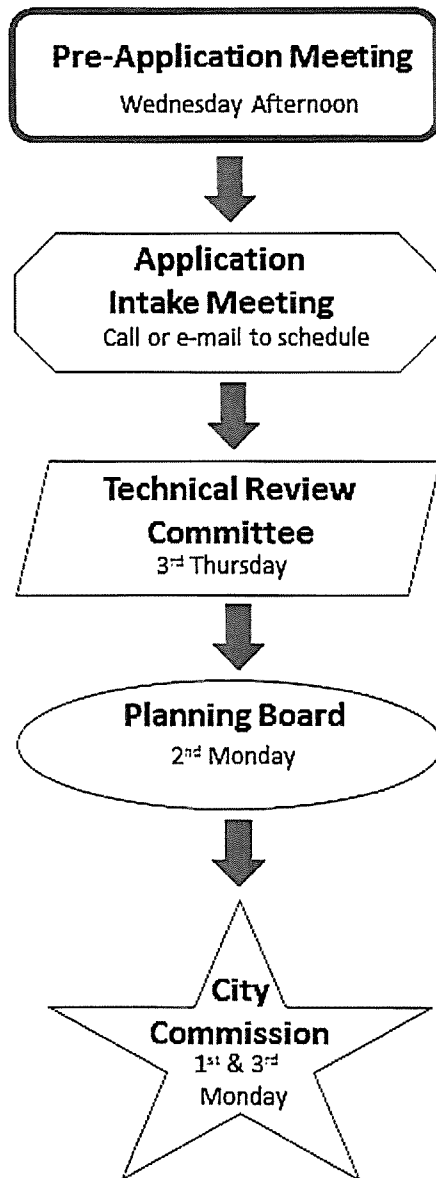




General Information

- **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 on plan
- 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
- N/A  Beach/Dune System protection plan, if applicable (see Section 125-313)
- Lighting Plan (see Section 125-313)
- N/A  Design Review submittals (see Design Review application)
- N/A  Traffic Impact Report
- N/A  Concurrency Review submittals (see Concurrency Review application)

# BEV SMITH TOYOTA NORTH PARCEL

SECTION 27, TOWNSHIP 35S, RANGE 40E  
CITY OF FORT PIERCE, FLORIDA

MARCH 2022  
REVISED AUGUST 2023

## OWNER/APPLICANT

NSS ACQUISITION CORP.  
3550 SOUTH U.S. HIGHWAY 1  
FORT PIERCE, FLORIDA 34982  
PH: (888) 818-2847

## ENGINEER



CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL

1875 20TH STREET  
VERO BEACH, FL 32940  
PH: (772) 569-0035  
MEMORHUE, FL - PH: (215) 253-1616  
FT. PIERCE, FL - PH: (772) 468-9435

## SURVEYOR



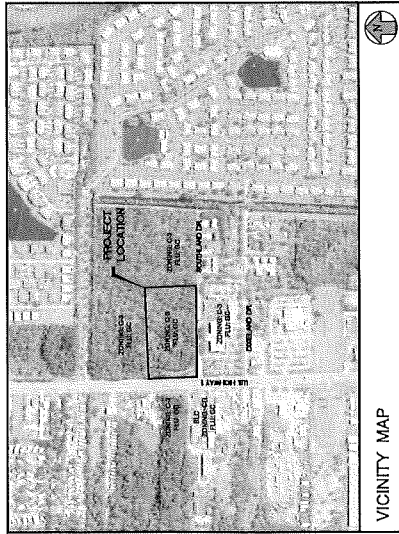
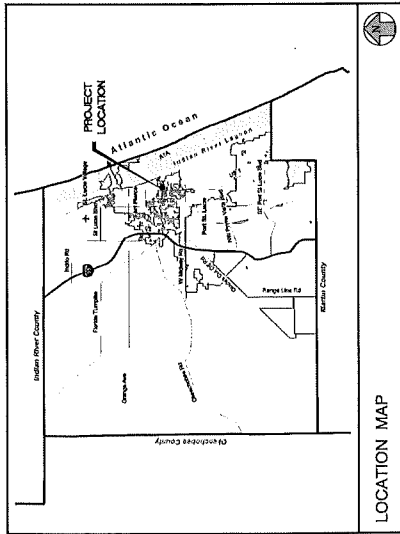
INDIAN RIVER SURVEY, INC.  
Professional Surveying and Mapping

1000 W. WINDY HILL ROAD  
VERO BEACH, FL 32960  
PH: (772) 568-7880

## LANDSCAPE ARCHITECT

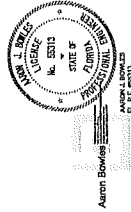
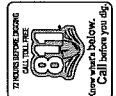
PATRICK D. CUNNINGHAM, LLC

519 SAPPHIRE DRIVE  
SARASOTA, FL 34243  
PH: (941) 351-8875



## INDEX OF DRAWINGS

C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN
C4	SITE PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	CROSS SECTIONS
C7	OFF-SITE DRAINAGE PLAN
C8	GENERAL DETAILS
C9	EROSION CONTROL DETAILS



DATE: 08/23  
PROJECT: 22-0086

SHEET  
**C1**

This form has been digitally signed & sealed by Aaron Bowley, P.E. on 08/23/2023. The digital signature and seal are an integral part of this document and the signature must be verified on any electronic copies.

REVISIONS	DATE
3. 8178 MOORE PER CLIENT	07-23-2023
2. THE COMMENTS 2-19 REVIEW	07-13-2023
1. THE COMMENTS	06-04-2023





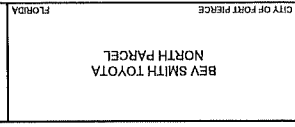


DATE	REVISIONS
07-25-2023	1. PER CLIENT COMMENTS
07-25-2023	2. PER CLIENT COMMENTS
07-25-2023	3. PER CLIENT COMMENTS
07-25-2023	4. PER CLIENT COMMENTS
07-25-2023	5. PER CLIENT COMMENTS
07-25-2023	6. PER CLIENT COMMENTS
07-25-2023	7. PER CLIENT COMMENTS
07-25-2023	8. PER CLIENT COMMENTS
07-25-2023	9. PER CLIENT COMMENTS
07-25-2023	10. PER CLIENT COMMENTS

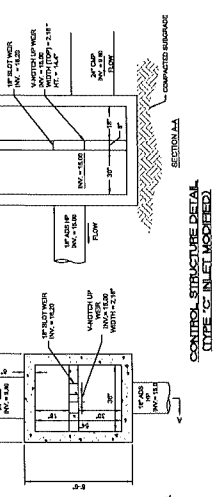
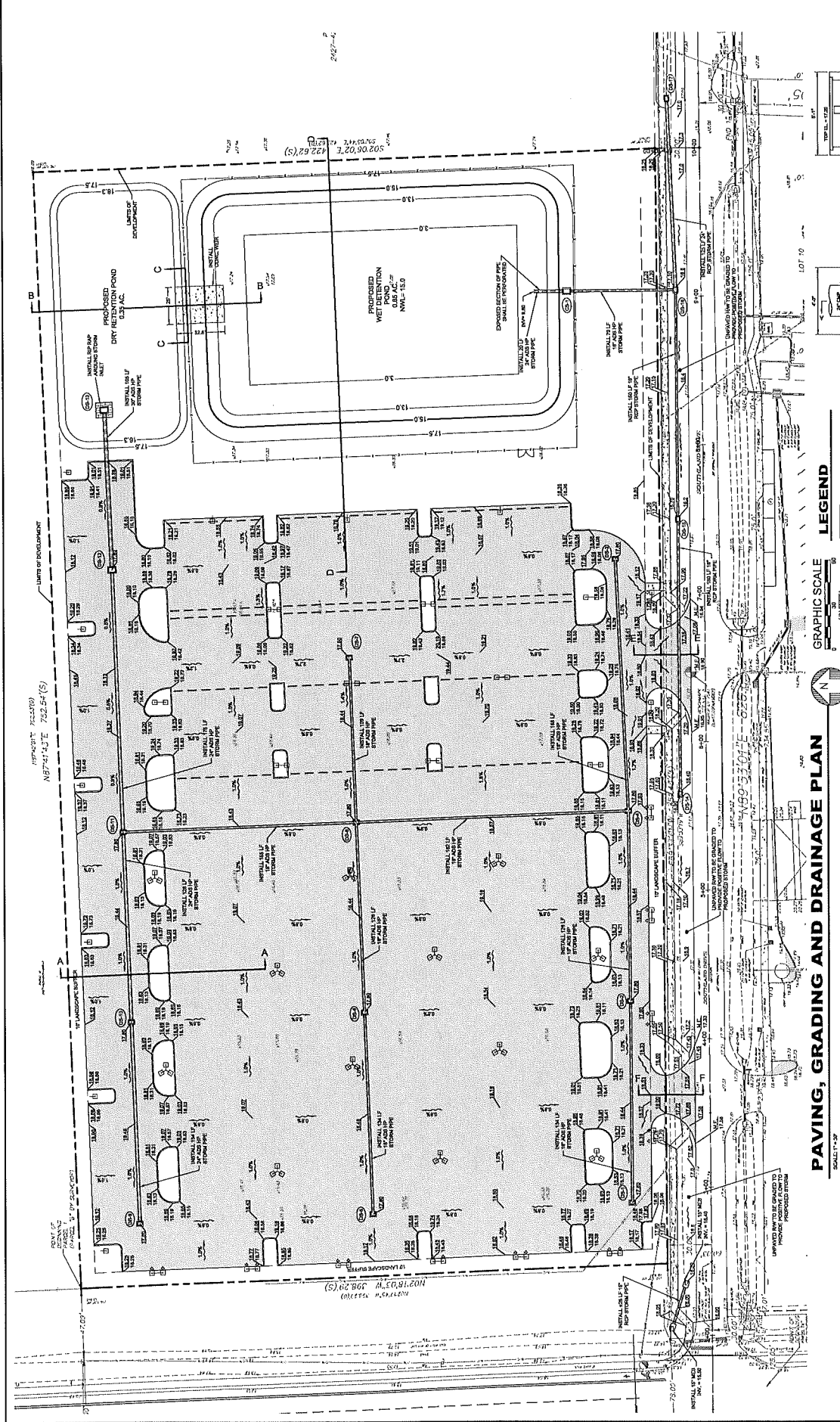
JOB NO. 23-0068  
 DESIGNED WFP  
 DRAWN GVM  
 CHECKED APRIL 2023  
 DATE APRIL 2023  
 CLIENT SIRMEROS PER CLIENT  
 PROJECT NAME SIRMEROS PER CLIENT  
 PROJECT ADDRESS 10218 SW 508 ST, MIAMI, FL 33155

**MBV**  
**ENGINEERING, INC.**  
 1100 S.W. 15TH AVENUE, SUITE 200  
 MIAMI, FL 33135  
 TEL: 305.441.1111  
 FAX: 305.441.1112  
 WWW.MBV-FL.COM

PAVING, GRADING AND DRAINAGE  
 PLAN  
 BEV SMITH TOYOTA  
 NORTH PARCEL  
 FLORIDA  
 CITY OF FORT PIERCE



C5  
 23-0068  
 1. REFER TO DESIGN CONTROL PLAN FOR DESIGN CONTROL DETAILS.  
 2. PRESENCE OF BRACKENHART ANTICRETE.



**LEGEND**

- COARSE CONCRETE
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED BIT. LIGHTING (BY OTHER)

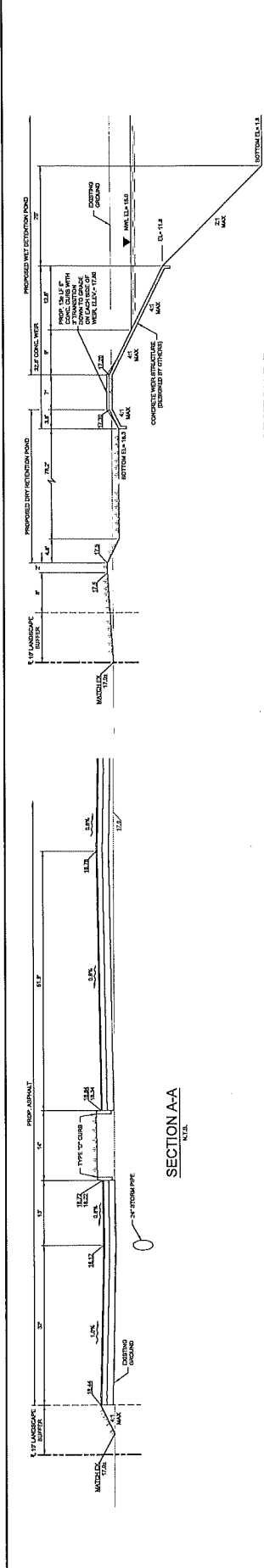
**GRAPHIC SCALE**  
1" = 30' - 0"

**DRAINAGE STRUCTURE SCHEDULE**

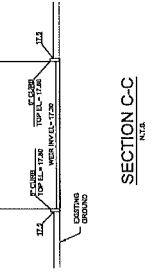
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DB-7	TYPICAL	#4000	PAVEMENT	TOP	18.00	10.00	10.00	11.78
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10218 SW 508 ST (S)  
 10218 SW 508 ST (S)  
 10218 SW 508 ST (S)  
 10218 SW 508 ST (S)

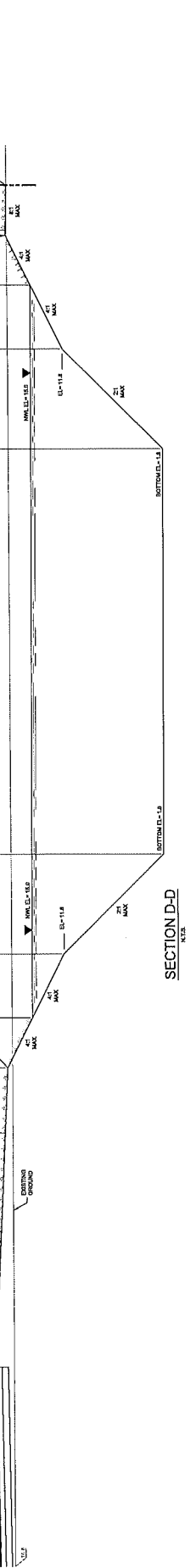




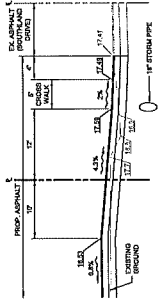
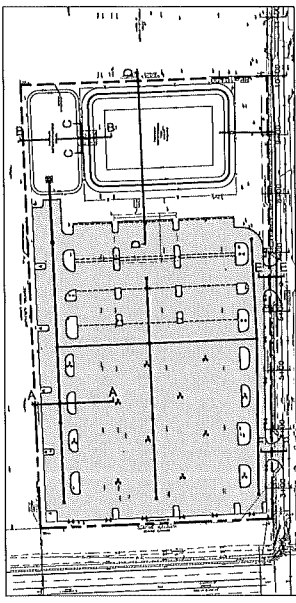
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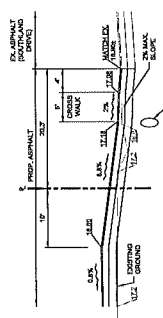
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SECTION D-D  
N.T.S.

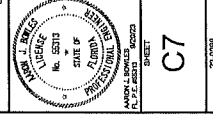


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SECTION F-F  
N.T.S.



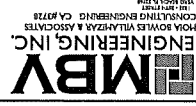


27

22-008

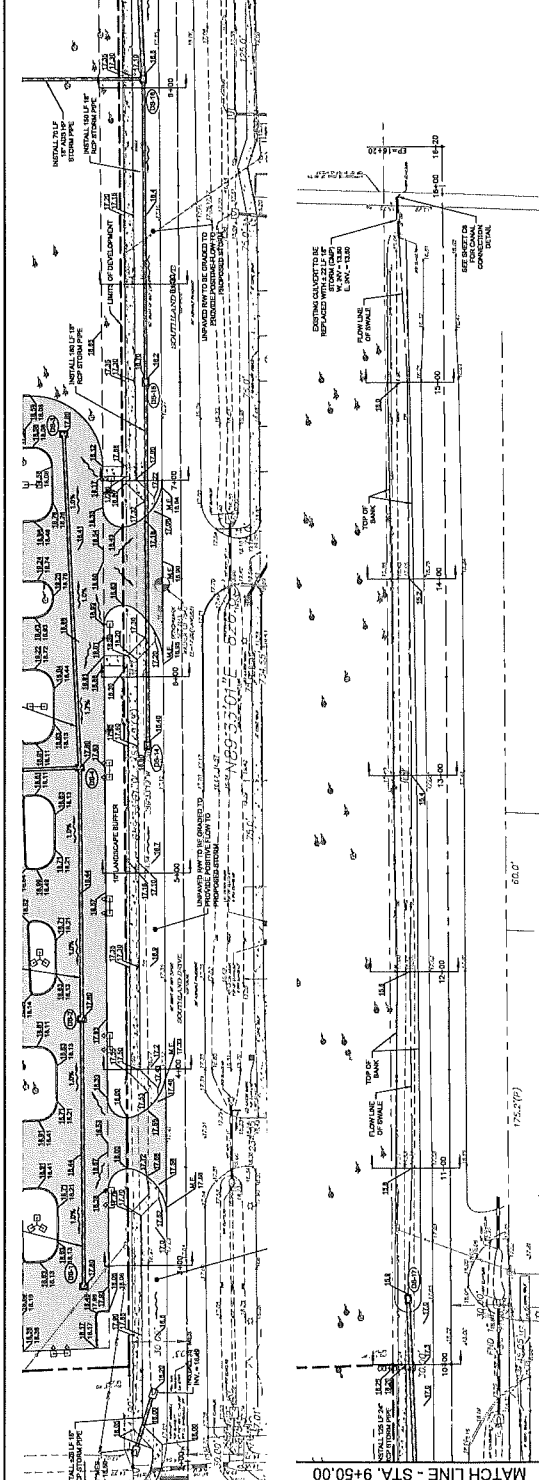
FLORIDA  
CITY OF FORT PIERCE  
REV SMITH TOYOTA  
NORTH PARCEL

OFF-SITE DRAINAGE PLAN



NO.	DATE	DESCRIPTION
1	APRIL 2023	DESIGNED
2	APRIL 2023	CHK'D
3	APRIL 2023	APP'D
4	APRIL 2023	REVISED

MATCH LINE - STA. 9+50.00



NOTES:

1. ALL DRAINAGE STRUCTURES SHALL BE UNDER CONTROL DETAILS.
2. ALL DRAINAGE STRUCTURES SHALL BE CONCRETE UNLESS OTHERWISE NOTED.
3. PRESENCE OF GROUNDWATER ANTICIPATED.

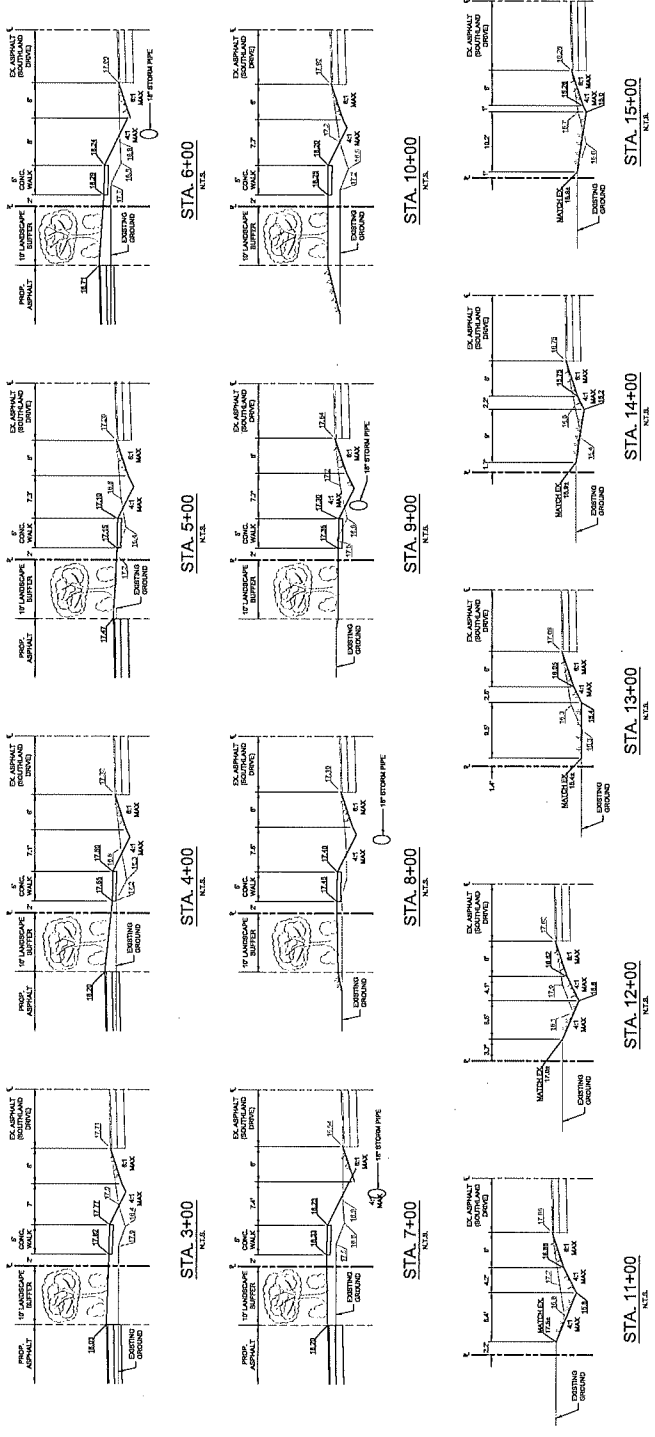
LEGEND



GRAPHIC SCALE  
(IN FEET)  
1 inch = 20 ft.

OFF-SITE DRAINAGE PLAN  
SCALE: 1" = 20'

MATCH LINE - STA. 9+50.00

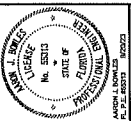


DATE	REVISIONS
07-21-2023	1. THE COMMENTS AND REVISIONS
02-01-2022	2. THE COMMENTS

JOB NO. 22-0098  
 DESIGNED BY WSP  
 DRAWN BY GMM  
 DATE APRIL 2022  
 CHECKED BY AJM  
 DATE ISSUED 02/02/2023

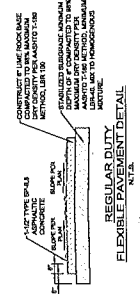
**MBV**  
**ENGINEERING, INC.**  
 1014 BOULEVARD VILLAZA & ASSOCIATES  
 1700 N. W. 10TH AVE., SUITE 100  
 MIAMI, FL 33136  
 PHONE: (305) 575-1100  
 FAX: (305) 575-1101  
 WWW.MBV-ENR.COM

CITY OF FORT PIERCE  
 BEV SMITH TOYOTA  
 NORTH PARCEL  
 FLORIDA

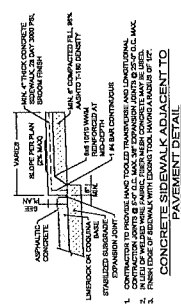


SHEET 88  
 22-0098

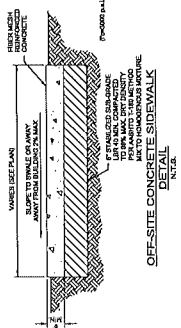
GENERAL DETAILS



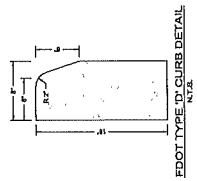
REGULAR DUTY FLEXIBLE PAVEMENT DETAIL N.T.S.



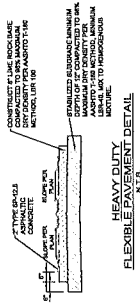
CONCRETE SIDEWALK ADJACENT TO PAVEMENT DETAIL N.T.S.



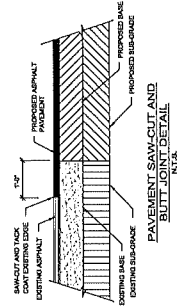
OFF-SITE CONCRETE SIDEWALK DETAIL N.T.S.



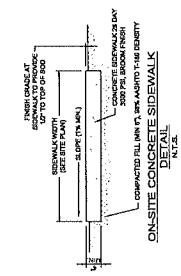
FOOT TYPE 'D' CURB DETAIL N.T.S.



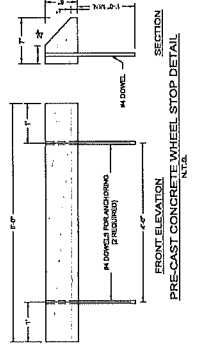
HEAVY DUTY FLEXIBLE PAVEMENT DETAIL N.T.S.



PAVEMENT SAW-CUT AND BUTT JOINT DETAIL N.T.S.



ON-SITE CONCRETE SIDEWALK DETAIL N.T.S.



PRECAST CONCRETE WHEEL STOP DETAIL N.T.S.

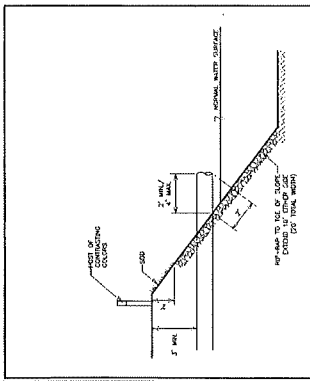
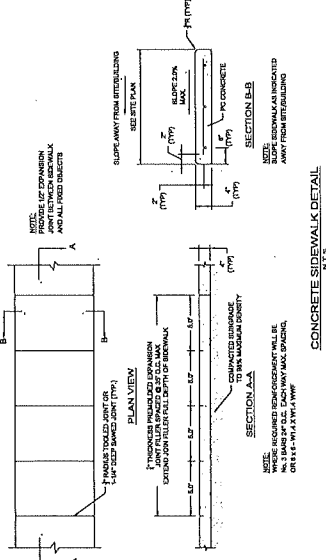


EXHIBIT 'A'  
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 NORTH ST. LUCE RIVER WATER CONTROL DISTRICT  
 SWITCH TO ACCOMPANY  
 DATE: 04/20/22  
 DRAWN BY: GMM

CANAL CONNECTION DETAIL N.T.S.



CONCRETE SIDEWALK DETAIL N.T.S.

REVISIONS	DATE
1. THE COVER SHEET	05-22-22
2. THE COVER SHEET	05-22-22
3. THE COVER SHEET	05-22-22
4. THE COVER SHEET	05-22-22
5. THE COVER SHEET	05-22-22
6. THE COVER SHEET	05-22-22
7. THE COVER SHEET	05-22-22
8. THE COVER SHEET	05-22-22
9. THE COVER SHEET	05-22-22
10. THE COVER SHEET	05-22-22

DATE ISSUED: 04/22/22  
 DATE: APRIL 2022  
 DRAWN: GWH  
 DESIGNED: WVP  
 JOB NO.: 22-008

**MBV**  
 CONSULTING ENGINEERING & ASSOCIATES  
 HOA CONSULTING ENGINEERING & ASSOCIATES  
 1700 N. 17TH AVENUE, SUITE 100  
 DENVER, CO 80202

**EROSION CONTROL DETAILS**  
 BEV SMITH TOYOTA  
 NORTH PARCEL  
 CITY OF FORT PENCE  
 FLORIDA

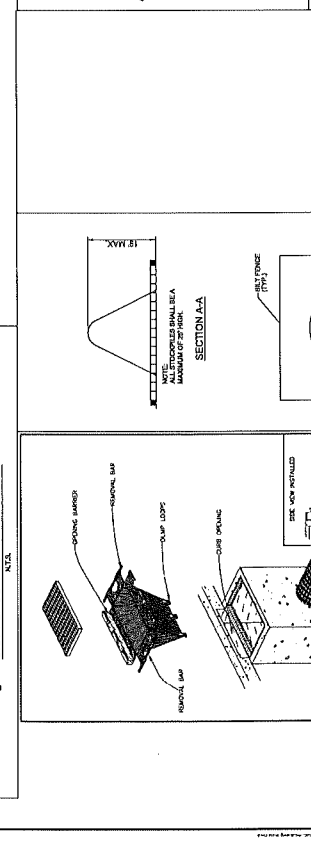
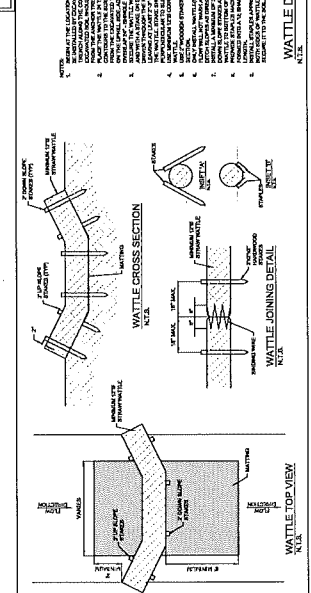
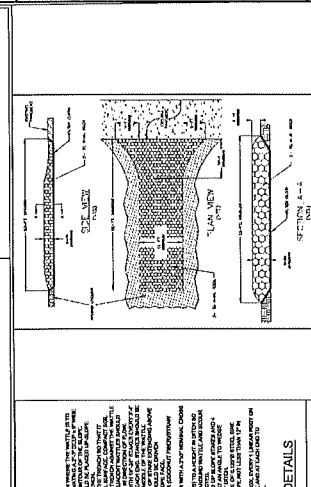
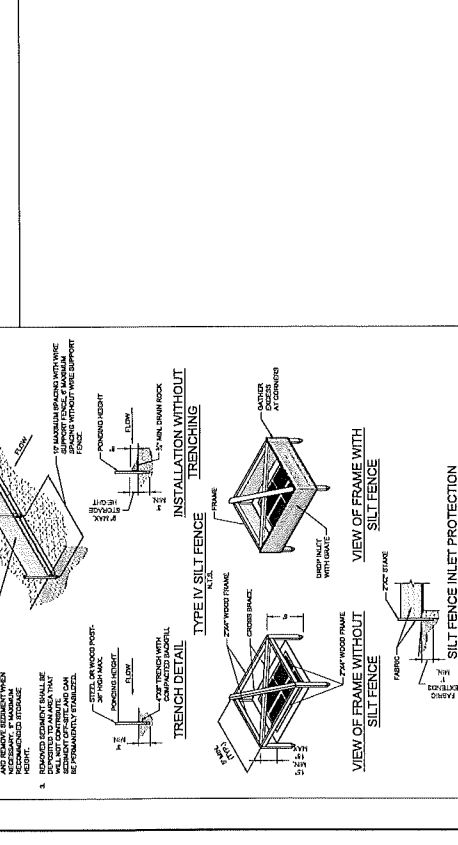
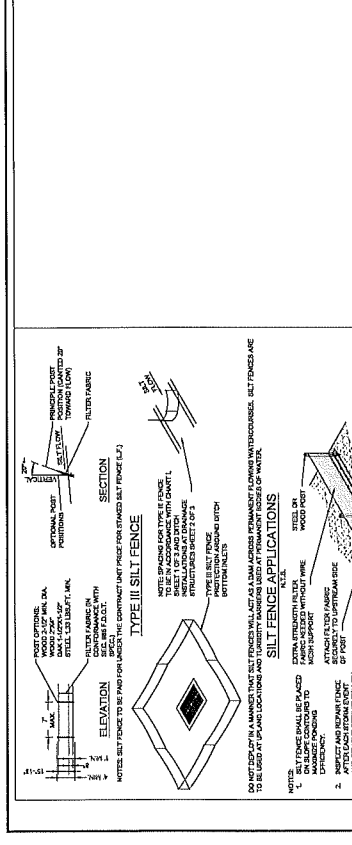
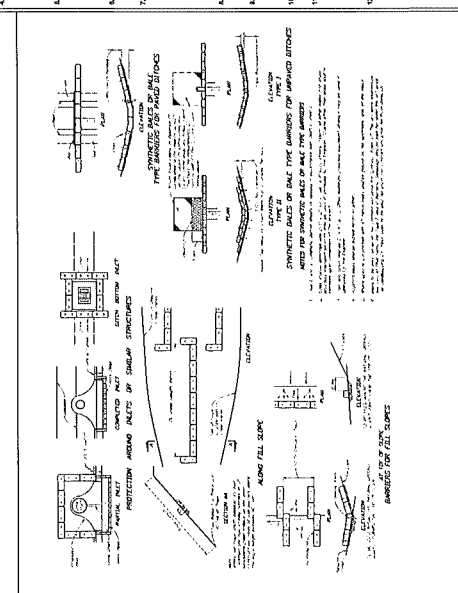
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 DATE OF ISSUE: 04/22/22  
 SHEET NO. 02

22-008  
 SHEET

**EROSION AND SEDIMENTATION CONTROL NOTES**  
 CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF SOILS WHICH MAY BE EXPOSED TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOOD PLAINS HAVE BEEN KNOWN TO CAUSE OBSTRUCTION OF CHANNELS, REDUCE THE CAPACITY OF WATER BODIES OF FLOOD PLAINS, REDUCE THE DESIGN CAPACITY OF CHANNELS AND OTHER WATERS, AND DEPRIVE BEHIND PROTECTIVE STRUCTURES FROM FLOOD PROTECTION. THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

- MINIMUM STANDARDS**
1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE. EROSION CONTROL MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE CONSTRUCTION SITE.
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**SOIL TRACKING PREVENTION DEVICE DETAIL**  
 N.T.S.

**WATTLE DETAILS**  
 N.T.S.

**SEDIMENT INLET PROTECTION DETAIL FOR STOCKPILE OF ERODIBLE MATERIAL**  
 N.T.S.

NOTE: THE CITY ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS FREQUENTLY AS NECESSARY TO ENSURE THE BULKING OF THE SILT FENCE IS MAINTAINED AS SHOWN ON THE DRAWINGS. THE CITY ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS FREQUENTLY AS NECESSARY TO ENSURE THE BULKING OF THE SILT FENCE IS MAINTAINED AS SHOWN ON THE DRAWINGS. THE CITY ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS FREQUENTLY AS NECESSARY TO ENSURE THE BULKING OF THE SILT FENCE IS MAINTAINED AS SHOWN ON THE DRAWINGS.

**PREPARED BY & RETURN TO:**

Mark L. Ornstein, Esquire  
Bass Sox Mercer  
2822 Remington Green Circle  
Tallahassee, Florida 32308

Consideration: \$276,923.00  
Documentary Stamp Tax: \$1,939.00  
Parcel ID No.: 2427-421-0001-000-7

**WARRANTY DEED**

**THIS INDENTURE** made this 12<sup>th</sup> day of July, 2018, between Nicholas S. Smith ("**Smith**"), as to an undivided seventy-five percent (75%) interest, whose mailing address is 7845 SW Ellipse Way, Stuart, Florida 34997 and Frank X. Gonzalez ("**Gonzalez**") and, with Smith, collectively referred to as "**Grantors**"), as to an undivided twenty-five percent (25%) interest, whose mailing address is 1995 SE Saint Lucie Boulevard, Stuart, Florida 34996, and N.S.S. Acquisition Corp., a Florida corporation, whose mailing address is 3350 South U.S. Highway 1, Fort Pierce, Florida 34982 (the "**Grantee**").

**WITNESSETH:**

**WITNESSETH**, that the Grantors, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to the Grantors in hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, conveyed, remised, released and transferred to the Grantee, and the Grantee's successors and assigns forever, the following described land (the "**Property**") located in St. Lucie County, Florida, to-wit:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4; THENCE NORTH 89°30'01" WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, A DISTANCE OF 49.19 FEET TO AN INTERSECTION WITH A NON TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11,334.20 FEET, THE CHORD BEARS SOUTH 02°17'45" EAST, 242.65 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 242.66 FEET THROUGH A CENTRAL ANGLE OF 01°13'36"; THENCE SOUTH 02°17'45" EAST, A DISTANCE OF 211.97 FEET 0TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE NORTH 87°42'01" EAST, A DISTANCE OF 752.53 FEET; THENCE SOUTH 02°05'44" EAST, A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT-OF-WAY OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT-OF-WAY); THENCE SOUTH 89°33'19" WEST, ALONG THE NORTH RIGHT-OF-WAY OF SOUTHLAND DRIVE, A DISTANCE OF 751.45 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1; THENCE NORTH 02°17'45" WEST, ALONG THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1, A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.

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



# Environmental Impact Report

For:


## Bev Smith Toyota



Prepared for:

Frank Gonzalez  
Bev Smith Toyota  
7845 SW Ellipse Way  
Stuart, FL 34997  
561-818-2847

05/28/2021

  
Timothy E. Maslin, C.E.S. / C.E.C.  
Certification #77283

FEC Job #21-185

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## 1.0 Executive Summary

The proposed Bev Smith Toyota property:

- is approximately 26.65 acres in St. Lucie County, Florida.
- is two undeveloped parcels along US1, a portion of which is proposed for land development improvements.
- contains mostly poorly drained sandy soils.
- is approximately at an elevation of 15
- is in Flood Zone X.
- contains a Pine Flatwoods habitat which supports some palms and pines.
- contains a Mixed Pine and Oak habitat which supports some palms, pines, as well as live and laurel oaks.
- contains a 0.77-acre Exotic Melaleuca Wetland
- contains a 0.06-acre Wetland Scrub
- has an adjacent 0.21-acre Depressional Marsh Wetland in the right-of-way of US1
- does support the gopher tortoise.
- does contain jurisdictional wetlands.
- improvements within only the proposed site plan area will cause *de minimis* environmental impacts.
- improvements to other areas of the parcel unless properly permitted, may cause adverse environmental impacts to protected species, native habitats, trees, and wetlands.

## **2.0 Environmental Impact Report**

### **2.1 Objective**

In May of 2021 Environmental Specialists from *Florida Environmental Consulting Inc.* performed an environmental impact study of the **Bev Smith Toyota** property. The objective of this study was to assess and report on the baseline environmental condition of the subject site as well as to discuss how developing this site may impact the environment.

### **2.2 Introduction**

The subject property is parcel IDs 2427-421-0001-000-7 and 2427-421-0002-000-4 in section 27 of township 35, range 40 of Saint Lucie County, Florida. More specifically, on the east side of US1, directly south of High Point Blvd. It is comprised of approximately 26.65 acres of vacant land, at -80.32342, 27.40226 however only a portion of these parcels is currently proposed for land development improvements. Please see the maps and other reference materials in the appendix of this report.

### **2.3 Materials and Methods**

The site assessment included preliminary research of the site and surrounding area to determine what type of ecological community to expect as well as what types of individual flora and fauna may be found on site. This preliminary research included Geographic Information Systems (GIS) Mapping, aerial interpretation, Florida Department of Environmental Protection (FDEP) Environmental Resource Analysis and assessing the potential for species and habitats listed by the County, South Florida Water Management District (SFWMD), Florida Natural Areas Inventory (FNAI), Florida Fish and Wildlife Conservation Commission (FWC), and the U.S. Fish and Wildlife Service (FWS).

The site assessment also included traversing and observing communities adjacent to and within the site. During the site assessment community types, vegetation, wildlife, and other pertinent observations were noted.

### **2.4 Soils**

According to the U.S. Department of Agriculture Natural Resources Conservation Service (NRCS) the property contains 2 major soil types more specifically described as:

Soil 50, *Waveland and Immokalee fine sands* characterized as poorly drained sand with a water table typically about 6 to 18 inches below the surface with no typical frequency of ponding or flooding.

Soil 21, *Lawnwood and Myakka sands*, characterized as poorly drained sand with a water table typically about 6 to 18 inches below the surface with no typical frequency of ponding or flooding.

Please see the soils map in the appendix of this report for the general location of these soils.

## 2.5 Hydrology

This project is in hydrologic basin 17, the *St. Lucie basin*, and the United States Geological Survey (USGS) Topographic Map in the Appendix shows the area as generally flat but seemingly the eastern and western sections are slightly lower than the middle of the parcel. Stormwater runoff accumulates in a depressional area and/or sheet flows to roadside swales, ditches, and canals that surround the property. Using the North American Vertical Datum of 1983 (NAD83) the natural ground grade is approximately elevation 15 and according to the Flood Hazard Map in the Appendix, this area is not in a flood plain and as such is considered Flood Zone X.

## 2.6 Flora

As noted in the introduction the parcel is approximately 26.65 acres of Pine Flatwoods LULC 4110. While this designation is accurate for much of the site, based on the inspection an aerial interpolation it was found that the site contained 0.77 acres of LULC 6191: Exotic Melaleuca Wetland, 5.9 acres of LULC 4340: Mixed Pine and Oak, and also has a 0.21 acre offsite LULC 6410 Depressional Marsh Wetland in the US1 Right of Way, and a 0.06-acre LULC 6310: Wetland Scrub. Please see the Aerial LULCS Map and Site Photos in the Appendix.

The flora of the Pine Flatwoods habitat included a mixed canopy dominated by slash pine (*Pinus elliottii*) with some laurel oak (*Quercus laurifolia*), live oaks (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and significant amounts of exotic melaleuca (*Melaleuca quinquenervia*). The understory species included dominant saw palmetto (*Serenoa repens*), also some wax myrtles (*Morella cerifera*), Indian hawthorn (*Rhaphiolepis indica*), and rusty staggerbush (*Lyonia spp.*) with dense Brazilian pepper (*Schinus terebinthifolius*). The groundcover of the site consisted of muscadine grape (*Vitis rotundifolia*), as well as miscellaneous grasses and forbes.

The flora of the Mixed Pine and Oak habitat included a canopy consisting of laurel oak, slash pines, cabbage palm, and some live oak. The understory species included some wax myrtles, Indian hawthorn, and rusty staggerbush. The groundcover of the mixed forests consisted of muscadine grape, dog fennel (*Eupatorium capillifolium*), swamp fern (*Blechnum serrulatum*), chalky bluestem (*Andropogon virginicus*), red root (*Lachnanthes caroliana*), as well as miscellaneous grasses and forbes.

The flora of the Exotic Melaleuca Wetland habitat included a canopy dominated by exotic melaleuca (*Melaleuca quinquenervia*). The groundcover of the consisted of muscadine grape, dog fennel, hatpins (*Syngonanthus spp.*), swamp fern, chalky bluestem, red root, as well as miscellaneous grasses and forbes.

The flora of the onsite 0.06-acre Wetland Scrub included a couple perimeter cabbage palms and laurel oaks, with swamp fern, chalky bluestem, dog fennel, and red root, as well as miscellaneous grasses and forbes in the middle.

The flora of the offsite Depressional Marsh wetland included a couple cabbage palms, lanceleaf arrowhead (*Sagittaria lancifolia*), swamp fern, and some red root, as well as miscellaneous grasses and forbes.

No species of flora was observed on site listed by the County, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, or U.S. Fish and Wildlife Service, as Endangered, Threatened, or a Species of Special Concern.

## **2.7 Fauna**

The species directly observed and evidenced on site were cardinals (*Cardinalis cardinalis*), squirrels (*Sciurus carolinensis*), brown anoles (*Anolis sagrei*), ants (*Formicidae spp.*), spiders (*Arachnida spp.*), dragon flies (*Odonata spp.*), and bees (*Apidae spp.*).

Additionally, there were multiple gopher tortoise burrows found in the Pine Flatwoods habitat. The gopher tortoise is a species listed by the Florida Fish and Wildlife Conservation Commission and is protected along with their burrows.

Further, the site does not contain scrub jay habitat and was specifically far outside the quarter-mile survey threshold from the nearest occupied scrub jay territory or suitable habitat, and no additional evidence or suspicion of use was formulated of other listed species of fauna according to the county, Florida Natural Areas Inventory, Florida Fish and Wildlife Conservation Commission, and the U.S. Fish and Wildlife Service lists of Endangered, Threatened, and Species of Special Concern.

## **2.8 Wetlands**

Based on aerial interpolation and in conjunction with the soils survey publication describing the site soils as potentially hydric, wetlands were suspected. As such, 0.77 acre of Exotic Melaleuca Wetland were found on site via the presence of wetland vegetation and hydrologic indicators. Another small Wetland Scrub of approximately 0.06 acre was located near the south western corner of the property with dominant swamp fern in the center of a small depression. Additionally, there is a 0.21-acre Depressional Marsh Wetland on the western frontage of the property in the right-of-way of US1 defined by low elevations in the right of way grading along US1 and numerous emergent species of vegetation. This R-O-W wetland could conversely be classified as an 'Other Surface Water'. Please see the FLUCCS Map in the Appendix of this report.

## **2.9 Summary and Discussion**

In summary, the proposed Bev Smith Toyota is 26.65-acre parcel proposed for land development improvements in St. Lucie County, Florida. The site plan as shown currently

only proposes development improvements to the southern third of the property. However the full parcel contains 19.98 acres of pine flatwoods, 5.9 acres of mixed pine and oak, a 0.77-acre exotic melaleuca wetland, and a 0.06-acre depressional wetland. These habitats support some protected native vegetation that includes oaks, pines, palms, wetlands, and the protected gopher tortoise. There is also a 0.21-acre wetland in the right-of-way of US1 that is not currently proposed to be impacted, however, this wetlands' location should be noted in the event of future development. The property is in Flood Zone X, contains mostly poorly drained sandy soils at an approximate elevation of 15 with directly adjacent drainage facilities. Additionally, the property does support the protected gopher tortoise, and does support wetlands, but does not support the scrub jay, nor other protected species.

As stated above, the site supports an Exotic Melaleuca Wetland which is larger than a ½-acre and as such any impacts will require additional environmental permitting and mitigation.

The site also contains a small onsite Wetland Scrub and a Depressional Marsh Wetland in the right of way that both are under a ½ acre and therefor will not require mitigation. Mitigation credits may be available within Basin 17, the St. Lucie basin, at one of several mitigation banks and could be utilized during the site planning and permitting process to offset unavoidable impacts to such wetlands. Onsite mitigation may also be required and accomplished through wetland enhancement or creation and preservation, where exotic vegetation can be removed, appropriate wetland vegetation planted and a conservation easement recorded, and the wetland maintained through a Preserve Area Management Plan to supersede at least some of the impacts proposed. A formal wetland delineation will be required during the permitting process.

As stated above the property does contain some pines, oaks, and palms, and though these trees may be cleared with a permit, it is recommended that micro-site-planning be looked into in an effort to save trees as best practical. Cabbage palms over 10 feet in trunk height, as well as laurel oaks, live oaks and pines over 12" may require individual tree protection or mitigation if proposed for removal. Alternatively, if 15% of native uplands are preserved and placed under a conservation easement, tree mitigation may not be required.

Finally, this site does support the gopher tortoise, and any proposed site impacts within 25' of a gopher tortoise burrow will require special permitting from the FWC, as well as the relocation of any tortoise found along with associated mitigation fees. If suitable habitat is left after site planning, some tortoises may remain on site undisturbed. Similarly, depending on the ultimate Site Plan and appropriate gopher tortoise population stocking rates, others could be relocated to undisturbed areas on site or relocated to an offsite Gopher Tortoise Recipient Site. This gopher tortoise permitting, mitigation, and relocation should be initiated 90 days prior to any site work activity including bush-hogging and geotechnical work requiring clearing.

Based on the proposed site plan, impacts are currently limited to the southern 1/3<sup>rd</sup> of the property. As such, there are no impacts currently proposed to the onsite or offsite wetlands. However, there are gopher tortoise burrows within the footprint of the proposed parking/storage area that will need to be addressed prior to the above mentioned clearing.

## **2.10 Conclusion**

In conclusion, permitting and development or other improvements to the proposed Bev Smith Toyota Site Plan would cause *de minimis* environmental impacts, however impacts to other areas of the property could cause adverse environmental impacts to native uplands, wetlands, and the protected gopher tortoise. Additional wetland delineations, environmental resource permitting, as well as gopher tortoise permitting and relocation are recommended.

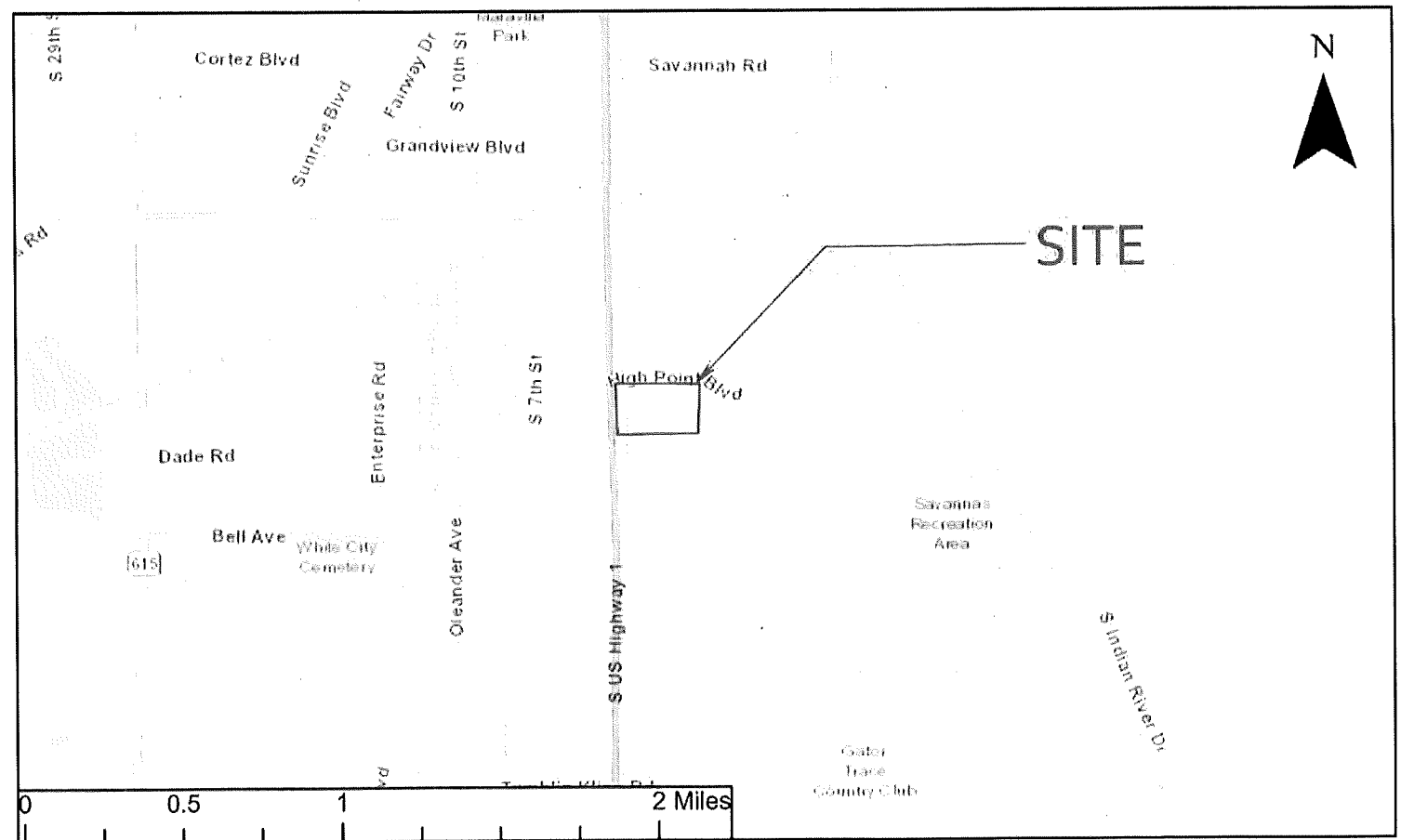
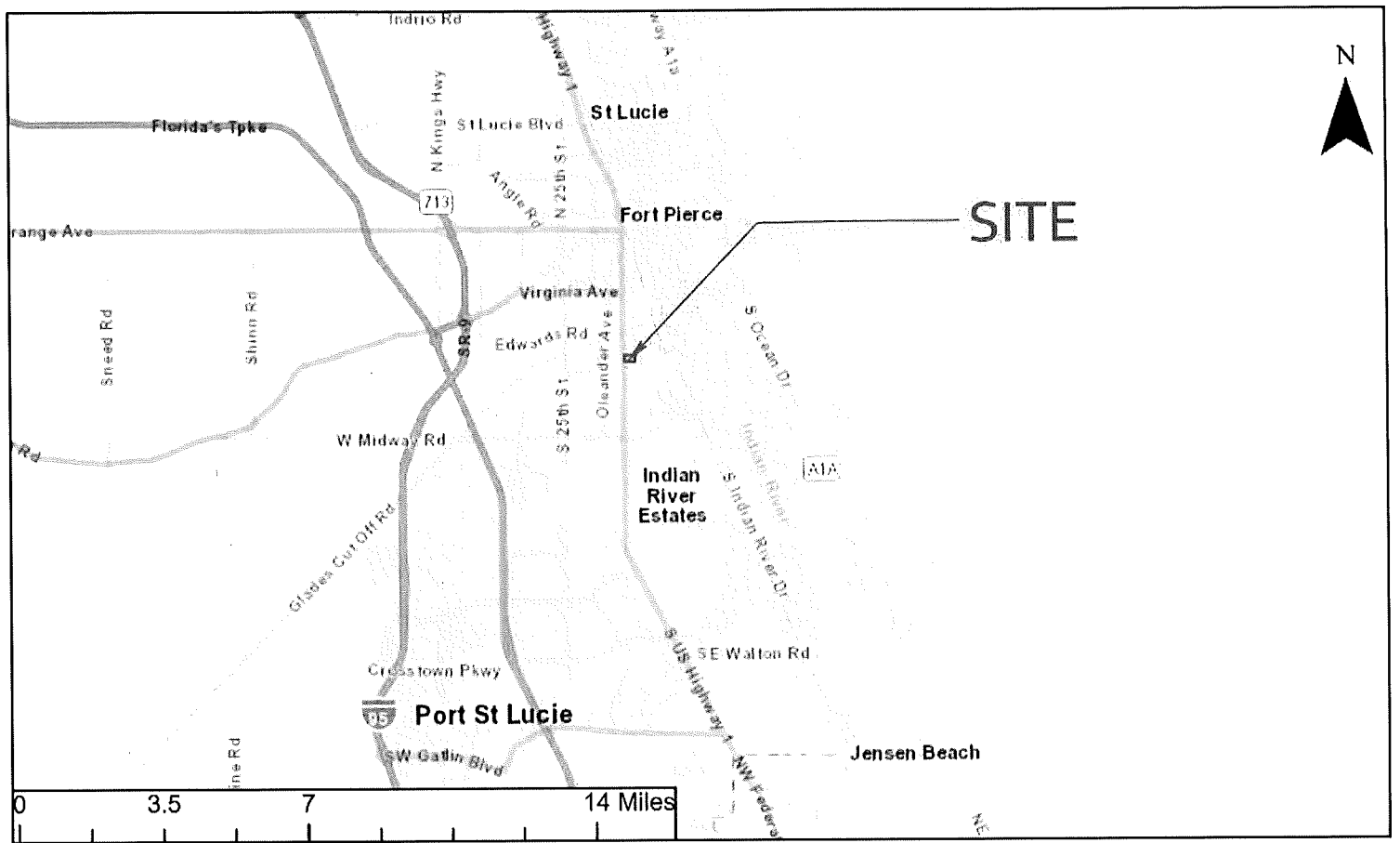
Please contact Florida Environmental Consulting, Inc. with any questions or comments regarding this report or for any additional specific consulting.

## **2.11 Qualifications of Individual Preparing Report**

Florida Environmental Consulting is a Florida registered environmental consulting firm, the person who prepared this report is the president of the company, and his signature and seal on the cover of this document demonstrate that he is in responsible charge of the information provided. He is a Certified Environmental Consultant and Environmental Specialist. Additionally, he has a Bachelor of Science in Environmental Science from the University of Florida with a minor in Natural Resource Management, along with 21 years of experience. Finally he is a member of the National Association of Environmental Professionals, and the Environmental Assessment Association where a code of ethics and personal commitment to quality work is upheld.

## **3.0 Appendix**

- 3.1 Location Map**
- 3.2 Soils Map**
- 3.3 Topographic Map**
- 3.4 Flood Map**
- 3.5 Land Use Land Cover Map**
- 3.6 National Wetland Inventory Map**
- 3.7 Site Photos**



LOCATION

BEV SMITH TOYOTA

**Florida Environmental Consulting Inc.**  
 1835 20th Street, Vero Beach, Florida 32960  
 Phone: 772-299-4761 • Fax: 772-776-3617 • E-mail: fenv@fenv.com

JOB NO. **FEC-21-185**  
 DESIGNED \_\_\_\_\_  
 DRAWN \_\_\_\_\_  
 CHECKED \_\_\_\_\_  
 DATE \_\_\_\_\_  
 SCALE \_\_\_\_\_

Revisions	Date



### Legend

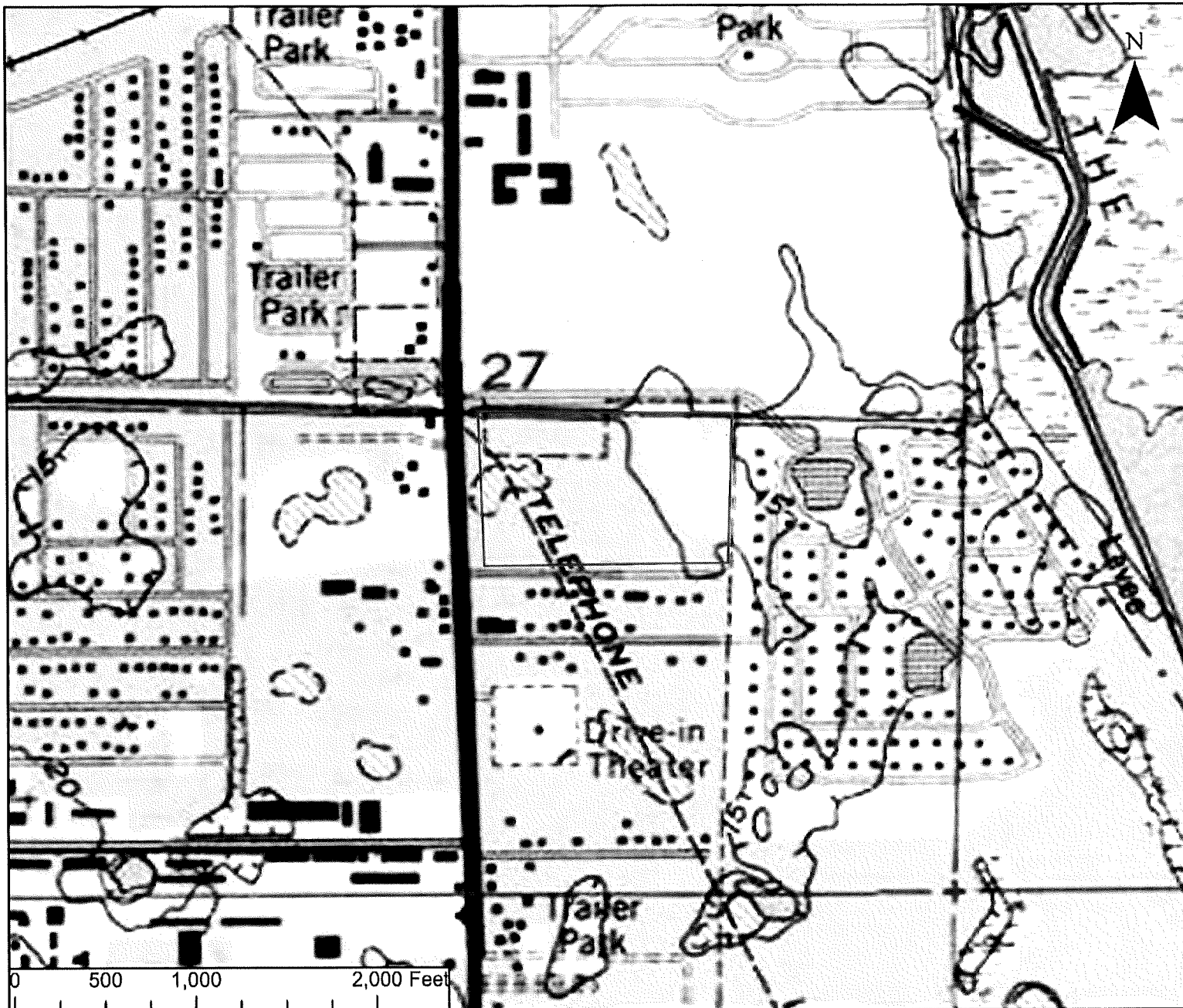
Subject Site

### Florida Soils

#### Soil Type

- Arents, 0-5 percent slopes
- Lawnwood and Myakka sands
- Urban land
- Water
- Waveland and Immokalee fine sands
- Waveland-Lawnwood complex, depressional

SOILS	BEV SMITH TOYOTA	<b>Florida Environmental Consulting Inc.</b> <small>1655 27th St SE • Vero Beach, Florida 32966          Phone: 772-298-4731 • Fax: 772-278-3417 • Email: fenvcon@florid.com</small>	FILE# <b>FEC-21-185</b> DESIGNED _____ DRAWN _____ CHECKED _____ DATE _____ SCALE _____	Revisions _____ _____ _____ _____	Date _____ _____ _____ _____



### Legend

Subject Site

TOPO

BEV SMITH TOYOTA

**Florida Environmental Consulting Inc.**

1655 29th Street Vero Beach, Florida 32988  
 Phone 772-293-4791 • Fax 772-276-5637 • E-mail [FloridaEnv.com](mailto:FloridaEnv.com)

Sheet: **FEC-21-185**  
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 DRAWN \_\_\_\_\_  
 CLO/CCB \_\_\_\_\_  
 IAH \_\_\_\_\_  
 SCALE \_\_\_\_\_

Revisions	Date



1% Annual  
Chance  
Flood Hazard

**Legend**

Subject Site

USA Flood Hazard

Esri Symbology

1% Annual Chance Flood Hazard

FLOOD HAZARD

BEV SMITH TOYOTA

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Environmental  
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 CHECKED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_

Revisions	Date



### Legend

Subject Site

#### LANDUSE\_DE

- 1330: High Density, Multiple Dwelling Units, Low Rise
- 1400: Commercial and Services, 1400: Commercial and Services
- 4110: Pine Flatwoods, 4110: Pine Flatwoods
- 4340: Mixed - Pine and Oak
- 5120: Channelized Waterways, Canals
- 5300: Reservoirs, 5300: Reservoirs
- 6191: Wet Melaleuca
- 6400: Vegetated Non-Forested Wetlands
- 6460: Mixed Scrub-shrub Wetland, 6460: Mixed Scrub-shrub Wetland
- 8140: Roads and Highways, 8140: Roads and Highways

LULC

BEV SMITH TOYOTA

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 Phone: 754-244-1311 Fax: 754-276-5411 Email: comstaff@ecinc.com

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### Legend

Subject Site

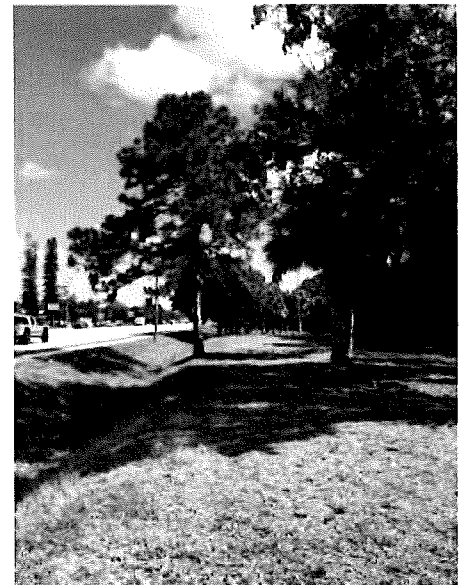
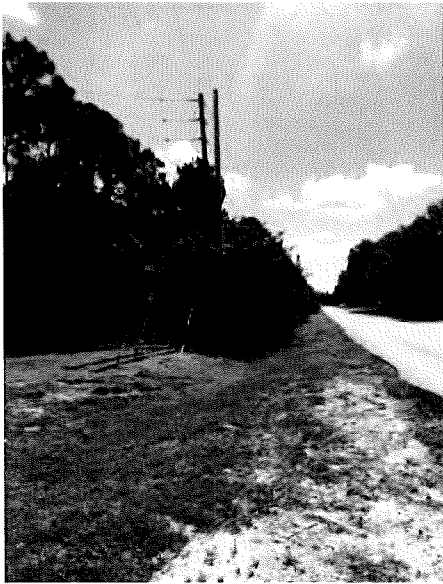
### FL Wetlands

#### WETLAND TYPE

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine

NW1	BEV SMITH TOYOTA	<b>Florida Environmental Consulting Inc.</b> <small>1655 20th Ave NE • Fort Myers Beach, Florida 32909          Phone: 772-299-4791 • Fax: 772-378-3141 • E-mail: Florida@ecicons.com</small>	E.F.No. <b>FEC-21-185</b> DESIGNED _____ DRAWN _____ CHECKED _____ FAH _____ SCALE _____	<table border="1"> <thead> <tr> <th>Revisions</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </tbody> </table>	Revisions	Date								
Revisions	Date													





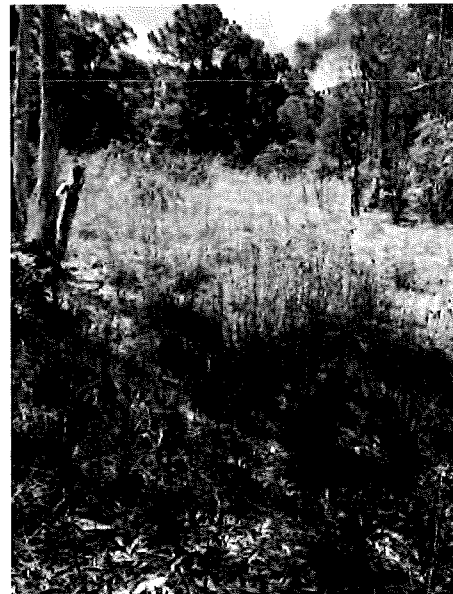
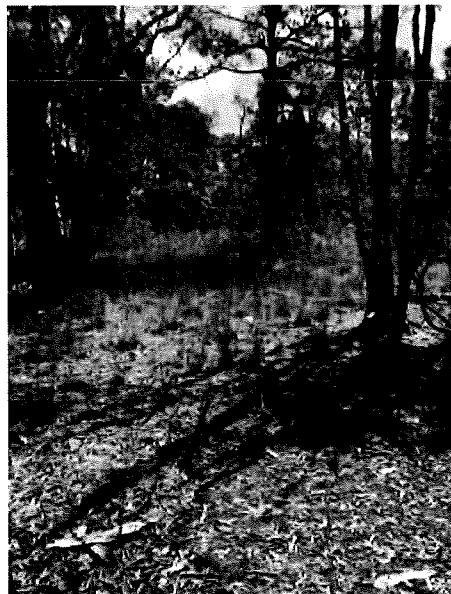
PICTURES: FRONTAGE AND  
ROW WETLAND

BEV SMITH TOYOTA

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PICTURES: LARGE WETLAND

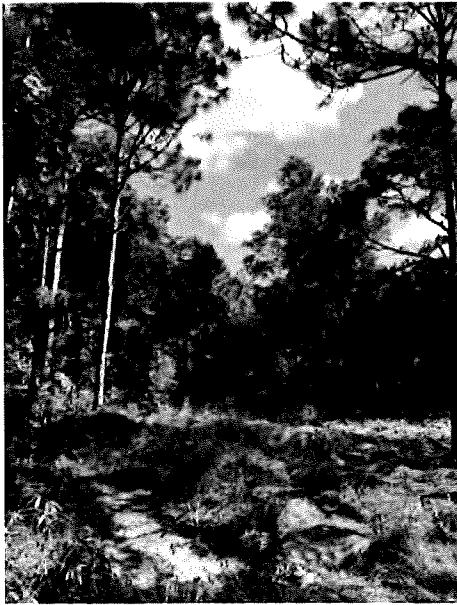
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PICTURES: MIXED OAK AND PINE

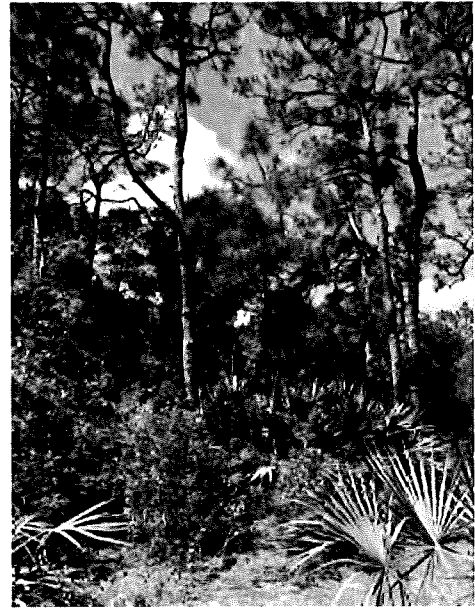
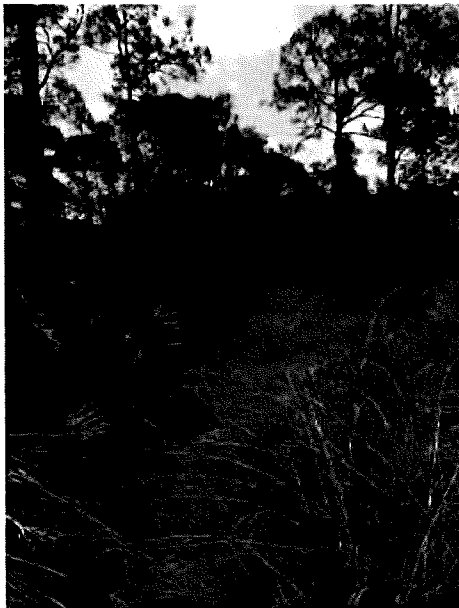
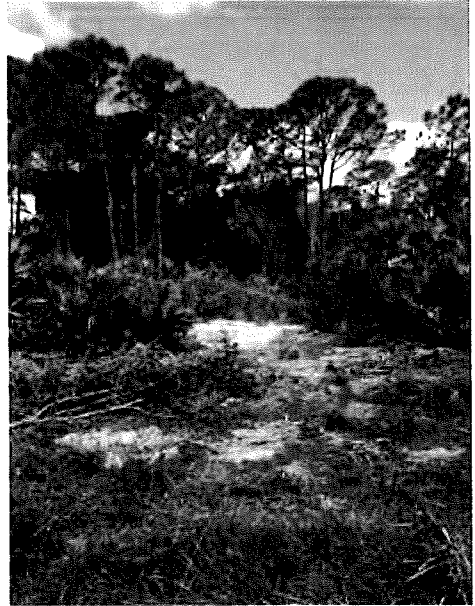
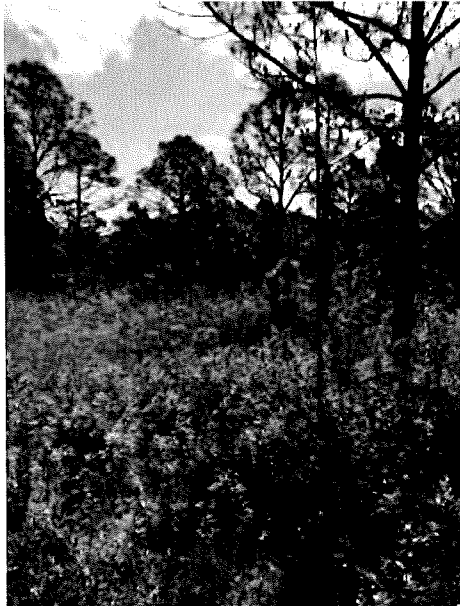
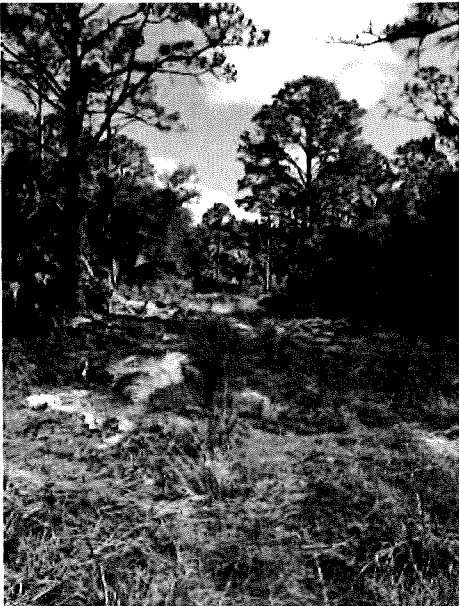
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SCALE \_\_\_\_\_

Revisions	Date



PICTURES: PINE FLATWOODS

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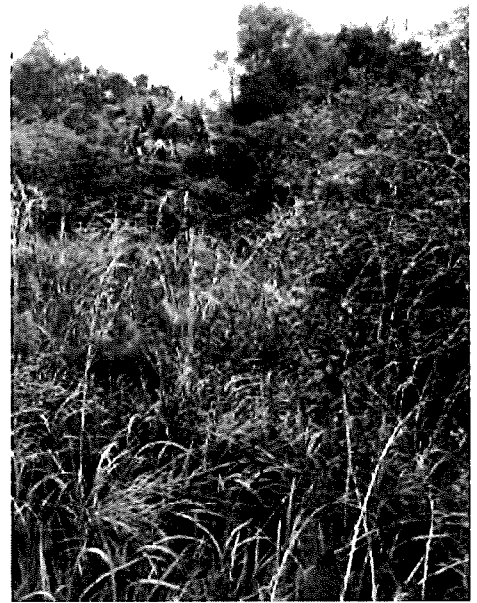
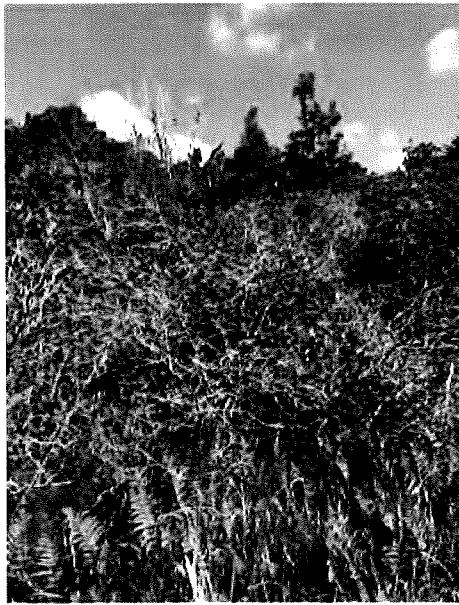
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SCALE \_\_\_\_\_

Revisions

Date

PICTURES: SMALL WETLAND

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Revisions

Date

Revisions	Date

## GridLite GL3 LED SITE + AREA LUMINAIRE

PROJECT \_\_\_\_\_

TYPE \_\_\_\_\_

SPECIFICATION \_\_\_\_\_

### QUICK FACTS

#### CONSTRUCTION

- Die-cast, low-copper aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- 100% recycled aluminum

#### FINISH

- TGIC polyester super-durable powder coating with superior gloss, color retention and weather resistance
- Standard finishes provided at 3 mil nominal thickness, salt-spray-tested to 3,000 hours as per ASTM B117
- For marine-grade finish, consult factory. Provided at 5 mil nominal thickness, salt-spray-tested to 4,000 hours as per ASTM B117

#### ELECTRICAL

- 120-277 V Standard; 277-480 V option available
- PF>0.9, THD<20%
- Parallel surge protection: enhanced 10kV standard, extreme 20kV optional (ANSI C136.2-2015)
- For series surge protection, consult factory
- Rated for operation -40°C to 40°C
- For 50°C option, consult factory

#### OPTICS & PERFORMANCE

- Up to 165 lumens per watt
- 12,000- to 41,000-lumen packages (82-342 W)
- 5 customized distributions available
  - Type II Roadway Medium (Coefficient of Utilization: 0.793)
  - Type III Roadway Medium (Coefficient of Utilization: 0.852)
  - Type IV Wide Short (Coefficient of Utilization: 0.840)
  - Type V Square Short
  - Type V Square Medium
- Multiple shielding options available

#### CONTROLS

- 0-10 V dimming standard
- DALI-2 dimming option available
- Receptacle options:
  - ANSI C136.41 3-pin
  - ANSI C136.41 7-pin (for DALI-2 or 0-10 V dimming)
  - Zhaga Book 18 (for next generation ambient light/motion sensing)
- Motion sensor option available – bi-level setting standard with low point of 50% and a 15-minute delay

#### MOUNTING

- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- All mounting options allow for multiple fixture installations at 90°
- Wall-mount and round pole adapters available for extended site arm

#### LISTINGS

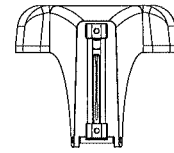
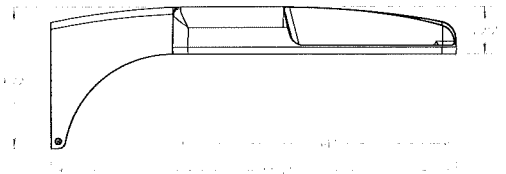
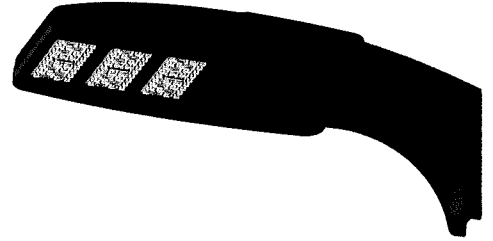
- IP66-rated optical and electrical chambers
- 3G Vibration-rated (ANSI C136.31)
- cULus Listed for wet locations
- Zhaga D4i listed
- ANSI C136.15 labeling available
- Designed and manufactured in U.S.A.

#### WARRANTY

- 10-year warranty



### DIMENSIONS



Estimated Weight  
120-277V: 10.5 lbs  
277-480V: 12.5 lbs

### ORDERING INFORMATION

Example: GL3/20H/2RM/830/STD/10/1PS/30/SBZ/ES/HSS-PCL01

Fixture	Distribution	CRI + CCT	Voltage	Controls	Surge	Mounting	Options + Accessories
GL3	2RM <sup>1</sup> 3RM <sup>1</sup> 4WS <sup>1</sup> 5QS <sup>1</sup> TSQ <sup>1</sup>	750 740 <sup>1</sup> 730 <sup>1</sup> 727	STD <sup>1</sup> HVL <sup>3,4</sup>	10 <sup>1,2</sup> DA <sup>4</sup>	1PS <sup>1</sup> 2PS* 2PH*	ES <sup>1</sup> HT <sup>1</sup> KM <sup>1</sup> KMS <sup>1</sup> ES-WM <sup>1</sup> ES-RP <sup>1</sup>	HSS <sup>5</sup> CSS <sup>5</sup> FSS <sup>5</sup> ALB <sup>5</sup> MS <sup>5</sup> MH <sup>5</sup> ZT1 <sup>5</sup> ZT3 <sup>5</sup> SC <sup>5</sup> PCL01 <sup>5</sup> PCL02 <sup>5</sup> PCL03 <sup>5</sup>
	Package						
	12L <sup>1</sup> 15L <sup>1</sup> 17L <sup>1</sup> 18H <sup>1</sup> 20H <sup>1</sup> 23H <sup>1</sup> 26H <sup>1</sup> 29H <sup>1</sup> 30H <sup>1</sup> 33H <sup>1</sup> 35H <sup>1</sup> 37H <sup>1</sup> 40H <sup>1</sup>						
					Photocell Receptacle		
					00 <sup>1</sup> 30 <sup>1</sup> 70 <sup>1</sup> 02 <sup>2</sup> 32 <sup>2</sup> 72 <sup>2</sup>	Finish	
						SBZ <sup>1,2</sup> SWH <sup>3</sup> SGY <sup>2*</sup> SBK <sup>2*</sup>	

<sup>1</sup> Consult factory for lead time and availability.  
<sup>2</sup> Standard offering. Consult factory for lead time and availability for other options.  
<sup>3</sup> Marine-grade finish options available. Consult factory.  
<sup>4</sup> High-voltage (HVL) plus 0-10 V (10) combination option unavailable with Zhaga photocell receptacles.  
<sup>5</sup> High-voltage (HVL) plus DALI-2 (DA) combination available only with 12L-17L and 18H-23H performance packages.  
<sup>\*</sup> Flat-black, injection-molded plastic resin, tool-less, clip-on discrete shield.

## GridLite GL3 LED SITE + AREA LUMINAIRE

PROJECT \_\_\_\_\_

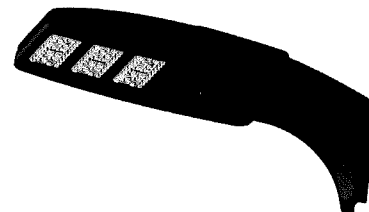
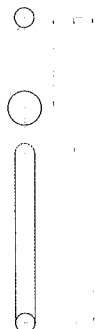
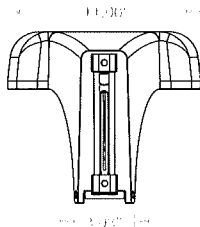
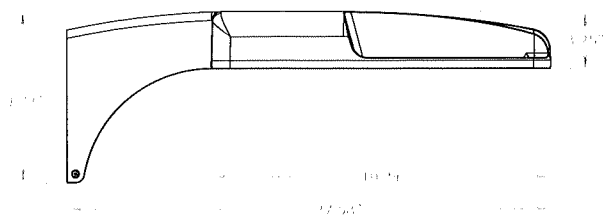
TYPE \_\_\_\_\_

SPECIFICATION \_\_\_\_\_

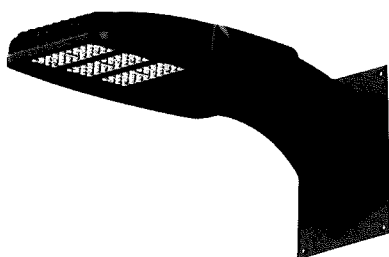
### MOUNTING OPTIONS

#### EXTENDED SITE ARM (ES)

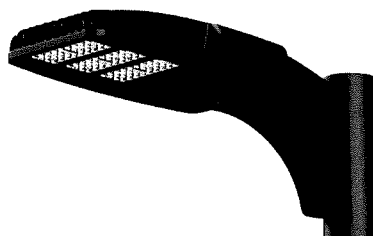
- Universal mount adapter
- Allows for retrofit without drilling into existing poles



EXTENDED SITE ARM WITH WALL MOUNT (ES-WM)

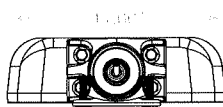
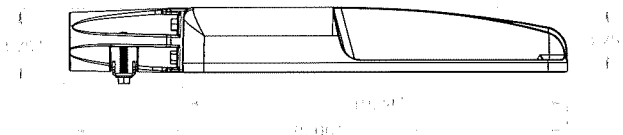


EXTENDED SITE ARM WITH ROUND POLE (ES-RP)



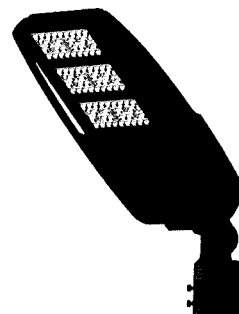
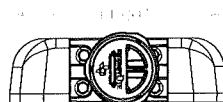
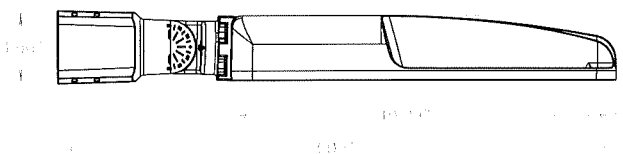
#### HORIZONTAL TENON (HT)

- Mounts to maximum 2 3/4\" O.D. tenon



#### KNUCKLE MOUNT (KM)

- Mounts to maximum 3\" O.D. tenon
- Adjustable at 7.5° increments
- Not recommended to angle luminaire past 0° (vertical); maintain downward angle



#### WEIGHT + EPA

Mounting Type	EPA	Weight		
		12L to 23H	26H to 30H	33H to 41H
Extended Site Arm	0.69 sq. ft.	22.28 lbs.	23.31 lbs.	25.28 lbs.
Extended Site Arm with Wall Mount Adapter	n/a	22.28 lbs.	23.31 lbs.	25.28 lbs.
Extended Site Arm with Round Pole Adapter	0.73 sq. ft.	22.84 lbs.	23.87 lbs.	25.84 lbs.
Horizontal Tenon	0.54 sq. ft.	20.42 lbs.	21.45 lbs.	23.42 lbs.
Knuckle Mount	0.61 sq. ft.	20.42 lbs.	21.45 lbs.	23.42 lbs.



## GridLite GL3 LED SITE + AREA LUMINAIRE

PROJECT \_\_\_\_\_ TYPE \_\_\_\_\_  
SPECIFICATION \_\_\_\_\_

### PERFORMANCE DATA

Performance Package	Drive Current	Color Temperature (CCT)	Input Power (Watts)	TYPE II ROADWAY MED AT 70 CRI			TYPE III ROADWAY MED AT 70 CRI			TYPE IV WIDE SHORT AT 70 CRI			TYPE V SQUARE SHORT AT 70 CRI			TYPE V SQUARE MED AT 70 CRI		
				Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating
12L	630mA	5000K	82.3	12,451	151	2 0 2	12,415	151	2 0 2	11,813	144	2 0 2	12,541	152	4 0 2	11,550	140	4 0 3
		4000K		12,207	148	2 0 2	12,172	148	2 0 2	11,581	141	2 0 2	12,295	149	4 0 2	11,324	138	4 0 3
		3000K		11,840	144	2 0 2	11,807	143	2 0 2	11,234	137	2 0 2	11,926	145	3 0 2	10,984	133	4 0 3
15L	826mA	5000K	108.2	15,621	144	2 0 2	15,577	144	2 0 2	14,821	137	2 0 3	15,735	145	4 0 2	14,492	134	4 0 3
		4000K		15,315	142	2 0 2	15,271	141	2 0 2	14,530	134	2 0 3	15,426	143	4 0 2	14,208	131	4 0 3
		3000K		14,856	137	2 0 2	14,813	137	2 0 2	14,094	130	2 0 3	14,963	138	4 0 2	13,781	127	4 0 3
17L	966mA	5000K	126.9	17,688	139	3 0 2	17,638	139	2 0 2	16,782	132	2 0 3	17,816	140	4 0 2	16,409	129	4 0 3
		4000K		17,341	137	3 0 2	17,292	136	2 0 2	16,453	130	2 0 3	17,467	138	4 0 2	16,087	127	4 0 3
		3000K		16,821	133	3 0 2	16,773	132	2 0 2	15,959	126	2 0 3	16,943	134	4 0 2	15,605	123	4 0 3
18H	448mA	5000K	114.3	18,410	161	3 0 2	18,358	161	2 0 2	17,467	153	2 0 3	18,544	162	4 0 2	17,079	149	4 0 3
		4000K		18,049	158	3 0 2	17,998	157	2 0 2	17,124	150	2 0 3	18,180	159	4 0 2	16,744	146	4 0 3
		3000K		17,508	153	3 0 2	17,458	153	2 0 2	16,610	145	2 0 3	17,635	154	4 0 2	16,242	142	4 0 3
20H	487mA	5000K	125.5	20,468	163	3 0 2	20,410	163	2 0 3	19,419	155	3 0 3	20,616	164	4 0 2	18,988	151	4 0 3
		4000K		20,067	160	3 0 2	20,010	159	2 0 3	19,038	152	3 0 3	20,212	161	4 0 2	18,615	148	4 0 3
		3000K		19,465	155	3 0 2	19,409	155	2 0 3	18,467	147	2 0 3	19,606	156	4 0 2	18,057	144	4 0 3
23H	588mA	5000K	151.4	23,878	158	3 0 3	23,810	157	3 0 3	22,654	150	3 0 4	24,051	159	4 0 3	22,151	146	5 0 4
		4000K		23,409	155	3 0 3	23,343	154	3 0 3	22,210	147	3 0 4	23,579	156	4 0 3	21,717	143	5 0 4
		3000K		22,707	150	3 0 3	22,643	150	2 0 3	21,543	142	3 0 4	22,872	151	4 0 3	21,065	139	5 0 4
26H	681mA	5000K	173.3	26,962	156	3 0 3	26,885	155	3 0 3	25,580	148	3 0 4	27,158	157	5 0 3	25,012	144	5 0 4
		4000K		26,434	153	3 0 3	26,358	152	3 0 3	25,079	145	3 0 4	26,625	154	5 0 3	24,522	141	5 0 4
		3000K		25,641	148	3 0 3	25,568	148	3 0 3	24,326	140	3 0 4	25,826	149	5 0 3	23,786	137	5 0 4
29H	737mA	5000K	188.0	28,850	153	3 0 3	28,768	153	3 0 3	27,371	146	3 0 4	29,059	155	5 0 3	26,763	142	5 0 4
		4000K		28,284	150	3 0 3	28,204	150	3 0 3	26,834	143	3 0 4	28,489	152	5 0 3	26,239	140	5 0 4
		3000K		27,436	146	3 0 3	27,358	146	3 0 3	26,029	138	3 0 4	27,634	147	5 0 3	25,452	135	5 0 4
30H	759mA	5000K	193.5	29,458	152	3 0 3	29,375	152	3 0 4	27,949	144	3 0 4	29,672	153	5 0 3	27,328	141	5 0 4
		4000K		28,881	149	3 0 3	28,799	149	3 0 3	27,401	142	3 0 4	29,090	150	5 0 3	26,792	138	5 0 4
		3000K		28,014	145	3 0 3	27,935	144	3 0 3	26,578	137	3 0 4	28,217	146	5 0 3	25,988	134	5 0 4
33H	922mA	5000K	238.9	33,257	139	3 0 4	33,162	139	3 0 4	31,552	132	3 0 4	33,498	140	5 0 3	30,852	129	5 0 5
		4000K		32,605	136	3 0 3	32,512	136	3 0 4	30,934	129	3 0 4	32,841	137	5 0 3	30,247	127	5 0 5
		3000K		31,627	132	3 0 3	31,537	132	3 0 4	30,006	126	3 0 4	31,856	133	5 0 3	29,340	123	5 0 5
35H	1006mA	5000K	261.0	35,450	136	3 0 4	35,349	135	3 0 4	33,633	129	3 0 5	35,707	137	5 0 4	32,887	126	5 0 5
		4000K		34,755	133	3 0 4	34,656	133	3 0 4	32,974	126	3 0 5	35,007	134	5 0 4	32,242	124	5 0 5
		3000K		33,713	129	3 0 4	33,617	129	3 0 4	31,985	123	3 0 4	33,957	130	5 0 4	31,275	120	5 0 5
37H	1071mA	5000K	278.2	37,784	136	3 0 4	37,676	135	3 0 4	35,847	129	3 0 5	38,057	137	5 0 4	35,051	126	5 0 5
		4000K		37,043	133	3 0 4	36,937	133	3 0 4	35,144	126	3 0 5	37,311	134	5 0 4	34,364	124	5 0 5
		3000K		35,931	129	3 0 4	35,829	129	3 0 4	34,090	123	3 0 5	36,192	130	5 0 4	33,333	120	5 0 5
40H	1240mA	5000K	325.0	40,640	125	4 0 4	40,525	125	3 0 4	38,557	119	3 0 5	40,935	126	5 0 4	37,701	116	5 0 5
		4000K		39,843	123	4 0 4	39,730	122	3 0 4	37,801	116	3 0 5	40,132	123	5 0 4	36,962	114	5 0 5
		3000K		38,648	119	3 0 4	38,538	119	3 0 4	36,667	113	3 0 5	38,928	120	5 0 4	35,853	110	5 0 5

#### LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Ambient Temperature		Lumen Multiplier
Celsius	Fahrenheit	
0°C	32°F	1.02
10°C	50°F	1.01
25°C	77°F	1.00
40°C	104°F	0.99
50°C	122°F	0.97

#### LM-21 LUMEN MAINTENANCE PROJECTION

Calculated by utilizing the LED manufacturer's LM80 test data in conjunction with third-party-verified in situ LED drive current and LED temperature data. Use data below to determine light loss factors.

Performance Package	50,000 Hrs	60,000 Hrs	100,000 Hrs
≤ 35H	99.67%	99.49%	98.77%
37H	98.95%	98.62%	97.30%
41H	96.41%	95.66%	92.72%

#### ELECTRICAL LOAD

Performance Package	Input Power	Current (Amps) per Input Voltage					
		120 VAC	208 VAC	240 VAC	277 VAC	347 VAC	480 VAC
12L	82.3 W	0.70	0.40	0.34	0.30	0.24	0.17
15L	108.2 W	0.92	0.52	0.45	0.39	0.31	0.23
17L	126.9 W	1.08	0.61	0.53	0.46	0.37	0.26
18H	114.3 W	0.98	0.55	0.48	0.41	0.33	0.24
20H	125.5 W	1.07	0.60	0.52	0.45	0.36	0.26
23H	151.4 W	1.29	0.73	0.63	0.55	0.44	0.32
26H	173.3 W	1.48	0.83	0.72	0.63	0.50	0.36
29H	188.0 W	1.60	0.90	0.78	0.68	0.54	0.39
30H	193.5 W	1.65	0.93	0.81	0.70	0.56	0.40
33H	238.9 W	2.04	1.15	1.00	0.86	0.69	0.50
35H	261.0 W	2.23	1.25	1.09	0.94	0.75	0.54
37H	278.2 W	2.37	1.34	1.16	1.00	0.80	0.58
40H	325.0 W	2.77	1.56	1.35	1.17	0.94	0.68

## GridLite GL3 LED SITE + AREA LUMINAIRE

PROJECT \_\_\_\_\_

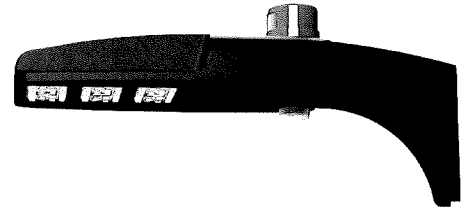
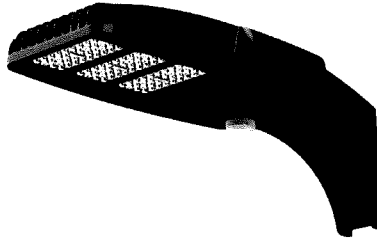
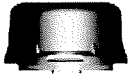
TYPE \_\_\_\_\_

SPECIFICATION \_\_\_\_\_

### CONTROLS

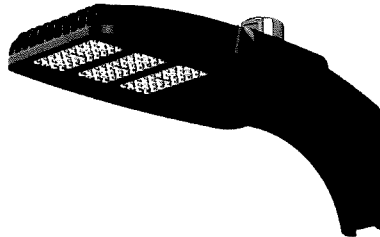
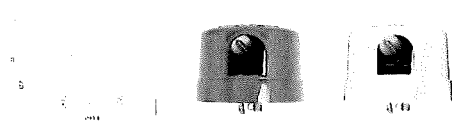
#### 0-10V ZHAGA OPTIONS

- ZT1: Ambient Light Control
- ZT2: IR + Ambient Light Control
- ZT3: Occupancy + IR + Ambient Light Control



#### PHOTOCELL OPTIONS

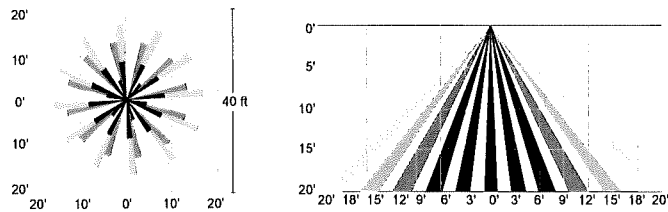
- PCL01: 120-277 V Photocell (640J, IP65); Blue
- PCL02: 120-277 V Photocell (1280J, IP66); Blue
- PCL03: 277-480 V Photocell (1280J, IP66); Yellow



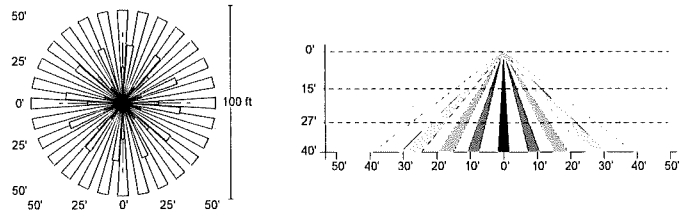
#### MOTION SENSOR DETAILS

- Motion sensor option available – bi-level setting standard with low point of 50% and a 15-minute delay

MOTION SENSOR COVERAGE (MS)  
(for up to 20' height)



MOTION SENSOR COVERAGE (MH)  
(for up to 40' height)



# GridLite GL3

## LED SITE + AREA LUMINAIRE

PROJECT \_\_\_\_\_

TYPE \_\_\_\_\_

SPECIFICATION \_\_\_\_\_

### POLE INFORMATION

Solais Lighting Group offers a full line of aluminum and steel poles, brackets and accessories for your installation. For more information, consult factory.

**SQUARE STRAIGHT**

- 8- to 39-ft. height options

**ROUND STRAIGHT**

- 8- to 35-ft. height options

**SQUARE TAPERED**

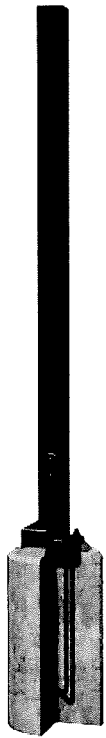
- 20- to 50-ft. height options

**ROUND TAPERED**

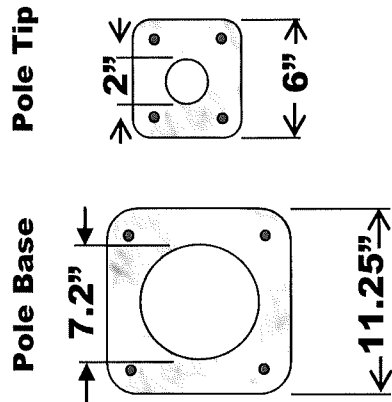
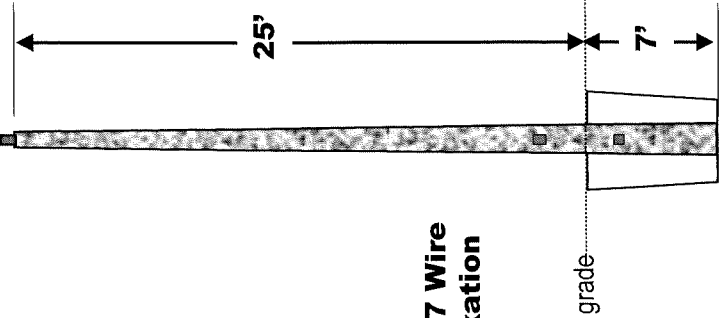
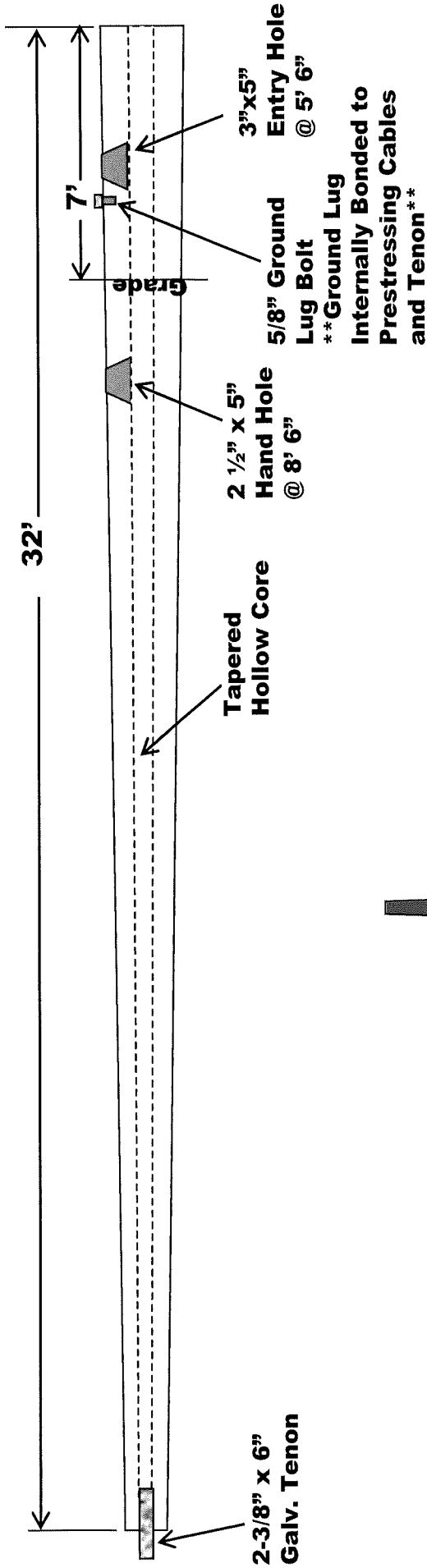
- 8- to 39-ft. height options  
- 45- to 70-ft. telescoping height options

**HINGED TAPERED**

- 20- to 39-ft. height options



**\*\*Drawing Not to Scale\*\***



• =0.5" Diameter 7 Wire  
270k Low Relaxation  
Cable

# Seminole Pole

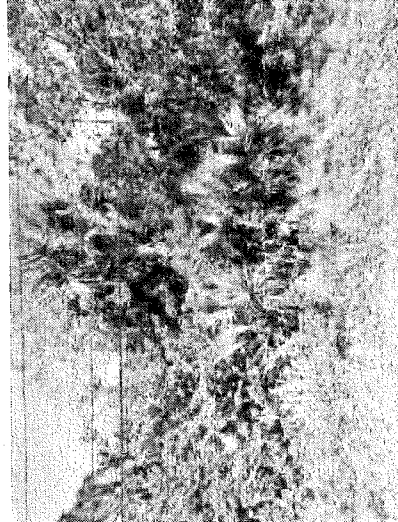
**incorporated**

www.SeminolePole.com    Email: SeminolePole@gmail.com  
Phone: 866-246-5545    Fax: 229-524-2866

<b>Part#: SP3225TII</b>					
<b>Project:</b>					
Pole O.A.	Burial Depth	Wind Speed	Gust	EPA Capacity	
32'	7'	140mph	3 sec.	12.0	
Min. Brk. Strength	Strand Info	Concrete	Pole Weight (lb)		
3,500#	0.5" Diameter 270 ksi	6,500psi	1,900		

## Property Identification

Use Type: 1000  
 Account #: 31565  
 Map ID: 24275  
 Zoning: General Co



Site Address: 3300 S US HIGHWAY 1  
 Sect/Town/Range: 27/55S/40E  
 Parcel ID: 2427-4Z1-0001-000-7  
 Jurisdiction: Fort Pierce

### Ownership

Nicholae S. Smith  
 Frank X. Gonzalez  
 7845 SW Eclipse Way  
 Stuart, FL 34997

### Legal Description

27 36 40 BEG AT PT 125 FT ELY OF CIL US 1 AND N LI OF NW 1/4 OF SE 1/4, TH RUN  
 SLY ALG ELY RW US 1, 851.23 FT, TH ELY TO A PT 1349.5 FT W OF E SEC LI, SD PT  
 BEING ON W LI OF 30 FT ESMT TO ST LUCIE CO, TH NLY ALG W LI 845 FT MIL TO N LI  
 OF SE 1/4, TH WLY 1407.14 FT MIL ALG SD N LI TO POB- LESS THAT PART MPD AF  
 FROM NW COR OF SE 1/4, TH N 89 30 01 W 49.19 FT TO CURVE CONCE R OF  
 11,334.20 FT, TH SLY ALG ARC 242.86 FT, TH S 92 17 45 E 211.97 FT TO POB; TH N 87 42  
 01 E 752.53 FT, TH S 02 05 44 E 422.62 FT TO N ED RW LI OF SOUTH LAND DR, TH S 89  
 33 19 W ALG RW LI 751.45 FT TO E RD RW LI OF US HWY 1, TH N 02 17 45 W ALG E  
 RW LI 598.29 FT TO POB- (19,566 AC - 852,295 SF)

### Total Areas

Finished/Under A/c (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 19.57  
 Land Size (SF): 852,295

### Current Values

Just Market Value: \$605,600  
 Assessed Value: \$605,600  
 Exemptions: \$0  
 Taxable Value: \$605,600

### Building Design Wind Speed

Occupancy Category: I II III & IV  
 Speed: 140 160 170  
 Sources/links:

### 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.



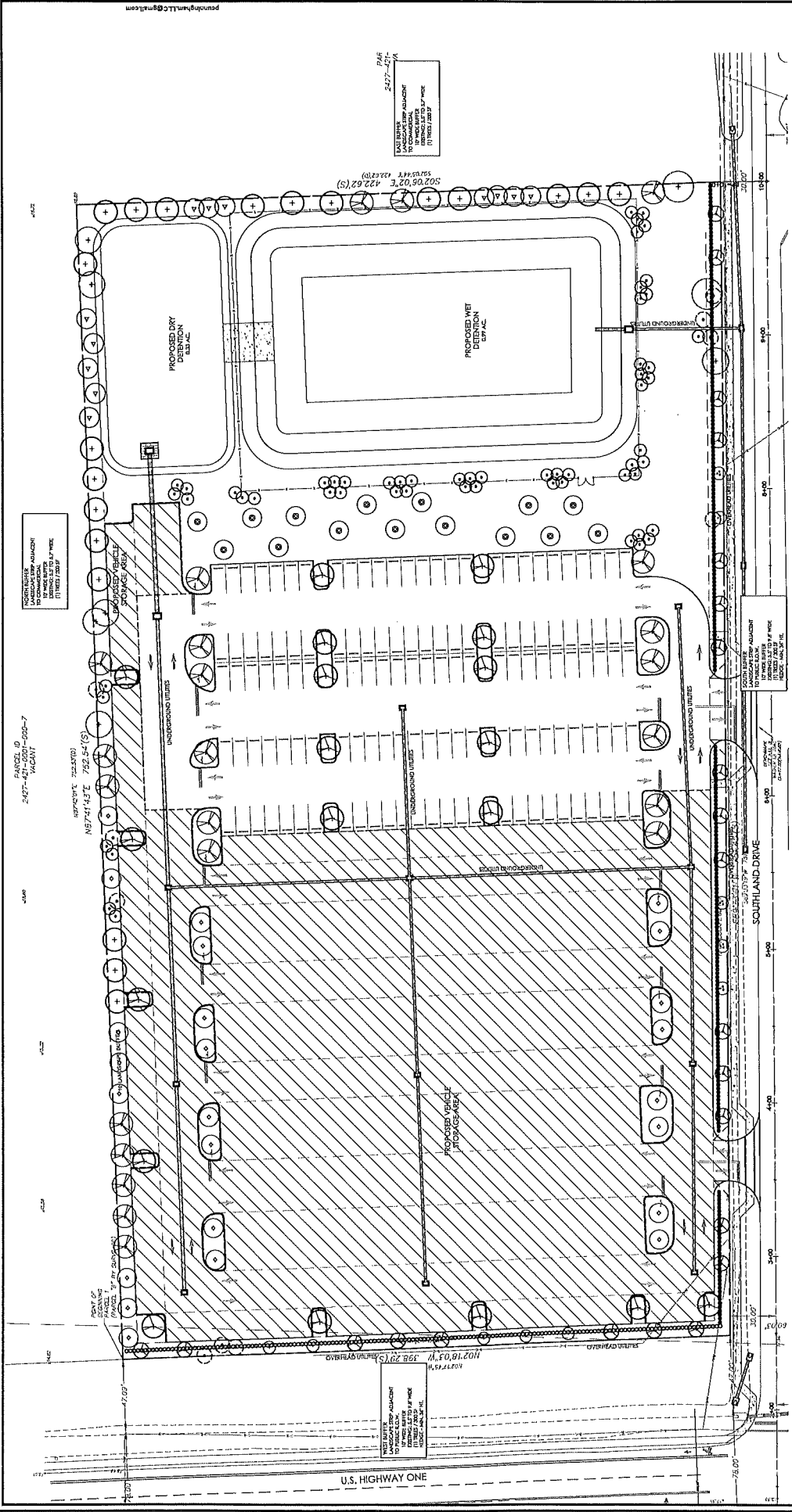
Patrick D. Cunningham, LLC  
 Landscaping & Architecture  
 519 Supphire Drive  
 Sarasota, FL 34234  
 (941) 351-8915  
 pcunninghamllc@gmail.com

Bev Smith Toyota  
 3350 US Highway One  
 Ft. Pierce, Florida

SCALED: 1" = 30'-0"

1	THE CONCEPT PLAN	04.13.2023
2	THE CONCEPT PLAN	04.13.2023
3	THE CONCEPT PLAN	04.13.2023

SHRUB L-1  
 SHEET NORTH  
 DATE: 03.23.23 BY: JTB/SLP



Digitally signed by Patrick D. Cunningham, DN: c=US, o=Cunningham, ou=Landscaping & Architecture, email=patrickd@pcunninghamllc.com, cn=Patrick D. Cunningham  
 Date: 2023.03.13 17:32:21 -0400

PLANT LIST

SYMBOL	COMMON NAME	SCIENTIFIC NAME	HEIGHT	SPACING	NOTES
(Symbol)	FLORIDA PALM	SPADIX PALM	12'	10' x 10'	...
(Symbol)	FLORIDA PALM	SPADIX PALM	12'	10' x 10'	...
(Symbol)	FLORIDA PALM	SPADIX PALM	12'	10' x 10'	...

LANDSCAPE CALCULATIONS

PLANT	SYMBOL	HEIGHT	SPACING	AREA	QUANTITY
FLORIDA PALM	(Symbol)	12'	10' x 10'	1000	100
FLORIDA PALM	(Symbol)	12'	10' x 10'	1000	100

NOTES:  
 1. ALL PLANTINGS TO BE INSTALLED BY THE CONTRACTOR.  
 2. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LANDSCAPE CODE.  
 3. PLANTINGS TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FLORIDA LANDSCAPE CODE.

PLANT LIST

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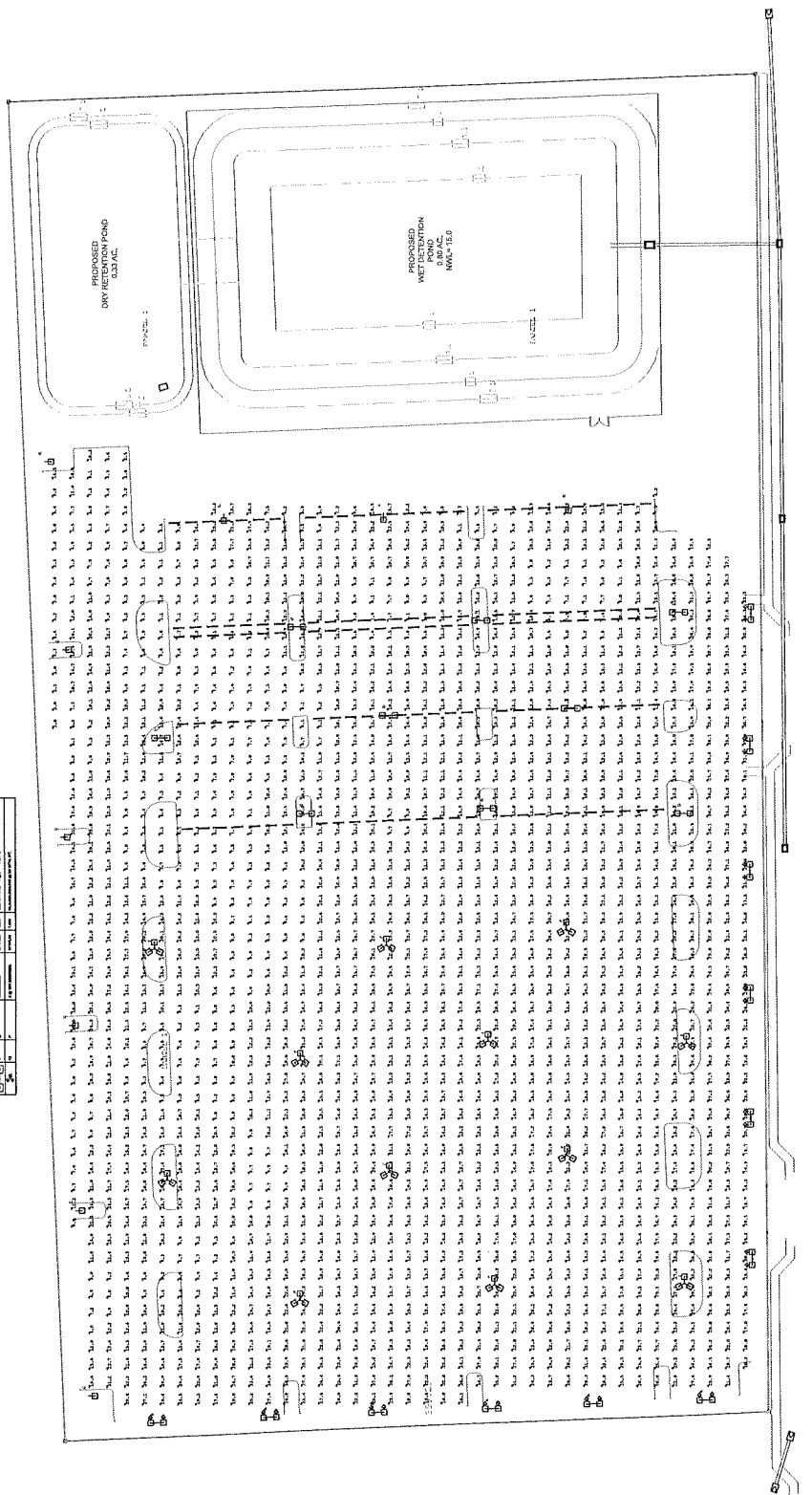


DATE	DESCRIPTION
05/24/23	DRAWN BY JNC

PLAN DATE

Wampler Lighting Group  
 83 High Avenue  
 Valley Head, Alabama 35989  
 Contact Brad @ 256.936.2560

PROJECT:  
 Bay Smith Toyota North Lot  
 Fort Pierce, Florida



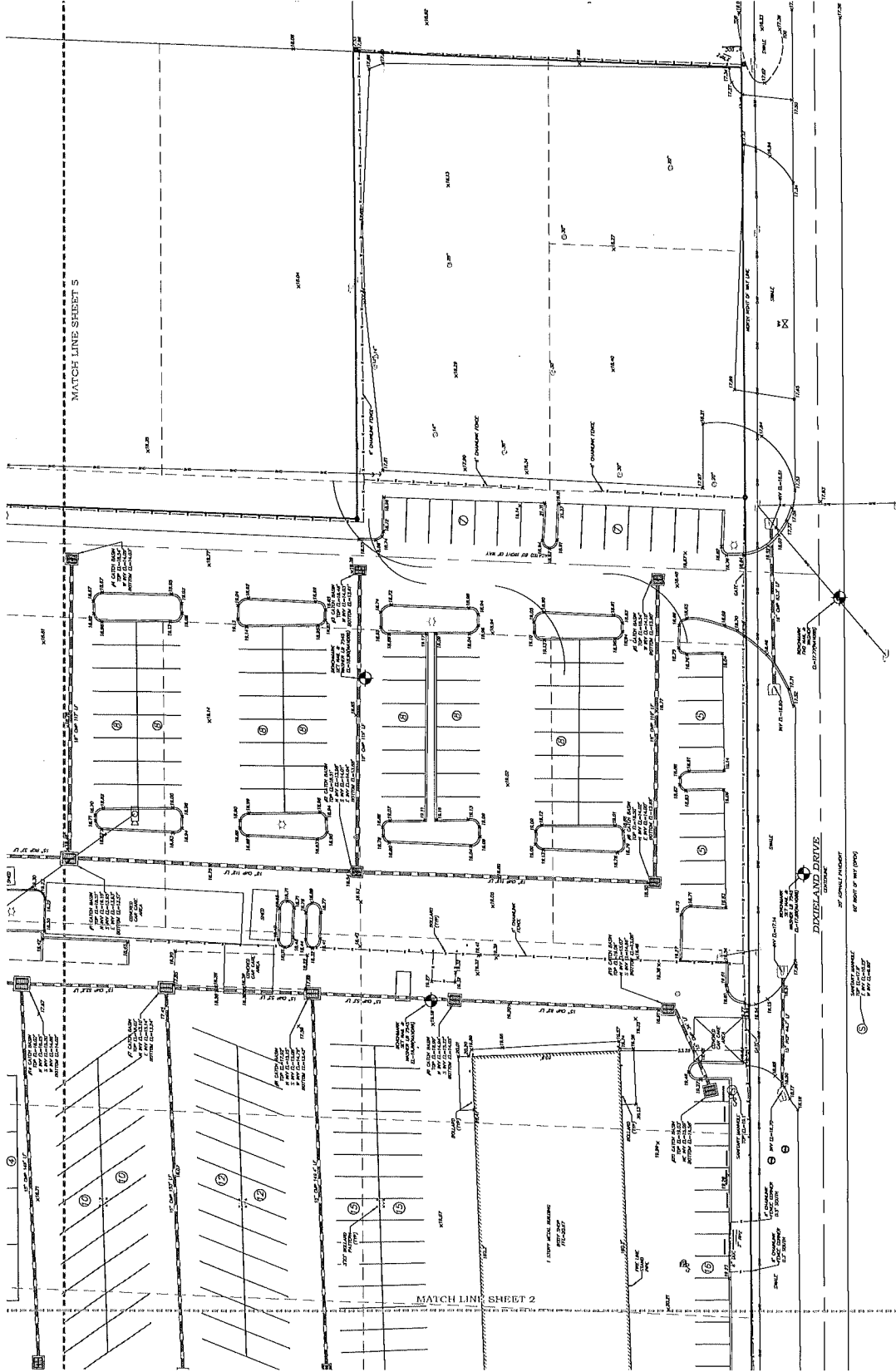
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**LEGEND**

1	SHOW UP PROVISION	1	STANDARD SYMBOL BOOK
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100	SHOW UP PROVISION	100	STANDARD SYMBOL BOOK

INDIAN RIVER SURVEY, INC.  
 PROFESSIONAL SURVEYING AND MAPPING  
 CERTIFICATE OF AUTHORIZATION No. 1B 7545  
 1835 20TH STREET, VERO BEACH, FLORIDA 32960  
 PHONE (772) 569-7880 FAX (772) 778-3617

**REVISIONS**

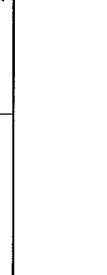
NO.	DATE	REVISIONS
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2	02/09/2022	REVISED SHEET 2 PER COMMENTS

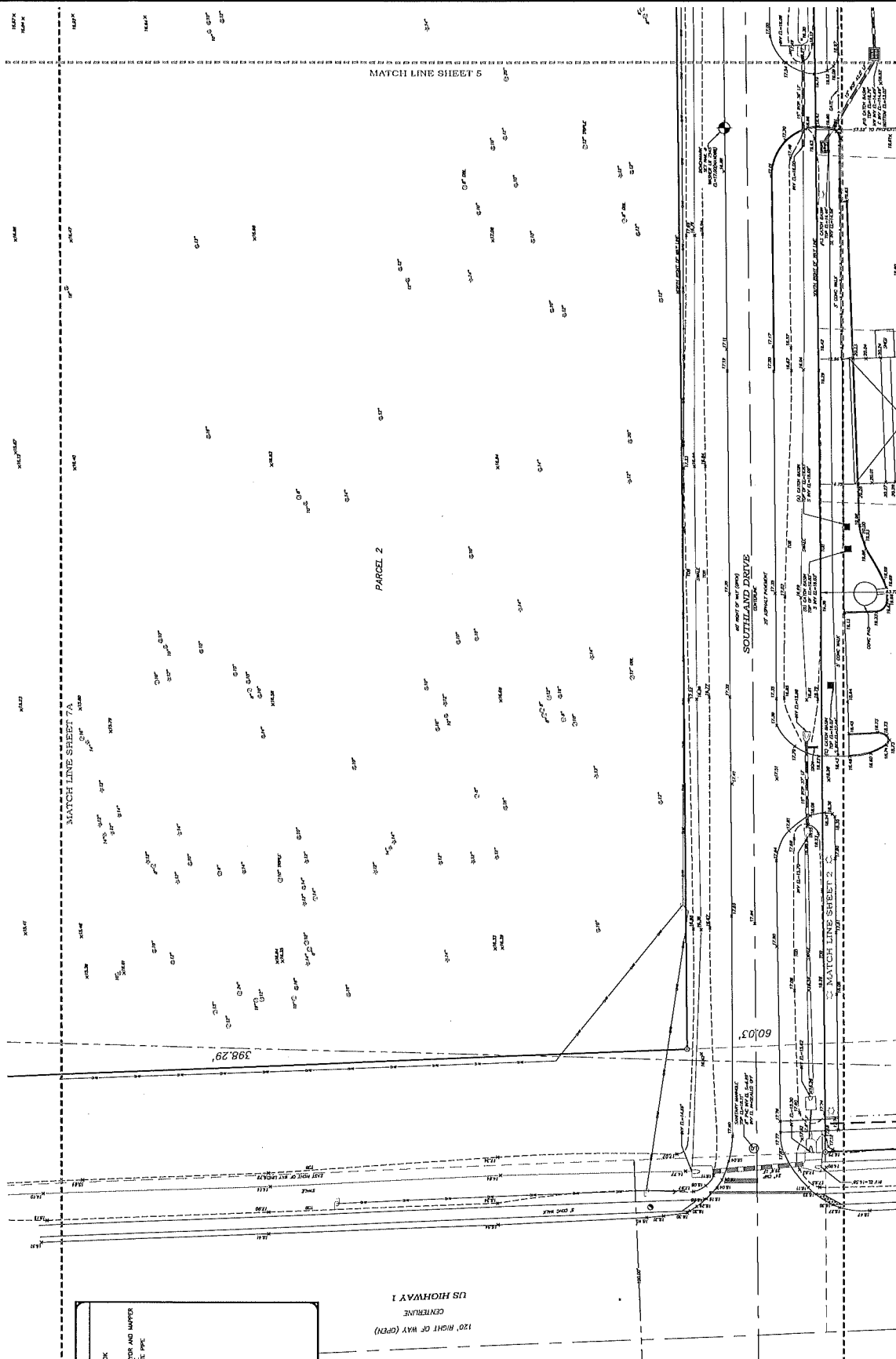
DATE: 02/09/2022  
 REVISIONS: ISSUED FOR PERMITS, REVISED SHEET 2 PER COMMENTS

CERTIFIED TO:  
 N.I.S. ACQUISITION CORP.  
 TRIPS SCOTT, P.A.  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 WORLD OMNI FINANCIAL CORP. A FLORIDA CORPORATION, ISACAAMTMA

FIELD BOOK: 79  
 DRAWN: 13  
 PAGES: 52  
 SCALE: 1" = 20'  
 SHEET: 4  
 JOB # 20-015  
 FIELD DATE: 11/16/21

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8 OF 8





**LEGEND**

▲	BACK SIGHT	○	WATER MAIN
●	INTERIOR	○	WATER GATE VALVE
○	STATION	○	UTILITY POLE
○	STATION	○	POLE
○	STATION	○	LIGHT POLE
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○	STATION	○	RAIL (62)
○	STATION	○	RAIL (63)
○	STATION	○	RAIL (64)
○	STATION	○	RAIL (65)
○	STATION	○	RAIL (66)
○	STATION	○	RAIL (67)
○	STATION	○	RAIL (68)
○	STATION	○	RAIL (69)
○	STATION	○	RAIL (70)
○	STATION	○	RAIL (71)
○	STATION	○	RAIL (72)
○	STATION	○	RAIL (73)
○	STATION	○	RAIL (74)
○	STATION	○	RAIL (75)
○	STATION	○	RAIL (76)
○	STATION	○	RAIL (77)
○	STATION	○	RAIL (78)
○	STATION	○	RAIL (79)
○	STATION	○	RAIL (80)
○	STATION	○	RAIL (81)
○	STATION	○	RAIL (82)
○	STATION	○	RAIL (83)
○	STATION	○	RAIL (84)
○	STATION	○	RAIL (85)
○	STATION	○	RAIL (86)
○	STATION	○	RAIL (87)
○	STATION	○	RAIL (88)
○	STATION	○	RAIL (89)
○	STATION	○	RAIL (90)
○	STATION	○	RAIL (91)
○	STATION	○	RAIL (92)
○	STATION	○	RAIL (93)
○	STATION	○	RAIL (94)
○	STATION	○	RAIL (95)
○	STATION	○	RAIL (96)
○	STATION	○	RAIL (97)
○	STATION	○	RAIL (98)
○	STATION	○	RAIL (99)
○	STATION	○	RAIL (100)

**INDIAN RIVER SURVEY, INC.**  
**PROFESSIONAL SURVEYING AND MAPPING**  
 CERTIFICATE OF AUTHORIZATION No. LB 7545  
 1835 10TH STREET, VERO BEACH, FLORIDA 32960  
 PHONE (772) 569-7880 FAX (772) 778-3617

**MAP OF**  
 SURVEY  
 SCALE  
 1" = 20'

**REVISIONS**

NO.	DATE	DESCRIPTION
1	02/08/2022	ISSUED PER PER COMMENTS
2	02/08/2022	REVISED SHEET 1 PER COMMENTS

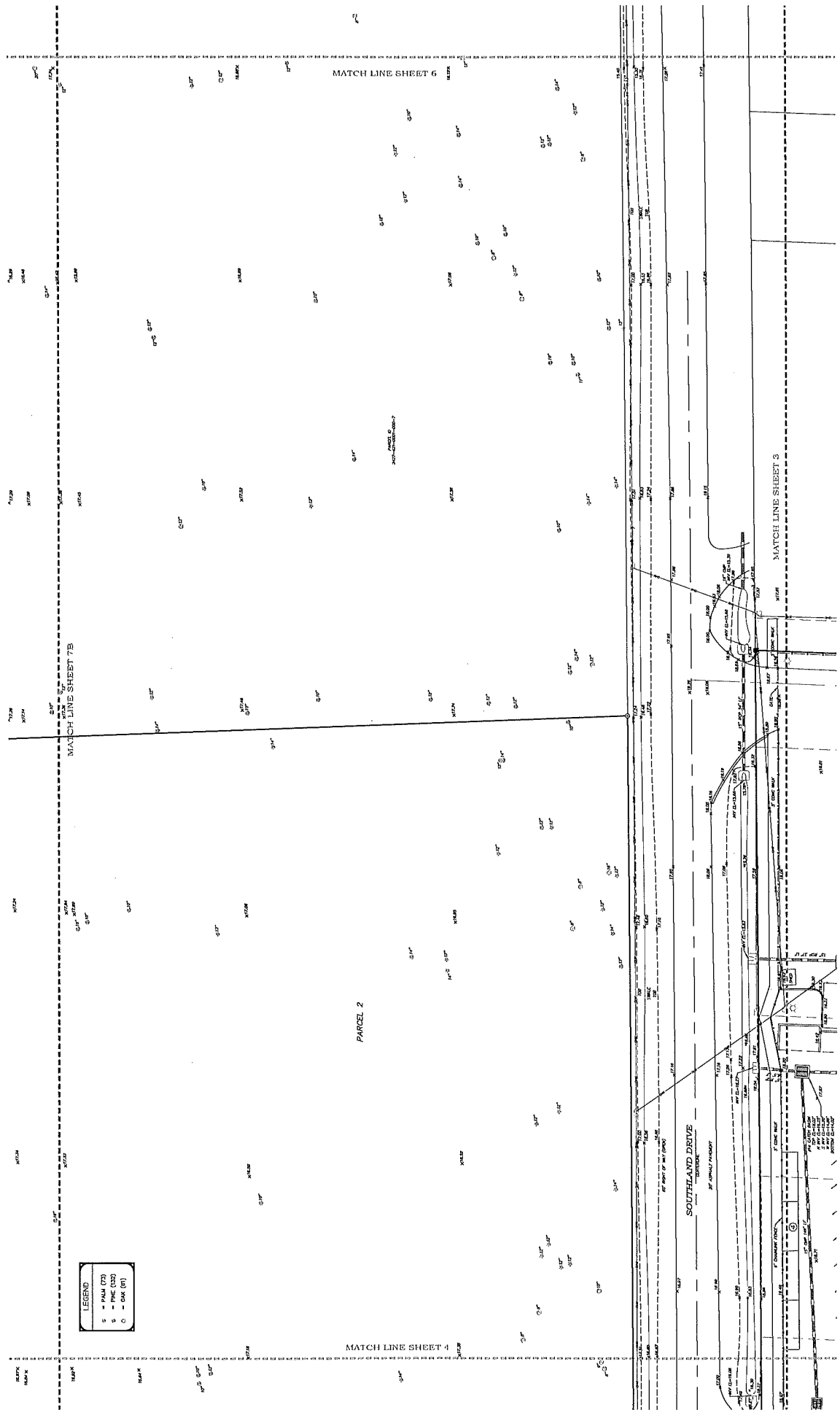
**DATE** 02/08/2022

**CERTIFIED TO:**  
 N.S.S. ACQUISITION CORP.  
 TRIPP SCOTT, P.A.  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 WORLD OMNI FINANCIAL CORP., A FLORIDA CORPORATION, ISADAAATMA

**FIELD BOOK** DRAWN 79  
**PAGES** 52  
**SCALE** 1" = 20'  
**JOB #** 20-415  
**FIELD DATE** 11/19/21

**SHEET 5 OF 8**

**NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8**



**LEGEND**  
 S - PAW (75)  
 S - PNC (150)  
 O - OAK (6")

**INDIAN RIVER SURVEY, INC.**  
**PROFESSIONAL SURVEYING AND MAPPING**  
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 1835 20TH STREET, VERO BEACH, FLORIDA 32960  
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REVISIONS	DATE
REVISED PER THE CITY	02/09/2022
REVISED SHEET 2 PER COMMENTS	

CERTIFIED TO:  
 N.S.S. ACQUISITION CORP.  
 TRIPP SCOTT, P.A.  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 WORLD OMI FINANCIAL CORP., A FLORIDA CORPORATION, ISADAMATIMA

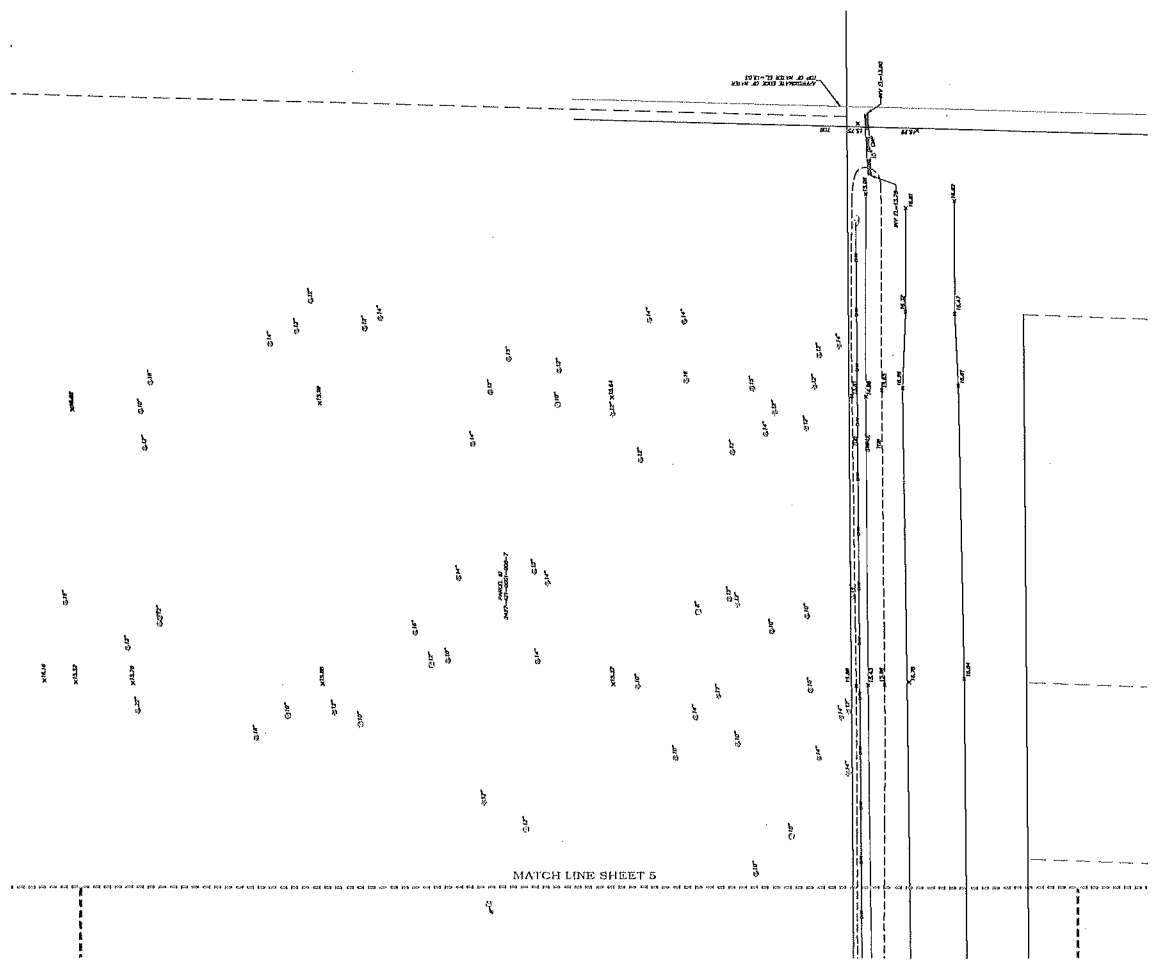
FIELD BOOK	DRAWN	SCALE
79	MS	1"=20'
52		24-615

SHEET **6** OF **8**

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

MAP OF & TOPOGRAPHIC SURVEY FOR SCALE 1"=20'

LEGEND	
△	PIVOT POINT
○	PIVOT POINT
○	PIVOT POINT



MAP OF  
TOPOGRAPHIC  
GRAPHIC SCALE  
1" = 20'

**INDIAN RIVER SURVEY, INC.**  
**PROFESSIONAL SURVEYING AND MAPPING**  
 CERTIFICATE OF AUTHORIZATION No. LR 7545  
 1835 20TH STREET, VERO BEACH, FLORIDA 32960  
 PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
REVISED PER THE COMMENTS	02/08/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

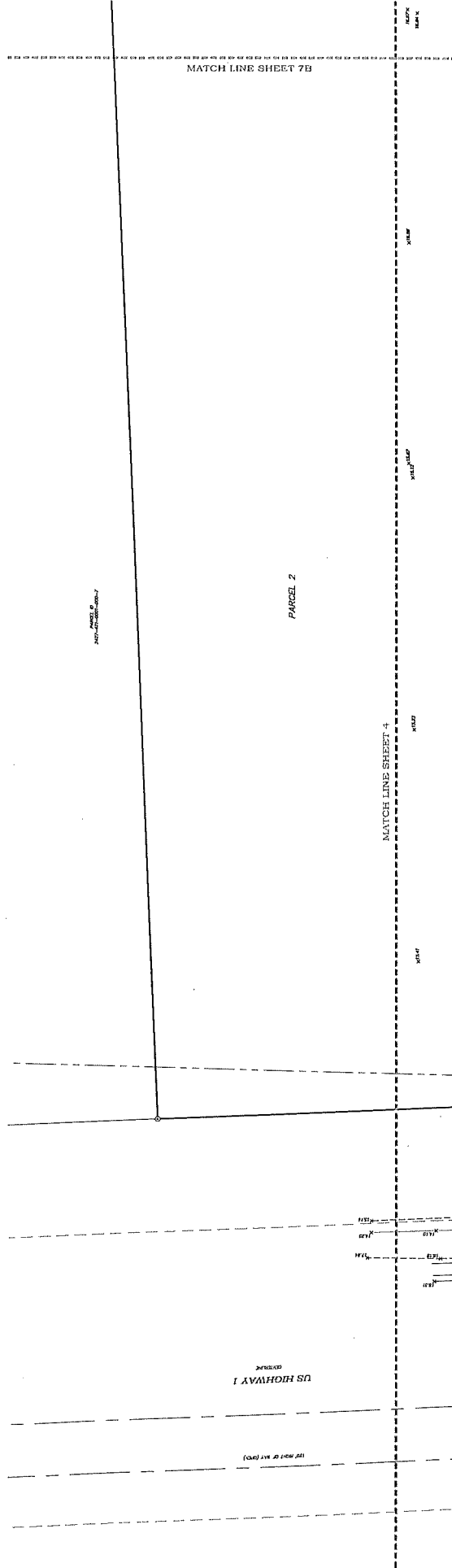
CERTIFIED TO:  
 N.S.S. ACQUISITION CORP.  
 TRIPP SCOTT, P.A.  
 FIRST AMERICAN TITLE INSURANCE COMPANY  
 WORLD OMNI FINANCIAL CORP. A FLORIDA CORPORATION, ISADAAATMA

FIELD BOOK	DRAWN	SCALE	ISSUE
79	118	1"=20'	1
52			
ISSUE DATE			
11/19/21			

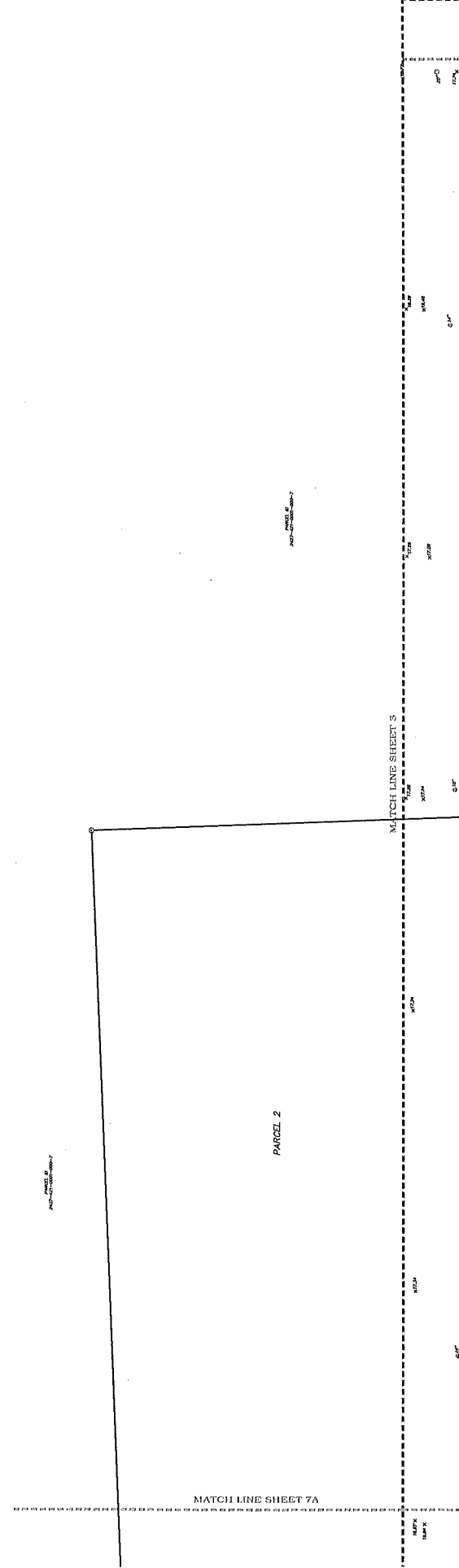
SHEET  
**7**  
 OF

NOT VALID WITHOUT ALL  
 SHEETS 1 THROUGH 8

A



B



INDIAN RIVER SURVEY, INC.  
 PROFESSIONAL SURVEYING AND MAPPING  
 CERTIFICATE OF AUTHORIZATION No. LB 7545  
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INDIAN RIVER SURVEY, INC.  
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 PHONE (772) 569-7880 FAX (772) 778-3617

REVISIONS	DATE
REVISED PER TITLE COMMENT	02/08/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

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 WORLD OMNI FINANCIAL CORP. A FLORIDA CORPORATION, ISA044ATMA

FIELD BOOK	DRAWN	SHEET
79	8	8
PAGES	SCALE	OF
52	1"=20'	8
RED DATE	JOB #	OF
11/18/21	154915	8

NOT VALID WITHOUT ALL  
 SHEETS 1 THROUGH 8

8 OF