21.92	3.500	0.03437		0.00
			0.03383	
23.92	3.500	0.03536		0.00
			0.03689	
25.92	3.500	0.03798		0.00
			0.03906	
27.92	3.500	0.03956		0.00
			0.04006	
29.92	3.500	0.04041		0.00
			0.04076	
31.92	3.500	0.04103		0.00

Analysis Date: 5/18/2023

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Ft Pierce MF 1.25 Ac Site Infil

CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
			0.04130	
34.00	3.500	0.04077		0.00
			0.04025	
36.00	3.500	0.03968		0.00
			0.03911	
38.00	3.500	0.03909		0.00
			0.03908	
40.00	3.500	0.03908		0.00
			0.03909	
42.00	3.500	0.03907		0.00
			0.03906	
44.00	3.500	0.03905		0.00
			0.03904	
46.00	3.500	0.04219		0.00
			0.04534	
48.00	3.500	0.04675		0.00
			0.04816	
50.00	3.500	0.04913		0.00
			0.05010	
52.00	3.500	0.05536		0.00
			0.06063	
54.00	3.500	0.06978		0.00
			0.07892	
56.00	3.500	0.09178		0.00
			0.10465	
58.00	3.665	0.21585		0.00
			0.32705	
60.00	4.719	0.36423		0.00

Analysis Date: 5/18/2023

MODRET

SUMMARY OF RESULTS

PROJECT NAME : Ft Pierce MF 1.25 Ac Site Infil

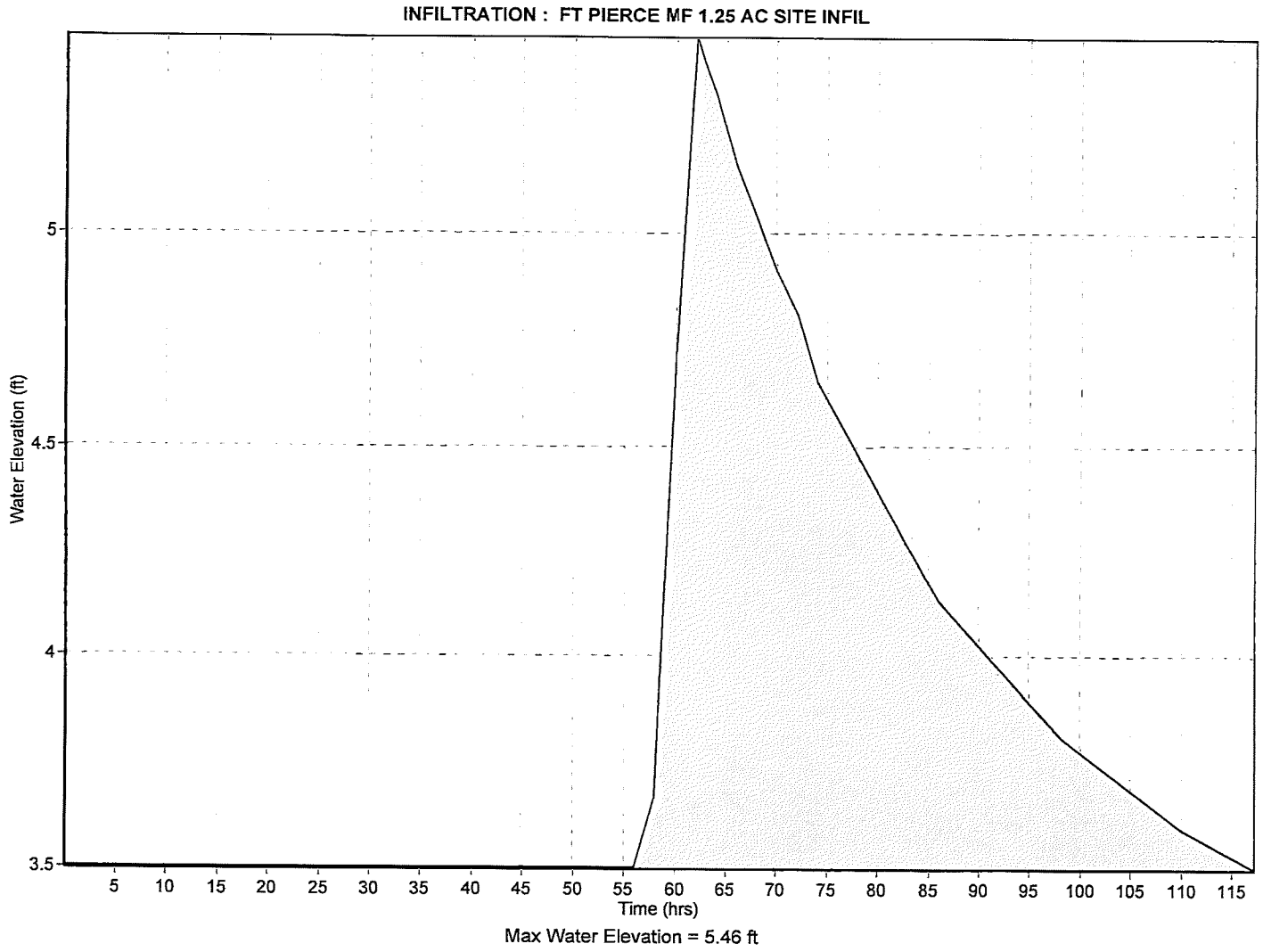
CUMULATIVE TIME (hrs)	WATER ELEVATION (feet)	INSTANTANEOUS INFILTRATION RATE (cfs)	AVERAGE INFILTRATION RATE (cfs)	CUMULATIVE OVERFLOW (ft^3)
			0.40141	
62.00	5.463	0.33212		0.00
			0.26284	
64.00	5.327	0.22950		0.00
			0.19617	
66.00	5.162	0.17966		0.00
			0.16316	
68.00	5.038	0.14975		0.00
			0.13634	
70.00	4.913	0.12789		0.00
			0.11943	
72.00	4.809	0.10549		0.00
			0.09155	
74.00	4.655	0.08493		0.00
			0.04519	
86.00	4.128	0.03630		0.00
			0.02742	
98.00	3.808	0.02295		0.00
			0.01849	
110.00	3.592	0.01592		0.00
			0.01335	
117.10	3.500	0.01171		0.00
			0.01007	
134.00	3.319	0.00897		0.00
			0.00787	
146.00	3.227			0.00

Maximum Water Elevation: 5.463 feet @ 62.00 hours Recovery @ 117.095 hours

* Time increment when there is no runoff

Maximum Infiltration Rate: 9.367 ft/day

Analysis Date: 5/18/2023


INFILTRATION : FT PIERCE MF 1.25 AC SITE INFIL
Water Elevation (ft)
5
4.5
4
3.5
5 10 15 20 25 30 35 40 45 50 55 60 65 70 75 80 85 90 95 100 105 110 115
Time (hrs)
Max Water Elevation = 5.46 ft

Technical Review Committee **1. i.**

Meeting Date: 08/17/2023

REQUESTED ACTION

Site Plan (Development and Design Review) and Conditional Use with New Construction - Iglesia Bible Church - 3240 S. 25th Street

SUMMARY

Project #: 22-07000018

Applicant Mark Landsman, P.E. is proposing the construction of a 5,520 square-foot church building with associated site improvements at 3240 S. 25th Street, or more specifically at Parcel ID: 2428-232-0001-000-0.

Please review and provide comments at least two days before the meeting date. Send all comments to raltizer@cityoffortpierce.com and planning@cityoffortpierce.com. Do not hesitate to contact me should you require any additional information at 772-467-3742.

LOCATION

3420 S. 25th Street
Parcel ID: 2428-232-0001-000-0

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 08/03/2023 01:12 PM

Final Approval Date: 08/03/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 3240 South 25th Street, Fort Pierce, FL 34982

Parcel ID #(s): 2428-232-0001-000-0

Project description: Proposing the construction of a 5,520 s.f. single story church.

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 5,520 Site Acreage: 4.75

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

Salvador Merino	Mark Landsman, P.E.
Property Owner(s)	**Applicant/Representative, Title, Company**
3240 S 25th Street	10250 SW Village Parkway
Street Address	Street Address
Fort Pierce FL 34982	Port St. Lucie FL 34987
City State Zip	City State Zip
321-228-1089	772-462-2455
Phone Number	Phone Number
creel1074@ymail.com	marklandsman@edc-inc.com
Email Address	Email Address

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

_____

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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



Site Plan submittal requirements:

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

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

Iglesia Biblica de Ft. Pierce, Inc.
3240 South 25th Street
Fort Pierce, FL 34982

February 25, 2016

To Whom It May Concern,

Please be advised that Engineering Design & Construction, Inc. (EDC) and their employees are authorized to act as an agent for Iglesia Biblica de Ft. Pierce, Inc.

Thank you,

Signature

Salvador Merino
Printed name(s)
Iglesia Biblica de Ft. Pierce, Inc.

STATE OF FLORIDA
COUNTY OF ST. LUCIE

The foregoing instrument was acknowledged before me this 2nd of March, 2016 by Salvador Merino, who is (personally known to me) or (who has produced _____ as identification) and who (did/did not) take an oath.

Notary Public, State of Florida

NANCY L. STAMM
MY COMMISSION # FF130565
EXPIRES: August 24, 2018

Print or Stamp Name

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4141847 OR BOOK 3818 PAGE 940, Recorded 12/17/2015 at 09:44 AM
Doc Tax: $0.70

QUIT CLAIM DEED

Prepared by and return to:
Blake, Mildner & Associates P.A.
423 Delaware Avenue
Fort Pierce, FL 34950

Property Appraiser's Parcel Identification Number: 2428-232-0001-000-0

Address: 3240 25th Street, Fort Pierce, Florida 34981

THIS QUIT CLAIM DEED made this 16 day of December, 2015, by SALVADOR MERINO first party"Grantor" whose address is 5309 San Diego Avenue, Fort Pierce, FL 34946 to IGLESIA BIBLICA de FORT PIERCE, INC., second party "Grantee."

(Whenever used herein the terms "first party" and "second parties" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH, That the first party, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by the said second parties, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the second parties forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of St. Lucie, State of Florida, to wit:

The North Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 28, Township 35 South, Range 40 East, of the Public Records of Saint Lucie County, Florida less the West 40 feet thereof.

Title not examined by scrivener.

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 first party, either in law or equity to the only proper use, benefit and behoof of the said second parties forever.

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

Glenn M. Blake
Witness Signature

Glenn M. Blake
Printed Name

Linda Chase
Witness Signature

Linda Chase
Printed Name

SALVADOR MERINO

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared SALVADOR MERINO, to me known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same. [ ] Said person is personally known to me, OR [X] Said person provided the following type of identification: DL.

WITNESS my hand and official seal in the County and State last aforesaid this 16th day of December, 2015.

VANESSA J. BROWN
Commission # FF 194059
Expires January 28, 2019
Bonded Thru Troy Fain Insurance 800-385-7019

Vanessa J. Brown
Notary Public, State of Florida
My Commission Expires: 1/28/19

JOSEPH E. SMITH, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 3853314 OR BOOK 3536 PAGE 2671, Recorded 07/09/2013 at 04:59 PM
Doc Tax: $910.00

Prepared by and Return to:
Veronika Swords, an employee of
First International Title, Inc.
107 North 2nd Street
Fort Pierce, FL 34950

File No.: 32977-41

WARRANTY DEED

This indenture made on July 9, 2013, by **Covenant Reformed Presbyterian Church of Fort Pierce, Florida, Inc., a Florida not for profit corporation** whose address is: 4699 Oleander Ave., Ft. Pierce, FL 34982, hereinafter called the "grantor",

to **Salvador Merino** whose address is: 5309 San Diego Ave., Ft. Pierce, FL 34946 hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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

The North Half of the Northwest Quarter of the Southwest Quarter of the Northwest Quarter of Section 28, Township 35 South, Range 40 East, St. Lucie County, Florida, less the West 40 feet thereof.

Parcel Identification Number: 2428-232-0001-000/0

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2012.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Covenant Reformed Presbyterian Church of Fort Pierce, Florida, Inc., a Florida not for profit corporation

Samuel V. Rowe

By Samuel V. Rowe
its Vice President

Signed, sealed and delivered in our presence:

George L. Williams III

Witness Signature

Print Name: George L. Williams III

Witness Signature

Print Name: Veronika Swords

State of FLORIDA

County of St. Lucie

The Foregoing Instrument Was Acknowledged before me on the 9th day of July 2013, by Samiuel V. Rowe as Vice-President of Covenant Reformed Presbyterian Church of Fort Pierce, Florida, Inc., a Florida not for profit corporation, who is/are personally known to me or who has/have produced the following as identification: Driver License.

Notary Public

(Printed Name)

My Commission expires: _____

VERONIKA SWORDS
Notary Public - State of Florida
My Comm. Expires Jul 17, 2014
Commission # DD 985908

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

Property Identification

Site Address: 3240 S 25th ST
Sec/Town/Range: 28/35S/40E
Parcel ID: 2428-232-0001-000-0
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 32158
Map ID: 24/28N
Zoning: SF Low Den

Ownership

Iglesia Biblica de Fort Pierce Inc

5309 San Diego AVE
Fort Pierce, FL 34946

Legal Description

28 35 40 N 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4-LESS RD R/W (4.75 AC) (OR 3818-940)



Current Values

Just/Market Value:	$101,500
Assessed Value:	$101,500
Exemptions:	$101,500
Taxable Value:	$0

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	4.75
Land Size (SF):	206,910

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Dec 16, 2015	3818 / 0940	0117	QC	Merino Salvador	$100
Jul 9, 2013	3536 / 2671	0117	WD	Covenant Reformed Presbyterian	$130,000
Apr 5, 2001	1381 / 0635	XX01	WD	Treasure Coast Mortgage Corp	$128,000
Mar 24, 1989	0629 / 2126	XX00	WD	Embry Thomas D	$69,900

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

View:	Roof Cover:	Roof Structure:
Building Type:	Year Built: N/A	Frame:
Grade:	Effective Year: N/A	Primary Wall:

Story Height:	No. Units: 0	Secondary Wall:

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$101,500
Just/Market:	$101,500
Ag Credit:	$0
Save Our Homes or 10% Cap:	$0
Assessed:	$101,500
Exemption(s):	$101,500
Taxable:	$0

Current Year Exemption Value Breakdown

Tax Year	Grant Year	Code	Description	Amount
2021	2016	3600	Church	$101,500

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2013	0054	4.75	North St. Lucie Water Management District	$102.13

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2021	$101,500	$101,500	$101,500	$0
2020	$250,400	$250,400	$250,400	$0
2019	$250,400	$250,400	$250,400	$0
2018	$250,400	$250,400	$250,400	$0

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

PROJECT NARRATIVE & COVER LETTER
3240 S. 25th Street
Iglesia de Fort Pierce, Inc.
Technical Review
July 8, 2022

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request a review and approval for the development of a single parcel for the construction of a 5,520-sf church building with associated site improvements. The subject parcel is noted below and is located on the East side of 25th Street in Fort Pierce, Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2428-232-0001-000-0	3240 S. 25th Street	4.76	RL	SF Low Den.

The subject parcel has a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Single-Family Low Density (R-1)RL. The petitioner is proposing the development of a 5,520-sf church building with associated site improvements.

To the north of the subject parcels lies a row of single-family residential lots. These parcels have a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential (R-4).

To the south of the subject parcels lies Sunrise Tabernacle Church. This parcel has a Future Land Use designation of Low Density Residential (RL) and an underlying Zoning designation of Single-Family Low Density (R-1).

West of the subject parcels lies the Right-of-Way of S. 25th Street followed by a public middle school owned by School Board of St. Lucie County FL known as Forest Grove Middle School. This parcel has a Future Land Use of Institutional (INST) and an underlying Zoning designation of General and Recreational Open Space Zone (OS-1).

East of the subject parcels lies a parcel with a Future Land Use designation of Residential Urban (RU) and an underlying Zoning designation of Residential Multi-Family-5 (RM-5).

Development Review

Section 125-313 of the City of Fort Pierce Land Development Code outlines the requirements for review and approval of Major or Minor Site Plan Applications. As

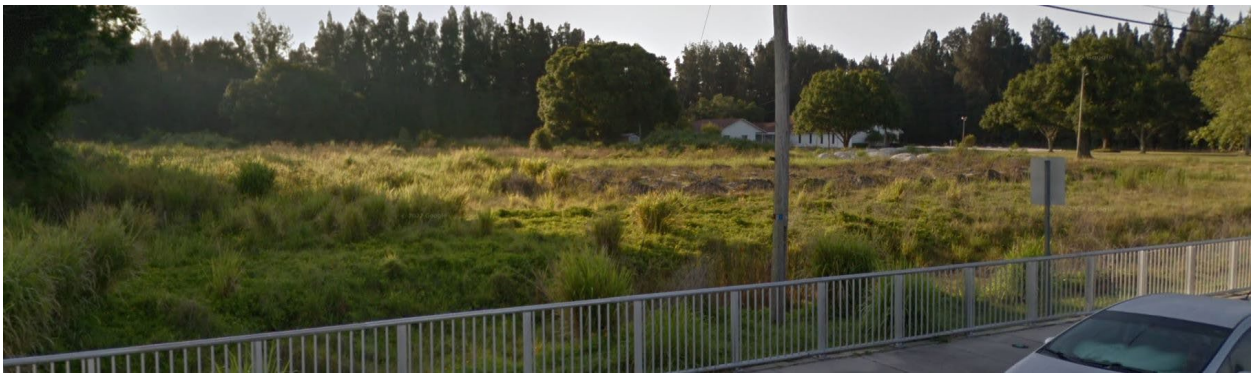
outlined in section 125-313(a)(1) of the City of Fort Pierce Land Development Code, the proposed development will be considered a major site plan.

This submittal includes the all-applicable documents required for a Technical Review submittal. The subject property is not located in an area where beach / dune system protection plans are required. Due to this, a beach / dune system protection plan is not included with this submittal.

Design Review

Section 125-314 of the City of Fort Pierce Land Development Code outlines the requirements for design review. The required material as outline in section 125-314(c)(1) are included as part of this submittal package.

The subject parcel is located on the East side of S. 25th Street in Fort Pierce, Florida. Existing conditions of the subject parcels are depicted in the below photos:



North side of parcel on S. 25th Street facing South-East



South side of parcel on S. 25th Street facing North-East

Design Review Intent

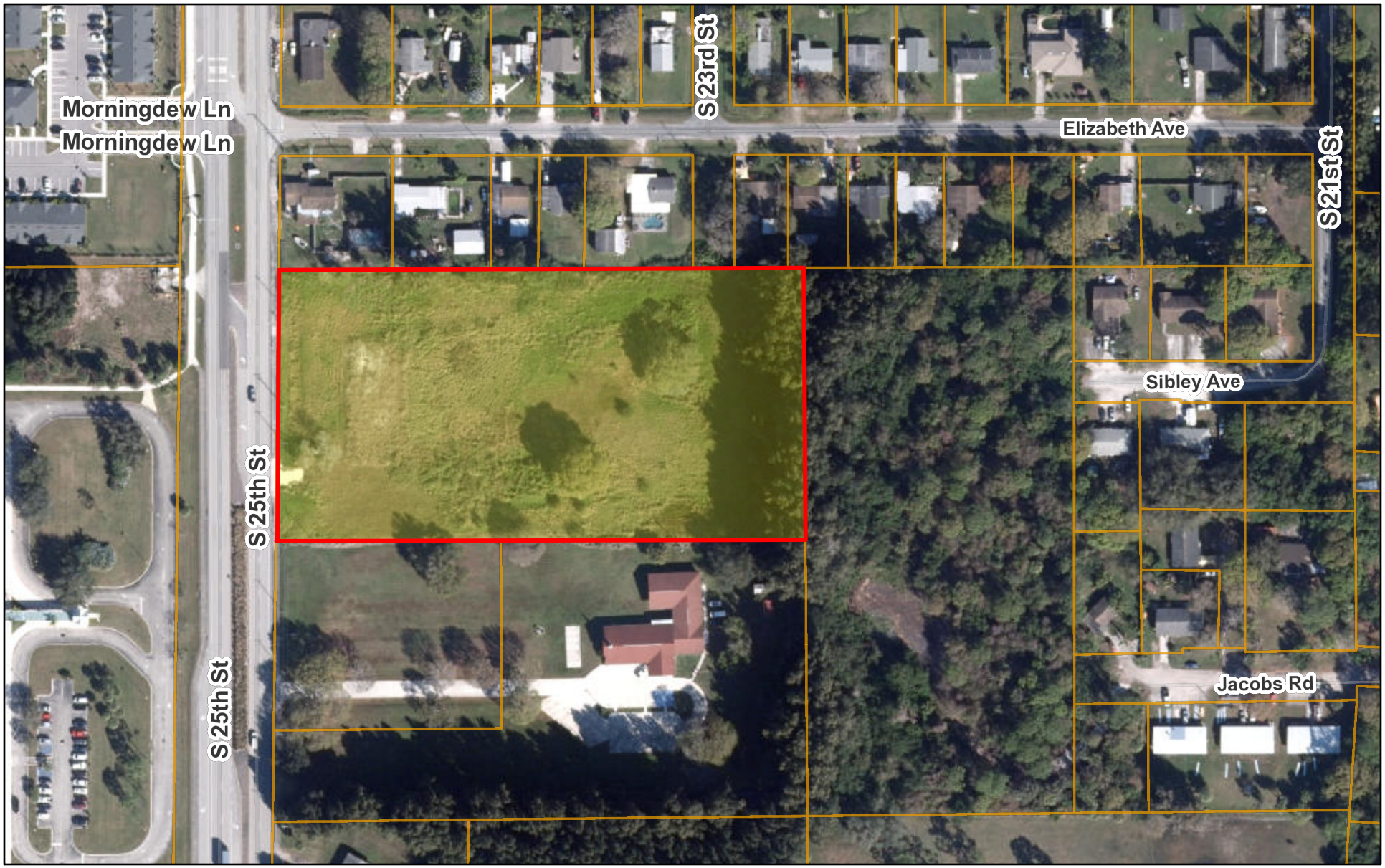
Careful consideration and thought have been given to the design presented herein, regarding orientation, access, landscaping, building design and budget.

Criteria as follows:

Auto access to the property is an existing concrete driveway from S. 25th Street. Parking therefore will be on the South end of the building with pedestrian access from the existing sidewalk along S. 25th Street.

There is no consistent architectural style or theme along the S. 25th Street corridor. The majority of the architectural details selected for the Church do not exist on the nearby buildings. The exterior of the proposed building is to be reinforced masonry exterior walls on slab on grade with monolithic perimeter footings. The building, though tall, is a single-story design with a variety of architectural details.

Saint Lucie County Property Appraiser



July 7, 2022

1:2,257

0 90 180 360 ft

0 25 50 100 m

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

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF SECTION 28 TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LEGAL DESCRIPTION:

THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF.

SURVEYOR'S NOTES:

1. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND UTILITIES ON/OR ADJACENT TO THIS SITE. THE APPROXIMATE LOCATION OF ALL UTILITIES SHOWN HEREON WERE TAKEN FROM AS-BUILT DRAWINGS AND/OR ON-SITE LOCATION AND SHOULD BE VERIFIED BEFORE CONSTRUCTION.
2. NO ATTEMPT WAS MADE BY THIS FIRM TO LOCATE UNDERGROUND FOOTINGS OF BUILDINGS OF FENCES ON/OR ADJACENT TO THIS SITE.
3. LANDS SHOWN HEREON WERE SURVEYED WITHOUT BENEFIT OF TITLE SEARCH.
4. BEARINGS SHOWN HEREON REFER TO AN ASSUMED MERIDIAN OF N00°16'12"W. ALONG THE CENTERLINE OF HAWLEY ROAD.
5. ELEVATIONS SHOWN HEREON ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED ON ST. LUCIE COUNTY BENCHMARK DATUM.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT.
7. SITE AREA: 207259.98 SQUARE FEET OR 4.758 ACRES MORE OR LESS.
8. LIMITS OF JURISDICTIONAL WETLANDS, DITCHES, DRAINAGE WAYS, WATER FLOWS, AND/OR BODIES OF WATER, IF ANY, ARE NOT DETERMINED BY THIS SURVEY. CLIENT IS ADVISED TO CONTACT THE APPROPRIATE GOVERNING AGENCIES FOR POSSIBLE LIMITS OF JURISDICTION.
9. THIS SITE LIES IN FLOOD ZONES AE (CONTOUR 10), SHADED 'X', AND 'X', AS SCALED AND INTERPOLATED FROM FEMA FLOOD MAP 12111C-0186-F, DATED AUGUST 19, 1991. (NOTE LINES DELINEATED HEREON ARE AS SCALED GRAPHICALLY FROM MAPS AND ARE APPROXIMATE)

CERTIFICATIONS:

1. SALVADOR MERINO

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT OF SURVEY WAS PREPARED UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA STATUTES, AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED FLORIDA SURVEYOR AND MAPPER.

ROBERT BLOOMSTER JR.
PROFESSIONAL LAND SURVEYOR
NO. 4134 STATE OF FLORIDA

BLOOMSTER
PROFESSIONAL LAND SURVEYORS, INC.
L.B. #6018

791 NORTHEAST DIXIE HIGHWAY
JENSEN BEACH, FLORIDA 34957
PHONE 772-334-0868

SHEET	1 OF 1
DRAWN BY:	JWH
SCALE:	1" = 30'
FIELD WORK COMPLETED:	6/13/07
FIELD BOOK:	SKETCH
JOB NO.	10121

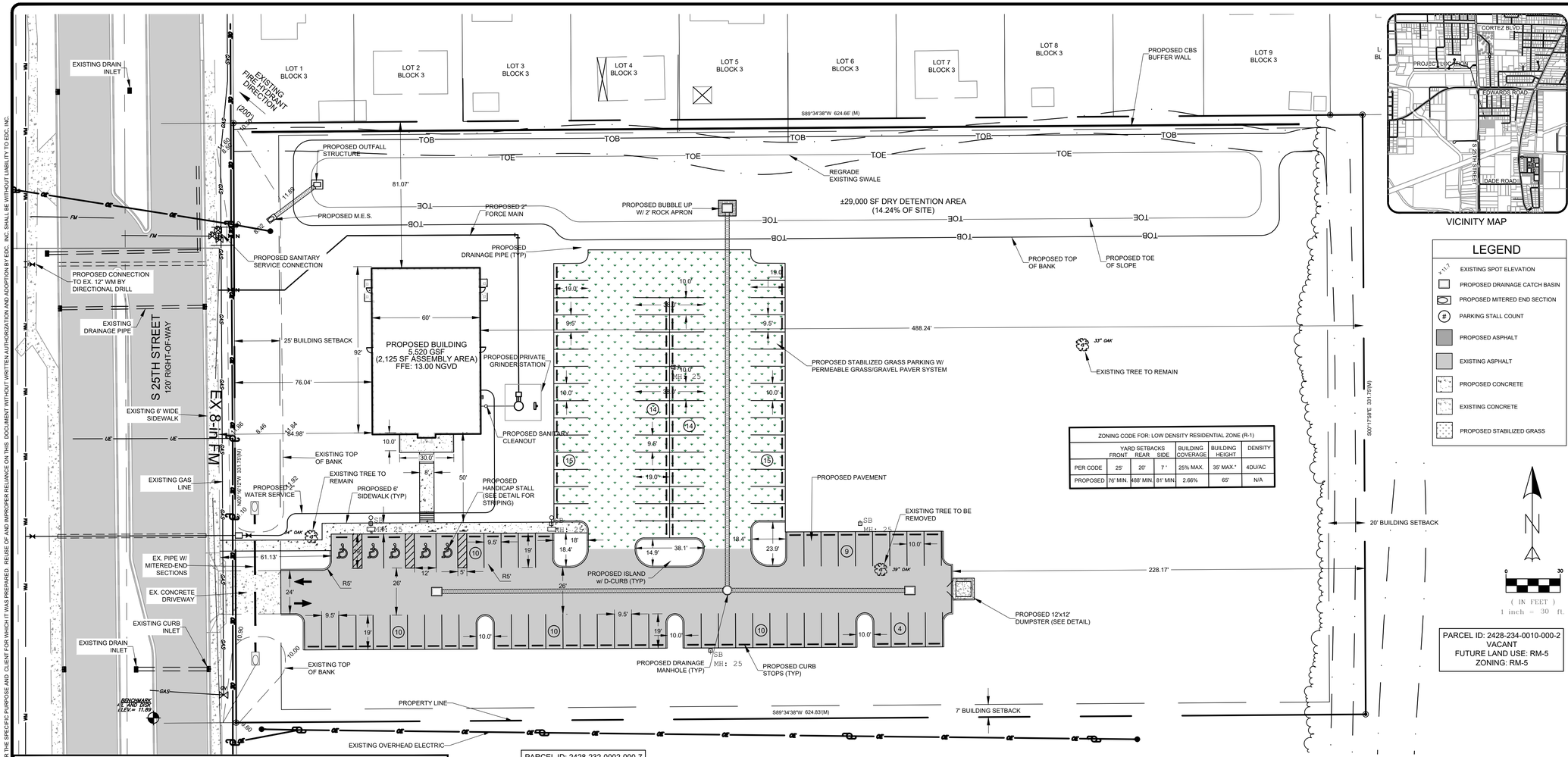
REVISIONS

DATE:	DESCRIPTION:	BY:
6/30/08	ADDITIONAL TOPO	JWH
11/3/08	COUNTY COMMENTS	JWH
12/11/08	COUNTY COMMENTS	JWH
9/24/13	RECERT	JWH

PREPARED FOR: SALVADOR MERINO
25th STREET
ST. LUCIE COUNTY, FLORIDA

LEGEND

- POWER POLE
- MANHOLE
- LIGHT POST
- INV. INVERT
- ELEV. ELEVATION
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.B.S. CONCRETE BLOCK STRUCTURE
- WATER VALVE
- FIRE HYDRANT
- SPOT ELEVATIONS
- TREE
- SEWER VALVE
- LB LICENSED BUSINESS
- TC TOP OF CURB
- G GUTTER
- EP EDGE OF PAVING
- BOC BACK OF CURB
- (M) MEASURED



VICINITY MAP

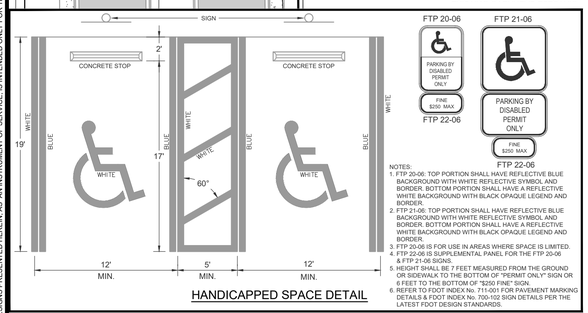
LEGEND

- EXISTING SPOT ELEVATION
- PROPOSED DRAINAGE CATCH BASIN
- PROPOSED MITERED END SECTION
- PARKING STALL COUNT
- PROPOSED ASPHALT
- EXISTING ASPHALT
- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED STABILIZED GRASS

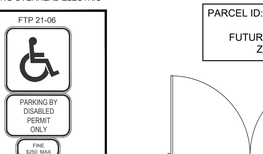
ZONING CODE FOR: LOW DENSITY RESIDENTIAL ZONE (R-1)						
	YARD SETBACKS FRONT	REAR	SIDE	BUILDING COVERAGE	BUILDING HEIGHT	DENSITY
PER CODE	25'	20'	7 '	25% MAX.	35' MAX.*	4DU/AC
PROPOSED	76' MIN.	488' MIN.	81' MIN.	2.66%	65'	N/A

0 30
(IN FEET)
1 inch = 30 ft.

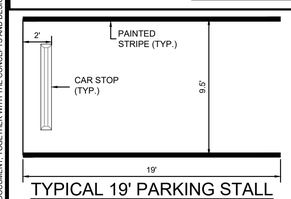
PARCEL ID: 2428-234-0010-000-2
VACANT
FUTURE LAND USE: RM-5
ZONING: RM-5



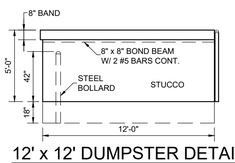
HANDICAPPED SPACE DETAIL



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.

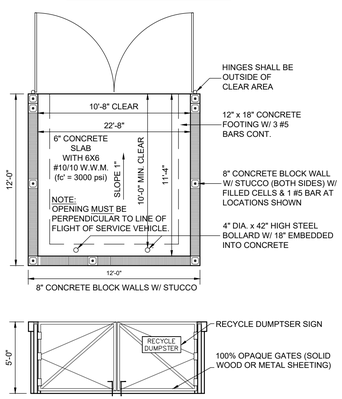


TYPICAL 19' PARKING STALL
N.T.S.



12' x 12' DUMPSTER DETAIL

PARCEL ID: 2428-232-0002-000-7
VACANT
FUTURE LAND USE: RF
ZONING: RF



WATER AND SEWER:
PROPOSED WATER SERVICE AND SEWER SERVICE WILL BE UTILIZED TO SERVE THE PROPOSED BUILDING.

DRAINAGE:
THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO A PROPOSED DRY DETENTION AREA.

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

HAZARDOUS WASTE:
ALL HAZARDOUS WASTES DISPOSAL SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION:
NEAREST FIRE HYDRANT IS APPROXIMATELY 200' NORTHWEST FROM NORTHWEST CORNER OF PROPERTY LINE ACROSS S 25TH STREET.

WELL FIELD PROTECTION:
THE SUBJECT PARCEL IS NOT LOCATED WITHIN 1000 FEET OF A PUBLIC WATER SUPPLY WELL.

LIGHTING NOTES:
ALL LIGHTING, TO INCLUDE POLE HEIGHTS SHALL BE IN CONFORMANCE WITH THE CITY OF FORT PIERCE CODE OF ORDINANCES. SEE PHOTOMETRIC PLAN FOR LIGHTING BY OTHERS.

LANDSCAPE:
LANDSCAPE TO BE PROVIDED BY OTHERS.

DEVELOPER:
IGLESIA BIBLICA DE FT. PIERCE, INC.
3240 SOUTH 25TH STREET
FORT PIERCE, FL 34982

Building Set Backs:
Front Setback => 25'
Side Setback => 7'
Rear Setback => 20'

SITE DATA

PARCEL ID:	2428-232-0001-000-0
SECTION:	28
TOWNSHIP:	35S
RANGE	40E
ZONING:	R-1
LAND USE:	RL
EXISTING USE:	VACANT
PROPOSED USE:	CHURCH
PROPOSED MAX. ROOF HEIGHT:	40'

DATUM:
ALL ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
TO CONVERT TO NAVD 1988 SUBTRACT 1.475' FROM NGVD.

LEGAL DESCRIPTION
THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 40 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 40 FEET THEREOF.

Total Site Area => 4.76 Acre => 100 %

PARCEL SIZE	207,282 S.F.	4.76 AC.	100.00%
BUILDING AREA	5,520 S.F.	0.13 AC.	2.66%
PAVED AREA	20,353 S.F.	0.47 AC.	9.82%
CONCRETE AREA	1,939 S.F.	0.04 AC.	0.94%
TOTAL IMPERVIOUS	27,812 S.F.	0.64 AC.	13.42%
DRY DETENTION	29,513 S.F.	0.68 AC.	14.24%
STABILIZED GRASS	20,117 S.F.	0.46 AC.	9.71%
OPEN SPACE	129,840 S.F.	2.98 AC.	62.64%
TOTAL PERVIOUS	179,470 S.F.	4.12 AC.	86.58%

PARKING INFORMATION
(1 SPACE PER 3 SEATS IN FIXED SEATING FACILITY)
168 SEATS @ 1 SPACE PER 3 SEATS => 56 Stalls
(1 SPACE PER 40 S.F. OF ASSEMBLY AREA)
2,125 S.F. OF ASSEMBLY AREA @ 1 SPACE PER 40 S.F. => 54 Stalls
TOTAL PARKING REQUIRED => 110 Stalls
TOTAL PARKING PROVIDED => 111 Stalls
Required Handicapped => 5 Stalls
Provided Handicapped => 5 Stalls

TRAFFIC STATEMENT

CHURCH:

LAND USE CODE 560	
TOTAL WEEKDAY TRIPS:	42
WEEKDAY PEAK HOUR:	4
SATURDAY:	27
SATURDAY PEAK HOUR:	15
SUNDAY:	174
SUNDAY PEAK HOUR:	57

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

JRH DESIGNED BY
JLW DRAWN BY
13-246 site plan (2022rev) 7-20-22.dwg FILENAME
Site Plan LAYOUT
AS SHOWN SCALE
07-JULY-22 DATE

REVISION COMMENTS
DATE

IGLESIA BIBLICA CHURCH
SITE PLAN
ST. LUCIE COUNTY FLORIDA

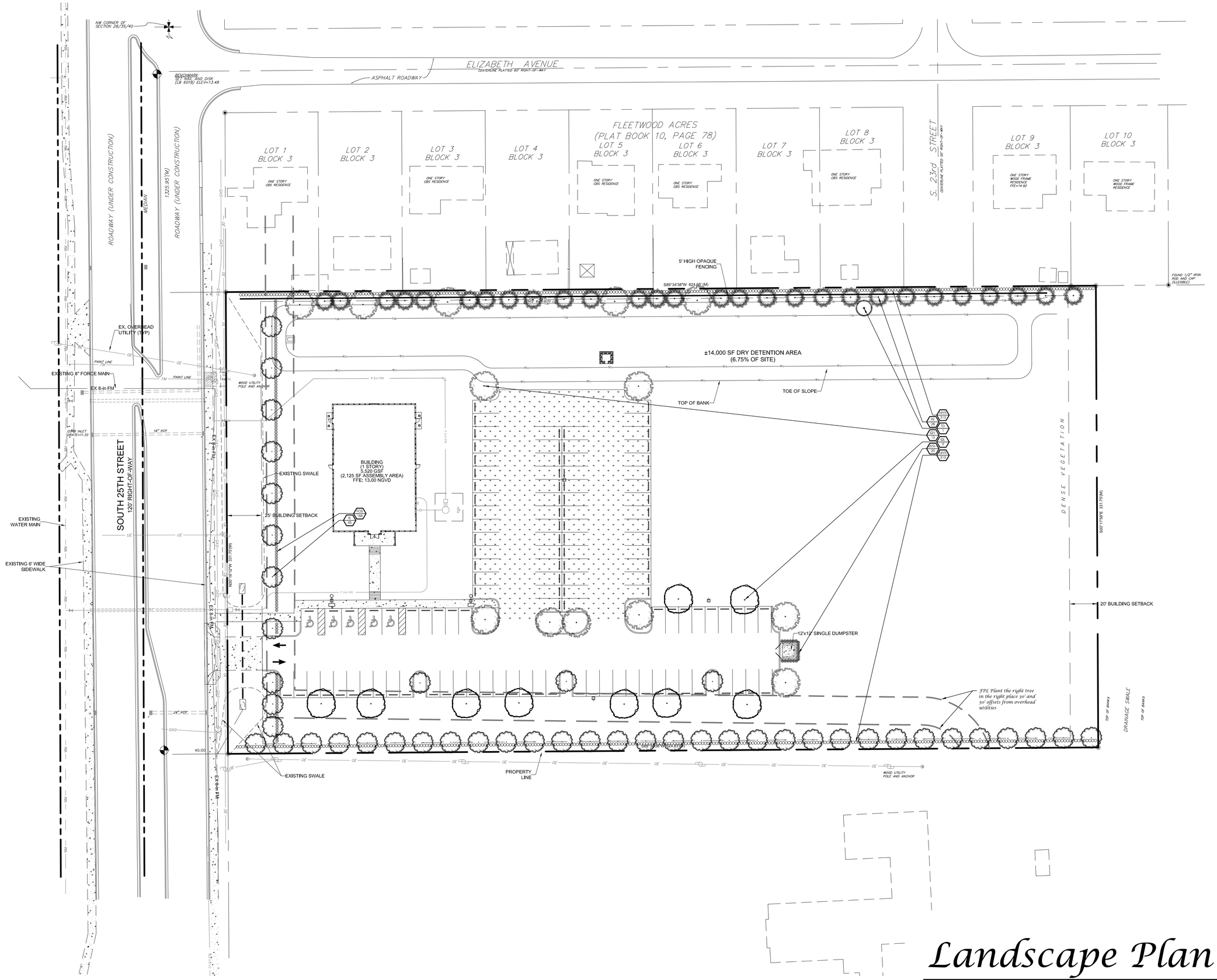
J.R. HARRISON, P.E. (DATE)
#82270
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

13-246

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.

Z:\EDC-Fort-Pierce\13-projects\13-246\Arvado\Merino-25thStreet\Parcel\Drawings\13-246 Site Plan (2022REV) 7-20-22.dwg, Site Plan, 7/27/2022 9:22:58 AM, Tanner, EDC, Inc., EDC, Inc.



Landscape Plan

North
Scale: 1" = 30'
0 15' 30' 60'

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

Iglesia Biblica Church

South 25th Street
City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-0802
Drawn By JWS
Submittal Dates 8-9-2022

Revision Dates

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

Sheet L-1 of 2

Landscape Specifications

1. All tree and plant material to be Florida No. 1 or better, as classified in "Grades and Standards for Nursery Plants", Part 1 and Part II, State of Florida, Dept. of Agriculture, Tallahassee. All plants not listed in "Grades and Standards for Nursery Plants" shall conform to a Florida No. 1 as to: (1) health and vitality, (2) condition of foliage, (3) root system, (4) freedom from pest or mechanical damage, (5) heavily branched and densely foliated according to the accepted normal shape of the species.
2. Undersizing or substitution of one species or cultivar for another species is a breach of contract and will be "Rejected" at the time of final landscape inspection unless approved by Landscape Architect.
3. Project Warranty: All plant material shall be warranted for a period of one (1) year after date of substantial completion against defects, including death and unsatisfactory growth, except for defects resulting from abuse or damage by others or unusual phenomena or incidents which are beyond the contractor's control.
4. Any and all conditions which the contractor feels will be detrimental to the success of the planting shall be brought to the owner or representative's attention.
5. The contractor shall verify the location of underground utilities prior to commencing work on any project area.
6. Mulch planting areas with 3" layer of Melaleuca, Eucalyptus, or Enviromulch. Cypress Mulch is NOT ACCEPTABLE. Planting beds to receive mulch throughout entire bed area.
7. All plants to be set to ultimate grade, No filling will be permitted around trunks or stems. Mulch to be kept a minimum of 2" away from trunks and stems.
8. Planting trees and shrubs: Excavate hole per planting detail. When plant is set, place additional backfill consisting of a 50% mixture of Peat humus and natural soil around the base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Water again after placing final layer of backfill and before installing mulch.
9. Guy and stake trees in 3 directions with galvanized wire, through flexible hose chafing guards, with wooden stake anchors immediately after planting. (See Detail)
10. Trees and shrubs shall be fertilized with a complete natural organic fertilizer with a ratio of approximately 3:0:2 or 3:0:3 (e.g. one labeled 12-0-8). Similar analysis such as 16-0-8 (4:0:2) can also be used. Fertilizers that are slow release, controlled release, sulphur coated or with nitrogen as IBDU or ureaformaldehyde have extended release period. Thirty to fifty percent of the nitrogen should be water insoluble or slow release.

Palms should receive a complete granular fertilizer formulated for palms ("Palm Special") at a rate of 5 to 8 lbs. per palm.

Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole. Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

1 Gallon 1 Tablet
3 Gallon 2 Tablets
25 Gallon & B&B Trees 2 per 1" caliper

11. All planting areas and sod to be irrigated to provide 100% coverage. Shop drawings to be submitted by the irrigation contractor for approval prior to installation.
12. Maintain trees, shrubs, and other plants by watering, cultivating, and weeding as required for healthy growth. Restore planting saucers and mulch. Tighten and repair stake and guying and reset trees and shrubs to proper grade or vertical position as required. Spray as necessary to keep trees and shrubs free of insects and disease. The contractor shall begin maintenance immediately after planting and shall continue maintenance through final acceptance when Certificate of Occupancy is issued to the General Contractor by City and project is released by the General Contractor to Client.
13. Prune trees and shrubs only to remove damaged branches as directed by the Landscape Architect.
14. Planting Lawns: Provide clean, strongly rooted, uniformly sized strips of Stenotaphrom secundatus Floritam (unless otherwise noted), machine stripped not more than 24 hours prior to laying. Grade and roll prepared lawn surface. Water thoroughly but not to create muddy soil conditions. Lay sod strips with tight joints, roll or tamp lightly, and water thoroughly.
15. Maintain positive drainage, no planting is to block drainage.
16. Drainage Testing
    Prior to planting of trees, palms, and specimen material, each planting pit shall be tested in the following manner to verify adequate drainage.
    A) Dig each planting pit to the minimum specified size,
    B) Fill the planting pit with (12") twelve inches of water. If the water level in the planting pit drops (4") four or more inches within (4) four hours, the drainage is sufficient and a drainage channel is not required. If the water level drops less than (4") four inches within the (4) four hour period, then a drainage channel is required.
    C) When a drainage channel is required, the drainage channel must extend down through the non porous soil and into porous soil. (See Drainage Testing Detail)
    D) Discard all material removed from the drainage channel.
    E) When backfilling the planting pit, add course gravel to the drainage channel. Also, care must be taken to keep the consistency of the soil mix the same throughout the planting pit.

NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Port St. Lucie's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
45	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
28	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
9	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
13	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
1	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
166	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
626	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
20	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

* = Florida Native

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

Landscape Data

Vehicular Use Area Landscaping Adjacent to R.O.W. (West Buffer) 332'
Sec. 123-37(4)(b)
Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
332 l.f. x 10' = 3,320 s.f. / 300 = 11 Trees
Provided = 11

Shrubs Required = Continuous Hedge @ 2' o.c.
332 l.f. / 2' o.c. = 166 Shrubs
Provided = 166

Vehicular Use Area Landscaping to Adjacent Property (North & South Buffer) 1,250'
Sec. 123-37(6)
Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
1,250 l.f. x 10' = 12,500 s.f. / 200 = 63 Trees
Provided = 63

Shrubs Required = Continuous Hedge @ 2' o.c.
1,250 l.f. / 2' o.c. = 625 Shrubs
Provided = 625 Shrubs

Interior Vehicular Use Area
Sec. 123-37(7)(a & b)
Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (20,353 s.f./15 = 1,357 s.f.)
Landscape Area Provided = 1,400 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
20,353 s.f./15 = 1,357 s.f. / 100 = 14 Trees
Trees Provided = 14 (Note: some trees relocated to dry retention area to enhance water quality)

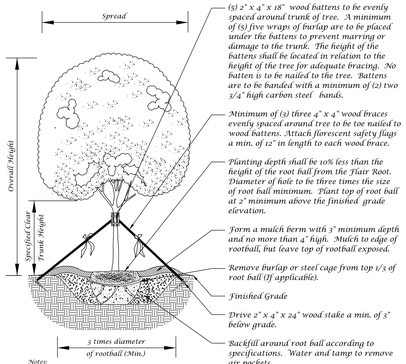
Total Trees Required = 96 Trees
Total Trees Provided = 96 Trees

Total Trees Required = 96 Trees
Total Native Trees Provided = 96 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (N/A - %)

Total Shrubs Required = 810
Total Native Shrubs Provided = 810 (100%)

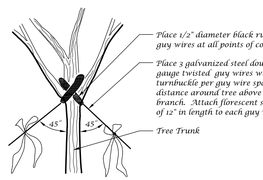
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

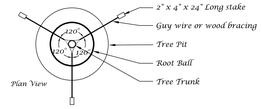
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



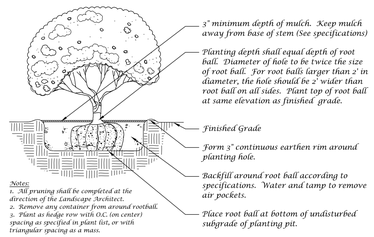
Guy Wire Attachment Detail

Not to Scale



Staking Detail

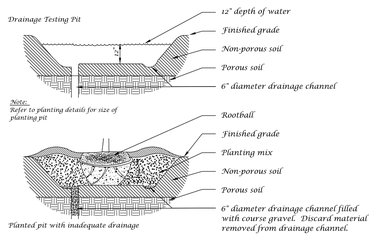
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

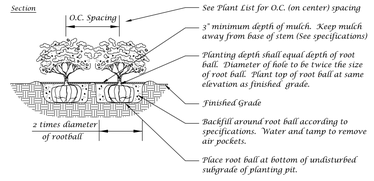
Not to Scale

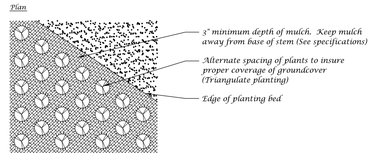


Note:
Refer to planting details for size of planting pit

Drainage Testing Detail

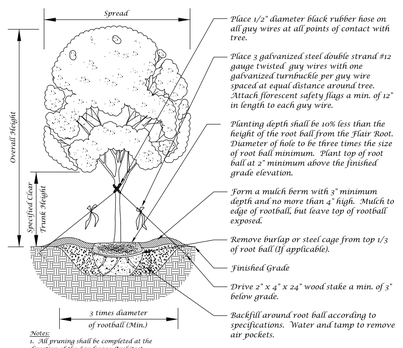
Not to Scale





Ground Cover Detail

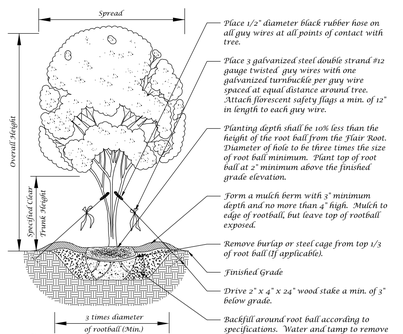
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Tree Planting Detail

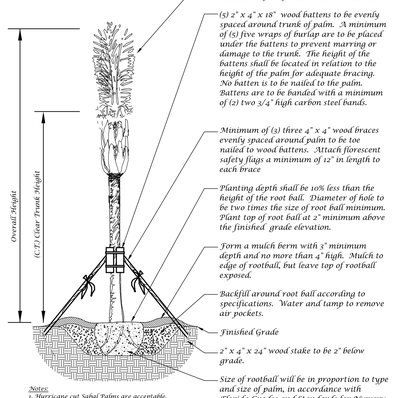
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Multi-Trunk Tree Planting Detail

Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

Not to Scale

Landscape Plan

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

Iglesia Biblica Church

South 25th Street
City of Fort Pierce, Florida

City Project Number:

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

Job No. 22-0802
Drawn By JWS
Submittal Dates 8-9-2022

Revision Dates

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

Sheet L-2 of 2

TECHNICAL MEMORANDUM

TO: SALVADOR MERINO 25TH STREET CHURCH

FROM: EDC, INC. – ENVIRONMENTAL DIVISION

SUBJECT: Wetland – Comprehensive Environmental Review

DATE: APRIL 02, 2021

Site Conditions

The subject development, 25th Street Church, is proposed for construction. The subject parcel is located at 3240 S 25th Street, City of For Pierce, St. Lucie County, FL. The subject parcel can further be identified as PCN# 2428-232-0001-000-0, consisting of approximately 4.75 acres.

Upon being contacted by the church, EDC, Inc. conducted site reconnaissance to ascertain the current status of the wetland on site previously identified by the South Florida Water Management District (SFWMD).

EDC, Inc. personnel surveyed the property on foot; conducting transects across the property to obtain estimates of the wetland limits. There was an abundance of nuisance and exotic species present, and some native FL species. See table below:

The following native vegetation was found on site:

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Slash Pine	*Pinus densa*
Gallberry	*Ilex coriacea*
Grapevine	*Vitus rotundifolia*

The following invasive vegetation was found on site:

Common Name	Species Name
Brazilian Pepper	*Schinus terebinthifolia*
Old World Climbing Fern	*Lygodium microphyllum*
Guinea Grass	*Megathyrus maximus*
Cogon Grass	*Imperata cylindrica*

Wetland Detail

This wetland is estimated to be 0.41 acres in size (see attached graphic). It is important to understand actual acreage of the wetland on site may vary upon determination by a State government agency. This wetland is hydrologically isolated, and is not connected to a greater system of riverine or estuarine systems.

Furthermore, this wetland was observed to contain many invasive species of grasses, further indicating its lack of significant ecological value in the Florida landscape.

Listed below are environmental regulations that would affect site development in the City of Fort Pierce regarding wetlands:

4.8 *Objective:*

Wetlands *and natural functions of* wetlands *shall be preserved and protected pursuant to FDEP. Uses shall be directed away from* wetlands *and development shall be designed to preserve and protect* wetlands *and the natural functions of* wetlands*. Mitigation may be considered as one means to compensate for loss of* wetland *functions.*

The City of Fort Pierce follows all state regulations when it comes to wetlands. If a determination finds the wetland to be greater than 0.5 acres, mitigation may be required.

Recommendations

At this juncture, EDC Inc. strongly recommends obtaining a State-approved wetland determination for further site planning.

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

Environmental Site Assessment

3240 S 25th Street

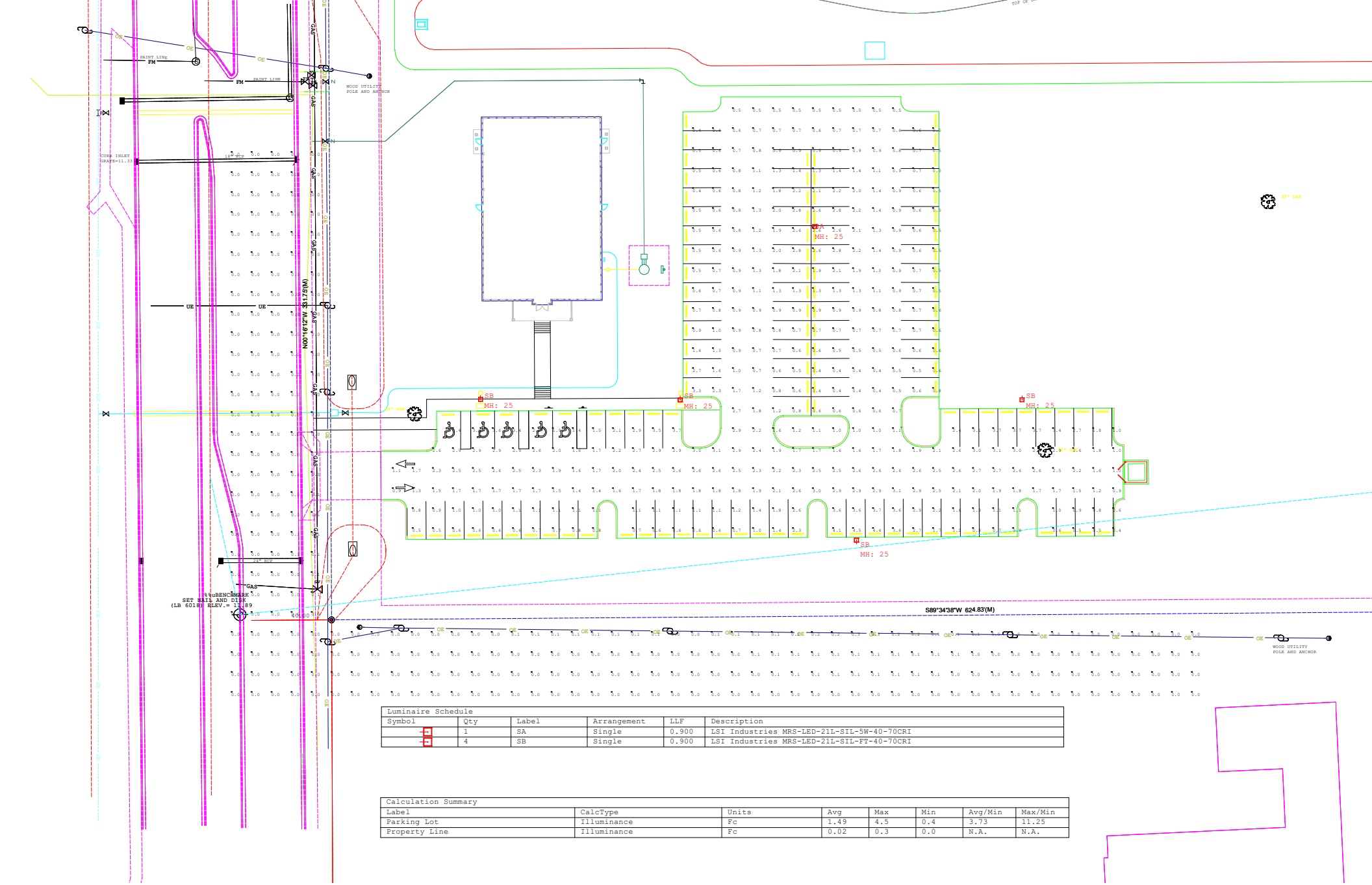
City of Fort Pierce, FL

Wetland Estimate Map

Project: 13-246	Mark Landsman	12/11/2020

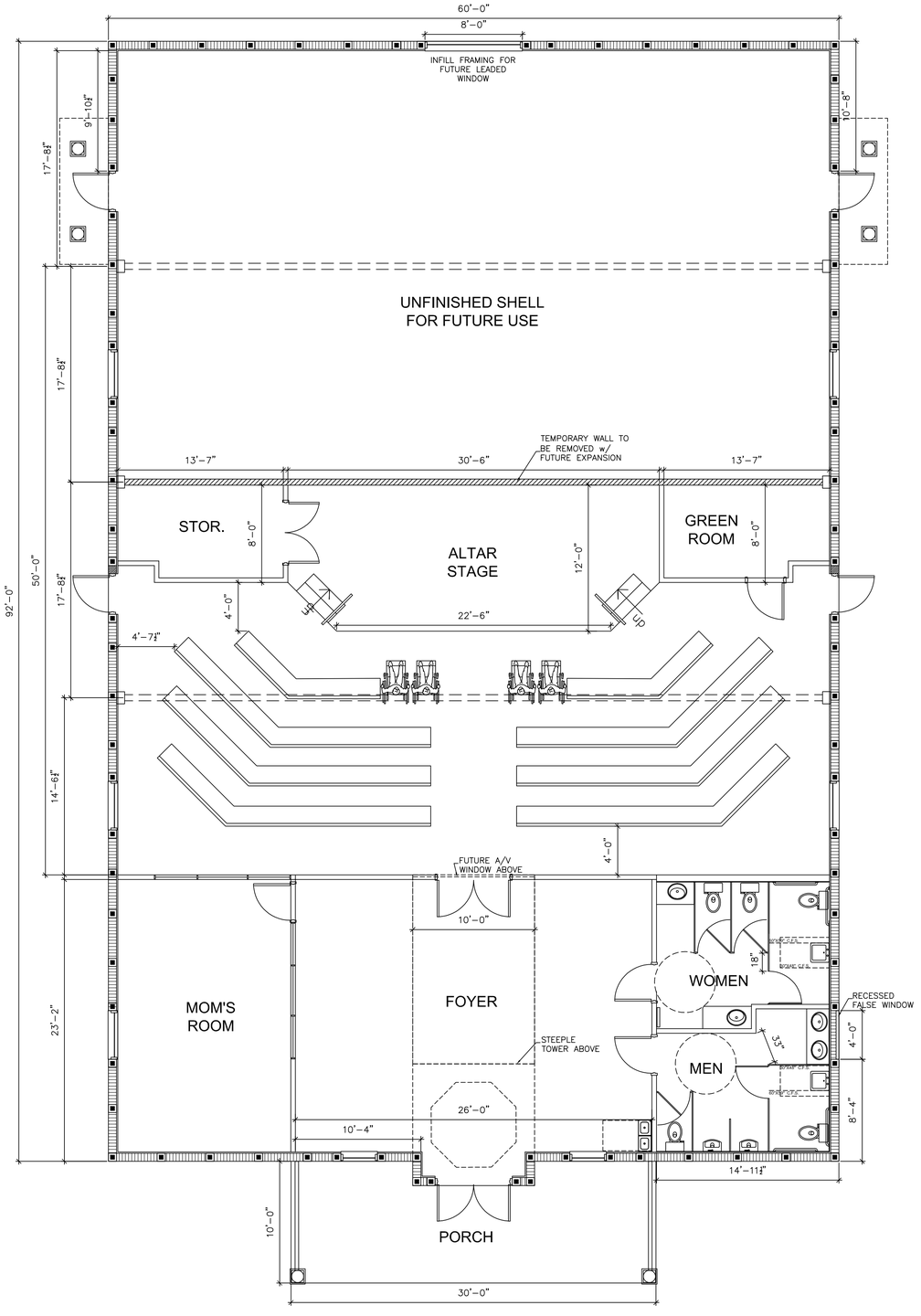
N





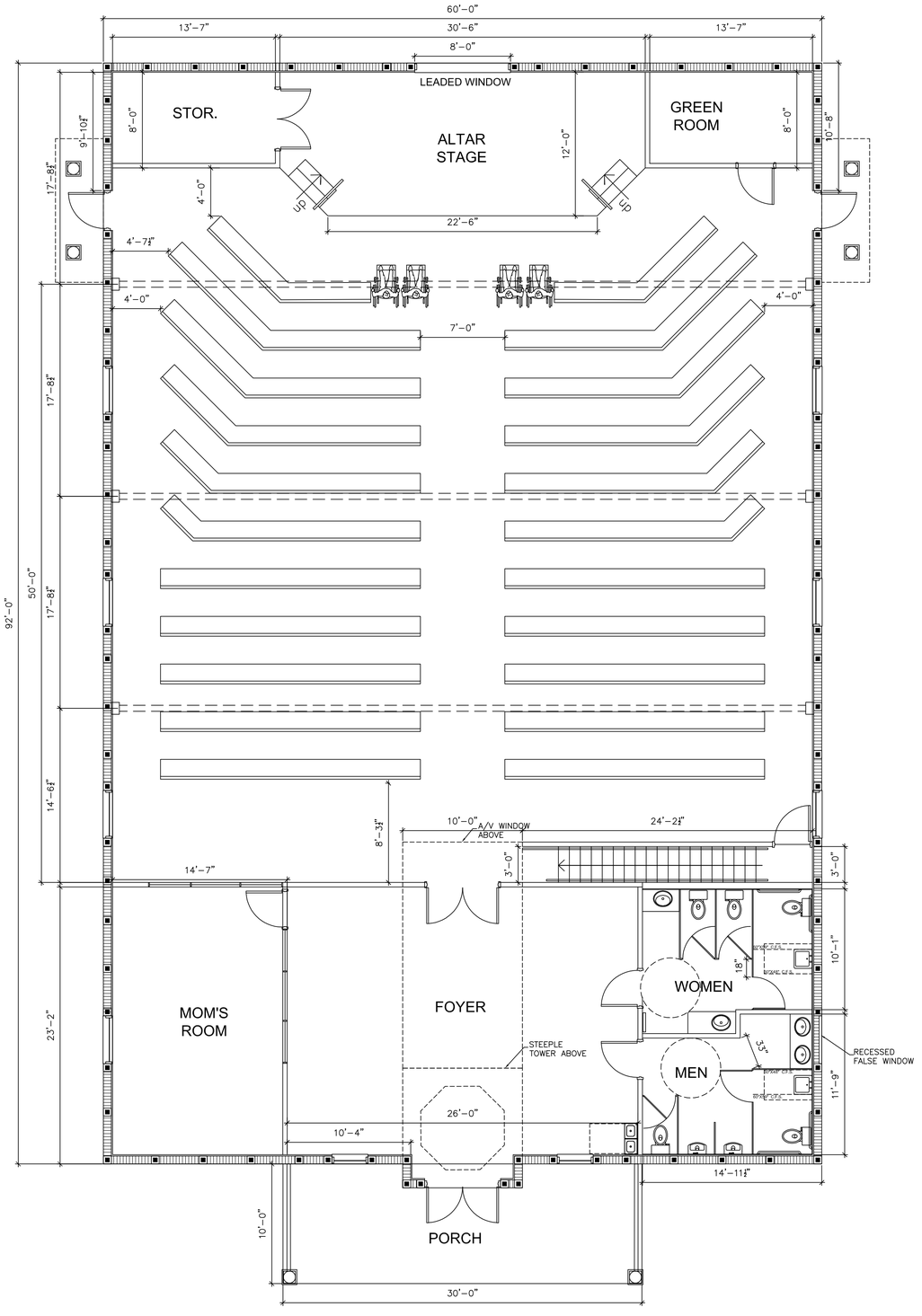
Luminaire Schedule					
Symbol	Qty	Label	Arrangement	LLF	Description
	1	SA	Single	0.900	LSI Industries MRS-LED-21L-SIL-5W-40-70CRI
	4	SB	Single	0.900	LSI Industries MRS-LED-21L-SIL-FT-40-70CRI

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Lot	Illuminance	Fc	1.49	4.5	0.4	3.73	11.25
Property Line	Illuminance	Fc	0.02	0.3	0.0	N.A.	N.A.



PHASE I PLAN

SCALE: 3/16" = 1'-0"



PHASE II PLAN

SCALE: 3/16" = 1'-0"

ADVANCED ARCHITECTURE & Planning
(772)631-5709 AA26002573

THESE DRAWINGS CONTAIN ARCHITECTURAL SYMBOLS USED FOR GRAPHIC PURPOSES ONLY. SIZE AND LOCATION MAY VARY TO MEET MANUFACTURER'S SPECIFICATIONS.

DO NOT SCALE DRAWINGS. ANY QUESTIONS ABOUT DIMENSIONS, CONTACT DESIGNER.

IGLESIA BIBLICA CHURCH

START DATE: 05.19.17

NO.	REVISION/ISSUE	DATE
1	1ST_REVISION	
2	2ND_REVISION	
3	3RD_REVISION	

CLIENT:

PASTOR SALVADOR MERINO

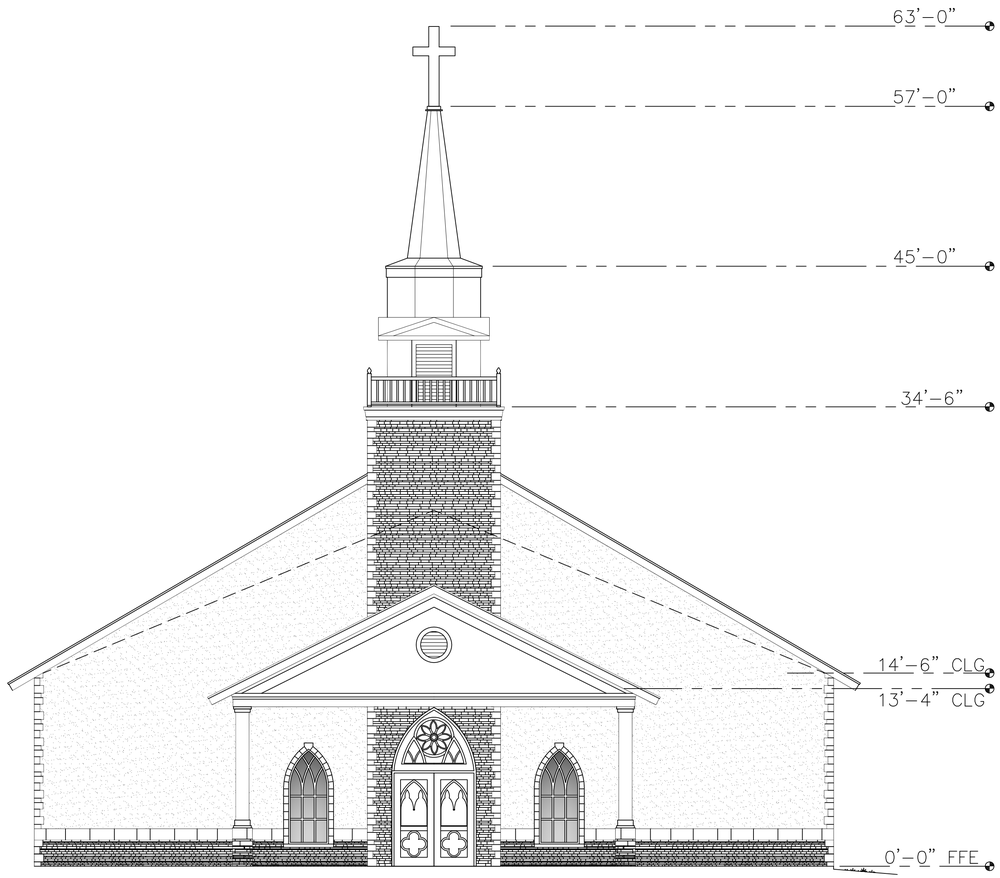
IGLESIA BÍBLICA DE FORT PIERCE
5309 SAN DIEGO AVE,
FORT PIERCE FLORIDA 34946

SEAL

LICENSED ARCHITECT RICHARD CHIARA LICENSE NO. AR 0017475 STATE OF FLORIDA

LIC.#: AA26002573

A-1



FRONT ELEVATION
SCALE: 3/16" = 1'-0"

PROJECT DESCRIPTION

GROSS FLOOR AREA: 5,520 SQUARE FEET GROUND FLOOR;

STRUCTURE: ENCLOSED ONE STORY, TYPE IIIB, NON-SPRINKLERED, UNPROTECTED, REINFORCED MASONRY EXTERIOR WALLS ON SLAB ON GRADE WITH MONOLITHIC PERIMETER FOOTING.

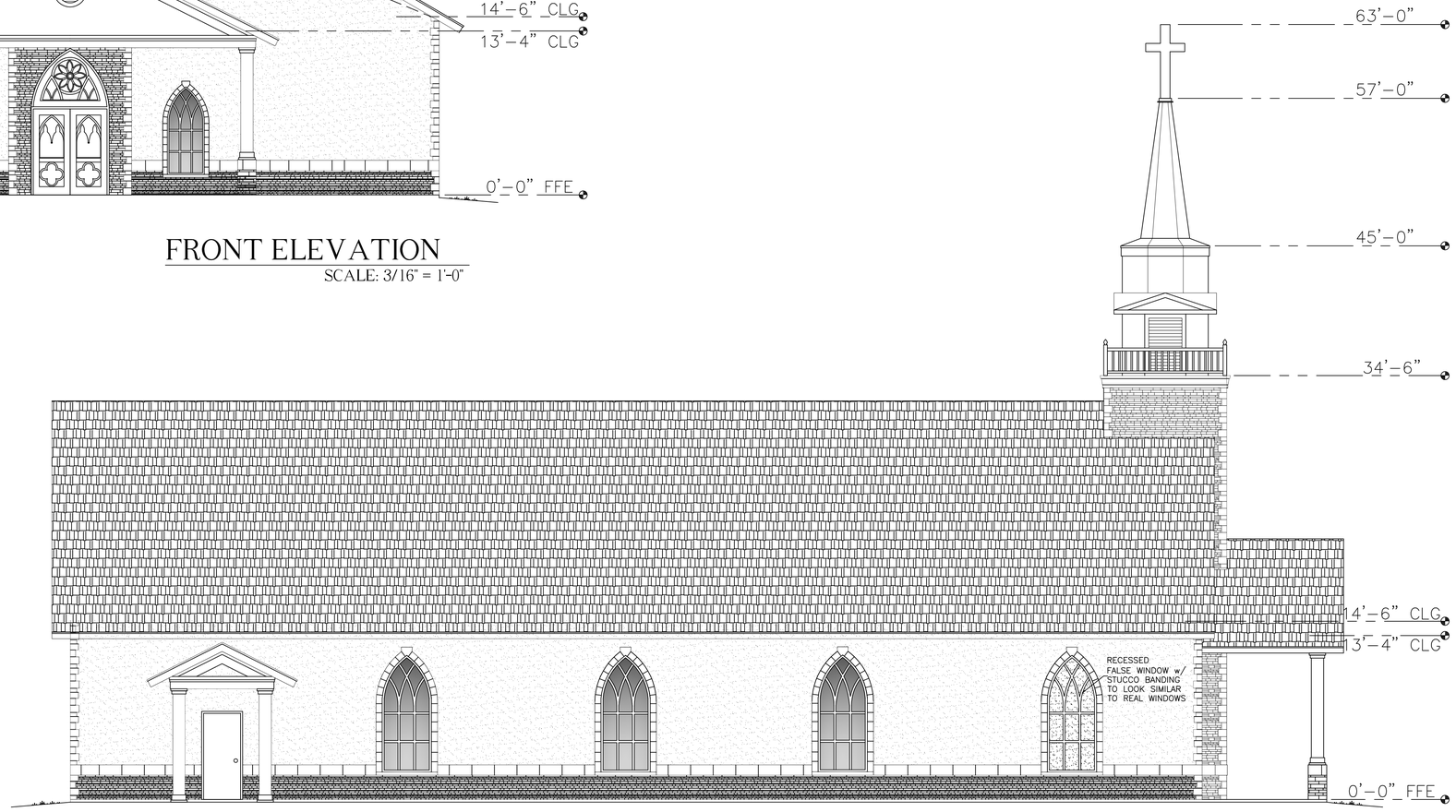
MAX. SIZE PER TABLE 503 FBC: (2) STORY, 9,500 SF

ROOF: PRE-ENGINEERED WOOD SCISSOR TRUSSES, PLYWOOD SHEATHING, CONCRETE TILED ROOF FINISH

OCCUPANCY

OCCUPANCY: GROUP A-3 (ASSEMBLY) 2014 FBC SECTION 303.4 & 1004.1.2:
OCCUPANT LOAD NOT TO EXCEED: 300 PEOPLE;

PER FBC 2014, SECTION 903.2.1.3 GROUP A-3.
AN AUTOMATIC SPRINKLER SYSTEM NOT REQUIRED AS OCCUPANT LOAD NOT TO EXCEED: 300 PEOPLE;



SIDE ELEVATIONS
SCALE: 3/16" = 1'-0"

ADVANCED ARCHITECTURE & Planning
(772)631-5709 AA26002573

THESE DRAWINGS CONTAIN ARCHITECTURAL SYMBOLS USED FOR GRAPHIC PURPOSES ONLY. SIZE AND LOCATION MAY VARY TO MEET MANUFACTURER'S SPECIFICATIONS.

DO NOT SCALE DRAWINGS. ANY QUESTIONS ABOUT DIMENSIONS, CONTACT DESIGNER.

IGLESIA BIBLICA CHURCH

START DATE: 12.04.17

NO.	REVISION/ISSUE	DATE
1	1ST_REVISION	
2	2ND_REVISION	
3	3RD_REVISION	

CLIENT:
PASTOR SALVADOR MERINO

IGLESIA BÍBLICA DE FORT PIERCE
5309 SAN DIEGO AVE,
FORT PIERCE FLORIDA 34946

SEAL

LICENSED ARCHITECT RAYMOND CHLADNY LICENSE NO. AR 0017475 STATE OF FLORIDA

LIC.#: AA26002573

A-2

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Residential	(SLC) - Resdential Urban (RU)	(SLC) - Residential (R4)
South	Commercial	(FP) - Low Density Residential (RL)	(FP) - Single-Family Low Density (R-1)
East	Undeveloped	(SLC) - Residential Urban (RU)	(FP) - Residential Multi-Family-5 (RM-5)
West	ROW then Institutional	(FP) - Institutional (INST)	(FP) - General and Recreational Open Space (OS-1)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RL	R-1	50,856.30 S.F.	4.76	X
****Proposed**	RL	R-1	5,520 S.F.	4.76	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 6,357.04 gallons per day
**Proposed Zoning/FLU	Total gallons per day 690 gallons per day
**Change in Demand	Total gallons per day reduction of 5,667.04 gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 5,085.63 gallons per day
**Proposed Zoning/FLU	Total gallons per day 552 gallons per day
**Change in Demand	Total gallons per day Reduction of 4,533.63 gallons per day

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	n/a	n/a	n/a
Urban District	5 acres per 1,000 people	n/a	n/a	n/a
Community	2.5 acres per 1,000 people	n/a	n/a	n/a
Neighborhood	1.36 acres per 1,000 people	n/a	n/a	n/a

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	n/a	n/a
City	n/a	n/a
Distance	n/a	n/a
Current Zoning/FLU Enrollment Demand	n/a	n/a
****Proposed Zoning/FLU Enrollment Demand**	n/a	n/a
****Change in Demand**	n/a	n/a

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	1,907.11
****Proposed Zoning/FLU**	2.76
***Change in Demand**	Reduction in 1,904.35

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 SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO A PROPOSED DRY DETENTION AREA.

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	387	35/41
****Proposed Zoning/FLU**	42	4/4
***Change in Demand**	Trips Reduction of 345	Trips Reduction of 31/37
Impact to Capacity	Reduction of 345 AADT and 31/37 AM/PM peak respectively	

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): 5,520 S.F.
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**
Church	1	5,520	4.76		

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location: 3240 South 25th Street, Fort Pierce, FL 34982

Parcel ID #(s): 2428-232-0001-000-0

Project description: Proposing the construction of a 5,520 s.f. single story church.

Salvador Merino	Mark Landsman, P.E.
Property Owner(s)	**Applicant/Representative, Title, Company**
3240 S 25th Street	10250 SW Village Parkway
Street Address	Street Address
Fort Pierce FL 34982	Port St. Lucie FL 34987
City State Zip	City State Zip
321-228-1089	772-462-2455
Phone Number	Phone Number
creel1074@ymail.com	marklandsman@edc-inc.com
Email Address	Email Address

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



Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

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

Submittal for Administrative Approval

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

Submittal for Board Approval

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



Technical Review Committee **1. j.**

Meeting Date: 08/17/2023

REQUESTED ACTION

Site Plan (Development and Design Review) - Sound Meadows Affordable Housing - 4000 S. US Highway 1 and 2434-801-0004-000-6

SUMMARY

Project #: 23-07000018

Applicant Brian Nolan, AICP, ASLA - Partner at Lucido and Associates, is proposing a rental-based Multi-Family residential community, comprising (9) 24-unit and (1) 18-unit building (210 units), a community clubhouse with splash pad and active play area, a maintenance building, central refuse compactor, and associated infrastructure. 414 parking stalls are proposed as well as an approximate 1.5 acre parcel for future commercial development. This project is being proposed at 4000 S. US Highway 1, more specifically at Parcel IDs: 2434-801-0005-010-6 and 2434-801-0004-000-6.

Due to new State Statute, this application becomes an administrative approval after Technical Review Committee. Attached forms are provided for clarification.

Please review and provide comments at least two days before the meeting date. Send all comments to raltizer@cityoffortpierce.com, bromer@cityoffortpierce.com, kcharles@cityoffortpierce.com and planning@cityoffortpierce.com. Do not hesitate to contact me should you require additional information at 772-467-3742.

LOCATION

4000 S. US Highway 1
Parcel IDs: 2434-801-0005-010-6 and 2434-801-0004-000-6

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner
Bridgette Romer, Growth Management Coordinator
Kerry Charles, Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents
Affordable Housing Review Standards

Form Review

Form Started By: Ryan Altizer Started On: 08/03/2023 01:48 PM
Final Approval Date: 08/03/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location 4000 S. US1

Parcel ID #(s) 243480100050106; 243480100040006

Project description Affordable Multi-Family project w/ Comm. use fronting US1.

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 12,000 (max.) Site Acreage: 1.58 ac.

Residential: Proposed Units: 210 Proposed Sq. Ft.: 100,000 sf. (+/-) Site Acreage: 14.53 ac.

SP Sound LLC	Brian Nolan, AICP, ASLA - Partner / Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
5403 W. Gray Street	701 SE Ocean Blvd.
Street Address	Street Address
Tampa FL 33609	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
blemmerman@sphome.com	bnolan@lucidodesign.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)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

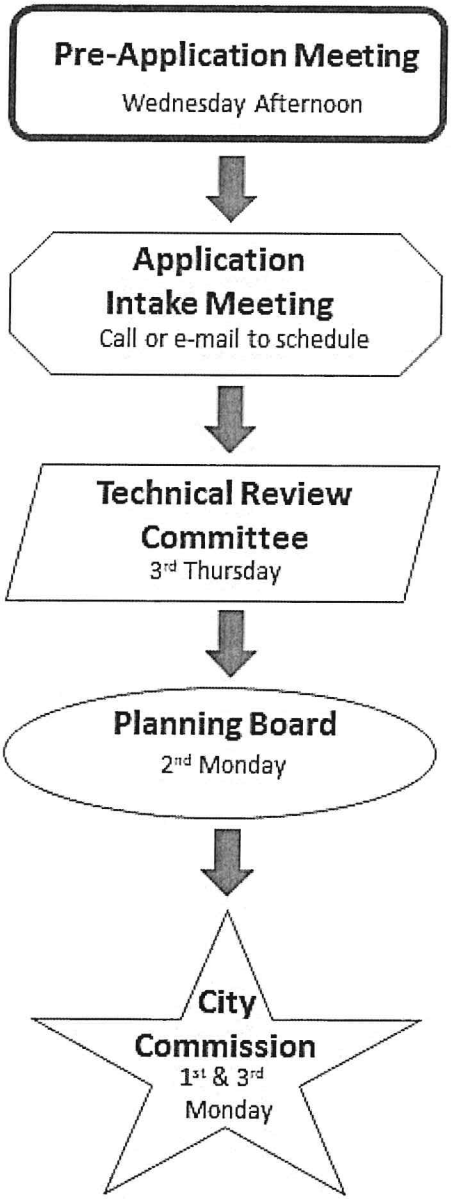
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

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)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location 4000 S. US1

Parcel ID #(s) 243480100050106; 243480100040006

Project description Affordable Multi-Family project w/ Comm. use fronting US1.

SP Sound LLC	Brian Nolan, AICP, ASLA - Partner / Lucido & Assoc.
Property Owner(s)	**Applicant/Representative, Title, Company**
5403 W. Gray Street	701 SE Ocean Blvd.
Street Address	Street Address
Tampa FL 33609	Stuart FL 34994
City State Zip	City State Zip
	772.220.2100
Phone Number	Phone Number
blemmerman@sphome.com	bnolan@lucidodesign.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)

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.

Design Review Submittal

Prepared For:

Sound Meadows

Prepared by:

lucido & associates

Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
tel: 772.220.2100 fax: 772.223.0220 web: www.lucidodesign.com

Updated: June 2023

Table of Contents

I. Introduction

II. General Information

III. General Existing Site Conditions

IV. Site Analysis

V. Site Characteristic Photos

VI. Architectural Context Statement

VII. Architectural and Site Context Photos

Attachments:

Site Aerial w/ Surrounding Future Land Use and Zoning
Photo Key

I. INTRODUCTION

On behalf of SP Sound LLC, Lucido and Associates is pleased to present to you the proposed Sound Meadows Residential Community. As proposed, the development consists of (9) 24-unit buildings and one 18-unit building (total of 210 units / 14.87 DU/ac), a community clubhouse with a splash pad and active play area, a maintenance building, a central refuse compactor, surface parking, stormwater storage areas, buffering, and associated infrastructure to support the proposed development. The subject parcels will be accessed directly from US1 via an existing driveway apron and at this time the development is proposed to be constructed to allow for the possibility of gating the community. Additionally, a parcel of approximately 1.5 ac. in area is being retained along the US1 frontage for future commercial development – such future commercial development shall be required to submit all necessary plans, documents, and capacity analyses at such time development is proposed.

The proposed project will be located on two contiguous parcels of land totaling approximately 16 ac. and is located on the East side of US1, approximately 900 feet North of Tumblin Road. The subject parcels are currently assigned the GC Future Land Use classification and the C3 zoning designation. Surrounding uses within the US1 corridor North and South of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the South and East of the subject lies large-lot residential uses, and further East lies the Gator Trace Golf Course community. The proposed use will serve as a transition between the commercial uses along the US1 corridor and existing and potential residential uses to the East of the subject. The proposed use and intensity are also generally consistent with residential development East of, but in close proximity to, US1 in this area of the City.

The proposed development will be served with central water and sewer services by Fort Pierce Utilities Authority (FPUA), and the subject parcel appears to lie very close to, if not within, FPUA's electric service area (should FPUA not serve the subject, electric will be provided by FPL); telecommunication services will be provided by Comcast and/or ATT. Emergency services will be provided by the City of Fort Pierce Police Department and the St. Lucie County Fire District. School-age children will attend St. Lucie Public Schools or private schools, as determined by future residents of the community. Capacity Analyses will be prepared and submitted to the City in support of the FLUMA and rezoning petitions to demonstrate compliance with the City's adopted Level of Service for public facilities.

II. GENERAL INFORMATION

Prepared by: Brian Nolan, AICP, ASLA
Lucido & Associates Project No.: 22-065
Property Owner: SP Sound LLC
Parcel ID No's.: 243480100050106; 243480100040006
Property Address: 4000 S. US1
Jurisdiction: City of Fort Pierce (municipal)
Site Area: 16.11 ac. (Surveyed Acreage)
Future Land Use Classification: GC (General Commercial)
Zoning Classifications: C3 (General Commercial)

III. GENERAL EXISTING SITE CONDITIONS

Physical Characteristics

Subject Size:	16.11 ac. (Surveyed Acreage)
Location	4000 S. US1, Fort Pierce, FL
Existing Use:	Vacant
Adjacent Uses:	North: Muslim Friends of Florida Int Inc.; vacant East: Single family; vacant South: Dyer Chevrolet; vacant West: Florida Falls Ent. Inc.; Paradise Home and Patio
Existing Improvements:	Vacant
Property Dimensions:	Approximately 1250 ft x 660 ft
Public Utility Service:	Fort Pierce Utility Authority
Drainage:	See attached civil engineering plans

Existing Future Land Use

General Description – GC (General Commercial)

The City of Ft. Pierce Comprehensive Plan describes the Future Land Use category as follows:

The General Commercial designation provides for higher intensity commercial developments or horizontal and vertical mixed-use developments. Uses allowed within this designation include multifamily residential, intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses. This land use designation allows for a maximum density of 15 dwelling units per acre and a maximum FAR of 1.0. Development shall include either commercial or mixed uses fronting major roadway corridors with higher intensity near major intersections. Residential uses may comprise up to 20 percent of the total floor area of the General Commercial future land use designation.

Existing Zoning

General Description – C3 (General Commercial):

City Code describes the C3 Zoning district, as follows:

Sec. 125-200: Purpose. The district is intended to provide for a broad variety of business activities including shoppers' goods stores, convenience goods and service establishments, offices and

tourist/entertainment facilities. Many public and semi-public uses are also appropriate. Compared to the C-4 zone, this district is more suitable for uses requiring a high degree of accessibility to vehicular traffic, low intensity uses on large tracts of land, most repair services and small warehousing and wholesaling operations. Although this zone should be located along or near arterial or collector streets, it is not the intent of this district to encourage the extension of strip commercial areas. Instead it should promote concentrations of commercial activities.

Permitted, Conditional and Prohibited Uses:

Sec. 125-187 – Use Table, outlines Permitted uses, Conditional uses, and Prohibited uses within each zoning district. Generally speaking, the C3 zoning district allows mixed-use building or development, community centers, food and retail establishments, and office buildings as Permitted uses, while allowing social service institutions and multi-dwelling buildings as Conditional uses. For a complete list of Permitting uses, Conditional uses, and Prohibited uses, please refer to Sec. 125-187 - Use Table.

Conditional Uses:

Sec. 125-235 through Sec. 125-249 govern Conditional Uses within the City of Fort Pierce, including the Purpose and Intent of the Conditional Use designation, review and processing of Conditional Use applications, time limits and compliance, among other things.

Accessory Uses:

Sec. 125-200(c)(2) of the City Code requires that, *Accessory buildings shall comply with all yard, lot coverage and building height requirements of this chapter.*

Lot Size and Dimensional Regulations:

(b) Basic use standards. Uses in a C-3 zone must meet the requirements of this section. More restrictive requirements, set forth in accordance with other provisions of this chapter, must be satisfied by some conditional uses.

(1) Lot size.

a. The minimum lot area shall be 10,000 square feet.

b. The minimum lot width shall be 70 feet.

c. The minimum lot depth shall be 90 feet.

(2) Yards.

a. The minimum depth of the front yard will be 25 feet.

b. The minimum yard depth (if not the front yard) for portions of the property abutting a public right-of-way or residential district shall be 15 feet.

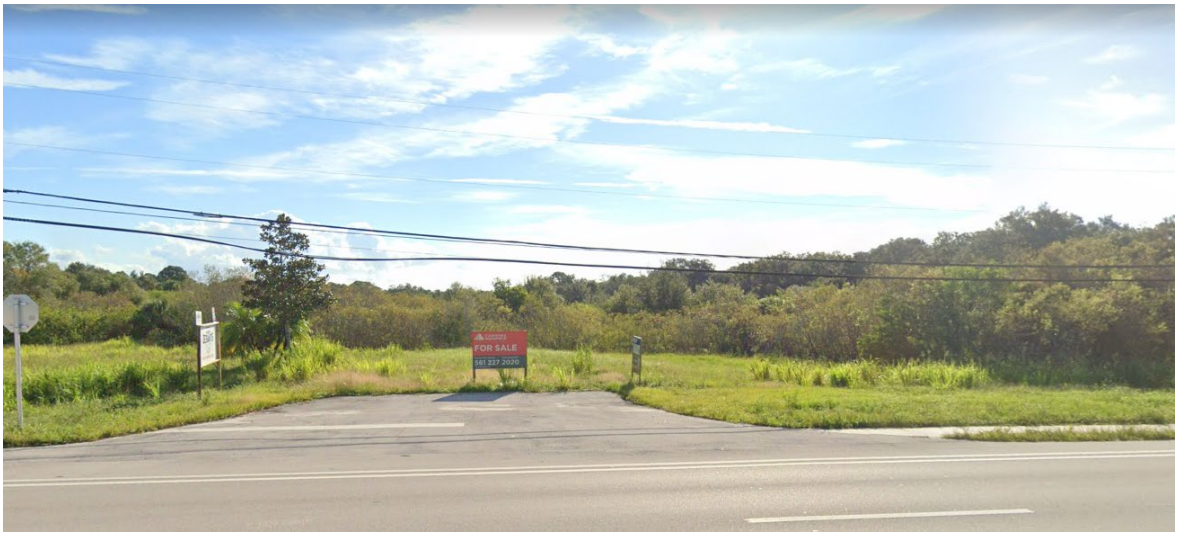
(3) Lot coverage. Buildings shall not cover more than 60 percent of the lot area.

(4) Building height. No building shall exceed a height of 65 feet above grade, except that multifamily developments in accordance with the requirements of the R-5 zone may be approved.

IV. SITE ANALYSIS

See attached Environmental Report.

V. SITE CHARACTERISTIC PHOTOS



1. Project Entry – Looking East

VI. ARCHITECTURAL CONTEXT STATEMENT

Development in subject's immediate vicinity include the Muslim Friends of Florida structure to the North, Dyer Chevrolet car dealership to the South, various commercial uses to the West and vacant residentially-zoned land to further to the South and West. US 1 is to the West along with several general commercial buildings.

The architectural context is also mixed and varied. The adjacent structures are generally single-story CBS or metal building type structures with flat or low sloping roofs.

Considering the adjacent and contextual architectural styles in the subject's close vicinity and broader context, our opinion is that the architectural style of the proposed multi-family structures and associated site improvements is appropriate and will be an asset to the area.

VII. ARCHITECTURAL AND SITE CONTEXT PHOTOS



2. Carpets by Five-Four South – Looking West - (ex. West side of US1, North of subject parcel)



3. Sunrise City Animal Hospital – Looking East – (ex. East side of US1, North of subject parcel)



4. Fort Pierce Motors – Looking West – (ex. West side of US1, North of subject parcel)



5. Adjacent Property- Muslim Friends of Florida International Inc. – Looking East - (ex. West side of US1, North of subject parcel)



6. Leak Busters Roof Repair – Looking West – (ex. West side of US1, West of subject parcel)



7. Florida Falls Stone Company – Looking West - (ex. West side of US1, West of subject parcel)



8. Paradise Home and Patio – Looking West - (ex. West side of US1, West of subject parcel)



9. Town Plaza – Facing West - (ex. West side of US1, South of subject parcel)



10. United Auto Sales and Services – Facing West - (ex. West side of US1, South of subject parcel)



11. Adjacent Property - Dyer Chevrolet – Facing East - (ex. East side of US1, South of subject parcel)



12. Jetson TV and Appliance – Facing North - (ex. West side of US1, South of subject parcel)



13. Residence – Tumblin Kling Road – Facing South



14. Residence – Tumblin Kling Road – Facing South



15. Residence - Tumblin Kling Road – Facing South



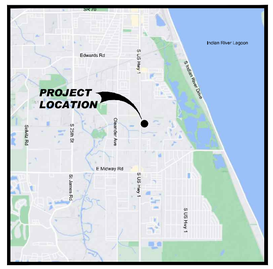
16. Residence – Tumblin Kling Road – Facing North



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Site Aerial

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**A1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065_SoundMeadows_SitePlan_6.29.23.dwg	

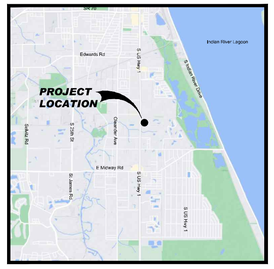
© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Design Review Context Photo Key

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**A1**
Project Number	22-065	
Municipal Number	—	
Computer File	22-065_SoundMeadows_SitePlan_6.29.23.dwg	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Religious Vacant Single-Family	GC RL	C-3 R-2
South	Comm (Dyer Chevrolet) Single Family	CC RL	C-3 R-2
East	Vacant	RU (County)	RM-5 (County)
West	Various Comm Uses	GC	C-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	CG	C-3	18 (highest allowed in City)	14.53 (proposed Res. area)	X
****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 (210)(2.6)= (546 persons)(100gpd) = 54,600 gpd
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day (210)(2.6)= (546 persons)(100gpd) = 54,600 gpd
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (210)(2.6) = 546 persons + 44,227 = 44,773
(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	(44.22)(20) = 884 ac.	(44.77)(20) = 895 ac.	+11 ac.
Urban District	5 acres per 1,000 people	(44.22)(5) = 221 ac.	(44.77)(5) = 224 ac.	+3 ac.
Community	2.5 acres per 1,000 people	(44.22)(2.5) = 111 ac.	(44.77)(2.5) = 112 ac.	+ 1 ac.
Neighborhood	1.36 acres per 1,000 people	(44.22)(1.36) = 60 ac.	(44.77)(1.36) = 61 ac.	+ 1 ac.

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) (210)(0.207) = 43 Students

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand	30	13
****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	290/60 = 5(8 yard) = 40 yds.
****Proposed Zoning/FLU**	
***Change in Demand**	

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

Impact	The proposed surface water management (swm) system will include site grading and a series of inlets which direct stormwater to a proposed wet retention/detention system. The proposed swm shall be designed to limit post development discharge to pre-development rates up to and including a 25 year, 72 hour storm. Storm sewers to be designed to convey at least a 5 year, 1 day storm. The system will also meet the discharge limitations (2"/24 hours) for the outfall canal owned and operated by North St. Lucie River Water Control District (NSLRWCD), Min Finished Floor elevation to be at or above the 100 year storm.

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

SEE ATTACHED TIR

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: 210	Single Family: Multifamily: 210
Non-residential (square footage): Up to 12,000 sf.	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	Phase I = 210 Units; Phase II is future comm development (up to 12,000 sf.)

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	I	210	14.53	Summer 2023	Spring 2024
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Future commercial	II	12,000 sf. (max)	1.5	TBD	TBD

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: None

** Complete section if requesting a change in zoning, future land use, or expanding

SAINT LUCIE COUNTY FIRE DISTRICT
DEVELOPMENT & SITE PLAN REVIEW APPLICATION
5160 N.W. Milner Drive
Port Saint Lucie, FL 34983
Telephone: 772-621.3322
Fax: 772-621-3604
Web Address: www.slcfd.com

Type of Request

- [x] Site Plan
- [ ] Site Plan with Construction "Detail" Plans
- [ ] Amendment
- [ ] Re-submittal
- [ ] Preliminary Subdivision Plat with Construction "Detail" Plans
- [ ] Final Subdivision Plat with Construction "Detail" Plans
- [ ] Development of Regional Impact
- [ ] Planned Unit Development
- [ ] Other

Project Information

Project Name	Sound Meadows				
Location	4000 S. US1				
City	Fort Pierce	**Zip**		**Number of Dwelling Units**	210
Type of Development/Intended Use	Multi-Family			**Gross Square Feet of Structure/s**	100,000 sf. (+/-)
Gross Acreage/Square Feet of Site	16.11 ac. / 701,751 sf.	**Water Purveyor**	FPUA		

Owner/Developer Information

Name	SP Sound LLC				
Address	5403 W/ Gray Street			**City**	Tampa
State	FL	**Zip**	33609	**Telephone**	**Fax**
E-Mail	blemmerman@sphome.com				

Applicant/Agent for Owner

Name	Brian J. Nolan, AICP, ASLA	**Firm**	Lucido & Assoc.		
Address	701 SE Ocean Blvd.			**City**	Stuart
State	FL	**Zip**	34994	**Telephone**	772.220.2100	**Fax**	
E-Mail	bnolan@lucidodesign.com				

Project Architect/Engineer

Name	Stephen Cooper, P.E.	**Firm**	Stephen Cooper, P.E. & Assoc.
Address	7450 South Federal Hwy.	**City**	Port Saint Lucie
State	FL	**Zip**	34952
Telephone		**Fax**	
E-Mail	scooper@scpeinc.com		

Saint Lucie County Fire District Development & Site Plan Review Fees

Make fees payable to: Saint Lucie County Fire District

Minor

$108.75 (<5,000 sq. ft. or <5 units)
$217.50 (5,000-10,000 sq. ft. or 5-15 units)
$362.50 (10,000-25,000 sq. ft. or 16-25 units)

Major

$507.50 (>25,000 sq. ft. or >25 units)

Planned Unit Development (PUD)

$1087.50

Development of Regional Impact (DRI)

$1450.00

Applicable Codes

The currently adopted edition of the Florida Fire Prevention Code.
The St. Lucie County Fire District Fire Prevention Code and Fee Schedule.

Client Agreement

I hereby authorize the above listed agent to represent me.
I fully understand that the review fees charged by the Saint Lucie County Fire District are separate from all City or County fees and must be paid upon submittal of documents.

Owner's Signature		**Printed Name**	Michael Molinari	Date	5/25/23
		Title	Vice President		

lucido&associates

May 23, 2023

Mr. Kev Freeman, Planning Director
Planning Department
City of Fort Pierce
100 N US1
Fort Pierce, FL 34950

Re: Sound Meadows (fka US1 Multi-Family) – Project Narrative
Our Reference Number: 22-065

Dear Mr. Freeman:

On behalf of SP Sound LLC (Owner), Lucido & Associates (Agent) is pleased to present to you the proposed Sound Meadows residential community for the TRC's review.. The proposed project is to be situated upon two contiguous parcels of land totaling approximately 16 ac. in area, lying on the east side of S. US1, approximately 900-feet (1/10th of a mile) north of Tumblin Kling Road, within the municipal limits of the City of Fort Pierce, St. Lucie County, FL. Subject parcels are currently vacant and are assigned the GC Future Land Use classification and the C-3 zoning designation. As all proposed units will be "Affordable" units, the proposed site plan will be processed Administratively (Minor Site Plan) under the current GC and C-3 designations in accordance with the recently enrolled SB 102,

The proposed use of the subject parcels is a rental-based Multi-Family residential community, comprised of (9) 24-unit buildings and one 18-unit building (total of 210 units / 14.87 DU/ac), a community clubhouse with a splash pad and active play area, a maintenance building, central refuse compactor, surface parking, stormwater storage areas, buffering and associated infrastructure to support the proposed development. The subject parcels will be accessed directly from US1via an existing driveway apron and at this time the development is proposed to be constructed to allow for the possibility of gating the community. A total of 374 parking stalls are required, with a total of 414 parking stalls currently proposed. Additionally, a parcel of approximately 1.5 ac. in area is being retained along the US1 frontage for future commercial development – such future commercial development shall be required to submit all necessary plans, documents, and capacity analyses at such time development is proposed.

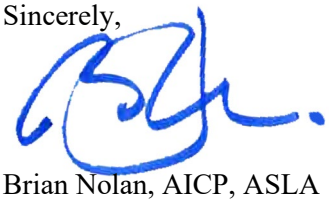
Surrounding uses within the US1 corridor north and south of the subject consist primarily of commercial uses, along with 2 manufactured home communities in the vicinity. To the south and east of the subject lies large-lot residential uses, and further east lies the Gator Trace Golf Course community. The proposed use will serve as a transition between the commercial uses along the US1 corridor and existing and potential residential uses to the east of the subject. The proposed use and intensity are also generally consistent with residential development east of, but in close proximity to, US1 in this area of the City.

The proposed development will be served with central water and sewer services by Fort Pierce Utilities Authority (FPUA), and the subject parcel appears to lie very close to, if not within,

FPUA's electric service area (should FPUA not serve the subject, electric will be provided by FPL); telecommunication services will be provided by Comcast and/or ATT. Emergency services will be provide by the City of Fort Pierce Police Department and the St. Lucie County Fire District. School-age children will attend St. Lucie Public Schools or private schools, as determined by future residents of the community. Capacity Analyses will be prepared and submitted to the City in support of the FLUMA and rezoning petitions to demonstrate compliance with the City's adopted Level of Service for public facilities.

It has been our pleasure to provide you with the above narrative and we look forward to meeting with you and the TRC to review the current proposal. As always, please do not hesitate to contact me directly should you have any questions or concerns.

Sincerely,



Brian Nolan, AICP, ASLA
Partner

Date: May 24, 2023

Michel Molinari
SP Sound LLC
5403 West Gray Street
Tampa, FL 33609

To: Ms. Kev Freeman, Planning Director
Planning Department
City of Fort Pierce
100 N. US1
Fort Pierce, FL 34950

Re: OWNER'S AUTHORIZATION
(LA Ref. #22-066)
Parcel Identification Numbers: SEE ATTCHED WARRANTY DEED

Dear Mr. Freeman:

As owner of the property referenced above, please consider this correspondence as formal authorization for **Brian J. Nolan, Partner, of Lucido & Associates,** to represent **SP Sound LLC** during the governmental review process for the above referenced project, which may include Pre-Application meeting(s), development plan approval and such related matters to effectuate the review process for the proposed development.

Thank you for your attention to this matter.

Sincerely,

Michael Molinari
Vice President

STATE OF Florida
COUNTY OF Hillsborough
The foregoing was acknowledged before me this 25 day of May, 2023, by Michael Molinar, of SP Sound LLC, as VP. He/She [✓] is personally known to me or [ ] has produced _____ as identification.

(Notarial Seal)

Notary Public State of Florida
Gabriel Lemmerman
My Commission HH 038901
Expires 09/15/2024

(Print Name) Gabriel Lemmerman
NOTARY PUBLIC

My Commission Expires: 9/15/2024

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5096700 OR BOOK 4888 PAGE 262, Recorded 09/13/2022 02:32:50 PM Doc Tax: $11200.00

Prepared by:
Ileana M. Rodriguez, Esq.
Lusky & Rodriguez, P.A.
770 Ponce De Leon Boulevard Suite 306
Coral Gables, FL 33134
Return to:
Jameson Pepple Cantu PLLC
2430 Estancia Boulevard, Suite 114
Clearwater, FL 33761

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 12th day of **September, 2022** between **KAS Land LLC, a dissolved Florida limited liability company for the purpose of winding up the affairs of the company,** whose post office address is **6303 Blue Lagoon Drive, Suite 350, Miami, FL 33126**, grantor, and **SP Sound LLC, a Florida limited liability company** whose post office address is **5403 West Gray Street, Tampa, Florida 33609** , 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 **Saint Lucie County, Florida**, to-wit:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

Parcel Identification Number: 2434-801-0005-010/6

and

Parcel Identification Number: 2434-801-0004-000/6

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto said grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever.

THIS CONVEYANCE is subject to taxes and assessments for the current calendar year and all subsequent years, restrictions, covenants, conditions, reservations, easements and other matters of record.

Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; and that Grantor will warrant and defend title to said land unto said Grantee and unto Grantee's heirs, successors and assigns forever against the lawful claims and demands of all persons claiming by, under or through Grantor but no other.

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.

DoubleTime®

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:

KAS Land LLC, a dissolved Florida limited liability company

By: _____
Daniel Stuzin, Manager

_____
Witness Name: _____

_____
Witness Name: _____

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 9th day of September, 2022 by Daniel Stuzin, Manager of KAS Land LLC, a dissolved Florida limited liability company, on behalf of the company, who [ ] is personally known to me or [X] has produced a driver's license as identification.

[Notary Seal]

_____
Notary Public

Printed Name: _____

My Commission Expires: _____

CARIDAD BLANCO
MY COMMISSION # HH 044791
EXPIRES: January 21, 2025
Bonded Thru Notary Public Underwriters

DoubleTime®

Schedule A

Legal Description

Parcel 1:

All that portion of Lot 4, F.C.L.C. & T. CO. subdivision of the Southeast ¼ of Section 34, Township 35 South, Range 40 East, as recorded in Plat Book 1, page 43, St. Lucie County, Florida, lying Southerly of the following described line and less and excepting the right-of-way of U.S. Highway No. 1 as laid out and in use:

From the Northwest corner of the aforementioned Lot 4, as recorded in Plat Book 1, page 43, St. Lucie County, Florida; run South 89°41'37" East, a distance of 78 feet; thence run South 00°20'07" West, a distance of 197.27 feet; thence run South 89°41'37" East, a distance of 10 feet; thence run South 00°20'07" West, a distance of 37.73 feet to the point of beginning; thence run South 89°41'37" East to a point on the East line of said Lot 4, said point being the point of terminus.

Also less and excepting from Parcel 1, the following described parcel:

All that portion of Lot 4, F.C.L.C. & T. CO. subdivision of the Southeast ¼ of Section 34, Township 35 South, Range 40 East, as recorded in Plat Book 1, page 43, St. Lucie County, Florida, lying Northerly and Easterly of the following described line:

From the Northwest corner of the aforementioned Lot 4, as recorded in Plat Book 1, page 43, St. Lucie County, Florida; run South 89°41'37" East, a distance of 78 feet to the point of beginning; thence run South 00°20'07" West, a distance of 197.27 feet; thence run South 89°41'37" East, a distance of 10 feet; thence run South 00°20'07" West, a distance of 37.73 feet; thence run South 89°41'37" East to a point on the East line of said Lot 4, said point being the point of terminus.

Parcel 2:

Lot 3 of F.C.L.C. & T. CO. subdivision in the Southeast ¼ Section 34, Township 35 South, Range 40 East, according to the plat thereof, as recorded in Plat Book 1, page 43, of the Public Records of St. Lucie County, Florida.

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

Property Identification

Site Address: 4000 S US HIGHWAY 1
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-801-0005-010-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 33534
Map ID: 24/34S
Zoning: General Co

Ownership

SP SOUND LLC

5403 W Gray ST
Tampa, FL 33609



Legal Description

FLA COAST LINE CANAL AND TRANS CO`S S/D LOT 4-LESS THAT PART OF LOT 4 LYG NLY AND ELY OF FOL DESC LI: FROM NW COR OF LOT 4 RUN S 89 DEG 41 MIN 37 SEC E 78 FT TO POB, TH S 00 DEG 20 MIN 07 SEC W 197.27 FT, TH S 89 DEG 41 MIN 37 SEC E 10 FT, TH S 00 DEG 20 MIN 07 SEC W 37.73 FT, TH S 89 DEG 41 MIN 37 SEC E TO E LI OF LOT 4 AND END OF SPEC DESC LI AND LESS RD AND DRAINAGE RS/W- (5.78 AC) (OR 3392-586)

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	5.78
Land Size (SF):	251,776.8

Current Values

Just/Market Value:	$796,400
Assessed Value:	$474,210
Exemptions:	$0
Taxable Value:	$474,210

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.**

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	160

Sources/links:

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

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 9, 2022	4888 / 0262	0205	SPWD	KAS Land LLC	$1,600,000
May 15, 2012	3392 / 0586	0205	SPWD	CRM Florida Properties LLC	$500,000
Jul 21, 2010	3221 / 1095	0311	CertTtle	Symphony Builders at Platts Cr	$100
Aug 5, 2005	2325 / 1062	XX02	WD	Platt`s Creek Developers LLC	$5,300,000
Apr 12, 2004	1993 / 2263	XX02	WD	Southeast Invest Of PBC Inc	$1,250,000
Dec 19, 2000	1351 / 1241	XX02	WD	Erskine Florida Properties Inc	$700,000
Mar 10, 1995	0945 / 0977	XX02	CertTtle	GREENBRIER PLAZA INC	$715,000
May 1, 1979	0309 / 0692	XX01	CV		$0

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$796,400
Just/Market:	$796,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$322,190
Assessed:	$474,210
Exemption(s):	$0
Taxable:	$474,210

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	16.3	Fort Pierce Stormwater Charge	$1,124.70

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

Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2022	$796,400	$474,210	$0	$474,210
2021	$431,100	$431,100	$0	$431,100
2020	$431,100	$431,100	$0	$431,100
2019	$431,100	$431,100	$0	$431,100

Permits

Number	Issue Date	Description	Amount	Fee
TT20062	Feb 1, 2006	Unknown	$5,000	$275
IRR200656	Dec 1, 2006	Sprinkler System	$3,600	$100
BP11-0454	Apr 1, 2011	Demolition	$0	$525

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.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: TBD
Sec/Town/Range: 34/35S/40E
Parcel ID: 2434-801-0004-000-6
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 33532
Map ID: 24/34S
Zoning: General Co

Ownership

SP SOUND LLC

5403 W Gray ST
Tampa, FL 33609

Legal Description

FLA COAST LINE CANAL AND TRANS CO`S S/D LOT 3-LESS RD AND DRAINAGE RS/W- (10.07 AC)



Current Values

Just/Market Value:	$808,400
Assessed Value:	$296,120
Exemptions:	$0
Taxable Value:	$296,120

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	10.09
Land Size (SF):	439,445.111

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	160	170

Sources/links:

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
Sep 9, 2022	4888 / 0262	0205	SPWD	KAS Land LLC	$1,600,000
May 15, 2012	3392 / 0586	0205	SPWD	CRM Florida Properties LLC	$500,000
Jul 21, 2010	3221 / 1095	0311	CertTtle	Symphony Builders at Platts Cr	$100
Aug 5, 2005	2325 / 1062	XX02	WD	Platt`s Creek Developers LLC	$5,300,000
Apr 12, 2004	1993 / 2263	XX02	WD	Southeast Invest Of PBC Inc	$1,250,000
Dec 19, 2000	1351 / 1241	XX02	WD	Erskine Florida Properties Inc	$700,000
Mar 10, 1995	0945 / 0977	XX02	CertTtle	GREENBRIER PLAZA INC	$715,000
Feb 1, 1985	0476 / 1899	XX00	CV		$74,000

Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

Exterior Data

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

Interior Data

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



Image or Sketch unavailable for display

Sketch Area Legend

Sub Area	Description	Area	Fin. Area	Perimeter

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Building:	$0
Land:	$808,400
Just/Market:	$808,400
Ag Credit:	$0
Save Our Homes or 10% Cap:	$512,280
Assessed:	$296,120
Exemption(s):	$0
Taxable:	$296,120

Current Year Exemption Value Breakdown

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2004	0041	8.2	Fort Pierce Stormwater Charge	$565.80

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	$808,400	$296,120	$0	$296,120
2021	$269,200	$269,200	$0	$269,200
2020	$269,200	$269,200	$0	$269,200
2019	$269,200	$269,200	$0	$269,200

Permits

Number	Issue Date	Description	Amount	Fee

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

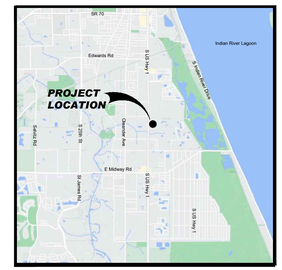
All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2023 Saint Lucie County Property Appraiser. All rights reserved.



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner: Southport Financial Services, Inc
5403 W Gray Street
Tampa, Fl. 33609

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer:

Surveyor:

Traffic Engineer:

Environmental Consultant:

SOUTHPORT FINANCIAL SERVICES

US1 Multi-Family

Fort Pierce, Florida

Future Land Use and Zoning

Date	By	Description
03.04.22	SAW	Pre Application

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**1 of 1**
Project Number	22-065	
Municipal Number	---	
Computer File	22-065 US1 Multi Family-compactor.dwg	

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



Street Elevation Building

Architectonics Studio

SOUND MEADOWS
SOUTHPORT FINANCIAL SERVICES
ST. LUCIE COUNTY, FLORIDA

ENVIRONMENTAL RESOURCE PERMITTING REPORT

JUNE 2023

Engineers
Architects
Planners
Surveyors
Landscape Architects
Traffic/Transportation
Environmental Scientists
Construction Management

Prepared by:
CPH, LLC.
1117 E. Robinson Street
Orlando, Florida 32801

SOUND MEADOWS
ST. LUCIE COUNTY
ENVIRONMENTAL RESOURCE PERMIT REPORT
June 2023

TABLE OF CONTENTS

Page

1.0 INTRODUCTION 1

2.0 PAST REGULATORY AUTHORIZATIONS 1

3.0 EXISTING SITE CONDITIONS 1
- 3.1 Soils 2
- 3.2 Vegetation and Land Use 3
- 3.3 Wetlands & Surface Waters 5
  - 3.3.1 Wetlands 5
  - 3.3.2 Surface Waters 6

4.0 WILDLIFE 6
- 4.1 Methodology and Site Conditions 6
- 4.2 Regulatory Review 7
- 4.3 Wildlife Survey Results 8

5.0 PROPOSED IMPROVEMENTS 8
- 5.1 Proposed Impacts 8
  - 5.1.1 Proposed Wetland Impacts 9
- 5.2 Post-Development Design 9
  - 5.2.1 Avoidance and Minimization 9
  - 5.2.2 Secondary Impacts 10
  - 5.2.3 Cumulative Impacts 11

6.0 WATER QUANTITY, QUALITY, HYDROPERIOD AND HABITAT PRESERVATION 12
- 6.1 Erosion and Turbidity Control 12

7.0 PUBLIC INTEREST 13

8.0 MITIGATION 13

9.0 PROJECT SUMMARY 14

TABLES

TABLE No. 1 Proposed Wetland and Surface Water Impact Summary 9
TABLE No. 2 Proposed On-Site Mitigation Summary 14

SOUND MEADOWS
ST. LUCIE COUNTY
ENVIRONMENTAL RESOURCE PERMIT REPORT
June 2023

TABLE OF CONTENTS (continued)

APPENDICES

Appendix A – Figures
FIGURE 1 Location Map
FIGURE 2 USGS Quad Sheet
FIGURE 3 Soils Map
FIGURE 4 Preliminary Vegetation & Land Use Map
FIGURE 5 Wetland and Surface Water Location Map
FIGURE 6 Proposed Improvements Map
FIGURE 7 Proposed Wetland and Surface Water Impact Map
FIGURE 8 Post-FLUCFCS Maps

Appendix B – UMAM Data Sheets

1.0 INTRODUCTION

Southport Financial Services is proposing to construct a multifamily residential project known as Sound Meadows. The residential development is approximately 16.11-acres and shall consist of multifamily residential housing, infrastructure, a club house, a recreational area, retention ponds and a future commercial development parcel. Stormwater facilities shall be designed in accordance with the South Florida Water Management District (SFWMD) permitting criteria. The subject project is located at 4000 South US Highway 1 within Section 34, Township 35 South, Range 40 East, St. Lucie County, Florida (**Figure 1, Appendix A**).

2.0 PAST REGULATORY AUTHORIZATIONS

A search was conducted on publicly available databases to discover previous and/or existing regulatory approvals for the subject project area. The project site is included in at least one (1) regulatory approval, on January 11, 2007, SFWMD issued ERP No. 56-02597. This permit authorized Phase 1 of the proposed Platts Creek Development plan. This phase included the construction and operation of a stormwater management system to serve 0.80-acres of commercial development, the Platts Creek Sales Center. The sales office, stormwater retention pond and parking area were constructed in 2007 and were designed to be temporary features until a permit modification for Phase 2 of the development plan was issued. The latter phase proposed the construction of a multifamily residential development and associated stormwater management system. Phase 2 was not permitted and only the Platts Creek Sales Center was permitted and constructed. According to historical aerials, by 2010 most of the site had been cleared except for the forested areas found along the northern and southern boundaries. Then at some point between 2010 and 2012, the sales center was demolished. The permit expired on January 11, 2012.

3.0 EXISTING SITE CONDITIONS

The 16.11-acre project area is surrounded by commercial, institutional, residential, transportation and undeveloped land uses. Commercial development and South US Highway 1 border the western boundary of the project site. A church borders the northern portion of the project area and undeveloped land uses are located to the east and south. A surface water known as Platts Creek flows from offsite through a culvert into the project area at the southwestern corner. This surface water continues along the southern and eastern

boundaries and flows offsite. **Figure 2** depicts the subject project site on Fort Pierce Quadrangle USGS Map. The project area consists of open land, pine flatwoods, temperate hardwoods, mixed wetland hardwoods, exotic wetland hardwoods, herbaceous wetlands and a surface water. During the field investigation, recreational motor vehicle trails were observed within the central portion of the project area.

3.1 Soils

The *Soil Survey of St. Lucie County, Florida* identifies three (3) soil map units within the subject project area (**Figure 3**). A summary of the characteristics of these soil types, as described by the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS), formerly Soil Conservation Service (SCS) Soil Survey Geographic (SSURGO) database is as follows:

Ankona and Farmton sands

This is a nearly level, poorly drained soil that is commonly found on broad flatwoods. Slopes are smooth to concave and are less than 1 percent in most places, but they range to 2 percent along the edges of depressional areas. The water table is within a depth of 10 inches for 1 to 4 months and between depths of 10 to 40 inches for 6 months or more during most years. During extended dry periods the water table recedes to a depth of more than 40 inches. Permeability is rapid in the surface and subsurface layers, very slow to slow in the upper part of the subsoil and moderately rapid to rapid in the lower part of the subsoil and substratum. The available water capacity is low in the surface and subsurface layer, medium in the subsoil and low in the substratum. Natural fertility and organic matter content are low.

Riviera fine sand, 0 to 2 percent slopes

This poorly drained, nearly level soil is in hammocks and along drainageways. Slopes are smooth to convex and range from 0 to 2 percent. This soil has a water table at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. Only for short periods in dry seasons is the water table below a depth of 40 inches; 20 to 40 inches for 1 to 4 months during the summer rainy season in most years. This soil has rapid permeability in the surface and subsurface layers, slow to very slow in the subsoil, and rapid in the substratum. Available water capacity is low in the surface and subsurface layers and moderate in the subsoil and substratum. Natural fertility and organic matter content are

low. The *Hydric Soils of Florida Handbook; Fourth Edition* (Hurt, 2007) lists this soil type as hydric, which are typically found in wetland habitats.

Susanna and Wauchula sands

This poorly drained, nearly level soil is found in the flatwoods. Slopes are smooth to convex and range from 0 to 2 percent. This soil has a water table at a depth of less than 10 inches for 1 to 4 months and within a depth of 40 inches for about 6 months in most years. It is perched above the subsoil during the summer rainy season and after periods of heavy rainfall. During the dry seasons, the water table may recede to a depth of below 40 inches. This soil has rapid permeability in the surface and subsurface layers, very slow to moderately slow in the subsoil, and moderately rapid to rapid in the substratum. Available water capacity is low in the surface layer, very low in the subsurface layers, and medium in the layers below. Natural fertility and organic matter content are low. The *Hydric Soils of Florida Handbook; Fourth Edition* (Hurt, 2007) lists this soil mapping unit as having 7 percent hydric inclusions.

3.2 Vegetation and Land Use

There are seven (7) vegetation and land use classifications mapped within the subject property boundaries. Vegetation and land use classifications are generally classified in accordance with the *Florida Land Use, Cover and Forms Classification System* (FLUCFCS) (FDOT 1999). The following descriptive titles and FLUCFCS numbers assess the project's vegetation and land uses and are presented on the enclosed aerial photographs (**Figure 4)**.

Open Land (FLUCFCS No. 190)

This land use classification describes a maintained, open, grassy field in the western portion of the project area where the temporary sales center was located. Predominant groundcover vegetation observed includes bahiagrass (*Paspalum notatum*), cogongrass (*Imperata cylindrica*), thin paspalum (*Paspalum setaceum*), milk pea (*Galactia elliottii*), frogfruit (*Phyla nodiflora*), dog fennel (*Eupatorium capillifolium*) and various sedges and grasses.

Pine Flatwoods (FLUCFCS No. 411)

This habitat classification is found in the central portion of the project area. Canopy species observed included slash pine (*Pinus elliottii*), longleaf pine (*Pinus palustris*) and cabbage palm (*Sabal palmetto*). Understory species observed included saw palmetto (*Serenoa repens*), gallberry (*Ilex glabra*), wax myrtle (*Morella cerifera*), blackberry (*Rubus* sp.), caesarweed (*Urena lobata*), tropical soda apple (*Solanum viarum*), muscadine grape (*Vitis rotundifolia*) and bluestem (*Andropogon* sp.). This area has been disturbed by various activities including off-road vehicles.

Temperate Hardwood Forest (FLUCFCS No. 425)

This habitat classification is found along the northern and southern boundaries of the subject project area. Canopy species observed included live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), water oak (*Quercus nigra*), melaleuca (*Melaleuca quinquenervia*), cabbage palm, red bay (*Persea borbonia*) and sweetgum (*Liquidambar styraciflua*). Predominate understory and groundcover include saw palmetto and gallberry.

Streams and Waterways (FLUCFCS No. 510)

This land use classification is found along the southern and eastern project area boundaries. Vegetation observed included Brazilian pepper (*Schinus terebinthifolia*), arrowhead (*Sagittaria latifolia*), water lily (*Nymphaea odorata*), duckweed (*Hydrocotyle spp.*) and elephant ear (*Alocasia sp.*).

Mixed Wetland Hardwood (FLUCFCS No. 617)

This habitat type is found in the northeastern portion of the subject project area. Canopy species observed included laurel oak, slash pine, dahoon holly (*Ilex cassine*), melaleuca, cabbage palm, red bay, sweet bay (*Magnolia virginiana*) and sweetgum. Understory and groundcover vegetation observed included saw palmetto and greenbriar (*Smilax sp.*).

Willow (FLUCFCS No. 618)

This habitat type is found along the northwestern portion of the subject project area. The dominant canopy species observed was Carolina willow (*Salix caroliniana*). Other species

observed included wax myrtle, Brazilian pepper, red maple (*Acer rubrum*), torpedo grass (*Panicum repens*), sawgrass (*Cladium jamaicense*), duckweed and dollar weed (*Hydrocotyle spp.*).

Exotic Wetland Hardwoods (FLUCFCS No. 619)

This habitat type occupies an area south of the willow habitat in the western portion of the subject project area. There are signs of heavy disturbance from past permitted site work which have facilitated the introduction of exotic species. The dominant canopy species observed is Brazilian pepper. Other species observed included wax myrtle, Carolina willow, cabbage palm, torpedo grass, red maple, Caesar's weed, green briar, sawgrass, duckweed and dollar weed.

3.3 Wetlands & Surface Waters

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Methodology (Section 62-340, F.A.C.), two (2) wetlands and one (1) surface water were observed within the project boundaries during the field investigations. The wetland and surface water areas are depicted in **Figure 5.** The following describes the wetland and surface water areas within the subject project limits.

3.3.1 Wetlands

Wetland 1 (W-1) is a shrub system characterized as an Exotic Wetland Hardwood (FLUCFCS No. 619) and Willow (FLUCFCS No. 618). Wetland No. 1 is approximately 0.98-acres and is located in the western portion of the subject project area. Historically, a portion of this wetland was a stormwater pond constructed in 2007 as part of the Platts Creek Sales Center. Disturbance and the lack of maintenance have contributed to the formation of this wetland. The dominant vegetation observed included Carolina willow, Brazilian pepper, red maple, sawgrass, cabbage palm, wax myrtle, torpedo grass, duckweed, dollarweed, ceasarweed and greenbriar.

Wetland 2 (W-2) is an isolated shrub system characterized as Mixed Wetland Hardwood (FLUCFCS No. 617). W-2 is approximately 0.23-acres and is located in the northeastern portion of the subject project area. Vegetation observed included slash pine, laurel oak, melaleuca, red maple, dahoon holly, wax myrtle, cabbage palm, saw palmetto and greenbriar. Signs of hydrology were not observed above ground. Most of the wetland floor was bare ground covered with leaf litter and pine duff.

3.3.2 Surface Waters

Surface Water 1 (SW-1) is known as Platts Creek and is characterized as Streams and Waterways (FLUCFCS No. 510). SW-1 includes approximately 0.79-acres of the subject project area. Vegetation observed included Brazilian pepper, arrowhead, water lily, duckweed and elephant ear.

4.0 WILDLIFE

CPH biologists conducted field investigations of the subject project area on July 22, 2022. General reconnaissance of the site was conducted focusing on the occurrence of federal or state-listed flora and fauna as well as general wildlife utilization.

4.1 Methodology and Site Conditions

Prior to initiation of field work, a records review of documented wildlife observations (Wildlife Occurrence Database System) maintained by the Florida Fish and Wildlife Conservation Commission (FFWCC) was conducted. Other resources used as aids included the following: aerials, Soil Survey of St. Lucie County, Florida; and Official Lists of Endangered and Potentially Endangered Fauna and Flora in Florida (FFWCC). **The records review did not indicate recorded observations or occurrences of protected species within the subject project area.**

4.2 Regulatory Review

Regulatory oversight for protected fauna and flora is the responsibility of the U.S. Fish and Wildlife Service (USFWS), FFWCC and the Florida Department of Agriculture and Consumer Services (DACS). The USFWS is the federal agency responsible for protecting the nation's fish and wildlife resources through implementation of the Endangered Species Act of 1973, as amended ("ESA," 16 U.S.C. 1513-1543). **Species (or their signs) protected under the ESA were not observed in the subject project area during the field investigation.**

The Florida Fish and Wildlife Conservation Commission (FFWCC) regulates the taking of species listed as endangered, threatened or of special concern and their nests through Rules listed in 68A-27 Florida Administrative Code (FAC). The FFWCC also provides technical assistance to other agencies that have regulatory authority over activities which may affect fish and wildlife and their habitat. **A state listed threatened species protected under Rule 68A-27, FAC was observed on the subject project area during the field investigations. Two (2) gopher tortoise (*Gopherus polyphemus*) burrows were found on or near the project boundary during the July 2022 field investigation. One burrow was observed near the northern boundary and one in the central portion of the subject project. An updated gopher tortoise survey will need to be completed at least 90 days prior to the start of construction. If gopher tortoises are still present, the applicant will apply for the appropriate permit through FFWCC. Other state protected species protected under Rules 68A- 27 F.A.C. were not observed within, or adjacent to, the subject project during the field investigation.**

Section 581.185, Florida Statues and Chapter 5B-40, F.A.C., delegates authority to the Florida Department of Agriculture and Consumer Services (DACS) to designate and regulate plants listed as "endangered," "commercially exploited" and "threatened." It is unlawful for an individual to harvest endangered or commercially exploited plants from the private land of another or any public land without first obtaining written permission of the landowner and a permit from DACS. It is unlawful for an individual to harvest a threatened plant from private land or public land without first obtaining written permission of the landowner. **DACS protected plants were not observed within the subject project during the field investigation.**

4.3 Wildlife Survey Results

Wildlife utilization is a measure of direct observations or evidence of animals' presence (e.g. scat, tracks, dens, etc.). Potential wildlife utilization was evaluated on the basis of food sources, nesting areas, roosting areas, den areas and protective covering. During the field investigations of the subject property, direct observations (or signs) of the following wildlife were noted: northern cardinal (*Cardinalis cardinalis*), mockingbird (*Mimus polyglottos*), red bellied woodpecker (*Melanerpes carolinus*), cattle egret (*Bubulcus ibis*), great egret (*Ardea alba*), American crow (*Corvus brachyrhynchos*), white ibis (*Eudocimus albus*), black racer (*Coluber constrictor*), brown anole (*Anolis sagrei*) and gopher tortoise (*Gopherus polyphemus*) burrows.

5.0 PROPOSED IMPROVEMENTS

The Sound Meadows project is proposing to construct a residential development consisting of multifamily residential housing, infrastructure, a club house, a recreational area, retention ponds and a future commercial development parcel. The proposed improvement plan is depicted in **Figure 6**. The majority of the project area is located within uplands. The proposed impacts have been minimized to the greatest extent practicable while still meeting development requirements set forth by the local Land Development Code (LDC). Two (2) wetlands and one (1) surface water are located within the project limits. Impacts to W-1 and W-2 are unavoidable and the surface water feature will not be impacted.

5.1 Proposed Impacts

The boundaries of SFWMD jurisdictional wetlands are determined by groundtruthing, using the Florida Unified Wetland Delineation Methodology (Chapter 62-340, F.A.C) and criteria outlined in the *Corps of Engineers Wetland Delineation Manual* (1987) and the *2008 Corps Interim Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region*. The proposed development plan and wetland impacts are depicted on **Figure 7.** As indicated in **Table No. 1**, proposed construction will impact 1.21-acres of SFWMD jurisdictional wetlands. Pursuant to 10.2.2.1. wetland impact No.2 will not require mitigation. Impacts proposed to FDEP 404 jurisdictional wetlands are not a consideration for this project. **Table No. 1** details information on each impact area such as habitat type, type of impact and impact size.

5.1.1 Proposed Wetland Impacts

Wetland Impact 1 (WI-1) is an isolated shrub system characterized as Willow and Exotic Wetland Hardwoods (FLUCFCS Nos. 618 & 619). W-1 is approximately 0.98-acres, vegetation observed included Carolina willow, Brazilian pepper, red maple, sawgrass, cabbage palm, wax myrtle, torpedo grass, duckweed, dollarweed, ceasarweed and greenbriar. The proposed impact is associated with 0.98-acres of fill for the construction of stormwater facilities, future commercial development and a road. This wetland is isolated and non-jurisdictional for the FDEP 404 and is not considered "Waters of the United States" (non-WOTUS).

Wetland Impact 2 (WI-2) is a 0.23-acre isolated system characterized as Mixed Wetland Hardwood (FLUCFCS No. 617) located in the northeastern portion of the subject project area. The vegetation observed included slash pine, laurel oak, melaleuca, red maple, dahoon holly, wax myrtle, cabbage palm, saw palmetto and greenbriar. Signs of hydrology were not observed above ground. Most of the wetland floor was bare ground covered with leaf litter and pine duff. The proposed impact is associated with 0.23-acres of fill for the construction of multifamily residential housing. This isolated wetland is non-jurisdictional for the FDEP 404 and is not considered "Waters of the United States" (non-WOTUS). Pursuant to the *Applicants Handbook,* Section 10.2.2.1, mitigation is not required to compensate for the impact.

Table No. 1 Proposed Wetland and Surface Water Impact Summary

Wetland Impact	FLUCFCS Code	Impact Acreage	Impact Type	Mitigation Required	Isolated
WI-1	618 & 619	0.98	Fill	Yes	Yes
WI-2	617	0.23	Fill	No	Yes
Total		**1.21**			

5.2 Post-Development Design

The proposed post-development vegetation and land uses within the project area is depicted on **Figure 8**.

5.2.1 Avoidance and Minimization

All jurisdictional systems in the vicinity of the South Meadows project were identified during planning efforts and delineated. All wetlands on, and adjacent to, the project was inspected to ascertain

current functions and values. The locations of the wetlands in relation to the proposed residential development were taken into consideration during design to limit potential adverse secondary impacts. Practices to avoid impacts to the surface waters that will remain include silt fence installation along the proposed development boundary.

During the field reviews, conducted to document the existing conditions of the Sound Meadows project, strict attention was given to wildlife use and in particular, wetland areas. No jurisdictional areas that could be utilized by threatened or endangered species are present and proposed for impact. The project area is not directly located in an area of critical state concern.

5.2.2 Secondary Impacts

Secondary impacts were reviewed relative to water quality, wetland functions and upland habitat for aquatic or wetland dependent listed species. Future anticipated activities were also reviewed and no secondary impacts are anticipated in association with the proposed activities.

Water Quality – The wetland impacts associated with the residential development are not anticipated to cause violations of water quality standards or adverse impacts to the functions of wetlands. Silt fences will be installed at the construction limits along the project's entire length. Side slopes of fill will be stabilized to prevent erosion. There are no design features that would adversely affect the quality of water outside of the construct of the future residential project, and therefore, there are no presumed secondary impacts from the completed mixed-use commercial and residential project in regards to water quality.

Ecological Value of Uplands to Aquatic or Wetland Dependent Species – Adverse secondary impacts are not expected or anticipated to occur to FFWCC and USFWS protected species. The residential development will be constructed in an urban area intended for development. The project is adjacent to South U.S. Highway 1 and existing development. Undeveloped areas surrounding the eastern portion of the project are densely vegetated making significant wildlife movement difficult. Eagle nests are not located within proximity to the proposed project. The project area is located within a wood stork core foraging area and the proposed improvements include the construction of two stormwater retention ponds. The existing surface water will not be impacted by the proposed residential development and mitigation will be provided to offset any loss in value for the proposed

impacts to the onsite wetlands. No adverse effects are anticipated to occur to FFWCC and USFWS protected species.

Future Activities and Additional Phases – The project as proposed is self-contained. There are no additional phases proposed for this project.

5.2.3 Cumulative Impacts

Pursuant to Section 10.2.8 of the Applicant's Handbook, cumulative impacts are considered unacceptable when the proposed system, taken in conjunction with past, present and future activities of similar impacts, would result in violation of state water quality standards or significant adverse impacts to functions of wetland or surface waters. The residential and commercial development will employ best management practices, such as erosion and turbidity control devices, and is not expected to cause a violation of state water quality standards.

The self-contained 16.11-acre project is located in an area of Fort Pierce proposed for residential and commercial development. The project consists of 14.11-acres of uplands and 2.0-acres of wetlands and surface waters. In the post-development condition, the project will retain 2.39-acres of surface waters. The *Applicant's Handbook*, Section 10.2.8.1 states, "Cumulative impacts are considered unacceptable when the proposed activity, considered in conjunction with the past, present, and future activities as described in Section 10.2.8, would then result in a violation of state water quality standards as set forth in Section 10.1.1(c) above, or significant adverse impacts to functions of wetlands or other surface waters identified in Section 10.2.2, within the same drainage basin when considering the basin as a whole." This asks the question whether the proposed system, considered in conjunction with past, present, and future activities, would be the proverbial "straw that breaks the camel's back" regarding the above referenced water quality or wetland and other surface water functions in the basin. In reference to this, the applicant has identified a local, regionally significant wetland mitigation bank to provide mitigation for this project. The relative functional loss associated with the impact and the relative functional gain associated with the proposed mitigation activities provides for a compensatory mitigation plan that fully and adequately compensates for the impact associated with this project.

As for any contemplated past, present and future activities within the basin it is assumed the regulatory agencies will evaluate applications brought forth for consideration as well as for projects

which these Agencies have issued permits will be or were evaluated by their own merit. The applicant has no control over what projects and applications may be brought before the SFWMD currently or in the future. It is assumed the regulatory "checks and balances" will need to be met for applicants

to receive permits. It is also assumed that all applicants which have had applications reviewed by the SFWMD have met regulatory requirements for permit issuance and therefore, are no longer a consideration for any cumulative impacts. The Sound Meadows project as proposed has provided a mitigation plan that compensates for impacts which require mitigation. As such, the project meets the cumulative impact assessment.

6.0 WATER QUANTITY, QUALITY, HYDROPERIOD AND HABITAT PRESERVATION

Best Management Practices (BMP) during construction will help eliminate and/or reduce the loss of valuable wetland functions as a result of sedimentation. Sedimentation causes loss of soil properties and vegetation that are characteristic of wetlands, thus resulting in the loss of wildlife habitat. All necessary turbidity control devices will be in place, preventing violation of State water quality standards during construction.

6.1 Erosion and Turbidity Control

The temporary erosion and turbidity control measures will be implemented as the first step of construction. Permanent erosion and turbidity control measures will be installed within 15 calendar days after completion of final grading of the residential and commercial development. During construction, the contractor is required to take all reasonable measures to insure against polluting, silting or disturbing to such an extent as to cause an increase in turbidity to the remaining water resources. Such measures shall be approved by the project engineer and may include, but not limited to, construction of temporary erosion control structures such as sediment basins, sediment checks and/or silt barriers and hay bales. There are no other aspects of the residential and commercial development construction that are anticipated to have an adverse impact on the water quality along the project limits, and therefore, the project will be in compliance with the water quality standards as described in Sections 62-302 and 62-4, F.A.C.

The proposed residential and commercial development will be designed to capture stormwater and treat it according to SFWMD criteria. Therefore, the quantity of water that is expected to adversely

affect the adjacent properties or wetlands would be negligible. The current hydrology in the adjacent wetland and surface water systems will be maintained per regulatory requirements. There are no wells, ditches, stormwater ponds or similar features proposed for the project that could be perceived to affect the hydroperiod or water quantity of the project and surrounding areas and so, the proposed recreational facility is not expected to adversely affect wetlands or other surface water functions.

7.0 PUBLIC INTEREST

The project is not situated within Class II Waters or Outstanding Florida Waters (OFW), therefore, the project must not be contrary to the public interest as described in the SFWMD *Applicant's Handbook*. The proposed residential development project will be permanent in nature in an area proposed and intended for residential and commercial development. The project is not situated along an existing navigable waterway, and therefore, the project will not adversely affect navigation or the flow of water or cause harmful erosion or shoaling. Appropriate BMPs will be used during construction to ensure secondary impacts do not occur during construction. Therefore, the regulated impacts to W-1 and W-2, will not adversely affect conservation of fish and wildlife including protected species. Field investigations conducted since 2022 support this assertion.

The project was originally proposed for residential development and was permitted for a single phase of the multi-phase development. Portions of the uplands and wetland areas have been altered by authorized site construction activities and clearing. This proposal for development is similar to the SFWMD Permit (#56-02597) previously issued.

8.0 MITIGATION

Mitigation is proposed to compensate for the 0.98-acres of unavoidable wetland impacts to W-1. Mitigation is proposed for the impacts to W-2 is not required pursuant to the *Applicant's Handbook* Section 10.2.2.1. **Table No. 2** below summarizes the proposed mitigation. The project as proposed has minimal or insignificant individual and cumulative adverse impacts on the water resource. UMAM datasheets are completed and located in **Appendix B** for the impact area for which mitigation is proposed.

Table No. 2 Proposed Mitigation Summary

Wetland ID	FLUCFCS Code	Impact Acreage	Isolated	Jurisdiction	UMAM Functional Loss	Mitigation Proposed
W-1	618	0.57	Yes	SJRWMD	0.19	Yes
W-1	619	0.41	Yes	SJRWMD	0.13	Yes
Total		**Total**			**Total**	

The Applicant is proposing to purchase 0.13-acres of Freshwater Forested credits and 0.19-acres of Freshwater Herbaceous credits from Bluefield Ranch Mitigation Bank. A credit reservation letter shall be provided upon concurrence of the proposed mitigation plan by SFWMD.

9.0 PROJECT SUMMARY

Southport Financial Services is proposing to construct a 16.11-acre multifamily residential project known as Sound Meadows. The subject project is located at 4000 South US Highway 1 in the City of Ft. Pierce, St Lucie County, Florida. The project area consists of open land, pine flatwoods, temperate hardwoods, mixed wetland hardwoods, exotic wetland hardwoods, herbaceous wetlands and a surface water.

A portion of the project area was originally permitted under SFWMD Permit (# 56-02597) for the construction and operation of a stormwater management system to serve 0.80-acres of commercial development. The Platts Creek Sales Center was constructed in 2007 and demolished by 2012 and the SFWMD permit expired on January 12, 2011. Phase 2 of the overall Platts Creek Development Plan was never permitted.

According to wetland delineation methodologies outlined in the Corps of Engineers Wetland Delineation Manual (1987), the 2008 Corps Interim Regional Supplement to the Corps Wetland Delineation Manual: Atlantic & Gulf Coastal Plain Region and the State of Florida Unified Wetland Delineation Methodology (Section 62-340.300, F.A.C.), three (3) habitats classified as wetlands or surface waters were observed within the subject project area during the field investigations.

The majority of the project area is located within uplands. The uplands have been altered by clearing and construction activities. The self-contained stormwater pond associated with the 2007 permit was not maintained and therefore facilitated the creation of W-1. The proposed improvements include multi-family residential housing, infrastructure, a club house, a recreational area, retention ponds and a future commercial

development parcel. Stormwater facilities shall be designed in accordance with the South Florida Water Management District (SFWMD) permitting criteria. The project has avoided wetland impacts to the greatest extent practical and shall provide mitigation to compensate for the 0.98-acre impact to W-1. Mitigation is not proposed for the impacts to W-2 pursuant to the *Applicant's Handbook* Section 10.2.2.1. After construction is complete, a portion of W-1 will be reincorporated back into a storm water pond. The existing surface water known as Platts Creek will not be impacted during construction.

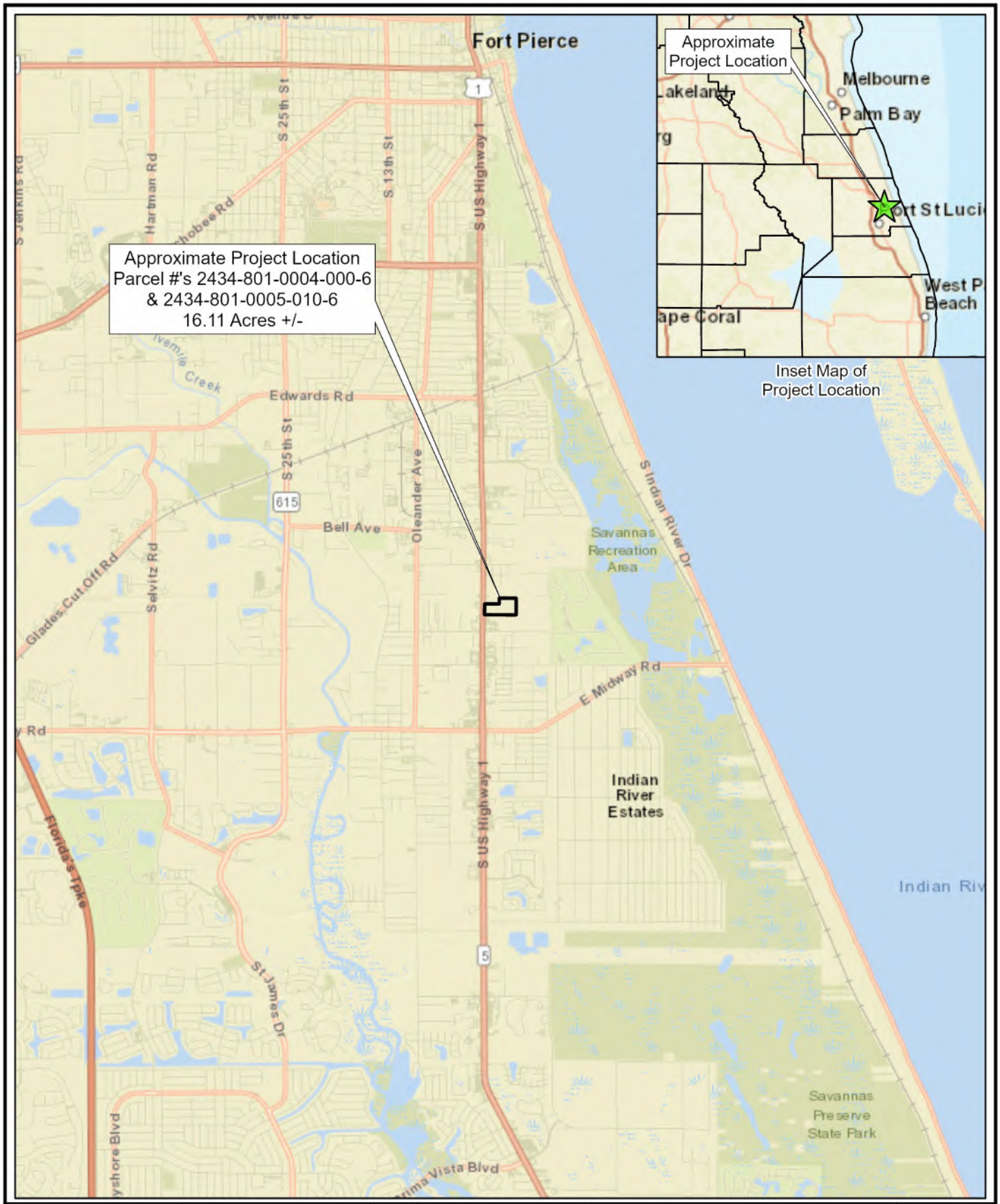
CPH biologists conducted field investigations of the subject project area in 2022. General reconnaissance of the site was conducted, looking for the occurrence of federal or state-listed flora and fauna as well as general wildlife utilization.

The Applicant is proposing to provide compensatory mitigation from the Bluefield Ranch Mitigation Bank upon concurrence of the plan by SFWMD.

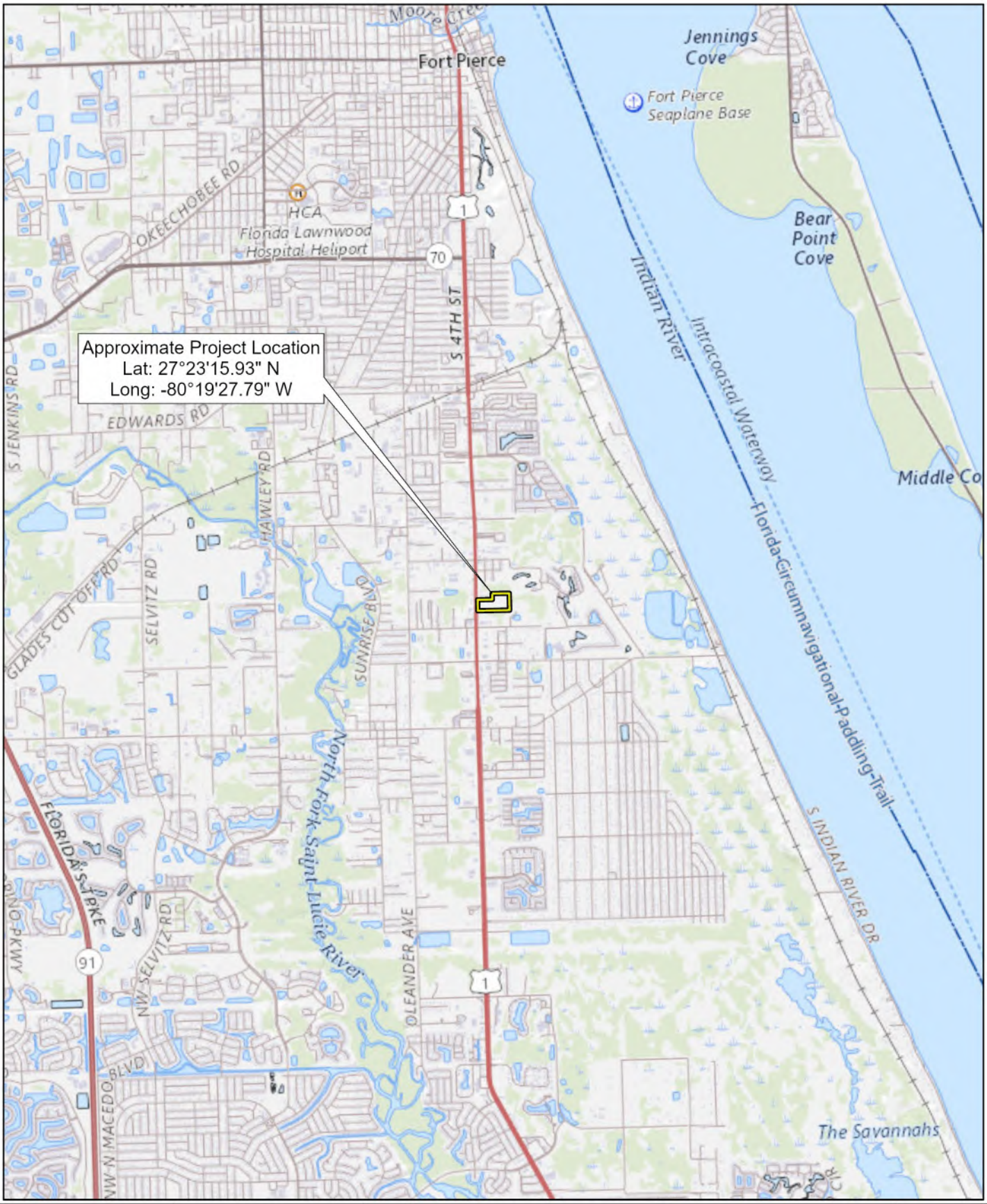
APPENDIX A

Figures

Sound Meadows – Southport Financial Services
Environmental Resource Permit Report
St. Lucie County, Florida



cph	Scale: 1 inch = 1 mile Date: 5/26/2023 Photo Date: N/A Project No. S36404 Biologist: NM GIS: ERR	N	LOCATION MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	FIGURE 1



cph	Scale: 1 inch = 1 mile Date: 5/26/2023 Photo Date: N/A Project No. S36404 Biologist: NM GIS: ERR	N	USGS MAP - FORT PIERCE QUADRANGLE SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	**FIGURE 2**

Soil No	Description	Approx Acres
2	Ankona and Farmton sands	3.68
38	Riviera fine sand, 0 to 2 percent slopes	9.54
43	Susanna and Wauchula sands	2.89

USDA Natural Resource Conservation Service



cph	Scale: 1 inch = 250 feet Date: 5/26/2023 Photo Date: 2021 Project No. S36404 Biologist: NM GIS: ERR	N	SOILS MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	**FIGURE 3**

FLUCFCS CODE	FLUCFCS CLASSIFICATION	APPROXIMATE ACREAGE	PERCENT OF SITE
190	Open Land	0.71	4.41%
411	Pine Flatwood	10.14	62.93%
425	Temperate Hardwood	3.26	20.24%
510	Streams and Waterways	0.79	4.90%
617	Mixed Wetland Hardwood	0.23	1.43%
618	Willow	0.57	3.54%
619	Exotic Wetland Hardwood	0.41	2.55%

Florida Land Use, Cover and Forms Classification System (FDOT 1999)



cph

Scale: 1 inch = 200 feet
Date: 5/26/2023
Photo Date: 2021
Project No. S36404
Biologist: NM GIS: ERR

N

PRELIMINARY LAND USE AND VEGETATION MAP

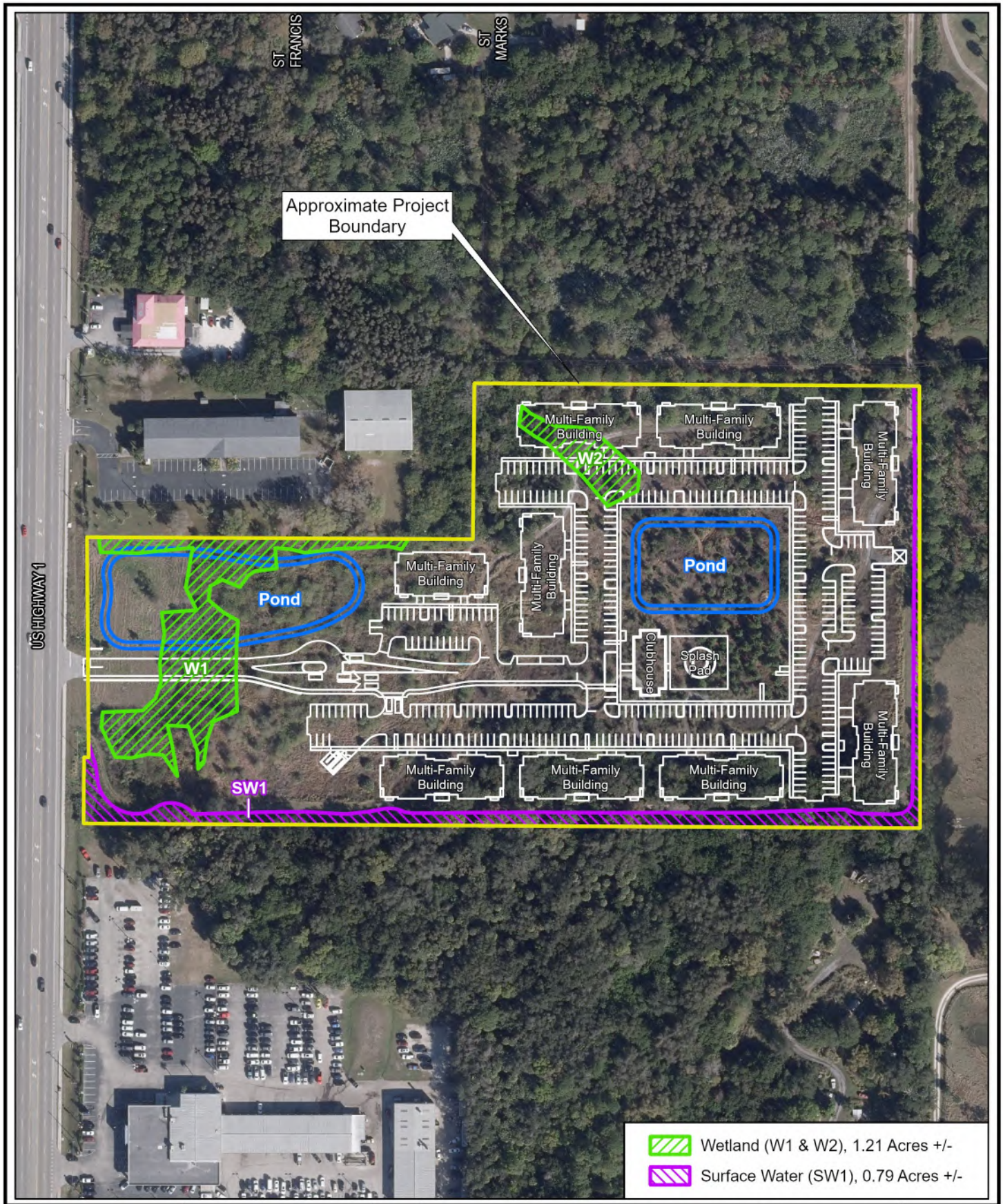
SOUND MEADOWS
SOUTHPORT FINANCIAL SERVICES
SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

FIGURE 4

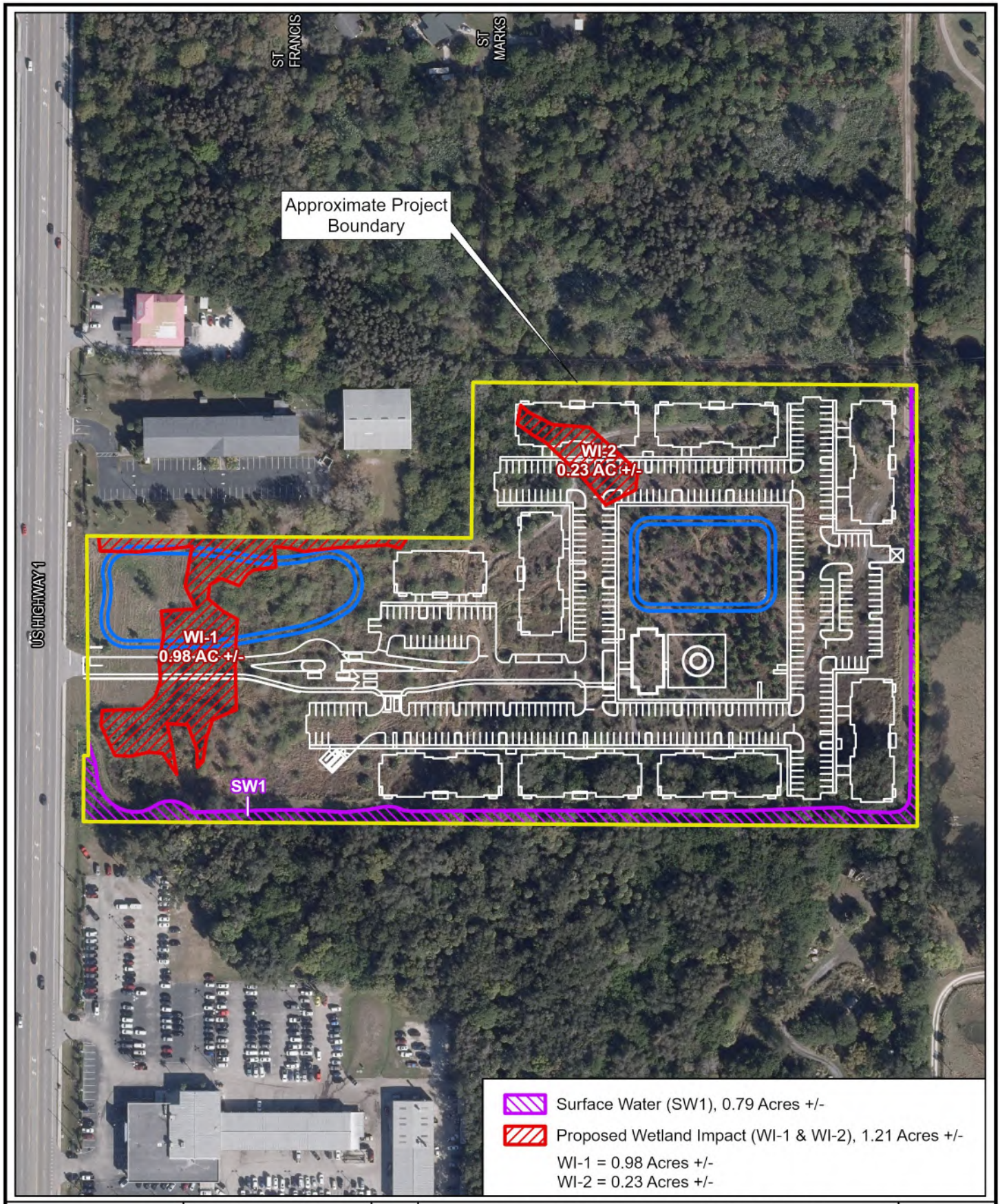


cph	Scale: 1 inch = 200 feet Date: 5/26/2023 Photo Date: 2021 Project No. S36404 Biologist: NM GIS: ERR	N	WETLAND LOCATION MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA

FIGURE 5



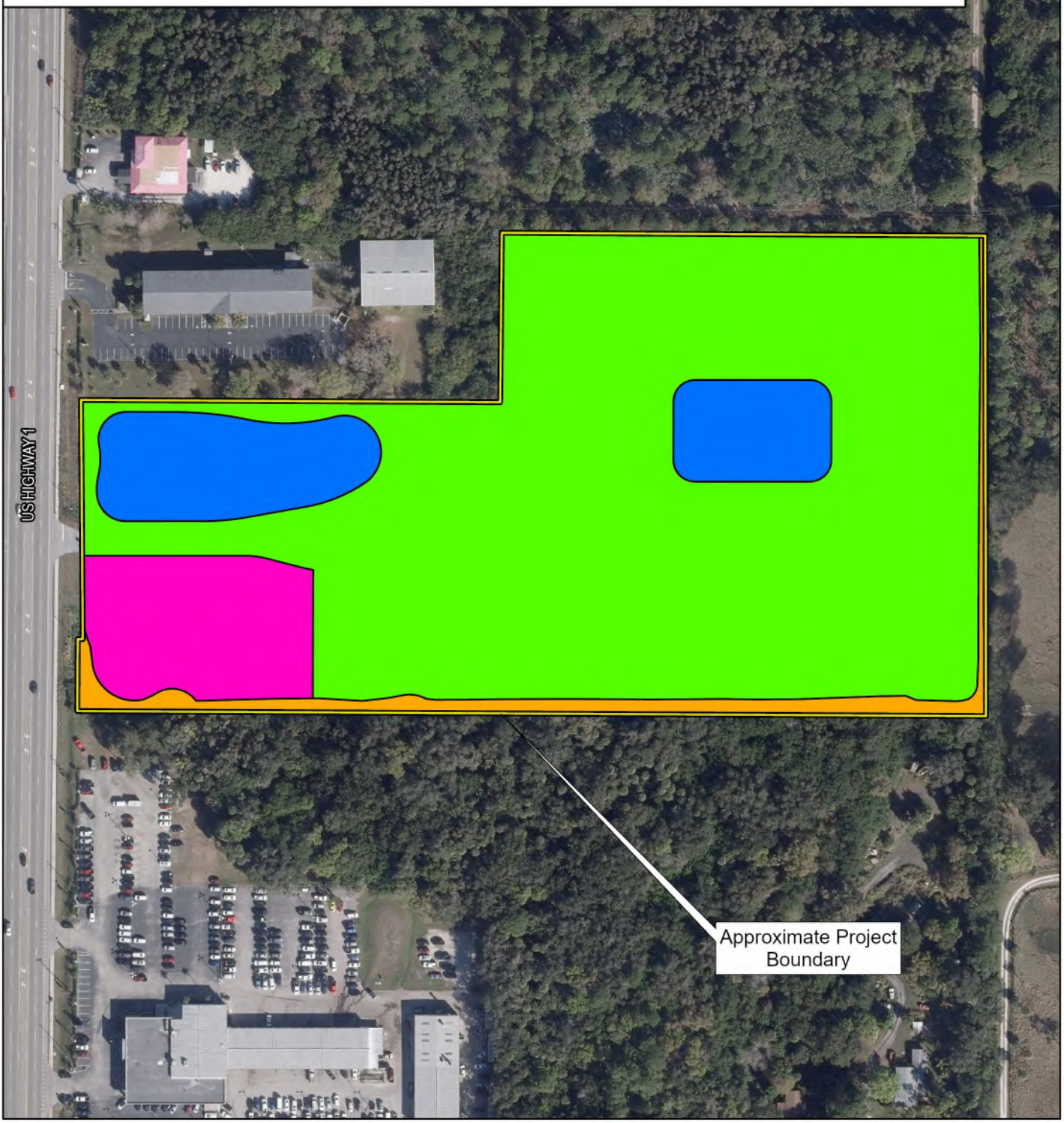
cph	Scale: 1 inch = 200 feet Date: 5/26/2023 Photo Date: 2021 Project No. S36404 Biologist: NM GIS: ERR	N	PROPOSED IMPROVEMENTS MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	**FIGURE 6**



cph	Scale: 1 inch = 200 feet Date: 5/26/2023 Photo Date: 2021 Project No. S36404 Biologist: NM GIS: ERR	N	PROPOSED WETLAND IMPACT MAP SOUND MEADOWS SOUTHPORT FINANCIAL SERVICES SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA	**FIGURE 7**

FLUCFCS CODE	FLUCFCS CLASSIFICATION	APPROXIMATE ACREAGE	PERCENT OF SITE
133	Commercial and Services	1.39	8.63%
140	Multiple Dwelling Units, Low Rise	12.33	76.54%
510	Streams and Waterways	0.79	4.90%
534	Stormwater Pond	1.60	9.93%

Florida Land Use, Cover and Forms Classification System (FDOT 1999)



cph

Scale: 1 inch = 200 feet
Date: 5/26/2023
Photo Date: 2021
Project No. S36404
Biologist: NM GIS: ERR

N

POST FLUCFCS MAP

SOUND MEADOWS
SOUTHPORT FINANCIAL SERVICES
SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
ST. LUCIE COUNTY, FLORIDA

FIGURE 8

APPENDIX B

UMAM Data Sheets

Sound Meadows – Southport Financial Services
Environmental Resource Permit Report
St. Lucie County, Florida

Uniform Mitigation Assessment Method Summary

Site/Project Name:	Application Number:	Date:
Sound Meadows		May 31, 2023

Impact Summary

	Assessment Area	Impact Type	Location and Landscape Support		Water Environment		Community Structure		Impact Delta	Acres	Functional Loss
			Current	w/Impact	Current	w/Impact	Current	w/Impact			
1	Wetland 1 (W-1) Asse	Direct Impact	4	-	3	-	3	-	0.333333	0.57	0.190
2	Wetland 1 (W-1) Asse	Direct	4	-	3	-	2	-	0.3	0.41	0.123
3	-	-	-	-	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-
								TOTAL		0.98	0.313

Mitigation Summary

	Assessment Area	Mitigation Type	Location and Landscape Support		Water Environment		Community Structure		Mitigation Delta	Time Lag	Risk	PAF	RFG	Acres	Functional Gain
			w/o Mit	w/Mit	w/o Mit	w/Mit	w/o Mit	w/Mit							
1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
													TOTAL	0.00	0.000

TOTALS					
Impacts	Acres	Mitigation - Upland	Acres	Mitigation - Wetland	Acres
				Creation	0.00
		Restoration	0.00	Restoration	0.00
Direct Impacts	0.57	Enhancement	0.00	Enhancement	0.00
Secondary Impacts	0.00	Preservation	0.00	Preservation	0.00
Total Impacts	**0.57**	**Total Upland Mitigation**	**0.00**	**Total Wetland Mitigation**	**0.00**

Total Functional Loss	**0.313**
Total Functional Gain	**0.000**
Mitigation Deficit	**-0.313**

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Sound Meadows		**Wetland 1 (W-1) Assessment Area 1**

FLUCCs code	Further classification (optional)	Impact Type	Assessment Area Size
618		**Direct Impact**	**0.57** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
St. Lucie	**Class III**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low densitity residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.

Assessment area description

A portion of the Assesment area was previously permitted and developed into a storm water pond. The historic site work and lack of maintenance have facilitated the introduction of exotics species.

Significant Nearby Features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
South US Highway 1, Savannas Preserve State Park	**Not unique**

Functions	Mitigation for previous permit/other historic use
Provides water storage, food chain support for wading birds and small mamals	**No**

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Fish, amphibians, song birds, wading birds and small mammals	**none**

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

song bird activity

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Nathan Myers	**7/22/2022, 5/25/2023**

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name:	Application Number:	Assessment Area Name or Number:
Sound Meadows	**-**	**Wetland 1 (W-1) Assessment Area 1**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Impact	**Nathan Myers**	**7/22/2022, 5/25/2023**

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support	a. Quality and quantity **of habitat support** outside of AA.		
	b. **Invasive plant species** in proximity to AA**.**		
	c. **Wildlife access** to and from AA (proximity and barriers).		
	d. **Downstream benefits** provided to fish and wildlife.		
	e. Adverse impacts to wildlife in AA from **land uses** outside of AA.		
	f. **Hydrologic impediments and flow restrictions.**		
	g. **Dependency** of downstream habitats on quantity or quality of discharges.		
	h. Protection of wetland functions provided by uplands (**upland** AAs only).		

Current	With Impact
4	

Additional Notes:

.500(6)(b) Water Environment (n/a for uplands)	a. Appropriateness of **water levels and flows**.	
	b. Reliability of **water level indicators**.	
	c. Appropriateness of **soil moisture**.	
	d. **Soil erosion** or **depositional patterns, flow rates/points of discharge.**	
	e. **Fire history** (frequency/severity).	
	f. **Appropriate vegetative and/or benthic zonation**.	
	g. **Hydrologic stress** on vegetation.	
	h. **Use by animal**s with hydrologic requirements.	
	i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ).	
	j. **Water quality of standing water by observation** (I.e., discoloration, turbidity).	
	k. **Water quality data** for the type of community.	
	l. **Water depth, wave energy, currents, and light penetration**.	

Current	With Impact
3	

Additional Notes:

.500(6)(c) Community Structure	I. Appropriate/desirable species	
	II. Invasive/exotic plant species	
	III. Regeneration/recruitment	
X Vegetation	IV. Age, size distribution.	
	V. Snags, dens, cavity, etc.	
_____ Benthic	VI. Plants' condition.	
	VII. Land management practices.	
_____ Both	VIII. Topographic features (refugia, channels, hummocks).	
	IX. Submerged vegetation (only score if present).	
	X. Upland assessment area	

Current	With Impact
3	

Additional Notes:

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	**With Impact**
0.3333333	0

Impact Acres =	0.57

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.190

Impact Delta (ID)	
Current - w/Impact	0.333333333

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigaiton bank.

Additional Notes:

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name	Application Number	Assessment Area Name or Number
Sound Meadows		**Wetland 1 (W-1) Assessment Area 2**

FLUCCs code	Further classification (optional)	Impact Type	Assessment Area Size
619		**Direct**	**0.41** Acres

Basin/Watershed Name/Number	Affected Waterbody (Class)	Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)
St. Lucie	**Class III**	

Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands

Site is bordered by commercial development and South US Highway 1 to the west. The eastern portion of the site is adjacent to low densitity residential, a golf course and undeveloped land uses. Platts creek runs along the southern and eastern boundaries.

Assessment area description

A portion of the Assesment area was previously permitted and developed into a storm water pond. The historic site work and lack of maintenance have facilitated the introduction of exotics species.

Significant Nearby Features	Uniqueness (considering the relative rarity in relation to the regional landscape.)
South US Highway 1, Savannas Preserve State Park	**Not unique**

Functions	Mitigation for previous permit/other historic use
Provides water storage, food chain support for wading birds and small mamals	**No**

Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)	Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)
Fish, amphibians, song birds, wading birds and small mammals	

Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):

song bird activity

Additional relevant factors:

Assessment conducted by:	Assessment date(s):
Nathan Myers	**7/22/2022, 5/25/2023**

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name:	Application Number:	Assessment Area Name or Number:
Sound Meadows	**-**	**Wetland 1 (W-1) Assessment Area 2**
Impact or Mitigation:	Assessment Conducted by:	Assessment Date:
Impact	**Nathan Myers**	7/22/2022, 5/25/2023

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

Enter Notes below (do NOT score each subcategory individually)

.500(6)(a) Location and Landscape Support

a. Quality and quantity **of habitat support** outside of AA.	
b. **Invasive plant species** in proximity to AA**.**	
c. **Wildlife access** to and from AA (proximity and barriers).	
d. **Downstream benefits** provided to fish and wildlife.	
e. Adverse impacts to wildlife in AA from **land uses** outside of AA.	
f. **Hydrologic impediments and flow restrictions.**	
g. **Dependency** of downstream habitats on quantity or quality of discharges.	
h. Protection of wetland functions provided by uplands (**upland** AAs only).	

Current	With Impact
4	

Additional Notes:

.500(6)(b) Water Environment (n/a for uplands)

a. Appropriateness of **water levels and flows**.	
b. Reliability of **water level indicators**.	
c. Appropriateness of **soil moisture**.	
d. **Soil erosion** or **depositional patterns, flow rates/points of discharge.**	
e. **Fire history** (frequency/severity).	
f. **Appropriate vegetative and/or benthic zonation**.	
g. **Hydrologic stress** on vegetation.	
h. **Use by animal**s with hydrologic requirements.	
i. **Plant community composition** associated with water quality (i.e., plants tolerant of poor WQ).	
j. **Water quality of standing water by observation** (I.e., discoloration, turbidity).	
k. **Water quality data** for the type of community.	
l. **Water depth, wave energy, currents, and light penetration.**	

Current	With Impact
3	

Additional Notes:

.500(6)(c) Community Structure

X Vegetation

_____ Benthic

_____ Both

I. Appropriate/desirable species	
II. Invasive/exotic plant species	
III. Regeneration/recruitment	
IV. Age, size distribution.	
V. Snags, dens, cavity, etc.	
VI. Plants' condition.	
VII. Land management practices.	
VIII. Topographic features (refugia, channels, hummocks).	
IX. Submerged vegetation (only score if present).	
X. Upland assessment area	

Current	With Impact
2	

Additional Notes:

Additional Notes:

Raw Score = Sum of above scores/30 (if uplands, divide by 20)

Current	With Impact
0.3	0

Impact Acres =	0.41

Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.123

Impact Delta (ID)	
Current - w/Impact	0.3

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigaiton bank.

AREA BREAKDOWN:

RESIDENTIAL BUILDING GROSS 1st FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 2nd FLOOR AREA:	11,092 SQ. FT.
RESIDENTIAL BUILDING GROSS 3rd FLOOR AREA:	9,270 SQ. FT.
	31,454 SQ. FT.

OCCUPANT LOAD

SPACE	CALC.	PEOPLE
RESIDENTIAL	32,529/ 200	158

OCCUPANT LOAD:

- OCCUPANCY LOAD: 53 PEOPLE PER FLOOR
- EGRESS REQUIRED PER FLOOR = 2 x 53= 106 INCHES
- EGRESS PROVIDED = 224 INCHES (4 TOTAL EXITS)
  - ** MINIMUM CLEAR OPENING OF EXIT DOORS = 32"
  - ** MINIMUM CLEAR WIDTH OF CORRIDORS = 44"
- MAXIMUM TRAVEL DISTANCE TO EXIT REQUIRED= 250'
- MAXIMUM TRAVEL DISTANCE TO EXIT PROVIDED = +/-141'-11"

REFER TO SHEET A8.1 FOR STAIR PLANS AND ADA RAILING DETAILS

DRAFTSTOPPING SHALL BE PROVIDED IN FLOOR/CEILING ASSEMBLY. LOCATE DRAFTSTOPPING ABOVE AND IN LINE WITH DWELLING UNIT SEPARATIONS

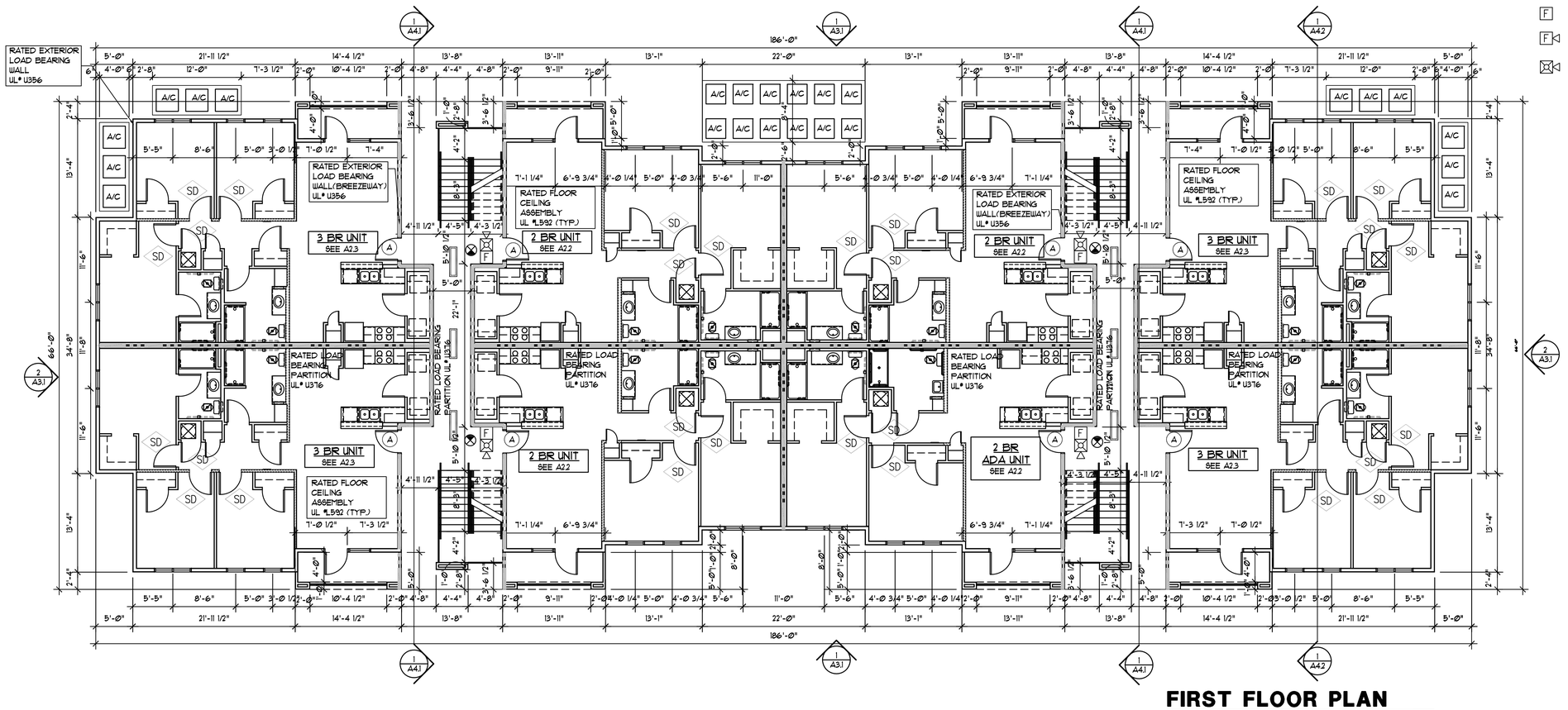
General Notes & Scope

TYPICAL DRAWING NOTES

1. THE SCOPE OF WORK IS NEW CONSTRUCTION INVOLVING (5) 3 STORY RESIDENTIAL DWELLINGS. CONSTRUCTION IS INTENDED TO MAKE UNITS FULLY COMPLIANT WITH ADA AND FHA REQUIREMENTS.
2. SCHEDULED ITEMS WITHIN THESE DOCUMENTS MAY BE SUBSTITUTED PROVIDED THE GC PRODUCE EQUIVALENT FLORIDA PRODUCT APPROVALS OR PERFORMANCE DATA TO LOCAL AUTHORITY HAVING JURISDICTION FOR REVIEW.
3. FOR GENERAL PROPERTY WIDE CONDITIONS REFER TO SITE PLAN SHEET FOR DESCRIPTION OF WORK (SP1.1)
4. FOR BUILDING TYPE CONDITIONS REFER TO SHEETS A1 SERIES FOR DESCRIPTION OF WORK
5. FOR INDIVIDUAL UNIT CONDITIONS, REFER TO SHEETS A2.1-A2.5 FOR DESCRIPTION OF WORK

Symbols Legend

- UL #U376 - TENANT SEPARATION - STUD 1 HR
  UL #U356 - EXTERIOR BEARING - STUD 1 HR
  UL #U356 - BREEZEWAY - STUD 1 HR
- TRAVEL DISTANCE TO EXIT (MAX 250 FEET)
- SURFACE MOUNTED FLUOR EXTERIOR LIGHTING (EMERGENCY BALLAST)
- EMERGENCY WALL PAK
- SD — SMOKE DETECTOR
- EXIT SIGNAGE
- FIRE EXTINGUISHER - SEE FIRE DEPT NOTES SHEET G0.2
- A — 20 MIN RATED ENTRY DOOR W/ CLOSER
- F — FIRE ALARM PULL STATION
- F — FIRE ALARM HORN
- FIRE ALARM HORN & STROBE



FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

ARCHITECTONICS Studio
architects • planners
Lic. # AA-0003347
2600 Dr. MLK Jr. Street N. Suite 600,
(p) 727-323-5676
info@architectonicsstudio.com
St. Petersburg, FL. 33704
(f) 727-323-5826
www.architectonicsstudio.com

Parrish Oaks
Proposed Multi-Family Housing Community
Building Five
U.S. Highway 301 North & Oxford Road
Manatee County, Florida

Proposed Bldg 5
1st Floor Plan

Revisions:

Project No. 2015-006C
Date. December 7, 2018

STATE OF FLORIDA
MICHAEL ARRIGO
REGISTERED ARCHITECT
AR-0017335
MICHAEL ARRIGO
LIC. NO. AR0017335

a1.1

1 TITLE COMMITMENT

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #2061–5801306, DATED JANUARY 5, 2022 @ 8:00 A.M.

2 LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS

FOLLOWS:

PARCEL 1:

ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AND LESS AND EXCEPTING THE RIGHT–OF–WAY OF U.S. HIGHWAY NO. 1 AS LAID OUT AND IN USE:

FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 10 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 37.73 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°41'37" EAST TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING THE POINT OF TERMINUS.

ALSO LESS AND EXCEPTING FROM PARCEL 1, THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA, LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 10 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 37.73 FEET; THENCE RUN SOUTH 89°41'37" EAST TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING THE POINT OF TERMINUS.

PARCEL 2:

LOT 3 OF F.C.L.C. & T. CO. SUBDIVISION IN THE SOUTHEAST ¼ SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE PROPERTY SHOWN ON THIS SURVEY IS THE SAME AS THAT REFERENCED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT #2061–5801306, DATED JANUARY 5, 2022 @ 8:00 A.M.

3 SCHEDULE 'B-II' ITEMS

NONE TO NOTE AT TIME OF SURVEY

4 SURVEYOR'S NOTES

1. UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS, LOCATED AS A PART OF THIS SURVEY, ARE SHOWN ONLY BY OBSERVED EVIDENCE AND NO REQUEST WAS SUBMITTED TO ANY UTILITY COMPANY, 811 UTILITY LOCATION, OR SIMILAR AUTHORITY.

2. OWNERSHIP OF THIS PROPERTY IS SUBJECT TO OPINION OF TITLE AND IS NOT EXPRESSED OR IMPLIED BY THIS SURVEY.

3. THIS SURVEY SHOWS ONLY DEDICATIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE ABOVE–MENTIONED TITLE COMMITMENT AND PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS, WHICH MAY AFFECT THIS PROPERTY.

4. BEARINGS AND DISTANCES ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED.

5. THIS SURVEY WAS PREPARED EXPRESSLY FOR THE ENTITIES NAMED. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON THIS SURVEY FOR ANY PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF AMERICAN SURVEYING, INC.

6. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS; ARE BASED SOLELY ON ABOVEGROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.

7. NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B). NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES; COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

8. THE WORD "ENCROACHMENT" SHOWN ON THE FACE OF THE SURVEY OR NOTED IN THE SURVEYOR'S CERTIFICATION DOES NOT IMPLY THAT THIS SURVEYOR IS EXPRESSING A LEGAL OPINION, BUT MERELY NOTING THAT THE CONDITIONS EXIST THAT COULD BE CONSIDERED A POSSIBLE ENCROACHMENT BY THOSE AUTHORIZED TO MAKE SAID LEGAL OPINION.

9. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

10. NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

11. THE PROPERTY HAS DIRECT ACCESS TO SOUTH US HIGHWAY 1, A DEDICATED PUBLIC STREET OR HIGHWAY.

12. PARCEL 1 AND PARCEL 2 ARE CONTIGUOUS ALONG THEIR COMMON BOUNDARIES WITHOUT ANY GAPS, GORES OR OVERLAPS.

13. NO JURISDICTIONAL WETLAND REPORT WAS PROVIDED TO THE SURVEYOR AND THERE WERE NO OBSERVABLE EVIDENCE OF ANY WETLAND MARKERS ONSITE AT TIME OF SURVEY.

6 FLOOD ZONE INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C 0189K, WHICH BEARS AN EFFECTIVE DATE OF 02/19/2020. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

7 CEMETERY NOTE

NO VISIBLE EVIDENCE OF HUMAN CEMETERIES OR BURIAL GROUNDS WAS FOUND ON SITE AT TIME OF SURVEY.

8 ZONING INFORMATION

"SEE SURVEYOR'S NOTE #7"

NO ZONING INFORMATION WAS SUPPLIED TO THIS SURVEYOR BY THE INSURER AS REQUIRED UNDER TABLE "A" ITEMS 6(A) AND 6(B).

9 POSSIBLE ENCROACHMENTS

NONE TO NOTE AT TIME OF SURVEY

10 PARKING NOTES

PARKING COUNT (STRIPED)
0 REGULAR SPACES
0 HANDICAP SPACES

0 TOTAL SPACES

LINE TABLE(D)		
LINE	BEARING	LENGTH
L1	S89°41'37"E	78.00'
L2	S89°41'37"E	10.00'
L3	S00°20'07"W	37.73'
L4	S89°41'37"E	2.00'
L5	N89°41'37"W	7.00'

X7.54' = EXISTING ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID AF7511, NAVD–88 (ELEVATION=13.45') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

WETLAND AREA CHART

WETLAND AREA W1 = 42,486 SQUARE FEET OR 0.9753 ACRES
WETLAND AREA W2 = 10,196 SQUARE FEET OR 0.2340 ACRES
SURFACE WATER 1 AREA = 34,138 SQUARE FEET OR 0.7837 ACRES
UPLAND AREA = 614,961 SQUARE FEET OR 14.1175 ACRES
TOTAL LAND AREA = 701,791 SQUARE FEET OR 16.1110 ACRES

WETLAND AREA W1 A–H

NO.	NORTHING	EASTING
W1–A	1110666.1120	875138.2780
W1–B	1110709.8820	875145.1790
W1–C	1110742.1200	875141.0730
W1–D	1110745.6260	875193.7860
W1–E	1110779.4120	875177.3140
W1–F	1110823.5590	875184.6960
W1–G	1110840.1070	875188.0960
W1–H	1110831.7530	875105.4750

WETLAND AREA W–1

NO.	NORTHING	EASTING
W1–1	1110636.4590	875139.9180
W1–2	1110612.8010	875131.8770
W1–3	1110594.1370	875112.6440
W1–4	1110591.6550	875052.0120
W1–5	1110568.8780	875050.0730
W1–6	1110523.8020	875071.2040
W1–7	1110522.6860	875095.1600
W1–8	1110528.5260	875121.5410
W1–9	1110527.0560	875143.0240
W1–10	1110511.1075	875153.8710
W1–11	1110495.1590	875164.7180
W1–12	1110537.8260	875157.8340
W1–13	1110571.6610	875150.0050
W1–14	1110570.2870	875181.3170
W1–15	1110532.9410	875195.0920
W1–16	1110505.8960	875195.9490
W1–17	1110515.4190	875204.6020
W1–18	1110549.8240	875209.3740
W1–19	1110577.5670	875218.8190
W1–20	1110593.0970	875254.8560
W1–21	1110654.6760	875253.3750
W1–22	1110696.6310	875254.2820
W1–23	1110729.8460	875256.3590
W1–24	1110742.0720	875234.6180
W1–25	1110760.9760	875211.9820
W1–26	1110782.1850	875214.3860
W1–27	1110791.5460	875232.4040
W1–28	1110780.5130	875259.0340
W1–29	1110797.4460	875271.0690
W1–30	1110804.2520	875280.8890
W1–31	1110808.7800	875314.7110
W1–32	1110839.7250	875312.3190
W1–33	1110837.5160	875336.7390
W1–34	1110832.4160	875357.3180
W1–35	1110838.4570	875409.2980
W1–36	1110839.1680	875434.1820
W1–37	1110842.3000	875483.0730
W1–38	1110837.3300	875502.7250
W1–39	1110853.3796	875513.6181

WETLAND AREA W–2

NO.	NORTHING	EASTING
W2–1	1110965.7727	875756.4968
W2–2	1110946.5095	875777.0411
W2–3	1110902.7850	875813.9520
W2–4	1110925.8890	875859.3820
W2–5	1110954.3660	875862.1100
W2–6	1110992.2450	875819.1230
W2–7	1111020.2950	875789.2090
W2–8	1111024.3790	875733.4110
W2–9	1111042.8500	875697.6750
W2–10	1111053.7180	875685.0570
W2–11	1111025.2690	875680.0700
W2–12	1111008.4500	875703.8230
W2–13	1110997.5291	875722.6288

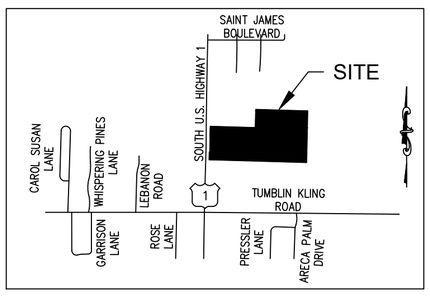
WETLAND AREA W–3

NO.	NORTHING	EASTING
W3–1	1110861.4050	875025.9450

WETLAND AREA SWD

NO.	NORTHING	EASTING
SWD–1	1110556.5061	875024.9093
SWD–2	1110566.4253	875014.7209
SWD–3	1110565.5655	875008.5026
SWD–4	1110515.7916	875007.5588
SWD–5	1110499.2136	875005.7196
SWD–6	1110487.6862	875007.7648
SWD–7	1110475.6596	875006.4584
SWD–8	1110460.6571	874996.1740
SWD–9	1110422.6579	874995.6083

17 VICINITY MAP



NOT TO SCALE

16 LEGEND

- ● UGC = UNDERGROUND CABLE POST
- ● UGS = UNDERGROUND SEWER POST
- ⋈ = WATER VALVE
- T = TELECOMMUNICATIONS RISER
- ⊸ = TRAFFIC SIGN
- ◕ = UTILITY POLE
- ⟵ = GUY WIRE
- ● SV = SEWER VALVE
- ▷| = MITERED END SECTION
- EOP = EDGE OF PAVEMENT
- TOB = TOP OF BANK
- CLF = CHAIN LINK FENCE
- WF = WOOD FENCE
- ◉ = FOUND IRON ROD, AS DESCRIBED
- ⊡ = CONCRETE MONUMENT, AS DESCRIBED
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- ⌖ TBM = TEMPORARY BENCHMARK
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE
- VCP = VITREOUS CLAY PIPE
- CPH = CPS, INC. ENVIRONMENTAL SERVICES
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)

- SAN SAN = UNDERGROUND SANITARY SEWER LINE
- = CPH WETLAND LINE
- = CPH WETLAND SETBACK LINE
- //——// = WOOD FENCE LINE
- X——X = CHAIN LINK FENCE LINE
- <> = METAL FENCE LINE
- W = UNDERGROUND WATER LINE PAINT MARKS
- TOB = TOP OF BANK
- = DIRT DRIVE

- WL# = CPH WETLAND FLAG AND NUMBER
- SWD# = SURFACE WATER WETLAND FLAG AND NUMBER

TREE DESCRIPTION

- = OAK TREE
- = PALM TREE
- = UNKNOWN TREE
- = PINE TREE
- #" = DIAMETER AT BREAST HEIGHT
- #",#",#" = MULTI–TRUNK TREE, INDIVIDUAL SIZES SHOWN

NOTE: THE DIAMETERS OF TREES AS LOCATED IN THE FIELD ARE ESTIMATED. IF THE TREE DIAMETERS ARE CRITICAL AND SUBJECT TO A MITIGATION PROCESS, YOU MAY WISH TO RETAIN A CERTIFIED ARBORIST TO DETERMINE TYPES AND DIAMETERS BEFORE OUR SURVEYING SERVICES ARE PERFORMED AND FORWARD THEIR REPORT TO US BEFORE THE FIELD SURVEY IS PERFORMED. IF AN ARBORIST IS RETAINED AFTER OUR SURVEY IS COMPLETED, WE WILL REQUIRE A COPY OF THEIR REPORT BEFORE AMENDING OUR SURVEY.

15 PROPERTY AREA

LAND AREA = 701,791 SQUARE FEET
OR
16.111 ACRES

14 BUILDING HEIGHT

NONE TO NOTE

13 BUILDING AREA

NONE TO NOTE

12 BEARING BASIS

BEARINGS ARE BASED ON THE NORTH LINE OF THE PROPERTY, WHICH BEARS S 89°41'37" E, PER TITLE COMMITMENT.

11 SURVEYORS CERTIFICATION

CERTIFIED TO:

SOUTHPORT FINANCIAL REAL ESTATE LLC, A FLORIDA LIMITED LIABILITY COMPANY;
JAMESON PEPPLE CANTU PLLC;
CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION;
FIRST AMERICAN TITLE INSURANCE COMPANY;
BROWN, HUFF & ZOHAR, PLLC
SP SOUND LLC, A FLORIDA LIMITIED LIABILITY COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A)(B1)(C), 8, 9, 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 01–13–2023.

DATE OF PLAT OR MAP: 01–25–2023

JOHN W. STRACHAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION # 6312
JSTRACHAN@AMERICANSURVEYING.COM
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR ITS ELECTRONIC EQUIVALENT

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
TELEPHONE (813)234–0103 • FAX (813)234–0108

Section	Township	Range	County, State
21	34S	40E	ST. LUCIE COUNTY, FLORIDA

Prepared For:
SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name
COMMERCIAL PROPERTY

Project Address
4000 U.S. HIGHWAY 1

Job Order Number 03000522B

Project Location
FT. PIERCE, FLORIDA

FIELD DATE	01–13–2023
CREW CHIEF	SP
DWN. BY	LCN
APRVD. BY	JWS
DWG. NO.	03000522B
SCALE	1"=40'

DATE	REVISIONS
1/24	CLIENT'S COMMENTS

ALTA SURVEY KEY

1 TITLE COMMITMENT
2 LEGAL DESCRIPTION
3 SCHEDULE B-'II' ITEMS
4 SURVEYORS NOTES
5 INFORMATION BOX
6 FLOOD ZONE INFORMATION
7 CEMETERY NOTE
8 ZONING INFORMATION
9 POSSIBLE ENCROACHMENT
10 PARKING NOTES
11 SURVEYORS CERTIFICATION
12 BEARING BASIS
13 BUILDING AREA
14 BUILDING HEIGHT
15 PROPERTY AREA
16 LEGEND
17 VICINITY MAP
18 DRAWING SCALE

Copyright © American Surveying, Inc.. This format and style is protected by Copyright, all rights are reserved. Any use of this format and style is strictly prohibited without prior written permission from American Surveying, Inc.

LINE TABLE(D)		
LINE	BEARING	LENGTH
L1	S89°41'37"E	78.00'
L2	S89°41'37"E	10.00'
L3	S00°20'07"W	37.73'
L4	S89°41'37"E	2.00'
L5	N89°41'37"W	7.00'

18 DRAWING SCALE

0 40 80 120

Scale 1" = 40 ft

NORTH

SHEET 2 — MATCHLINE — SHEET 3

POINT OF COMMENCEMENT
NORTHWEST CORNER
LOT 4, F.C.L.F. & T. CO. SUBDIVISION
OF THE SOUTHEAST ¼ OF
SECTION 34, TOWNSHIP 35 SOUTH,
RANGE 40 EAST
(P.B. 1, PG. 43)

671.35'(P)

FIR 1/2"
NO ID

L1

FIR 5/8"
BENT BOTTOM

S 00°20'07" W
197.27'(D)

WEST LINE OF LOT 4

LESS AND EXCEPT
REMAINDER OF LOT 4
F.C.L.C. & T. CO.
SUBDIVISION OF THE
SOUTHEAST ¼ OF
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

PARCEL NO. 2434-801-0005-000-3
MUSLIM FRIENDS OF FLORIDA INT INC

TBM#2
SN&D
ELEV.=13.50'

BASIS OF BEARINGS:
NORTH PROPERTY LINE

FIR 5/8"
BENT BOTTOM
NO I.D.
(0.14'W., 0.48'S.)

L2

L3

P.O.B. PARCEL 1

13.02' FIR 5/8", NO I.D.

N 89°41'37" W 582.29'(F)
S 89°41'37" E TO EAST LINE OF LOT 3(D)

FCIR 5/8"
LB 4286

EAST LINE
OF LOT 2

S 00°33'48" W 235.45'(F)

142'(FDOT)

69.7'

36.5'

25.6'

N 07°14'40" W
22.84'(C)

S 00°20'07" W
132.27'(F)

UPLAND
AREA

A PORTION OF LOT 4
F.C.L.C. & T. CO.
SUBDIVISION OF THE
SOUTHEAST ¼ OF
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

VACANT
LAND

GRASS

FIR 5/8"
NO I.D.
(0.91'W., 0.36'S.)

L4

SCIR

MES
INV.S=12.55'
30"RCP

ASPHALT APRON

CONCRETE

TBM#1
SN&D
ELEV.=16.94'

WETLAND
AREA
W-1

WETLAND LINE (TYP)

S 00°20'07" E
200.00'(C)

LESS AND EXCEPT
ROAD R/W (D)

MES
INV.S=7.18"(30"RCP)

CORNERS FALL IN WATER

L5

N 71°44'00" E
31.68'(F)

S00°20'07"W
100.00'(C)

REMAINDER OF
LOT 4
(NOT INCLUDED)

PARCEL 1
PARCEL NO. 2434-801-0005-010-6
SP SOUND LLC

8' DIRT PATH (TYP)

GRASS

OPEN DITCH

TOP OF BANK

N 89°40'54" W
1262.25'(C)

672.62'(P)

LOT 5
(NOT INCLUDED)

PARCEL NO. 2434-801-0006-000-0
AUTO PARTNERS III INC

TOP OF BANK (TYP)

SHADED AREA
INDICATES SURFACE
WATER 1

CORNER FALLS IN WATER

SOUTH U.S. HIGHWAY 1
(STATE ROAD 5)
VARIABLE WIDTH PUBLIC R/W PER FDOT R/W MAP
SECTION 94010-2510
69.7' ASPHALT PAVEMENT

CONCRETE SIDEWALK
OTHER'S ASPHALT DRIVEWAY
OPEN DITCH
EOP
EASTERLY R/W LINE
CONCRETE SIDEWALK
HEADWALL
BOX CULVERT
TOP OF BANK
CLF 0.7'N.
WF 1.5'N
6' WF
6' CLF
97.13'
4.7'

16 LEGEND

- UGC = UNDERGROUND CABLE POST
- UGS = UNDERGROUND SEWER POST
- = WATER VALVE
- = TELECOMMUNICATIONS RISER
- = TRAFFIC SIGN
- = UTILITY POLE
- = GUY WIRE
- SV = SEWER VALVE
- = MITERED END SECTION
- EOP = EDGE OF PAVEMENT
- TOB = TOP OF BANK
- CLF = CHAIN LINK FENCE
- WF = WOOD FENCE
- = FOUND IRON ROD, AS DESCRIBED
- = CONCRETE MONUMENT, AS DESCRIBED
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- TBM = TEMPORARY BENCHMARK
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE
- VCP = VITREOUS CLAY PIPE
- CPH = CPS, INC. ENVIRONMENTAL SERVICES
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)

- = DIRT DRIVE
- SAN = UNDERGROUND SANITARY SEWER LINE
- = CPH WETLAND LINE
- = CPH WETLAND SETBACK LINE
- = WOOD FENCE LINE
- X = CHAIN LINK FENCE LINE
- = METAL FENCE LINE
- W = UNDERGROUND WATER LINE PAINT MARKS
- TOB = TOP OF BANK
- WL# = CPH WETLAND FLAG AND NUMBER
- SWD# = SURFACE WATER WETLAND FLAG AND NUMBER

TREE DESCRIPTION

- # = OAK TREE
- # = PALM TREE
- # = UNKNOWN TREE
- # = PINE TREE
- #" = DIAMETER AT BREAST HEIGHT
- #",#",#" = MULTI-TRUNK TREE, INDIVIDUAL SIZES SHOWN

NOTE: THE DIAMETERS OF TREES AS LOCATED IN THE FIELD ARE ESTIMATED. IF THE TREE DIAMETERS ARE CRITICAL AND SUBJECT TO A MITIGATION PROCESS, YOU MAY WISH TO RETAIN A CERTIFIED ARBORIST TO DETERMINE TYPES AND DIAMETERS BEFORE OUR SURVEYING SERVICES ARE PERFORMED AND FORWARD THEIR REPORT TO US BEFORE THE FIELD SURVEY IS PERFORMED. IF AN ARBORIST IS RETAINED AFTER OUR SURVEY IS COMPLETED, WE WILL REQUIRE A COPY OF THEIR REPORT BEFORE AMENDING OUR SURVEY.

+17.54' = EXISTING ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID AF7511, NAVD-88 (ELEVATION=13.45') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

SHEET 2 — MATCHLINE — SHEET 3

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
TELEPHONE (813)234-0103 • FAX (813)234-0108

Section	Township	Range
21	34S	40E

County, State: ST. LUCIE COUNTY, FLORIDA

Prepared For: SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name: COMMERCIAL PROPERTY

Project Address: 4000 U.S. HIGHWAY 1

Job Order Number: 03000522B

Project Location: FT. PIERCE, FLORIDA

FIELD DATE	01-13-2023
CREW CHIEF	SP
DWN. BY	LCN
APRVD. BY	JWS
DWG. NO.	03000522B
SCALE	1"=40'

DATE	REVISIONS
1/24	CLIENT'S COMMENTS

Sheet 2 of 3

Copyright © American Surveying, Inc.. This format and style is protected by Copyright, all rights are reserved.
Any use of this format and style is strictly prohibited without prior written permission from American Surveying, Inc.

LINE TABLE(D)		
LINE	BEARING	LENGTH
L1	S89°41'37"E	78.00'
L2	S89°41'37"E	10.00'
L3	S00°20'07"W	37.73'
L4	S89°41'37"E	2.00'
L5	N89°41'37"W	7.00'

18 DRAWING SCALE

0 40 80 120

Scale 1" = 40 ft

NORTH

SHEET 2 — MATCHLINE — SHEET 3

8' DIRT PATH (TYP)

W.C. FCIR
LB 2391
(7.88'W.)

FIR 1/2"
NO ID

CLF 7.8'W

62.36'

235.45'(F)

S 00°33'48" W

671.37'(P) N 89°39'10" W 671.37'(F)

CORNER FALLS IN WATER

GRASS

UPLAND AREA

W2-10 13.30'
W2-9 13.28'
W2-11 12.60'
W2-8 13.07'
W2-7 13.27'
W2-12 12.94'
W2-13
W2-6 13.16'
W2-1
W2-2
W2-5 13.21'
W2-4 13.13'
W2-3 13.30'

N 89°26'12" W 67.62'

WETLAND AREA W-2

WETLAND LINE (TYP)

8' DIRT PATH (TYP)

UPLAND AREA

GRASS

PARCEL NO. 2434-801-0001-000-5
SUSAN A CALLIE-SMITH

WEST LINE OF LOT 3

FCIR 5/8"
LB 4286

6' CLF

4.7'

97.13'

8' DIRT PATH

PARCEL 2

PARCEL NO. 2434-801-0004-000-6
SP SOUND LLC

EAST LINE OF LOT 2

A PORTION OF LOT 3
F.C.L.C. & T. CO.
SUBDIVISION OF THE
SOUTHEAST 1/4 OF
SECTION 34, TOWNSHIP 35
SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

VACANT LAND

GRASS

UPLAND AREA

GRASS

TOP OF BANK (TYP)

SHADED AREA INDICATES SURFACE WATER 1

667.50'(C) N 00°05'35" W

LOT 2
(NOT INCLUDED)

4",4",5"

OPEN DITCH

672.62'(P) N 89°40'54" W 1262.25'(C)

TOP OF BANK (TYP)

SHADED AREA INDICATES SURFACE WATER 1

WITNESS CORNER
FCIR 5/8"
LB 4286
(25.04'W.,
30.44'N.)

TOE OF SLOPE (TYP)

CORNER FALLS IN WATER

PARCEL NO. 2434-801-0007-000-7
JENNILYNN HERNDON (TR)

PARCEL NO. 2434-801-0008-000-4
CHRISTOPHER CHARLES CHIBAS

PARCEL NO. 2434-801-0007-010-0
MARION F BLACKWELL

PARCEL NO. 2434-801-0003-000-9
BILL STEWART

LOT 6
(NOT INCLUDED)

SHEET 2 — MATCHLINE — SHEET 3

+17.54' = EXISTING ELEVATION

ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK PID AF7511, NAVD-88 (ELEVATION=13.45') ARE IN REFERENCE TO NORTH AMERICAN VERTICAL DATUM 1988

16 LEGEND

- UGC = UNDERGROUND CABLE POST
- UGS = UNDERGROUND SEWER POST
- = WATER VALVE
- = TELECOMMUNICATIONS RISER
- = TRAFFIC SIGN
- = UTILITY POLE
- = GUY WIRE
- SV = SEWER VALVE
- = MITERED END SECTION
- EOP = EDGE OF PAVEMENT
- TOB = TOP OF BANK
- CLF = CHAIN LINK FENCE
- WF = WOOD FENCE
- = FOUND IRON ROD, AS DESCRIBED
- = CONCRETE MONUMENT, AS DESCRIBED
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- TBM = TEMPORARY BENCHMARK
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- ERCP = ELLIPTICAL REINFORCED CONCRETE PIPE
- PVC = POLYVINYL CHLORIDE
- VCP = VITREOUS CLAY PIPE
- CPH = CPS, INC. ENVIRONMENTAL SERVICES
- NAVD = NORTH AMERICAN VERTICAL DATUM (1988)
- NGVD = NATIONAL GEODETIC VERTICAL DATUM (1929)
- SAN — SAN — = UNDERGROUND SANITARY SEWER LINE
- = CPH WETLAND LINE
- = CPH WETLAND SETBACK LINE
- = WOOD FENCE LINE
- = CHAIN LINK FENCE LINE
- = METAL FENCE LINE
- W = UNDERGROUND WATER LINE PAINT MARKS
- TOB = TOP OF BANK
- = DIRT DRIVE
- WL# = CPH WETLAND FLAG AND NUMBER
- SWD# = SURFACE WATER WETLAND FLAG AND NUMBER

TREE DESCRIPTION

- = OAK TREE
- = PALM TREE
- = UNKNOWN TREE
- = PINE TREE
- f" = DIAMETER AT BREAST HEIGHT
- f",f",f" = MULTI-TRUNK TREE, INDIVIDUAL SIZES SHOWN

NOTE: THE DIAMETERS OF TREES AS LOCATED IN THE FIELD ARE ESTIMATED. IF THE TREE DIAMETERS ARE CRITICAL AND SUBJECT TO A MITIGATION PROCESS, YOU MAY WISH TO RETAIN A CERTIFIED ARBORIST TO DETERMINE TYPES AND DIAMETERS BEFORE OUR SURVEYING SERVICES ARE PERFORMED AND FORWARD THEIR REPORT TO US BEFORE THE FIELD SURVEY IS PERFORMED. IF AN ARBORIST IS RETAINED AFTER OUR SURVEY IS COMPLETED, WE WILL REQUIRE A COPY OF THEIR REPORT BEFORE AMENDING OUR SURVEY.

5 INFORMATION BOX

ALTA/NSPS LAND TITLE SURVEY

AMERICAN SURVEYING INC.
L.B. #7168
4847 NORTH FLORIDA AVENUE
TAMPA, FLORIDA 33603
EMAIL: INFO@AMERICANSURVEYING.COM
TELEPHONE (813)234-0103 • FAX (813)234-0108

Section	Township	Range	County, State
21	34S	40E	ST. LUCIE COUNTY, FLORIDA

Prepared For:
SOUTHPORT FINANCIAL REAL ESTATE LLC

Project Name
COMMERCIAL PROPERTY

Project Address
4000 U.S. HIGHWAY 1

Job Order Number 03000522B

Project Location
FT. PIERCE, FLORIDA

FIELD DATE	01-13-2023
CREW CHIEF	SP
DWN. BY	LCN
APRVD. BY	JWS
DWG. NO.	03000522B
SCALE	1"=40'

DATE	REVISIONS
1/24	CLIENT'S COMMENTS

Sheet 3 of 3

Copyright © American Surveying, Inc.. This format and style is protected by Copyright, all rights are reserved.
Any use of this format and style is strictly prohibited without prior written permission from American Surveying, Inc.

GRAPHIC SCALE
25 50 100
(IN FEET)
1 inch = 50 ft.

SITE

LOCATION MAP N.T.S.

LEGEND
= PROPOSED DRAIN PIPE W/ MITERED END
= PROPOSED "C" INLET TOP
= PROPOSED "E" INLET TOP
= PROPOSED FIRE HYDRANT
= PROPOSED STORM MANHOLE
= PROPOSED SANITARY MANHOLE
= PROPOSED CONCRETE SIDEWALKS AND PAVING

SCALE VERIFICATION
0 1"
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

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

STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7460 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2930
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

CONCEPT UTILITY PLAN

SOUND MEADOWS PLANNED DEVELOPMENT

FORT PIERCE FLORIDA

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: GC
Existing Zoning: C-3
Existing Use: Muslim Friends of Florida Int Inc

Future Land Use: GC
Existing Zoning: C-3
Existing Use: Auto Partners Inc.

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

Future Land Use: RL
Existing Zoning: R-2
Existing Use: Vacant

POINT OF COMMENCEMENT
NORTHWEST CORNER
TRACT 4, F.C.L.F. & T. CO.
THE SOUTHEAST ¼ OF
SECTION 34, TOWNSHIP 35 SOUTH,
RANGE 40 EAST
(P.B. 1, PG. 43)

FIR 5/8" BENT BOTTOM

FIR 1/2" NO ID

LESS AND EXCEPT REMAINDER OF LOT 4
F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)
PARCEL NO. 2434-801-0005-000-3
MUSLIM FRIENDS OF FLORIDA INT INC

TBM #2
SN&O
ELEV.=13.50'

FIR 5/8" BENT BOTTOM NO I.D. (0.14'W., 0.48'S.)

P.O.B. PARCEL 1
FIR 5/8" NO I.D.

FOR 5/8" LB 4286

Matchline LA 2
Matchline LA 3

6' WF

6' CLF

20' LAKE MAINT. EASEMENT

PROP. WET DETENTION
TOB EL = 15.00
C.E. = 9.00
TOTAL AREA @ TOB = 50,797.29 S.F. OR 1.17 AC.
TOTAL AREA @ C.E. = 32,571.35 S.F. OR 0.75 AC.

A PORTION OF LOT 4
F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

FIR 5/8" NO I.D. (0.91'W., 0.36'S.)

EX. 12" WATER MAIN

EX. 8" SEWER FM

MES
INV.S=12.55'
30"RCP

CONNECT TO EX. SANITARY FORCE MAIN

LESS AND EXCEPT ROAD R/W (TYP.)

MES
INV.S=7.18"(30"RCP)

PARCEL NO. 2434-801-0005-010-6
SP SOUND LLC
PARCEL 1

(NOT INCLUDED)

BANK CONCRETE SIDEWALK EOP

SHADED AREA INDICATES SURFACE WATER 1

LOT 5
(NOT INCLUDED)

PARCEL NO.

BLDG. 7
24 UNITS
F.F.E. = 15.00
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

BLDG. 6
24 UNITS
F.F.E. = 15.00
PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

8' DIRT PATH (TYP.)

PROP. FIRE SERVICE PER FPUA DETAIL W-10

PROP. PVC WATER MAIN

PROP. SANITARY MAIN @ 0.4% (MIN.)

PROP. FIRE HYDRANT

PROP. MULTIPLE WATER SERVICE CONNECTION PER W-4 FPUA DETAIL

BLDG. 9
18 UNITS F.F.E. = 15.00

BLDG. 8
24 UNITS
F.F.E. = 15.00

20' LAKE MAINT. EASEMENT

PROP. WET DETENTION
TOB EL = 14.00
C.E. = 9.00
TOTAL AREA @ TOB = 37,223.42 S.F. OR 0.86 AC.
TOTAL AREA @ C.E. = 23,828.74 S.F. OR 0.55 AC.

PARCEL 2
PARCEL NO. 2434-801-0004-000-6
SP SOUND LLC
A PORTION OF LOT 3
F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST
(P.B. 1, PG. 43)

CLUBHOUSE (4,600 SF)
F.F.E. = 15.00

PROP. LIFT STATION

PROP. SANITARY FORCE MAIN

PROP. LIFT STATION WATER SERVICE AND METER (TYP.)

PROP. SANITARY MANHOLE

PROP. TERMINAL MH PER FPUA TYP. POS.

BLDG. 1
24 UNITS
F.F.E. = 15.00

BLDG. 2
24 UNITS
F.F.E. = 15.00

BLDG. 3
24 UNITS
F.F.E. = 15.00

BLDG. 4
24 UNITS
F.F.E. = 15.00

BLDG. 5
24 UNITS
F.F.E. = 15.00

TOP OF BANK (TYP)

SHADED AREA INDICATES SURFACE WATER 1

PARCEL NO. 2434-801-0007-000-5
SUSAN A CALLE-SMITH

PARCEL NO. 2434-801-0003-000-9
BILL STEWART

PARCEL NO. 2434-801-0008-000-4
CHRISTOPHER CHARLES CHIBAS

PARCEL NO. 2434-801-0007-010-0
MARION F BLACKWELL

PARCEL NO. 2434-801-0007-000-7
JENNILYNN HERNDON (TR)

LOT 6
(NOT INCLUDED)

TOE OF SLOPE (TYP)

WITNESS CORNER FOR 5/8" LB 4286 (25.04'W., 30.44'N.)

TOP OF 12" CMP IN D

SWALE DITCH

WATER STATEMENT

AN 8" GRAVITY SEWER COLLECTION SYSTEM IS PROPOSED TO CONVEY WASTEWATER FROM THE PLANNED BUILDINGS TO A PROPOSED FPUA SPECIFIED LIFT STATION. WASTEWATER IS THEN TRANSMITTED TO THE EXISTING FORCE MAIN ON US1, ADJACENT TO THE PROJECT.

WASTEWATER STATEMENT

POTABLE WATER TO BE PROVIDED BY FORT PIERCE UTILITY AUTHORITY (FPUA) VIA A LOOPED PUBLIC WATER MAIN EXTENSION INTO THE SITE. AN EXISTING WATERMAIN RUNS ALONG THE WEST PERIMETER OF THE PROJECT (US1). THE PROPOSED RESIDENTIAL MULTIFAMILY UNITS WILL BE METERED SEPARATELY.

THE PROPOSED MULTIFAMILY STRUCTURES WILL INCLUDE FIRE SPRINKLER SYSTEMS. FIRE HYDRANTS ARE PROPOSED TO BE SPACED PER ST. LUCIE COUNTY FIRE DISTRICT CRITERIA (150' MAX FROM DDCV).

DRAINAGE STATEMENT

THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT CONSISTS OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A PROPOSED WET DETENTION SYSTEM. THE PROPOSED DETENTION SYSTEM AREA WILL PROVIDE WATER QUALITY TREATMENT PRIOR TO OVERFLOWING TO THE ADJACENT DITCH/NSLRWCD CANAL.

FLOOD PROTECTION PER LOCAL AND STATE REQUIREMENTS TO BE ADDRESSED AS FOLLOWS;

10 YEAR, 1 DAY STORM (ROAD PROTECTION – SFWMD/CITY OF FT PIERCE)

25 YEAR, 3 DAY (CITY OF FT. PIERCE – PRE VERSES POST DISCHARGE)

100 YEAR, 3 DAY (ZERO DISCHARGE MINIMUM FINISHED FLOOR)

THE PROPOSED WET DETENTION SYSTEM SHALL DISCHARGE TO THE EXISTING OUTFALL DITCH ALONG THE PROJECT'S SOUTH PERIMETER. THE EXISTING DITCH LEADS TO THE EXISTING NSLRWCD CANAL 15 (PLATT'S BRANCH) AND ULTIMATELY TO THE NORT FORK OF THE ST. LUCIE RIVER.

STEPHEN S. COOPER LICENSE No. 46557 STATE OF FLORIDA PROFESSIONAL ENGINEER

Stephen Cooper, P.E. #46557

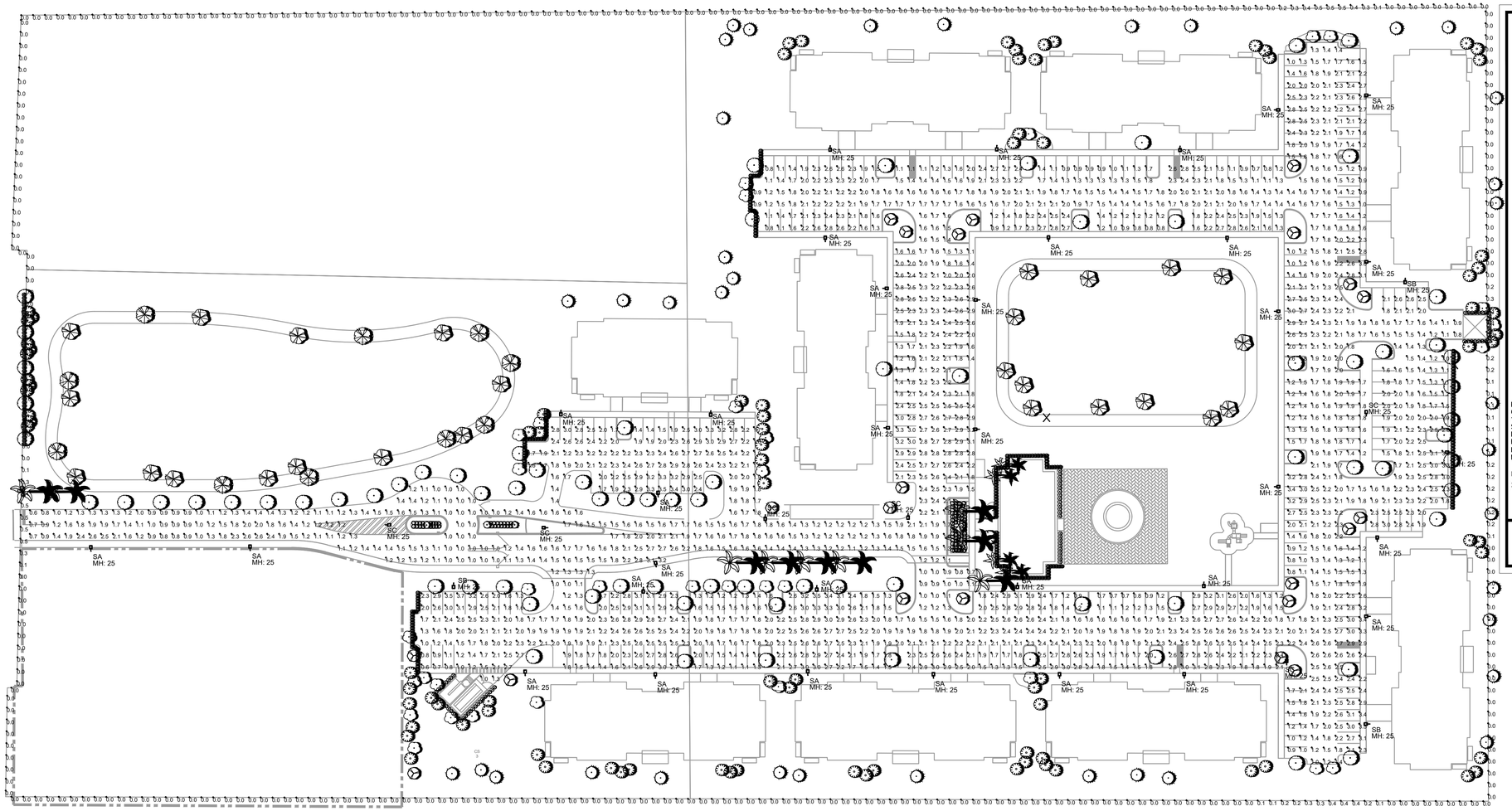
811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

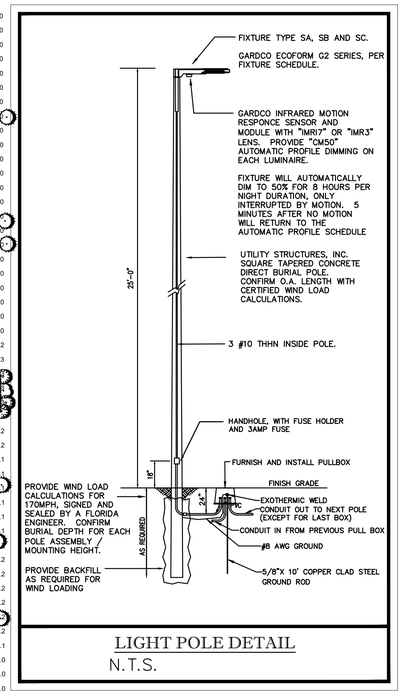
DATE: APRIL 2023
DRAWN BY: CCL
DESIGNED BY: SSC
CHECKED BY: SSC
HORZ. SCALE:
VERT. SCALE:

DRAWING NO.
C1.0

JOB NO.2022-121

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





LIGHT POLE DETAIL
N.T.S.

Luminaire Schedule								
Project: SOUND MEADOWS SITE 06-08-2023								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	34	SA	GARDCO	ECF-S-32L-1_2A-NW-G2-3-HIS POLE MOUNT 25' AFG	11830	0.900	121.6	4134.4
	3	SB	GARDCO	ECF-S-32L-1_2A-NW-G2-4-HIS POLE MOUNT 25' AFG	12183	0.900	121.6	364.8
	6	SC	GARDCO	ECF-S-48L-1A-NW-G2-5W POLE MOUNT 25' AFG	20755	0.900	158.7	952.2

Calculation Summary								
Project: SOUND MEADOWS SITE 06-08-2023								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
PROPERTY LINE	Illuminance	Fc	0.03	0.5	0.0	N.A.	N.A.	
DRIVES	Illuminance	Fc	1.84	3.2	0.6	3.07	5.33	
PARKING	Illuminance	Fc	2.04	3.7	0.6	3.40	6.17	

PHOTOMETRIC PLAN
1"=50'-0" NORTH

ISSUED FOR REVIEW -
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2023-0261
PROJECT MANAGER: JOHN MAYR
KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
JMAYR@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Bradly L Brown Florida License #58232
- date
signed

lucido & associates

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Overall Site Plan

Date	By	Description

PHOTOMETRIC PLAN

E1.1

Sound Meadows
Minor Site Plan

Site and Landscape Plan

City of Fort Pierce, Florida

Owner/Applicant
SP Sound LLC
5403 W. Gray Street
Tampa, FL 33609

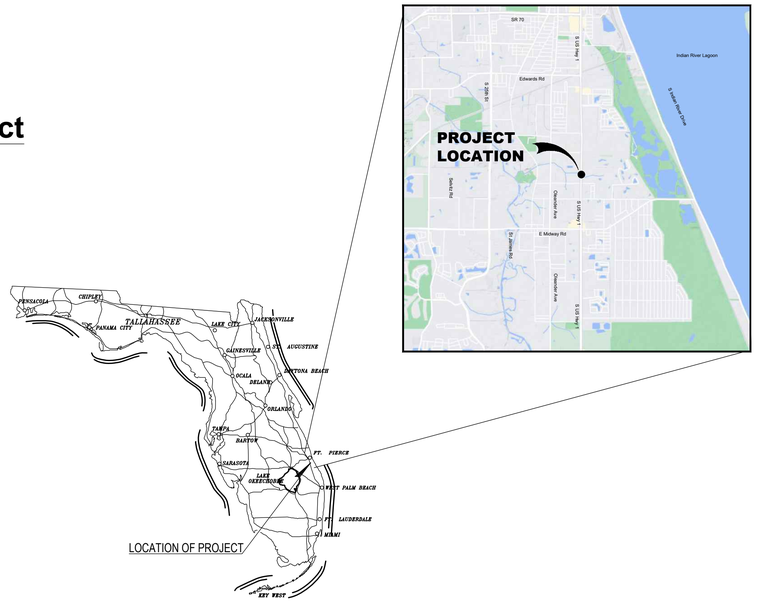
Engineer
Stephen Cooper, P.E. & Assoc., Inc.
7450 S. Federal Hwy.
Port Saint Lucie, FL 34952

Surveyor
American Surveying, Inc.
4847 North Florida Ave.
Tampa, FL 33603

Land Planner / Landscape Architect
Lucido & Associates
701 East Ocean Blvd.
Stuart, FL 34994

Traffic Engineer
Pinder Troutman Consulting, Inc.
601 Heritage Drive, Ste 493
Jupiter, FL 33458

Environmental Consultant
CPH
500 West Fulton Street
Sanford, Fl 32771



Sheet Index

Cover Sheet	
Site Aerial	A1
Site Plans	SP 1 - SP 3
Landscape Plans	LA 1 - LA 5
Mitigation Plans	MT 1 - MT 3

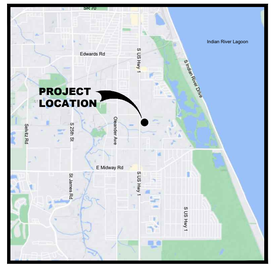
lucido&associates



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner: SP Sound LLC
5403 W. Gray Street
Tampa, Fl. 33609

Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994

Engineer: Stephen Cooper, P.E. & Assoc., Inc.
7450 S. Federal Hwy.
Port Saint Lucie, FL 34952

Surveyor: American Surveying, Inc.
4847 North Florida Ave.
Tampa, FL 33603

Traffic Engineer: Pinder Troutman Consulting, Inc.
601 Heritage Drive, Ste 493
Jupiter, FL 33458

Environmental Consultant: CPH
500 West Fulton Street
Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Site Aerial

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

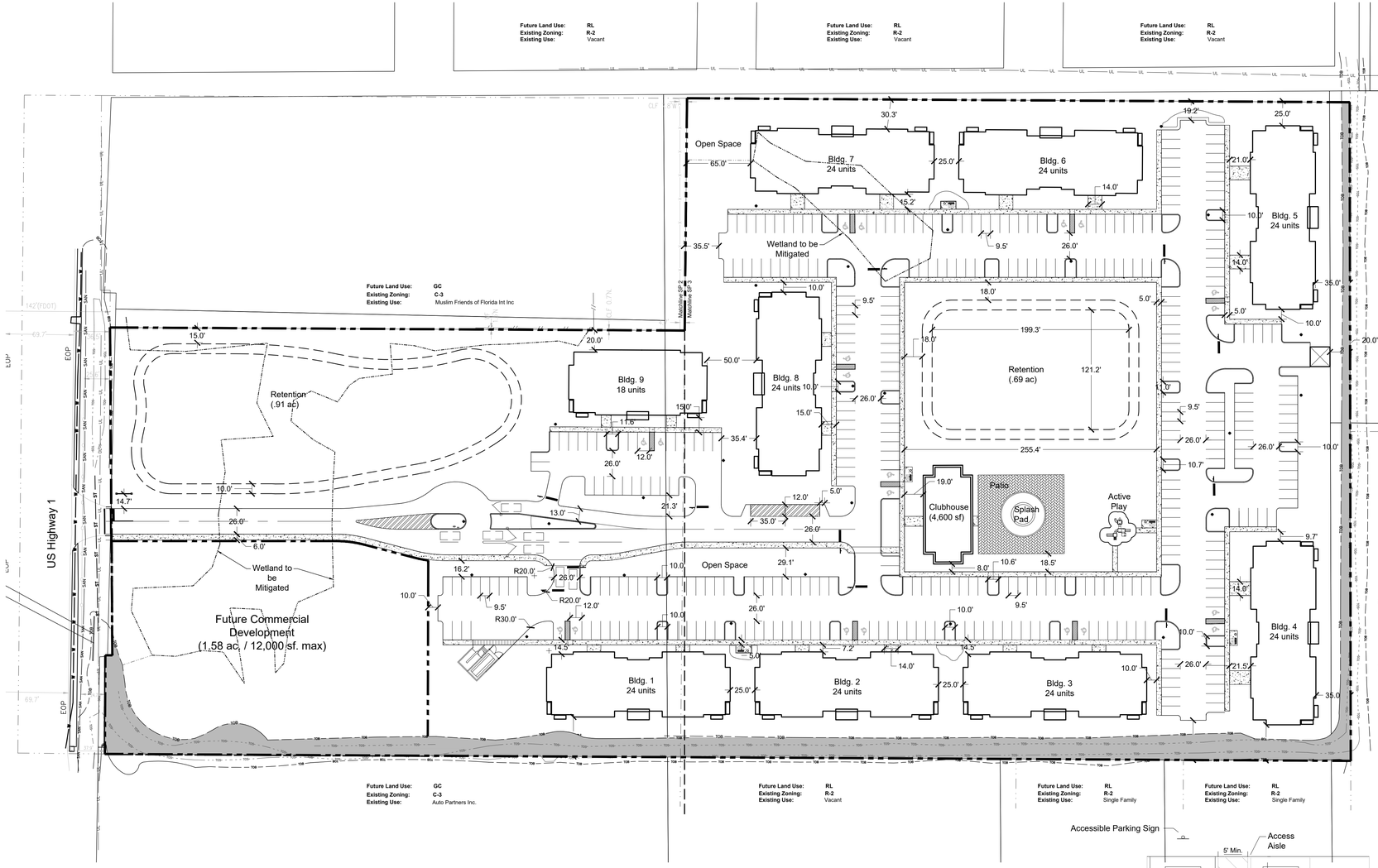
SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	A1
Project Number	22-065	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



Site Data

Total Area:		16.11 ac
Existing Use:		Vacant
Existing Zoning:		C-3
Existing Future Land Use:		GC
Multi-Family Parcel:		
Area:		14.53 ac.
Product Type:		Multi-Family
Total Units:		210 Units
Gross Density (Based on 16.11 ac.):		13.03 DU/ac.
Allowable Density:		15 DU/ac. / 242 DU's
Allowable Density Bonus (See Note #2):		3 DU/ac. / 44 DU's
Total Allowable Density:		18 DU/ac. / 290
Req'd Common Open Space:		20% (2.91 ac.)
Common Open Space Prov'd:		44% (6.84 ac.)
Impervious Area:	309,733 sf	7.11 ac 49%
Buildings Pads:	99,807 sf	2.29 ac
A/C Pads (345 sf./bldg.):	2,070 sf	.05 ac
Clubhouse	4,600 sf	.11 ac
Pavement (Including Curb & Refuse):	170,985 sf	3.93 ac
Sidewalk:	25,299 sf	.58 ac
Splash Pad Patio:	6,972 sf	.16 ac
Pervious Area:	392,058 sf	7.42 ac 51%
Landscape Islands:	25,157 sf	0.58 ac
*Retention Area:	81,008 sf	1.86 ac
*Open Space:	217,050 sf	4.98 ac
*Included in Common Open Space		
Future Comm. Dev. Parcel		
Area:		1.58 ac.
Max. Allowable Bldg. sf.:		12,000 sf.
Req'd Open Space:		20% (.31 ac.)

Building and Lot Data

Maximum Height:	35'
Minimum Lot Size:	N/A
Building Setbacks (C-3, abutting Zoning District per Sec. 22-40(b)(2)):	
Front:	25'
Side:	15'
Side @ Corner:	15'
Rear:	15'

Parking Requirements

Vehicle Parking Required:	338 Spaces
Multi-Family:	
1.5 spaces per unit @ 210 units = 315 spaces	
Accessible Spaces Req'd: 8 Spaces	
Clubhouse:	
1:200 sf @ 4,600 sf. = 23 spaces	
ADA Spaces Req'd: 1 Space	
Vehicle Parking Provided:	382 Spaces
ADA Spaces Provided: 20 Spaces	
Bicycle Parking Req'd:	24 Spaces
Multi-Family:	
1:10 Units @ 210 Units = 21 Spaces	
Clubhouse:	
1:10 Stalls @ 23 Stalls = 3 Spaces	
Bicycle Parking Provided:	25 Spaces
Loading Spaces Req'd:	1 Spaces
Multi-Family:	
0 > 25,000 sf.	
1 for ea. 75,000 sf. over 25,000 @ 99,807 sf. = 1 Spaces	
Clubhouse:	
0 > 10,000 sf. @ 4,600 sf. = 0	
Loading Spaces Provided:	2 Spaces

General Notes

1. The proposed development is an Affordable Multi-family residential community, wherein 100% of the units will be "Affordable", as defined in FS. As such, the proposed development shall be processed Administratively (Minor Site Plan) under the current commercial FLU and Zoning designations, in accordance with Florida Senate Bill 102 (SB 102).
2. Allowable Density Bonus: Within ¼ mile of Transit Stop, outside of CRA: 3 DU's/ac. (Sec. 125-326(c)(2)).
3. Parking space striping shall conform to Section 22-60(c)(8) of the Fort Pierce City Code.
4. A fence shall be placed around all back flow prevention devices in accordance with Section 22-70(d) of the Fort Pierce City Code.
5. All interior sidewalks to be 5' wide minimum.
6. Parking space bumper rails shall comply with Section 22-60(C)(7) of the Fort Pierce City Code.
7. Chapters 17 and 22, as well as Article XII, of the City of Fort Pierce Code shall be adhered to.
8. All signage to comply with Chapter 15 of the City of Fort Pierce Code of Ordinances.

Project Description

210-unit "Affordable" multi-family community consisting of six (8) 24-unit buildings and (1) 18-unit building, with on-site parking and recreation, Common Open Space, stormwater management areas and other improvements as required to support the proposed development. Additionally, a 1.58 ac. Comm. Parcel has been set aside for future development. Utilities to be provided by FPUA and will be installed under ground. Emergency services to be provided by City of Fort Pierce Police Department and St. Lucie County Fire District.

Meets and Bound Legal Description:

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:
PARCEL 1:
ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA, LYING SOUTHERLY OF THE FOLLOWING DESCRIBED LINE AND LESS AND EXCEPTING THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 AS LAID OUT AND IN USE:

FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 10 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 37.73 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89°41'37" EAST TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING THE POINT OF TERMINUS.

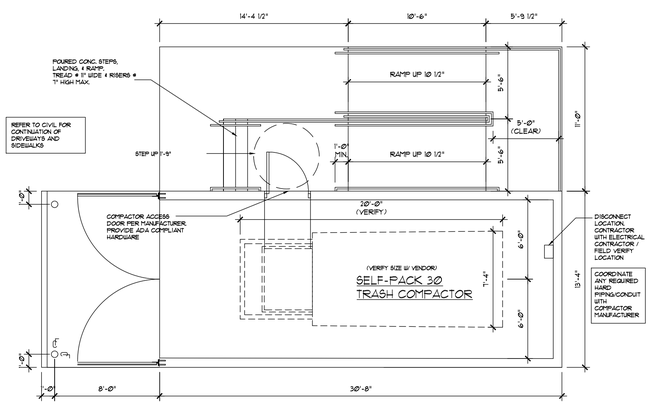
ALSO LESS AND EXCEPTING FROM PARCEL 1, THE FOLLOWING DESCRIBED PARCEL:

ALL THAT PORTION OF LOT 4, F.C.L.C. & T. CO. SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA, LYING NORTHERLY AND EASTERLY OF THE FOLLOWING DESCRIBED LINE:

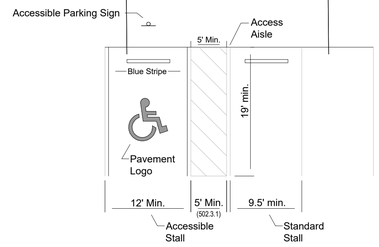
FROM THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 4, AS RECORDED IN PLAT BOOK 1, PAGE 43, ST. LUCIE COUNTY, FLORIDA; RUN SOUTH 89°41'37" EAST, A DISTANCE OF 78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 197.27 FEET; THENCE RUN SOUTH 89°41'37" EAST, A DISTANCE OF 10 FEET; THENCE RUN SOUTH 00°20'07" WEST, A DISTANCE OF 37.73 FEET; THENCE RUN SOUTH 89°41'37" EAST TO A POINT ON THE EAST LINE OF SAID LOT 4, SAID POINT BEING THE POINT OF TERMINUS.

PARCEL 2:

LOT 3 OF F.C.L.C. & T. CO. SUBDIVISION IN THE SOUTHEAST ¼ SECTION 34, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 43, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

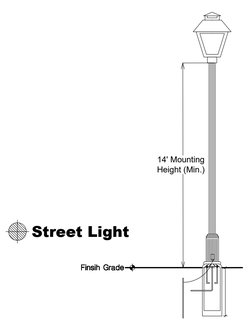


30 CY Compactor Enclosure Detail



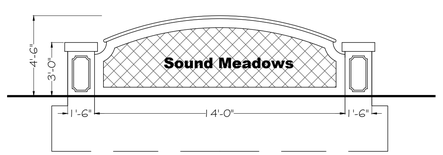
Typical Parking Stall Detail

NTS



Standard Light Pole Detail

NTS

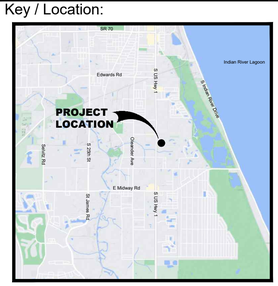


Typical Project ID Sign Detail

NTS

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Overall Site Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

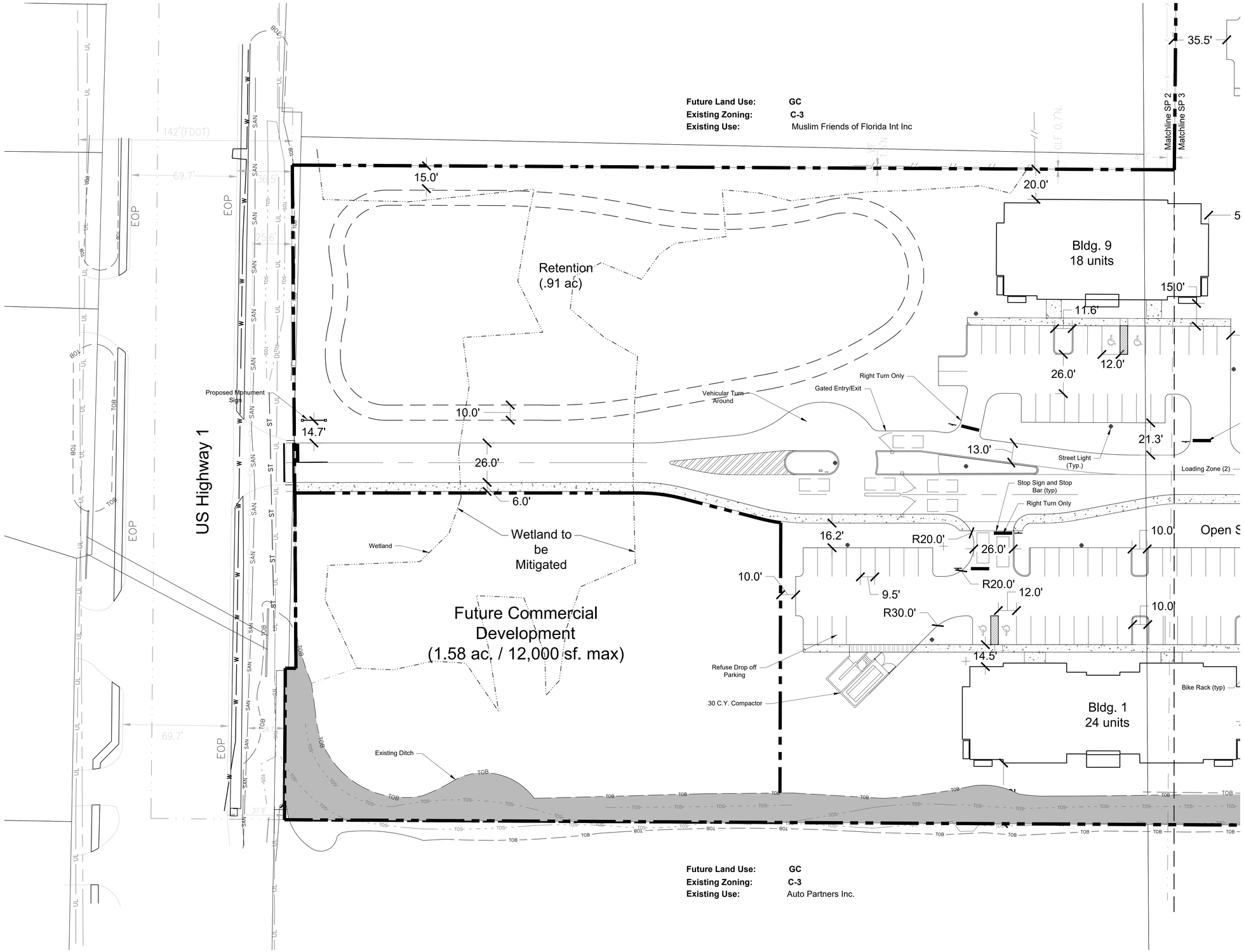
SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

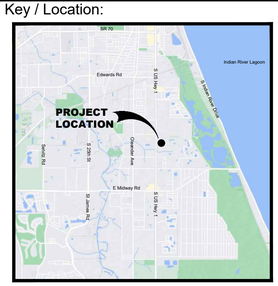
Designer	SAW	Sheet
Manager	BN	**SP 1**
Project Number	22-065	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Site Plan Enlargement

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

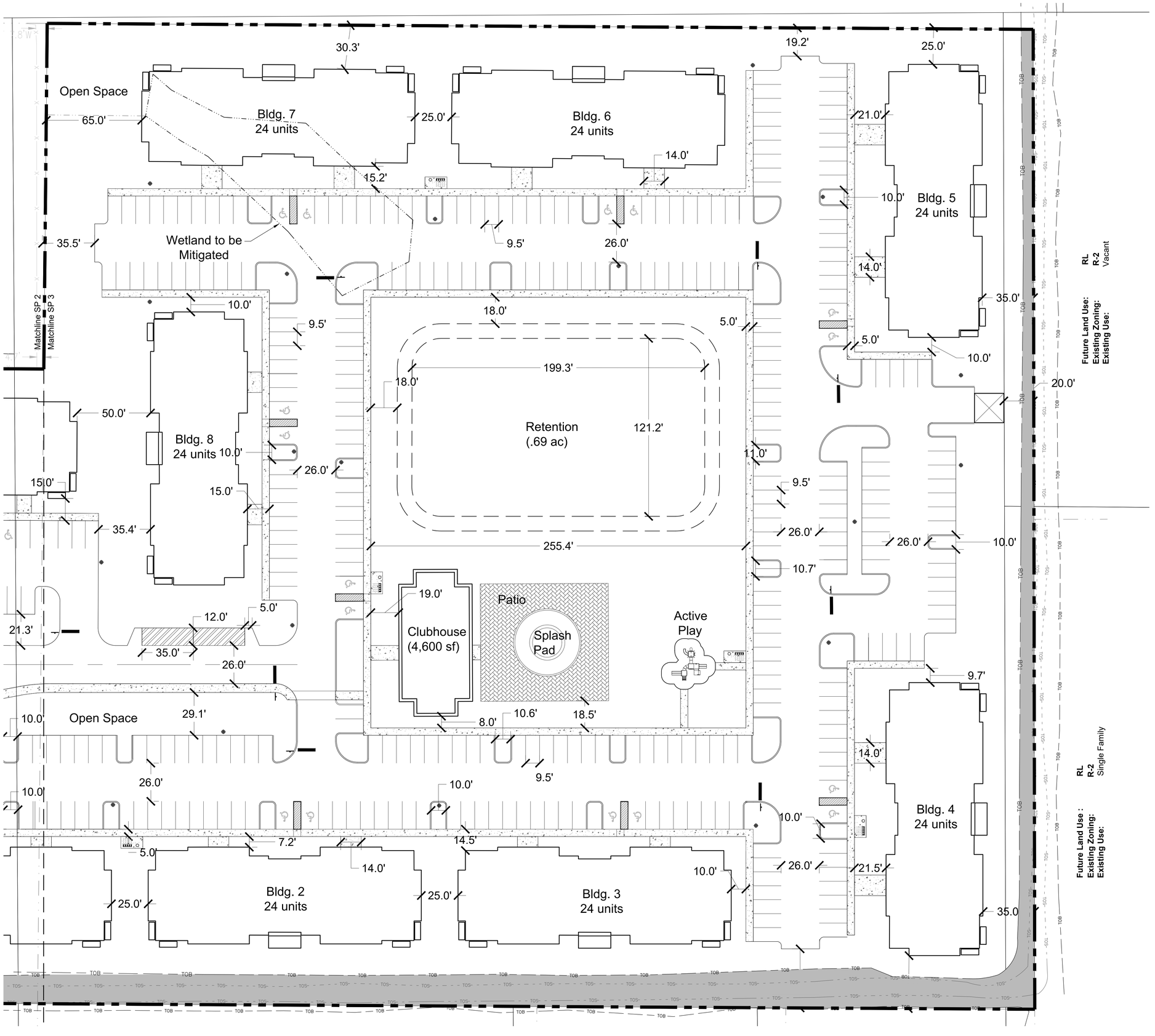
SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

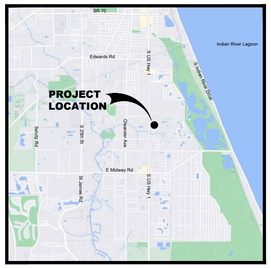
Designer	SAW	Sheet
Manager	BN	**SP 2**
Project Number	22-065	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Site Plan Enlargement

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

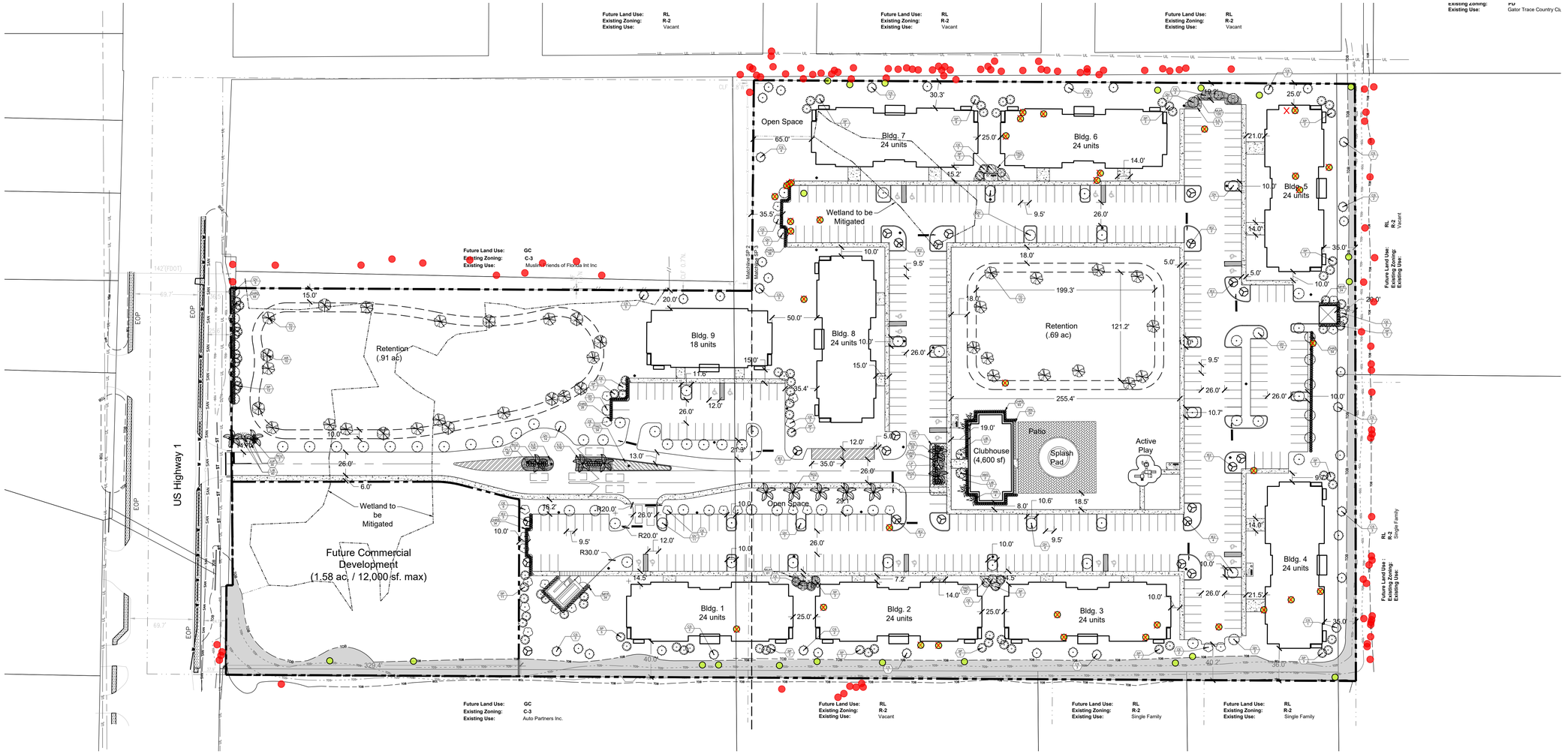
0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	22-065
Municipal Number	---
Computer File	

Sheet **SP 3**

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



PLANT SCHEDULE SOUND MEADOW

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
AR	10	Acer rubrum	Red Maple	65G	14` HT	7` SPR	F, SP	Native	4" Caliper
CE	33	Conocarpus erectus	Buttonwood	65G	14` HT	4` SPR	STD, F, SP	Native	3" Caliper
CS	37	Conocarpus erectus f. sericeus	Silver Buttonwood	65G	14` HT	4` SPR	STD, F, SP	Native	3" Caliper
IE2	22	Ilex x attenuata 'Eagleston'	Eagleston Holly	65G	12` HT	4` SPR	STD, F, SP	Native	3" Caliper
LP	1	Ligustrum japonicum	Japanese Privet Multi-Trunk	CG	12` HT	12` W	ML, 3` CT, Specimen	Non-native	
QV	81	Quercus virginiana	Southern Live Oak	65G	14` HT	5` SPR	F, SP	Native	3" Caliper
TD	26	Taxodium distichum	Bald Cypress	FG	14` HT	7` SPR	F, SP	Native	4" Caliper
PALMS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
AM3	2	Adonidia merrillii	Christmas Palm Triple	FG	16`-18` OA		Triple, Full Heads, SP	Non-native	
RO2	12	Roystonea regia	Florida/Cuban Royal Palm	FG	8`GW		F, SP, No Scars		
SP	90	Sabal palmetto	Sabal Palm	FG	10`-18` CT		HVY CAL, SP	Native	
WB	4	Wodyetia bifurcata	Foxtail Palm	FG	16` - 18` HT. 6` GW		Full Head, Str, Specimen	Non-native	
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
ALI	6	Alcantarea imperialis	Imperial Bromeliad	7G	30" OA		SP	Non-native	
CHR2	291	Chrysobalanus icaco `Red Tip`	Red Tip Cocoplum	3G	24" HT	24"W	F, SP	Native	
GAG	38	Galphimia glauca	Thryalis	3G	24" HT	18"W	F	Non-native	
IXN	24	Ixora coccinea `Nora Grant`	Red Ixora	3G	24" OA		FTB	Non-native	
JAT	2	Jatropha integerrima	Jatropha	15G	4` HT	3`W	STD, SP	Non-native	
MFR	58	Myrcianthes fragrans	Simpson`s Stopper	7G	4` HT	3`W	FTB, SP	Native	
PLI	30	Plumbago auriculata `Imperial Blue`	Plumbago	3G	24" HT	24"W	F, SP	Non-native	
ROL	25	Rondeletia leucophylla	Panama Rose `Pink`	3G	24" HT	24"W	FTB, SP	Non-native	
GRASSES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
MUH	181	Muhlenbergia capillaris	Pink Muhly	3G	18" OA		F		24" o.c.
TRD	81	Tripsacum dactyloides	Fakahatchee Grass	3G	24" OA		Full	Native	48" o.c.
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
GIF	92	Ficus microcarpa `Green Island`	Green Island Ficus	1G	12"HT	12"W	Full		18" o.c.
ILS	375	Ilex vomitoria `Stokes Dwarf`	Dwarf Yaupon	1G	12"HT	12"W	Full	Native	18" o.c.
JUP	30	Juniperus chinensis `Parsonii`	Parsoni Juniper	1G	10" HT	15" SPR	Full	Non-native	24" o.c.
LIB	182	Liriope muscari 'Big Blue'	Big Blue Lilyturf	3G	12" OA		F		18" o.c.

General Landscape Notes:

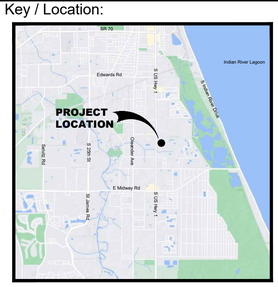
1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (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. All back flow prevention devices shall be screened in accordance with Section 22-70(d) of the Fort Pierce City Code.
15. Irrigation to conform to all local and State regulations with regard to water consumption.

Landscape Calculations:

Vehicular Use Area along Property Lines
705 Linear Feet along Property Line
636 x 10 = 7,050 sq. ft. required Landscape Area
(7,050) / 200 = **35 Trees Required**
Vehicular Use Area along Right of Way
150 Linear Feet along Right of Way
1,500 x 10 = 15,000 sq. ft. required Landscape Area
(15,000) / 300 = **50 Trees Required**
Interior Vehicular Use Area
171,405 sq. ft. total Vehicular Use Area
171,405 / 15 = 11,427 sq. ft. required Landscape Area
(11,427) / 100 = **114 Trees Required**
Total Landscape Area Required: 36,777 sq. ft.
Landscape Area Provided: + sf.
Total Trees Required: 199
Trees Provided = 250 Canopy Trees

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

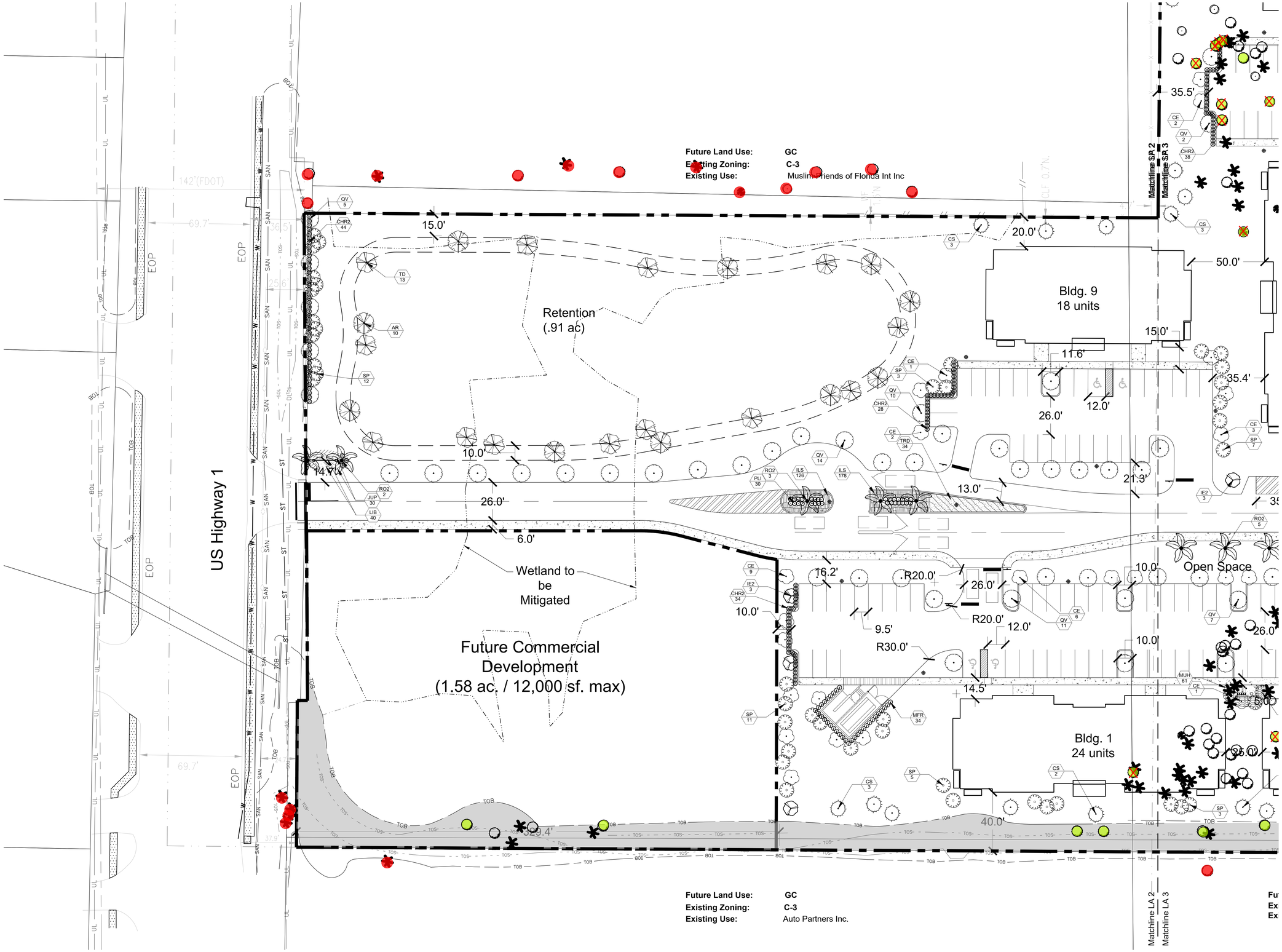
SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

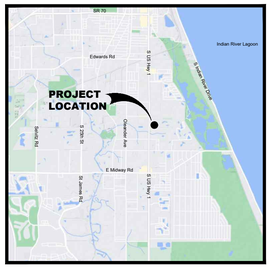
Designer	SAW	Sheet
Manager	BN	**LA 1**
Project Number	22-065	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	22-065
Municipal Number	---
Computer File	

Sheet **LA 2**

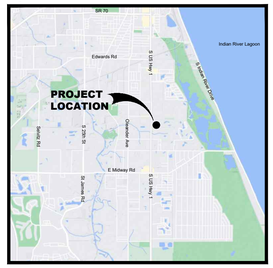
© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

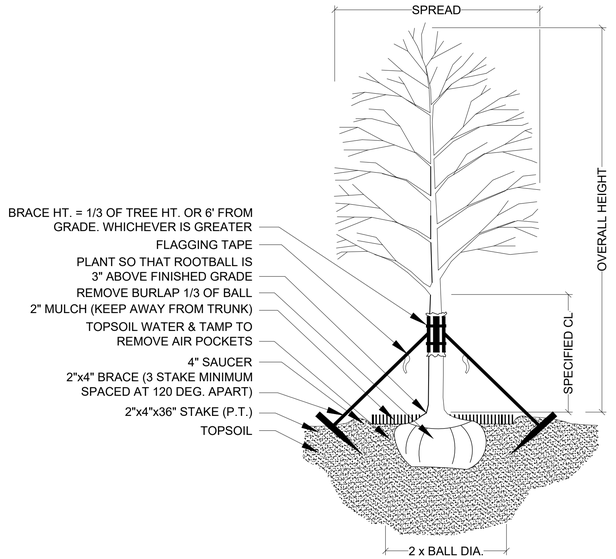
0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW
Manager	BN
Project Number	22-065
Municipal Number	---
Computer File	

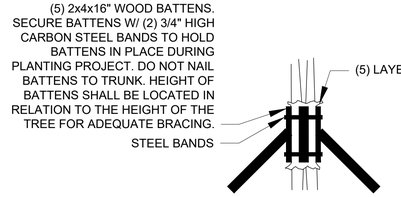
Sheet **LA 3**

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



TREE PLANTING & STAKING

NOT TO SCALE

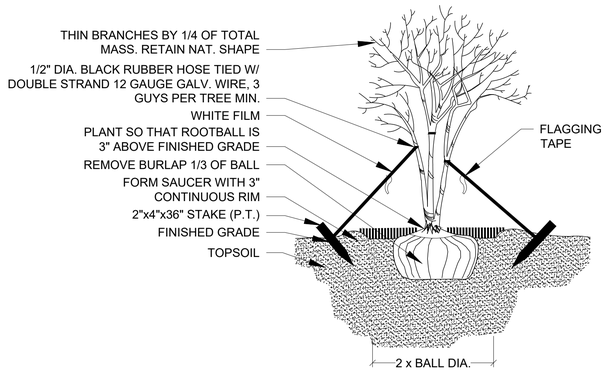


BRACING DETAIL

NOT TO SCALE

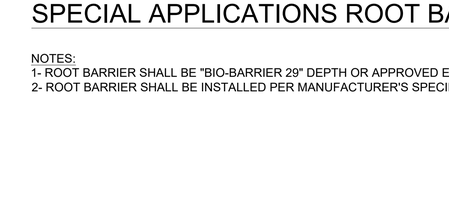
PALM PLANTING - ANGLE STAKE

NOT TO SCALE



MULTI-TRUNK PLANTING & GUYING

NOT TO SCALE



SHRUB PLANTING

NOT TO SCALE

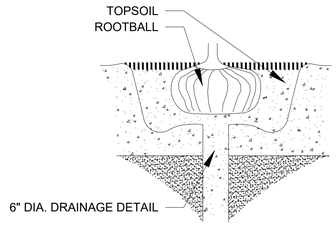
GROUNDCOVER PLANTING DETAIL

NOT TO SCALE

LANDSCAPE AREA PREPARATION DETAIL

NOT TO SCALE

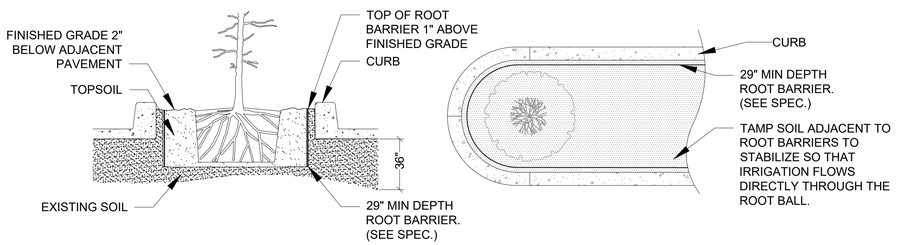
THIS DETAIL SHOWN DEPICTS A MEDIAN AND/OR LANDSCAPE ISLAND AND IS FOR GRAPHIC PURPOSES ONLY; SOIL PREPARATION SHALL APPLY TO ALL TREE, SHRUB, & GROUND COVER AREAS. THIS DOES NOT INCLUDE SOD AREAS



DRAINAGE TESTING DETAIL

NOT TO SCALE

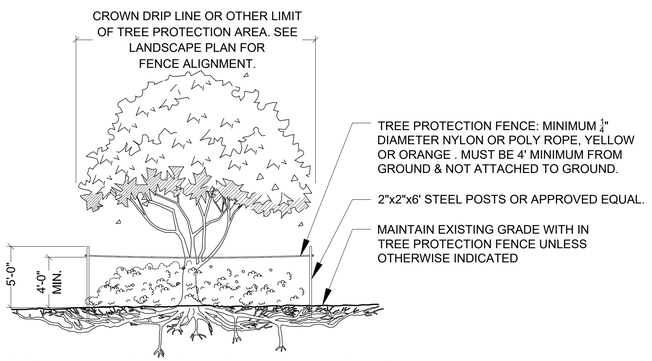
- *TOPSOIL SHALL BE NATURAL, FRIABLE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY OF THE PROJECT SITE THAT PRODUCES HEAVY GROWTH.
- TOPSOIL SHALL HAVE A PH RANGE OF 5.5-7.4, FREE FROM SUBSOIL, WEEDS, LITTER, SODS, CLAY, STONES, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH, OR HINDER PLANTING OPERATIONS.
- TOPSOIL SHALL CONTAIN A MINIMUM OF 3% ORGANIC MATERIAL.
- TOPSOIL MUST PERCOLATE WATER AT A RATE OF 1" PER HOUR (SEE ALSO DRAINAGE TESTING DETAIL FOR TREES)
- LANDSCAPE AREA SOILS SHALL BE APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING



SPECIAL APPLICATIONS ROOT BARRIER DETAIL

NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "BIO-BARRIER 29" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.



TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS.

PRIOR TO PLANTING, ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER.

A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED. IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

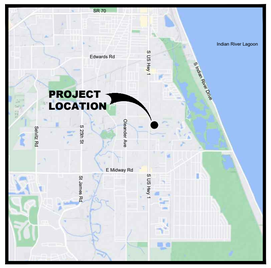
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

E. WHEN BACKFILLING PLANTING PITS WITH NATIVE TOPSOIL, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan Landscape Details

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**LA 4**
Project Number	22-065	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

LANDSCAPE SPECIFICATIONS

PART 1: GENERAL CONDITIONS

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

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

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

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

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

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

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

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

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

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

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

1.08 GUARANTEE:
The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of 18 MONTHS from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guaranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

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

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

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

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

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

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

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

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

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

PART 2: MATERIALS

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

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

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION

A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails

2.06 TOP SOIL:
A. Planting soil for all plantings shall consist of topsoil and be natural, friable, fertile, fine loamy soil possessing characteristics of representative topsoil in the vicinity of the project site that produces heavy growth. Topsoil shall have a PH range of 5.5-7.4, free from subsoil, weeds, litter, sods, clay, stones, stumps, roots, trash, herbicides, toxic substances, or any other material which may be harmful to plant growth, or hinder planting operations. Topsoil shall contain a minimum of 3% organic material. Topsoil must percolate water at a rate of 1" per hour (See also drainage testing detail for trees)

B. Landscape Area Preparation. The intent of this section is to ensure a healthy growing environment for all planting material in all landscaped areas. Landscape Contractor to examine existing soils prior to planting to ensure conformance to all definitions of "Topsoil" (seeLandscape Area Preparation Detail); In addition, a 3" layer of high organic (min 40%) potting soil shall be added to the topsoil and mixed in at time of planting. *East Coast Recycling Inc.* is a recommended source for imported Topsoil (if needed) as well as the top 3" layer of potting soil.

Existing soils must meet all definitions of 'Topsoil' as described above in all planting areas throughout the site. If existing soils do not meet all definitions of Topsoil, please refer to the 'Landscape Area Preparation' detail. Examination may require existing soils to be tested by an accredited testing laboratory. Should a soil test be necessary, Contractor shall contact soil testing lab directly to confirm such lab's soil collection and transmittal protocol; all costs if any shall be borne by the Contractor. Contractor shall provide to Landscape Architect for review the results of the soil test if conducted. Contractor shall schedule an on-site meeting with Landscape Architect to review existing and/or imported soils prior to planting. The Landscape Area Preparation is the responsibility of the Landscape Contractor. He/she shall except all responsibility of planting soils and shall honor all guarantee items in section 1.08.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state and local fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon container	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material. The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep 6" away from tree & palm trunks or as required by local jurisdiction.

PART 3 EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the landscape plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Details for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and backfilled with Topsoil- see Landscape Area Preparation Detail;
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future watering's. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimming from site.

3.05 GUYING:

A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

C. Stake & Brace all trees larger than 12' oa. See detail. Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

D. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. Prior to installing any irrigation system components, the contractor shall obtain a water sample from the proposed water supply and conduct a particle size and count analysis on the sample using the services of a reputable lab certified in such analysis. Submit the test results to the owner/owner's representative for review and approval. Do not proceed further with system installation until given written approval to do so.

3.07 SOD:
A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed- 200 Pounds per acre mixed with common hulled Bermuda seed- 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

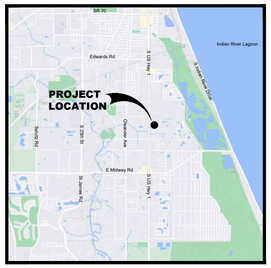
C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

E. All trees & shrubs shall be straight and in correct position per the landscape plans, details and specifications. All nursery, shipping and identification tags & ribbons shall be removed from trees & shrubs immediately after planting.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Landscape Specifications

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

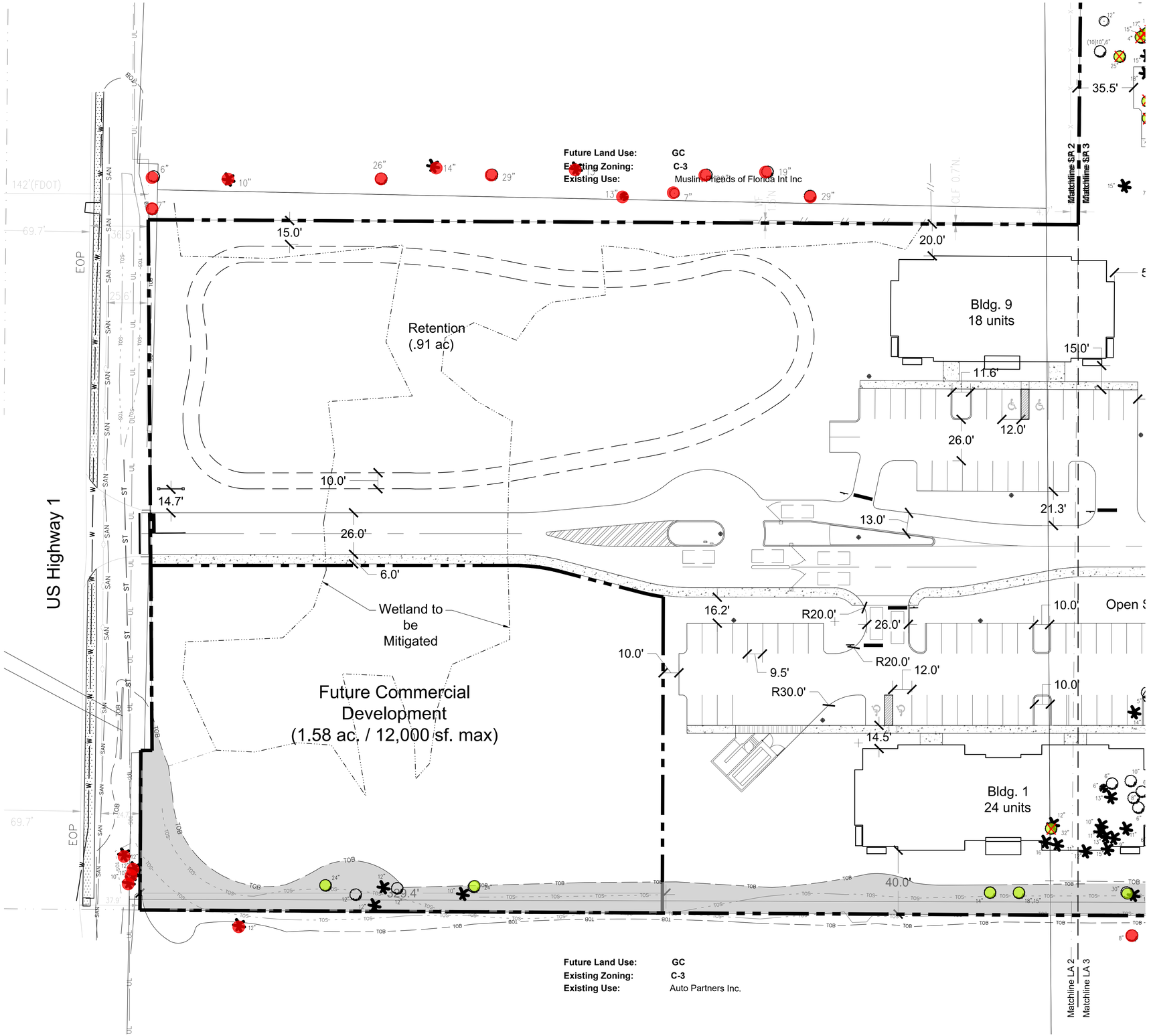
SCALE: 1" =

0

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**LA 5**
Project Number	22-065	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



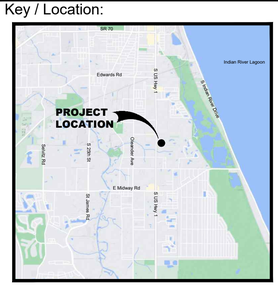
Tree to be Preserved

Tree to be Removed

Off site Tree - exempt from Mitigation Requirements

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

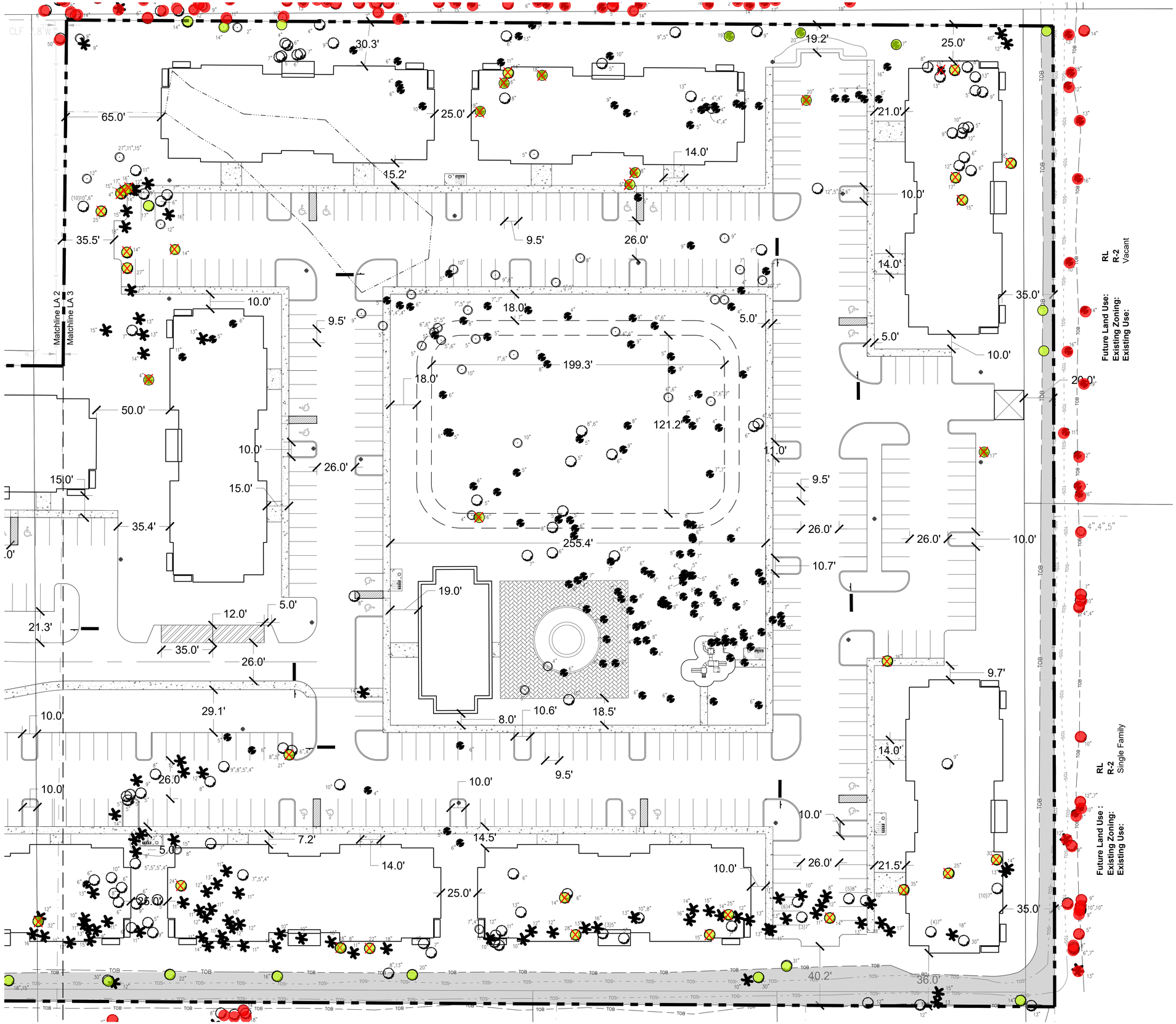
SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

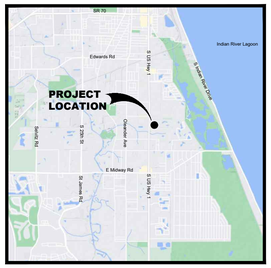
Designer	SAW	Sheet
Manager	BN	**MT1**
Project Number	22-065	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation Plan

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**MT-2**
Project Number	22-065	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

Tree #	Species	Meets Clear trunk criterion	DBH	To be Removed	To be Preserved
1580	Slash Pine		15	x	
1591	Slash Pine		17	x	
1593	Slash Pine		15	x	
1594	Live Oak		18	x	
1595	Cabbage Palm	x	12		
1596	Cabbage Palm	x	12		
1597	Slash Pine		20	x	
1599	Slash Pine		16	x	
1600	Slash Pine		17		x
1604	Slash Pine		20		x
1615	Slash Pine		19		x
1623	Live Oak		5		
1626	Slash Pine		18	x	
1632	Slash Pine		16	x	
1633	Live Oak		14	x	
1689	Unknown		26		x
1699	Slash Pine		15	x	
1700	Slash Pine		18	x	
1854	Slash Pine		16	x	
1859	Slash Pine		14	x	
1872	Live Oak		14		x
1876	Slash Pine		16	x	
1880	Slash Pine		14		x
1881	Slash Pine		16		x
1894	Cabbage Palm	x	10		
1895	Cabbage Palm	x	11		
1896	Cabbage Palm	x	12		
1903	Slash Pine		16	x	
1918	Live Oak		14		x
1919	Unknown		11		
1920	Unknown		14		x
1939	Cabbage Palm	x	9		
1948	Cabbage Palm	x	16		
1949	Cabbage Palm	x	12		
1950	Cabbage Palm	x	14		
1951	Unknown		16	x	
1952	Unknown		17	x	
1953	Unknown		15	x	
1955	Unknown		27	x	
1958	Live Oak		25	x	
1960	Cabbage Palm	x	18		
1961	Cabbage Palm	x	15		
1967	Cabbage Palm	x	16		
1969	Unknown		14	x	

1971	Live Oak		27	x	
1972	Live Oak		14	x	
1973	Cabbage Palm	x	13		
1974	Cabbage Palm	x	12		
1975	Cabbage Palm	x	13		
1976	Cabbage Palm	x	14		
1978	Cabbage Palm	x	15		
1981	Live Oak		30	x	
1982	Cabbage Palm	x	14		
1983	Cabbage Palm	x	13		
1984	Live Oak		30	x	
1986	Live Oak		25	x	
1994	Live Oak		14		x
1995	Cabbage Palm	x	15		
1997	Cabbage Palm	x	18		
1999	Cabbage Palm	x	17		
2000	Cabbage Palm	x	18		
2001	Live Oak		35	x	
2002	Cabbage Palm	x	10		
2005	Cabbage Palm	x	13		
2006	Live Oak		14	x	
2007	Cabbage Palm	x	11		
2009	Cabbage Palm	x	13		
2011	Cabbage Palm	x	12		
2012	Cabbage Palm	x	8		
2013	Cabbage Palm	x	10		
2014	Cabbage Palm	x	11		
2015	Cabbage Palm	x	11		
2016	Cabbage Palm	x	13		
2017	Cabbage Palm	x	13		
2018	Cabbage Palm	x	21		
2019	Live Oak		25	x	
2021	Cabbage Palm	x	14		
2022	Cabbage Palm	x	15		
2023	Cabbage Palm	x	14		
2024	Cabbage Palm	x	16		
2025	Live Oak		15	x	
2026	Live Oak		31		x
2027	Live Oak		30		x
2028	Cabbage Palm	x	10		
2029	Cabbage Palm	x	13		
2034	Cabbage Palm	x	16		
2035	Live Oak		32	x	
2036	Cabbage Palm	x	12		
2037	Cabbage Palm	x	11		
2038	Cabbage Palm	x	12		
2039	Cabbage Palm	x	15		

2040	Cabbage Palm	x	13		
2041	Cabbage Palm	x	9		
2042	Cabbage Palm	x	11		
2043	Cabbage Palm	x	10		
2044	Cabbage Palm	x	13		
	Total Cabbage Palm	229		648	229
	Total DBH			648"	229"

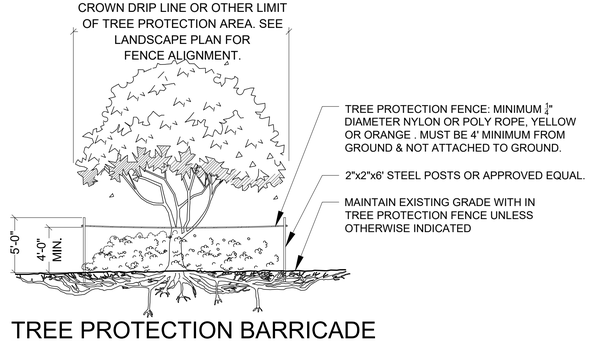
Mitigation Notes:

1. Tree mitigation is for the removal of existing native trees greater than 14" dbh.
2. Palm mitigation is for the removal of existing native palms greater than 10' clear trunk height.
3. All reasonable steps have been taken so as to preserve as much existing native vegetation as practicable.
4. Trees to be mitigated are located in areas designated for construction.
5. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material shall be placed around existing native vegetation to remain.
6. Existing native understory not in direct conflict with proposed construction activity shall remain in place.

Tree Mitigation Data:

Total Tree Inches to be Removed:	648"
Total Tree Inches Preserved:	229"
Tree Mitigation Credits Required:	419"
Total Palms:	51
Total Palms to be Removed:	40
Total Palms to be Preserved	11
Palm Mitigation Credits Required:	40
Total Tree Replacement Credits Provided:	420
Total Palm Replacement Credits Provided:	40

* Code Required Trees Planted onsite @3 inch DBH exceed minimum code requirements, 136 total trees (204") count as half credit toward mitigation required, Trees planted onsite @ 4" DBH exceed minimum code requirements, 36 total trees (72") count as half credit toward mitigation required.
An additional (48) 3 inch trees provided to satisfy total replacement requirement. A totall of (40) palms have been added to the landscape plans to satisfy the replacement required. See plant schedule Sheet #LA 1.



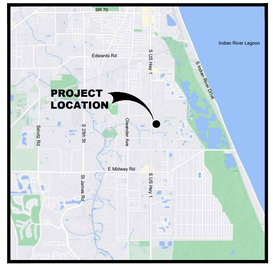
TREE PROTECTION BARRICADE

NOT TO SCALE

NOTES:
1- SEE LANDSCAPE PLAN FOR FENCE ALIGNMENT.
3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.
4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



Project Team:

Client & Property Owner:	SP Sound LLC 5403 W. Gray Street Tampa, Fl. 33609
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Stephen Cooper, P.E. & Assoc., Inc. 7450 S. Federal Hwy. Port Saint Lucie, FL 34952
Surveyor:	American Surveying, Inc. 4847 North Florida Ave. Tampa, FL 33603
Traffic Engineer:	Pinder Troutman Consulting, Inc. 601 Heritage Drive, Ste 493 Jupiter, FL 33458
Environmental Consultant:	CPH 500 West Fulton Street Sanford, Fl 32771

SOUTHPORT FINANCIAL SERVICES

Sound Meadows

Fort Pierce, Florida

Minor Site Plan
Tree Mitigation

Date	By	Description
05.23.23	SAW	Initial Submittal

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	SAW	Sheet
Manager	BN	**MT-3**
Project Number	22-065	
Municipal Number	---	
Computer File		

© Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.

REVIEW OF AFFORDABLE HOUSING PROJECTS SUBMITTED UNDER SB102

ZONING — Review under R-5 High Density Residential as this zoning district encourages Multi-family dwellings. In accordance with the City's land development regulations for multifamily developments.

Lot Size	No minimum	
Density du/ac	30	
Height	3-storey's	Check one-mile radius and apply maximum allowed
Lot Width	80ft	
Front Yard	25ft	
Side Yard	10ft	+ 1ft for every ft building is above 45ft
Rear Yard	20ft	+ 1ft for every ft building is above 45ft
Corner Side	15ft	
Distance between buildings	20ft	
Building Coverage	50%	
Parking	TBD	Must consider a reduction
Landscape Review	Required	
Design Review	Check	
Affordable Dewellings	40%	
Income-eligible	30-years	Require document to confirm monitoring

TRC	Yes
Planning	No
Commission	No