CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, November 16, 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. Minor Amendment to Site Plan - Crossroads Parkway Warehouse - 3800 Crossroads Parkway

   b. Minor Amendment to Site Plan - Bev Smith Toyota North - 3300 S. US Highway 1

   c. Major Amendment to Site Plan - Trinity Lutheran Church of Fort Pierce - 2011 S. 13th Street

   d. Major Amendment to Site Plan - Hillpointe Residential - 2101 and 2151 S. Jenkins Road

   e. Zoning Text Amendment - Sec. 125-313 - Major/Minor Site Plan Thresholds

   f. Zoning Text Amendment - Sec. 125-322 - Fences Abutting Railway Right-of-Way

Technical Review Committee **1. a.**

Meeting Date: 11/16/2023

REQUESTED ACTION

Minor Amendment to Site Plan - Crossroads Parkway Warehouse - 3800 Crossroads Parkway

SUMMARY

Project #: 23-41200012

The subject parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of Commercial Parkway Zone (CP-1). The petitioner is proposing the development of a 207,458-sf industrial building with associated site improvements.
Since the original site plan and construction plans have been reviewed and approved, the client has made a minor revision to the approved site. The revisions include adding 3 car parking spaces on the western side of the building, doubling an existing ramp size, adding fencing around 7 truck parking spaces for outdoor storage, and adding an additional ramp adjacent to the proposed parking spaces and proposed fenced area.

LOCATION

3800 Crossroads Parkway
Parcel ID: 2324-710-0018-000-0

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director
Maria Lewicka, Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 10/30/2023 07:18 PM
Final Approval Date: 11/01/2023

JBL Fort Pierce Industrial, LLC
2028 Harrison Street # 202
Hollywood, FL 33020

AGENT CONSENT FORM

Project Name: 3800 Crossroads Parkway

Parcel ID: 2324-710-0018-000-0, 2324-710-0019-000-7, 2324-710-0020-000-7, 2324-710-0021-000-4 and 2324-710-0022-000-1

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

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 7th day of July, 2021, by Jacob Khotoveli (Name of Person Acknowledging) who is personally known to me or who has produced N/A (type of identification) as identification and who did (did not) take an oath.

Notary Signature

Jill Hofstetter
Printed Name of Notary

JILL HOFSTETTER
Notary Public - State of Florida
Commission # GG 925369
My Commission Expires
October 23, 2023

10-23-2023
My commission expires

Owner's Signature

JBL Fort Pierce Industrial LLC, Jacob Khotoveli
Owner's Name

2028 Harrison Street, Suite 202
Street Address

Hollywood, FL, 33020
City, State, Zip

917.225.1694 / michael@jbldvlp.com
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 3800 Crossroads Parkway

Parcel ID #(s): 2324-710-0018-000-0

Project description: Existing +/-207,458 sq ft warehouse with associated site improvements

Application Type

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

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 207,458 Site Acreage: 12.71

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

Michael Rem, JBL Fort Pierce Industrial LLC	Mark Landsman, P.E. Project Manager, EDC
Property Owner(s)	**Applicant/Representative, Title, Company**
3800 Crossroads Parkway	10250 SW Village Parkway Sutie 201
Street Address	Street Address
Fort Pierce FL 34945	Port St Lucie FL 34987
City State Zip	City State Zip
917-225-1694	772-462-2455
Phone Number	Phone Number
michael@jbldvlp.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.*

Authorized Representative

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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



Site Plan submittal requirements:

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

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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4864419 OR BOOK 4611 PAGE 1803, Recorded 05/17/2021 10:55:53 AM Doc
Tax: $3395.00

Prepared by and return to:
Alan E. Krinzman
Assouline & Berlowe, P.A.
Miami Tower 100 S.E. 2nd Street, Suite 3105
Miami, FL 33131
305-567-5576
File Number: **00030.0032**

Parcel Identification No. **2324-710-0018-000-0**

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 29 day of **April, 2021** between **John E. Burns IV aka John Edmund Burns IV, Individually,** whose post office address is **238 Lanternback Island Drive, Satellite Beach, FL 32937 and Meredith P. Burns aka Meredith Price Burns, Individually,** whose post office address is **5641 NE Handcock Street, Portland, OR 97213; and John E. Burns IV aka John Edmund Burns IV; Meredith P. Burns aka Meredith Price Burns and TCA TrustCorp America, Inc., a Washington, D.C. corporation, as Trustees of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010),** whose post office address is **5301 Wisconsin Avenue, NW #450, Washington, DC 20015,** grantor*, and **JBL Fort Pierce Industrial, LLC, a Florida limited liability company** whose post office address is **2028 Harrison Street, Suite 202, Hollywood, FL 33020**, 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:

Lot 12, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

Subject to restrictions, reservations and limitation of record, if any (without reimposing same), and taxes for the year 2021, which are not yet due and payable.

The above described property is not now nor ever has been the homestead property of grantor, nor is said property adjacent to the homestead property of grantor.

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.

Signed, sealed and delivered in our presence:

Witness Name: JOANNE O'MALLEY

Witness Name: M. ROBINETTE

John E. Burns, IV, individually and as Trustee

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29 day of April, 2021 by John E. Burns IV aka John Edmund Burns IV, Individually and as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). He [ ] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public State of Florida
Kimberly G Wolfe
My Commission GG 251446
Expires 08/22/2022

Notary Public

Printed Name: Kimberly G. Wolfe

My Commission Expires: 08.22.2022

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

Signed, sealed and delivered in our presence:

Witness Name: Patricia L Adamski

Witness Name: Zach Beach

Meredith P. **Burns**, individually and as Trustee

State of Oregon
County of Multnomah

The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29th day of April, 2021 by Meredith P. Burns aka Meredith Price Burns, Individually and as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). She [_] is personally known or [X] has produced a ~~driver's license~~ US Passport as identification.

[Notary Seal]

OFFICIAL STAMP
MICHELE D DOLAN
NOTARY PUBLIC-OREGON
COMMISSION NO. 968440
MY COMMISSION EXPIRES NOVEMBER 13, 2021

Notary Public

Printed Name: Michele D. Dolan

My Commission Expires: 11/13/2021

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:

Witness Name: Christopher Pyer

Witness Name: James W. Koch

TCA TrustCorp America, Inc.,
a Washington D.C. corporation as Trustee

William T. Russell, President

District of Columbia

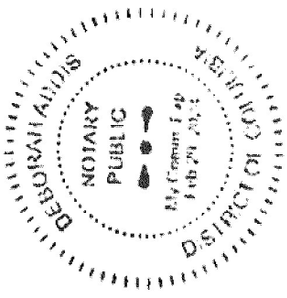
The foregoing instrument was acknowledged before me by means of [X] physical presence or [_] online notarization, this 29 day of April, 2021 by William T. Russell as President of TCA TrustCorp America, Inc. a Washington, D.C. corporation, on behalf of the corporation, as Trustee of the John E. Burns III Revocable Trust dated May 8, 2003 (as revised September 24, 2010). He [_] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: DEBORAH ADDIS

My Commission Expires: 02/29/2024



MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4864421 OR BOOK 4611 PAGE 1864, Recorded 05/17/2021 10:56:38 AM Doc
Tax: $14495.60

Prepared by:
Joseph P. Mullen, Esquire
Mullen & Bizzarro, P.A.
2929 East Commercial Boulevard, PH-C
Fort Lauderdale, Florida 33308
Telephone (954) 772-9100
File No.: 4038.1

Return To:
Assouline & Berlowe , P.A.
100 SE 2ns Street, Suite 3105
Miami, Florida 33131
Telephone (305) 567-5576

Tax Folio No.: 2324-710-0019-000-7

WARRANTY DEED

THIS INDENTURE made this 4th day of May, 2021, between Richard E. Bonvie and Patricia A. Bonvie, husband and wife, whose post office address is 4567 W. Tradewinds Avenue, Lauderdale-By-The-Sea, Florida 33308, Grantors, and JBL Fort Pierce Industrial, LLC, a Florida limited liability company, whose post office address is 2028 Harrison Street, Suite #202, Hollywood, Florida 33020, Grantee.

WITNESSETH: That said Grantors, for and in consideration of the sum of Two Million Seventy Thousand Eight Hundred and 00/100 ($2,070,800.00) Dollars, and other good and valuable consideration to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns, the following described land situate, lying and being in St. Lucie County, Florida, to-wit:

Lot 13, Crossroads Park of Commerce Phase 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

SUBJECT TO: (1) taxes for the year 2021 and thereafter; (2) zoning, restrictions, prohibitions and other requirements imposed by governmental authority; (3) and the Plat recorded in Plat Book 30, Page 11 of the Public Records of St. Lucie County, Florida.

Grantors, Richard E. Bonvie and Patricia A. Bonvie, certify that the described property is not, now, nor has it ever been, their homestead. Their homestead address is 4567 W. Tradewinds Avenue, Lauderdale-By- The-Sea, Florida 33308.

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

AND, the Grantors hereby covenant with said Grantee that Grantors are fully seized of said land in fee simple; and Grantors have the good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and the said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

WITNESS WHEREOF, Grantors have hereunto set Grantors' hand and seal the day and year first-above written.

Signed, sealed, and delivered in our presence:

Witnesses:

First witness

Print Name

Second witness

Print name

Grantors:

Richard E. Bonvie

Patricia A. Bonvie

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization, this 4th day of May, 2021 by Richard E. Bonvie and Patricia A. Bonvie who are personally known to me or who have produced a Florida driver licenses as identification.

[Notary Seal]

MARIA E. CASTRO
MY COMMISSION # GG 918506
EXPIRES: January 31, 2024
Bonded Thru Notary Public Underwriters

Notary Public

My Commission Expires:

Printed Notary Name

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4862543 OR BOOK 4609 PAGE 893, Recorded 05/12/2021 03:57:36 PM Doc Tax: $6440.00

Prepared by and return to:
Michael B. Manes, Esq.
Michael B. Manes, P.A.
950 S Pine Island Road, A-150
Plantation, FL 33324
954-523-1844

Return to:

Alan E. Krinzman, Esq.
Assouline & Berlowe, P.A.
100 SE 2nd Street, Suite 3105,
Miami, FL 33131

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Warranty Deed

This Warranty Deed made this 26th day of **April 2021** between **Zabik Investments, LLC, a Florida limited liability company,** whose post office address is **13224 Marcella Blvd, Loxahatchee, Florida 33470,** ("Grantor"), and **JBL Fort Pierce Industrial, LLC, a Florida limited liability company,** whose post office address is **2028 Harrison Street, Suite 202, Hollywood, Florida 33020,** ("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 **St. Lucie County, Florida** to-wit:

Lots 14 and 15, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.

Parcel Identification Numbers: Lot 14: 2324-710-0020-000-7; Lot 15: 2324-710-0021-000-4

This conveyance is subject to the following:

1. **Taxes for the year 2021 and subsequent years, which are not yet due and payable;**
2. **Covenants, conditions, restrictions, easements, reservations and limitations of record, if any without reimposing same.**

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, 2020.

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

Signed, sealed and delivered in our presence:

Witness Name: RACHEL NORTON

Teresa Zabik, Manager of Zabik Investments, LLC

Witness Name: TANYA BOREIANO

State of Florida
County of Palm Beach

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 21st day of April 2021 by Teresa Zabik, Manager of Zabik Investments, LLC., Grantor. She [ ] is personally known to me or [✓] has produced FLDL as identification.

[Notary Seal]

SHARON VALDERRAMA
MY COMMISSION # HH 103982
EXPIRES: March 14, 2025
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Sharon Valderrama

My Commission Expires: March 14, 2025

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4862527 OR BOOK 4609 PAGE 833, Recorded 05/12/2021 03:48:40 PM Doc Tax: $3220.00

Prepared by and return to:
Michael B. Manes, Esq.
Michael B. Manes, P.A.
950 S Pine Island Road, A-150
Plantation, FL 33324
954-523-1844

Return to:

Alan E. Krinzman, Esq.
Assouline & Berlowe, P.A.
100 SE 2nd Street, Suite 3105,
Miami, FL 33131

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Warranty Deed

This Warranty Deed made this 26th day of **April 2021** between **Jeffrey Lefkovits, a married man,** whose post office address is 7 Highview Drive, Livingston NJ 07039, ("Grantor"), and **JBL Fort Pierce Industrial, LLC, a Florida limited liability company,** whose post office address is **2028 Harrison Street, Suite 202, Hollywood, Florida 33020**, ("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 **St. Lucie County, Florida** to-wit:

Lot 16, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2324-710-0022-000-1

This conveyance is subject to the following:

1. **Taxes for the year 2021 and subsequent years, which are not yet due and payable;**
2. **Covenants, conditions, restrictions, easements, reservations and limitations of record, if any without reimposing same.**

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, 2020.

This property is not now and has never been the homestead of the Grantor.

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

Signed, sealed and delivered in our presence:

Witness Name: Diana Trivic

Jeffrey Lefkovits, Grantor

J. Steven Spector
Witness Name:

State of New York
County of Nassau

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 23rd day of April 2021 by Jeffrey Lefkovits., Grantor. He [✓] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Notary Public

Printed Name: J. Steven Spector

My Commission Expires: _____

J. STEVEN SPECTOR
Notary Public, State of New York
Reg. No. 02SP6063729
Qualified in Nassau County
Commission Expires Sept. 10, 2021

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4979650 OR BOOK 4756 PAGE 91, Recorded 01/13/2022 09:50:46 AM

This instrument was prepared by
and should be returned to:
Jason Feder, Esq.
JBL Asset Management, LLC
2028 Harrison Street, #202
Hollywood, Florida 33020

DECLARATION OF UNITY OF TITLE

In consideration of the issuance of a Permit to JBL FORT PIERCE INDUSTRIAL, LLC, a Florida limited liability company ("Owner"), and for other good and valuable considerations, the Owner agrees to restrict the use of land owned by Owner and described in Exhibit A (the "Property"), attached hereto in the following manner:

1. That said Property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised, or assigned separately except in its entirety as one plot or parcel of land.

2. This condition, restriction and limitation is intended and shall constitute a restrictive covenant concerning the use, enjoyment and title to the Property described above and shall be deemed to covenant running with land, and shall remain in full force and effect, and be binding upon the undersigned, their heirs, successors and assigns until such time as the same may be released in writing by the City of Port St. Lucie, or its successor, in accordance with the applicable rules, codes or ordinances of said City then in effect.

3. This instrument shall be recorded in the Public Records of St. Lucie County, Florida.

[signatures on following page]

Signed, sealed, executed and acknowledged on the 6 day of January __, 2022.

WITNESSES:	JBL FORT PIERCE INDUSTRIAL, LLC, a Florida limited liability company
Print Name: Michael Rum	By: _____
Print Name: Jason Feder	Jacob Khotoveli, Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by ☒ physical presence or ☐ online notarization on this 6 day of January, 2022, by Jacob Khotoveli, the Manager of JBL FORT PIERCE INDUSTRIAL, LLC, a Florida limited liability company, on behalf of the company. Such person ☒ is personally known to me or ☐ has produced N/A as identification.

Notary Public

Jill Hofstetter
(Print, Type or Stamp Name)

JILL HOFSTETTER
Notary Public-State of Florida
Commission # GG 925369
My Commission Expires
October 23, 2023

JILL HOFSTETTER
Notary Public-State of Florida
Commission # GG 925369
My Commission Expires
October 23, 2023

EXHIBIT A

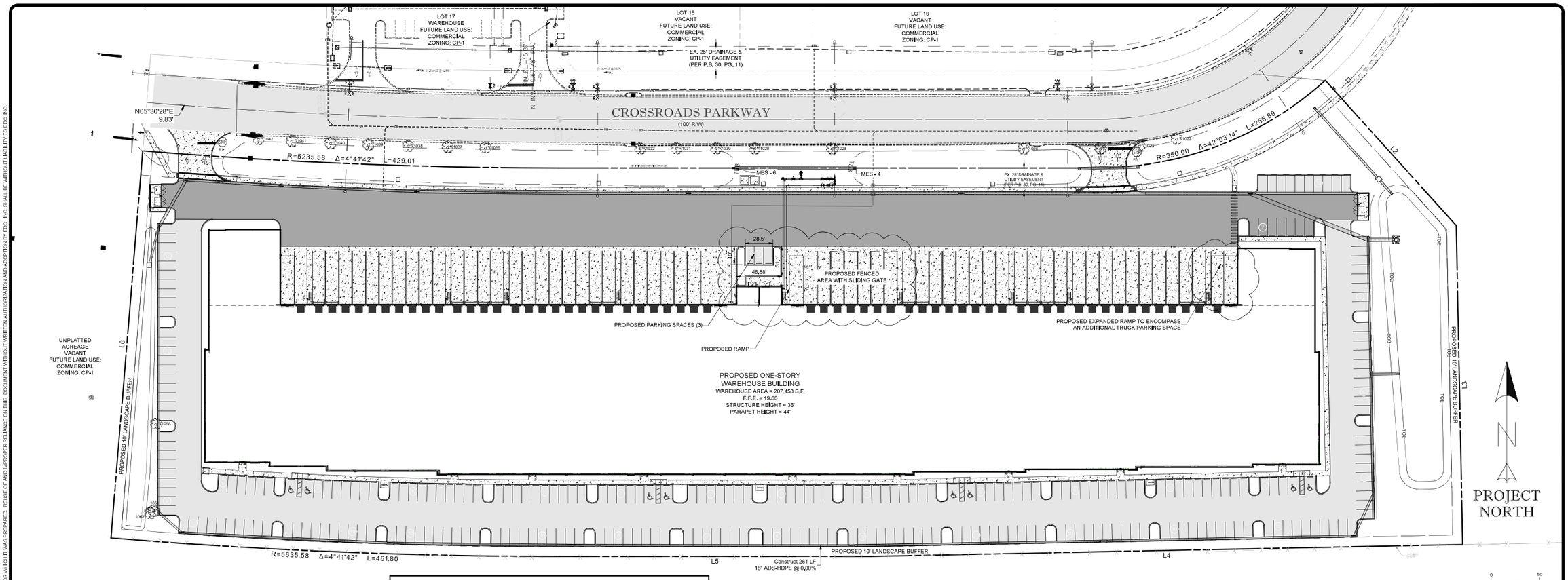
LEGAL DESCRIPTION OF PROPERTY

Lot 12, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

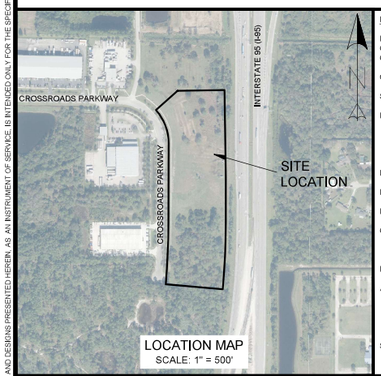
Lot 13, Crossroads Park of Commerce Phase 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11, of the Public Records of St. Lucie County, Florida.

Lots 14 and 15, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.

Lot 16, CROSSROADS PARK OF COMMERCE PHASE 1, according to the map or plat thereof, as recorded in Plat Book 30, Page(s) 11 of the Public Records of St. Lucie County, Florida.



ZONING CODE FOR: COMMERCIAL PARKWAY ZONE (CP-1)							
	YARD SETBACKS				BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
	FRONT	REAR	SIDE	CORNER			
PER CODE	25'	20'	10'	20'	60% MAX.	65' MAX.	20% MIN.
PROPOSED	76' MIN.	85' MIN.	89' MIN.	----	40.55%	36' - 44'	20.05%



LEGAL DESCRIPTION

BEING ALL OF LOTS 12 THROUGH 16, ACCORDING TO THE PLAT OF CROSSROADS PARK OF COMMERCE PHASE 1, AS RECORDED IN PLAT BOOK 30, PAGE 11, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CONTAINING 553,733 SQUARE FEET OR 12,712 ACRES, MORE OR LESS.

SECTION 25, TOWNSHIP 35 SOUTH, RANGE 39 EAST

PARCEL ID#:	2324-710-0018-000-0 2324-710-0019-000-7 2324-710-0020-000-7 2324-710-0021-000-4 2324-710-0022-000-1
PROJECT NAME:	3800 CROSSROADS PARKWAY
PROJECT ADDRESS:	3800 CROSSROADS PARKWAY
PROPOSED USE:	WAREHOUSE
OWNER:	JBL FORT PIERCE INDUSTRIAL LLC 2028 HARRISON ST STE 202 HOLLYWOOD, FL 33020
DEVELOPER:	
ARCHITECT:	BAKER BARRIOS 189 S ORANGE AVENUE SUITE 1700 ORLANDO, FL 32801 (407) 926-3000
SURVEYING:	CULPEPPER & TERPENING, INC. 2980 SOUTH 25TH STREET FORT PIERCE, FLORIDA 34981

ENGINEERING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: DAVID C. BAGGETT, P.E. 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455
PLANNING:	ENGINEERING DESIGN & CONSTRUCTION INC. CONTACT: BRADLEY J. CURRIE, AICP 10250 SW VILLAGE PARKWAY, SUITE 201 PORT ST. LUCIE, FL 34987 (772) 462-2455

SITE DATA

FUTURE LAND USE:	GC	
ZONING:	CP-1	
GROSS SITE AREA	553,733 S.F. (12.712 AC) = 100.00%	
IMPERVIOUS AREA	442,705 S.F. (10.163 AC) =	79.95%
PROPOSED BUILDING	207,458 S.F. (4.763 AC) =	37.47%
PROPOSED PAVEMENT	155,975 S.F. (3.580 AC) =	28.17%
PROPOSED CONCRETE	79,272 S.F. (1.820 AC) =	14.31%
PERVIOUS AREA:	111,028 S.F. (2.549 AC) =	20.05%
OPEN SPACE AREA	87,772 S.F. (2.025 AC) =	15.85%
DRY DETENTION AREA	22,715 S.F. (0.522 AC) =	4.10%
PERVIOUS PARKING	541 S.F. (0.012 AC) =	0.094%
UPLAND PRESERVE	0 S.F. (0.000 AC) =	0.00%
WETLANDS	0 S.F. (0.000 AC) =	0.00%
WETLAND BUFFERS	0 S.F. (0.000 AC) =	0.00%

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: PRIVATE WELL

BUILDING INFO:

BUILDING SETBACKS:
CP-1 (COMMERCIAL PARKWAY)

FRONT BUILDING SETBACK	(25')
SIDE BUILDING SETBACK	(10')
SIDE CORNER BUILDING SETBACK	(20')
REAR BUILDING SETBACK	(20')

BUILDING DATA:

GROSS FLOOR AREA = 207,458 S.F.

BUILDING HEIGHT:
PROPOSED BUILDING HEIGHT = 36' (65' MAX.)
PARAPET HEIGHT = 44'

PARKING CALCULATIONS:

PARKING REQUIRED:

207,458 S.F. WAREHOUSE AREA
1 SPACE / 600 S.F. WAREHOUSE AREA
207,458 / 600 = 346 SPACES (8 HC)

PARKING REQUIRED = 346 SPACES (8 HC)
PARKING PROVIDED = 350 SPACES (8 HC)
CAR PARKING = 290 SPACES
TRUCK PARKING = 60 SPACES

DRAINAGE SYSTEM:
THE STORMWATER MANAGEMENT SYSTEM FOR THE SITE WILL CONSIST OF A SERIES OF INLETS CONNECTED VIA UNDERGROUND PIPES WHICH CONVEY STORMWATER TO AN ONSITE DRY DETENTION AREA. ONE HALF-INCH OF DRY PRETREATMENT WILL BE PROVIDED IN THE DRY DETENTION AREA PRIOR TO DISCHARGING OFFSITE TO THE WEST INTO THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM. THE EXISTING MASTER STORMWATER MANAGEMENT SYSTEM WILL PROVIDE WATER QUALITY TREATMENT AND ATTENUATION FOR THE PROPOSED PROJECT. CONCEPTUAL ERP# 56-01012-S

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

LEGEND

M E	EXISTING METER	#'	EX. OAK TREE TO REMAIN # - TREE TAG		EXISTING CONCRETE
M E	PROPOSED METER	#'	EX. PALM TREE TO REMAIN # - TREE TAG		EXISTING PAVEMENT
	PROPOSED SIGN	#'	EX. PINE TREE # - TREE TAG		PROPOSED HEAVY DUTY ASPHALT
7	BLOCK NUMBER	#'	EX. OAK TREE TO BE REMOVED. # TREE TAG.		PROPOSED STANDARD ASPHALT
	MITERED END SECTION	#'	EX. PALM TREE TO BE REMOVED. # - TREE TAG.		PROPOSED CONCRETE
	HANDICAP STALL	#'	EX. PINE TREE TO BE REMOVED. # - TREE TAG.		
S1 MH: 17'	LIGHT FIXTURE TAG. HEIGHT OF FIXTURE.				
#	PARKING STALL TAG # OF STALLS				

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ENGINEERS SURVEYORS ENVIRONMENTAL
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

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

DATE	REVISION COMMENTS
08-16-2023	ADDED PERVIOUS PARKING, ADDED OUTDOOR FENCING, ADDED ADDITIONAL RAMP, REVISED EXISTING RAMP.
11-17-2021	REVISED BUILDING & INCREASED OPEN SPACE.

RWF
DESIGNED BY
RWF
DRAWN BY
21-352 engineering (09-26-2023).new sp.dwg
FILENAME
SITE PLAN
LAYOUT
1" = 50'
SCALE
26 SEPTEMBER 2023
DATE

3800 CROSSROADS PARKWAY

SITE PLAN AMENDMENT

FT. PIERCE FLORIDA

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

21-352

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.

Justification Statement
3800 Crossroads Parkway
Minor Site Plan Amendment
September 26, 2023

REQUEST

On behalf of the Petitioner, Engineering Design & Construction, Inc. would like to request a review and approval for a minor site plan amendment for the 3800 Crossroads Parkway project. The subject parcel noted below is located on the east side of Crossroads Parkway and west of I-95 in the City of Fort Pierce, Florida

The subject parcel can be identified in the below table:

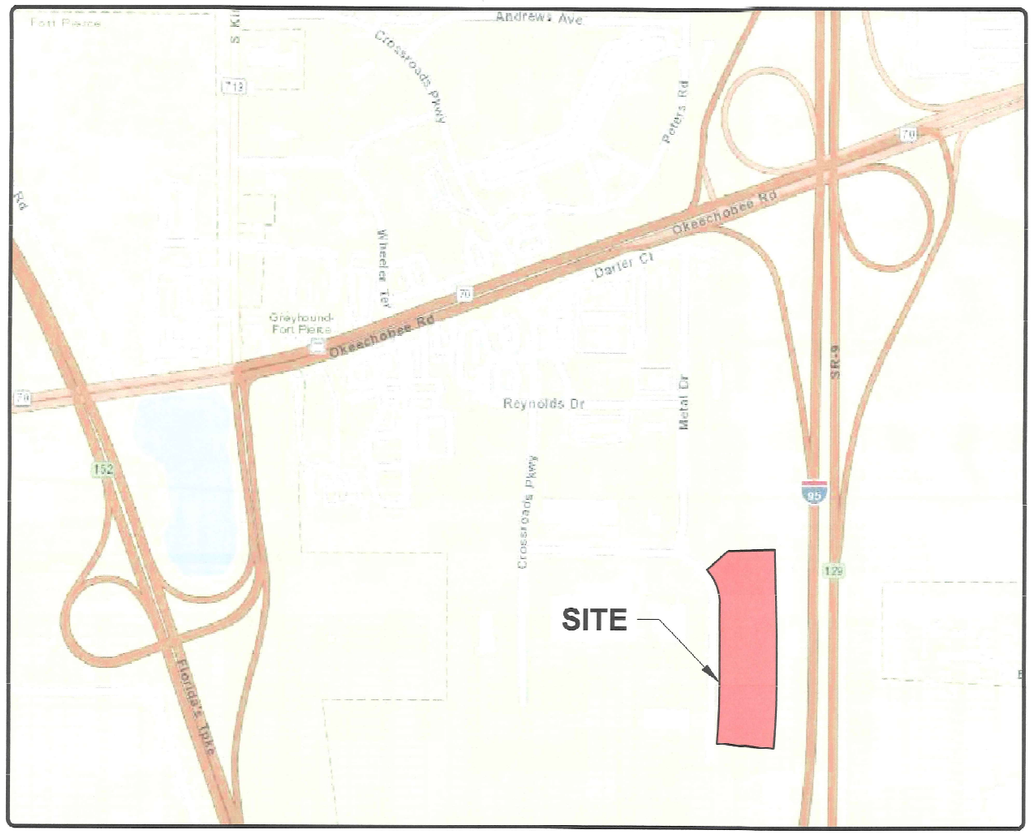
Parcel ID:	Address:	Acreage:	FLU:	Zoning:
2324-710-0018-000-0	3800 Crossroads Pkwy	12.71	GC	CP-1

The subject parcel has a Future Land Use designation of General Commercial (GC) and an underlying Zoning designation of Commercial Parkway Zone (CP-1). The petitioner is proposing the development of a 207,458-sf industrial building with associated site improvements.

Since the original site plan and construction plans have been reviewed and approved, the client has made a minor revision to the approved site. The revisions include adding 3 car parking spaces on the western side of the building, doubling an existing ramp size, adding fencing around 7 truck parking spaces for outdoor storage, and adding an additional ramp adjacent to the proposed parking spaces and proposed fenced area.

TOPOGRAPHIC AND TREE SURVEY

FOR: JBL FORT PIERCE INDUSTRIAL LLC



ST LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

(A)	AIR RELEASE VALVE	DIP	DUCTILE IRON PIPE	IP	IRON PIPE	P.O.B.	POINT OF BEGINNING
AL	ARC LENGTH	E	EAST/EASTING	IR	IRON ROD	P.O.C.	POINT OF COMMENCEMENT
ASPH	ASPHALT	EOW	EDGE OF WATER	IR/C	IRON ROD AND CAP	P.C.C.	POINT OF COMPOUND CURVE
BFP	BACK FLOW PREVENTER	EB	ELECTRIC BOX	IC	IRRIGATION CONTROL VALVE	P.C.	POINT OF CURVATURE
	BENCHMARK (BM)	EHH	ELECTRIC HAND HOLE (EHH)	L	LENGTH	P.T.	POINT OF TANGENCY
	BIKE RACK	FM	ELECTRIC METER		LIGHT POST	P.O.T.	POINT OF TERMINUS
CATV U	CABLE RISER	EL/ELEV.	ELEVATION	MAG/D	MAG NAIL MAG DRAND NAIL	PVC	POLYVINYL CHLORIDE
(C)	CALCULATED	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY		MAILBOX	PSL	PORT SAINT LUCIE, FLORIDA
	CATCH BASIN	F.O.	FIBER OPTIC	M.C.	MARTIN COUNTY	PLS	PROFESSIONAL LAND SURVEYOR
℄	CENTERLINE	FOHH	FIBER OPTIC HAND HOLE	MHWL	MEAN HIGH WATER LINE	R	RADIUS
CCR	CERTIFIED CORNER RECORD		FIBER OPTIC MARKER	MLWL	MEAN LOWER WATER LINE	RGE	RANGE
C.L.F.	CHAIN LINK FENCE	FIBER RISER	FIBER OPTIC RISER		METAL LIGHT POST	RTK	REAL TIME KINEMATIC
CHD.	CHORD	(M)	FIELD MEASURED		METAL POWER POLE	RWV	RECLAIMED WATER VALVE
CO O	CLEAN OUT	F.F.E.	FINISHED FLOOR ELEVATION	MP	METAL PIPE MONUMENT	RLS	REGISTERED LAND SURVEYOR
COMM RISER	COMMUNICATION RISER	FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	MON	NATIONAL GEODETIC VERTICAL DATUM OF 1929	RCP	REINFORCED CONCRETE PIPE
CONC	CONCRETE	FPL	FLORIDA POWER AND LIGHT	NGVD29	NON DESCRIPT NAIL AND DISK	R/W	RIGHT-OF-WAY
	CONCRETE LIGHT POST	FT	FOOT	N/D	NON RADIAL	R/C	ROD AND CAP
CM	CONCRETE MONUMENT	FM	FORCE MAIN	N.R.	NORTH AMERICAN VERTICAL DATUM OF 1988	S	SANITARY MANHOLE
CPP	CONCRETE POWER POLE (CPP)	FND	FOUND	NAVD88	NORTH OR NORTHING	SV	SANITARY VALVE
	CONCRETE POWER POLE W/STREET LIGHT	(F)	FPL MANHOLE	N	NUMBER	SEC	SECTION
	CONCRETE SIGNAL LIGHT POLE	SQ FT.	SQUARE FEET	No.	OFFICIAL RECORDS BOOK		PROPERTY CORNER
CMP	CORRUGATED METAL PIPE	GAS	GAS VALVE	O.R.B.	OVER HEAD WIRES		RIGHT-OF-WAY CONTROL
	CURB INLET	GIS	GEOGRAPHIC INFORMATION SYSTEMS	OHW	PAGE		SIGN
	DECORATIVE LIGHT POST	GND	GROUND	PG	PARCEL CONTROL NUMBER	S	SOUTH
(D)	DEED		GROUND LIGHT	PCN	PARKER-KALON NAIL		SPIGOT
D.B.	DEED BOOK		GUY WIRE ANCHOR	PK NAIL	PARKER-KALON NAIL & DISK		SPRINKLER VALVE
D.B.H.	DIAMETER AT BREAST HEIGHT		HANDICAP	PK/D	PERMANENT CONTROL POINT	SLC	ST. LUCIE COUNTY
Δ	DELTA/CENTRAL ANGLE	HDPE	HIGH DENSITY POLYETHYLENE PIPE	PCP	PERMANENT REFERENCE MONUMENT	STA	STATION
ϕ	DIAMETER (DIA.)	HWF	HOG WIRE FENCE	PRM	PLAT BOOK		STORMWATER DRAINAGE MANHOLE
	DRAINAGE MANHOLE		HYDRANT	P.B.	PLAT DATA		STREET SIGN
		IN	INCH	(P)		TELE RISER	TELEPHONE RISER BOX
		INV	INVERT			TOE	TOE OF SLOPE
						TOB	TOP OF BANK/BERM
						T.O.M.	TOP OF MUT
						X 0.0	TOPOGRAPHIC DATA (SOFT SURFACE)
						X 0.00	TOPOGRAPHIC DATA (HARD SURFACE)
						TWNSHP	TOWNSHIP
						TSCB	TRAFFIC SIGNAL CONTROL BOX
						TYP	TYPICAL
						U.E.	UTILITY EASEMENT
						UNK	UNKNOWN
						UNK HH	UNKNOWN HANDHOLD
						RISER BOX	UNKNOWN RISER BOX
						(U)	UNKNOWN TYPE MANHOLE
						VCP	VITRIFIED CLAY PIPE
						WM	WATER METER
						WM	WATER SERVICE METER (WM)
						WV	WATER VALVE (WV)
							WELL
						W	WEST
						WF	WOOD FENCE
							WOOD POLE STREET LIGHT
							WOOD POWER POLE
							OAK
							PALM
							PINE

SURVEYORS NOTES AND REPORT:

1. REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
2. THE LAST DATE OF FIELD WORK WAS AUGUST 13, 2021.
3. THIS IS NOT A BOUNDARY SURVEY
4. THE EXPECTED USE OF THE LAND, AS CLASSIFIED IN CHAPTER 5J 17.050-053, FLORIDA ADMINISTRATIVE CODE, IS "COMMERCIAL." THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THIS SURVEY EXCEEDS THE REQUIRED DISTANCE ACCURACY.
5. THIS TOPOGRAPHIC SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
6. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
7. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
8. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON GPS REAL TIME KINEMATIC (RTK) OBSERVATION. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
9. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPRECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AND ACCURACY OF ±0.06'-0.10'. SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF MINIMAL FLOOD HAZARD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0187J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.
15. THIS TOPOGRAPHIC SURVEY IS BASED UPON A BOUNDARY SURVEY PROVIDED BY; CULPEPER & TERPENING INC., PROJECT #21-052.100, DATED APRIL 01, 2021.

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

SIGNATURE DATE: 8-17-2021

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 8008

AV DRAWN BY
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TH FIELD CREW
21-352_TROSSRDS03.dwg FILENAME
SCALE SCALE
August 18, 2021 DATE

REVISION/COMMENTS | DATE

TOPOGRAPHIC AND TREE SURVEY
FOR: JBL FORT PIERCE INDUSTRIAL LLC
LOTS 12 THROUGH 16
CROSROADS PARK OF COMMERCE PHASE 1
SEC. 24 & 25, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-352

1 OF 2

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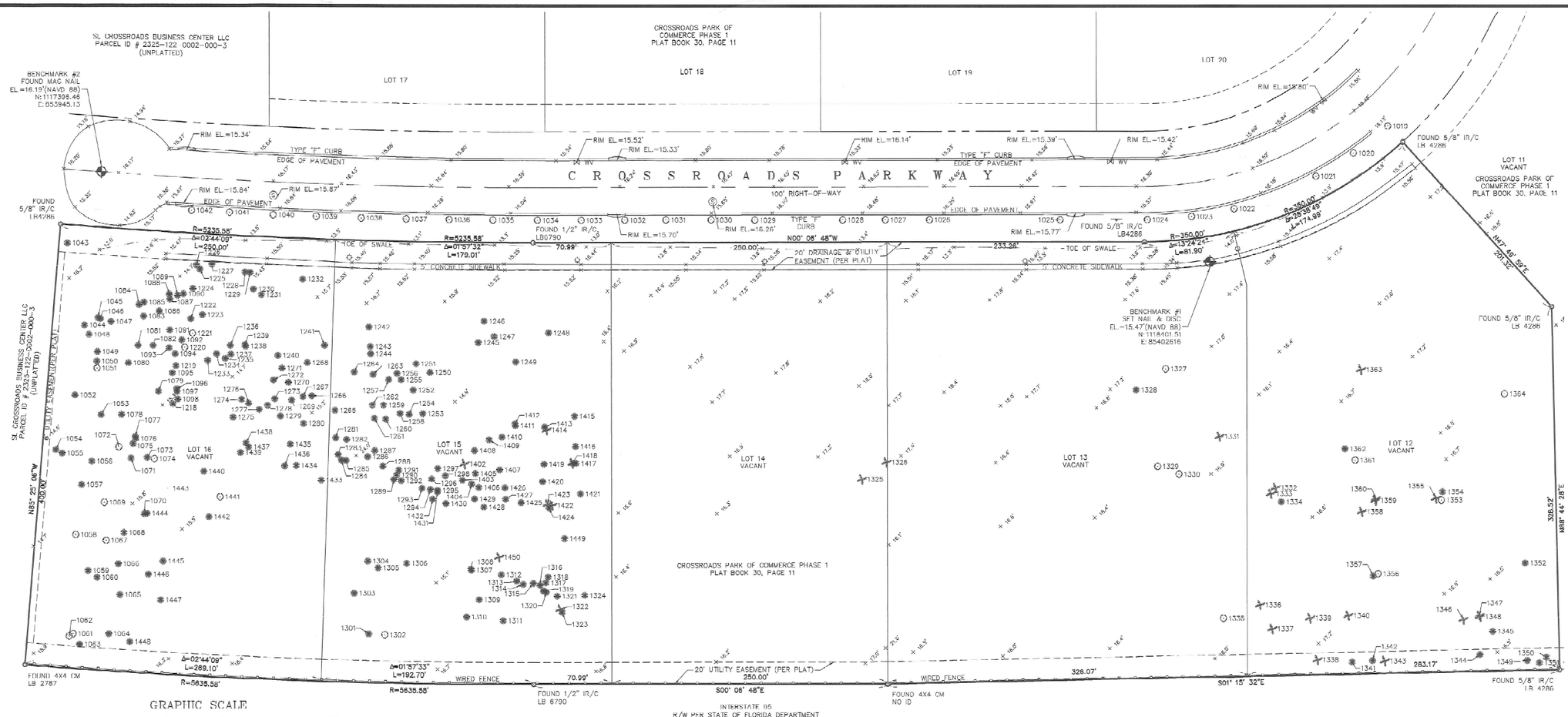

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1019	1116563	853903	9	OAK
1020	1116532	853928	9	OAK
1021	1116498	853949	12	OAK
1022	1116453	853978	12	OAK
1023	1116305	853985	10	OAK
1024	1116345	853988	18	OAK
1025	1116266	853959	9	OAK
1026	1118147	853980	7	OAK
1027	1118107	853989	20	OAK
1028	1117989	853989	12	OAK
1030	1117949	853989	23	OAK
1031	1117908	853989	18	OAK
1032	1117871	853989	24	OAK
1033	1117832	853989	18	OAK
1034	1117792	853989	24	OAK
1035	1117752	853989	18	OAK
1036	1117712	853989	23	OAK
1037	1117673	853988	24	OAK
1038	1117632	853987	16	OAK
1039	1117591	853986	28	OAK
1040	1117552	853984	18	OAK
1041	1117513	853982	20	OAK
1042	1117478	853980	25	OAK
1043	1117366	854016	10	PINE
1044	1117381	854094	15	PINE
1045	1117393	854077	11	PINE
1046	1117390	854078	10	PINE
1047	1117405	854081	14	PINE
1048	1117385	854092	13	PINE
1049	1117351	854078	14	PINE
1050	1117362	854117	14	PINE
1051	1117393	854123	12	OAK
1052	1117373	854147	12	PINE
1053	1117396	854165	12	PINE
1054	1117355	854197	19	PINE
1055	1117361	854200	17	PINE
1056	1117388	854207	17	PINE
1057	1117379	854228	17	PINE
1058	1117373	854274	40	OAK
1059	1117365	854306	10	PINE
1060	1117383	854312	11	PINE
1061	1117371	854353	12	OAK
1062	1117387	854366	8	OAK
1063	1117377	854373	14	PINE
1064	1117403	854383	12	PINE
1065	1117413	854328	10	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1066	1117412	854300	10	PINE
1067	1117401	854279	20	OAK
1068	1117417	854272	12	PINE
1069	1117389	854194	6	OAK
1070	1117430	854255	18	PINE
1071	1117424	854204	18	PINE
1072	1117412	854184	15	OAK
1073	1117438	854204	10	PINE
1074	1117445	854205	20	OAK
1075	1117425	854181	14	PINE
1076	1117428	854167	11	PINE
1077	1117427	854185	11	PINE
1078	1117410	854169	18	PINE
1079	1117445	854144	10	PINE
1080	1117421	854118	17	PINE
1081	1117430	854102	10	PINE
1082	1117443	851103	10	PINE
1083	1117435	854078	19	PINE
1084	1117431	854068	13	PINE
1085	1117435	854063	13	PINE
1086	1117449	854071	10	PINE
1087	1117459	854061	12	PINE
1088	1117458	851058	10	PINE
1089	1117466	854057	10	PINE
1090	1117471	851056	13	PINE
1091	1117459	854088	17	PINE
1092	1117469	854097	11	PINE
1093	1117458	854105	11	PINE
1094	1117463	854110	15	PINE
1095	1117461	854127	12	PINE
1096	1117465	854147	15	PINE
1097	1117469	854144	19	PINE
1098	1117466	854151	13	PINE
1218	1117491	854159	10	PINE
1219	1117464	854121	12	PINE
1220	1117472	854104	9	OAK
1221	1117479	854091	9	OAK
1222	1117478	854078	13	PINE
1223	1117486	854076	15	PINE
1224	1117479	854051	11	PINE
1225	1117486	854033	12	PINE
1226	1117483	854030	14	PINE
1227	1117497	854029	18	PINE
1228	1117527	851028	20	PINE
1229	1117531	854036	19	PINE
1230	1117534	854052	15	PINE
1231	1117542	854057	16	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1232	1117579	854042	16	PINE
1233	1117603	854116	12	PINE
1234	1117601	854110	12	PINE
1235	1117605	854114	17	PINE
1236	1117514	854103	10	PINE
1237	1117514	854110	12	PINE
1238	1117527	854103	12	PINE
1239	1117527	854102	12	PINE
1240	1117557	854112	11	PINE
1241	1117595	854102	15	PINE
1242	1117639	854088	19	PINE
1243	1117640	854103	10	PINE
1244	1117641	854110	19	PINE
1245	1117730	854100	22	PINE
1246	1117744	854080	19	PINE
1247	1117753	854094	20	PINE
1248	1117802	851091	26	PINE
1249	1117772	854117	22	PINE
1250	1117695	854127	18	PINE
1251	1117682	854119	18	PINE
1252	1117679	854143	18	PINE
1253	1117688	854164	13	PINE
1254	1117678	851169	20	PINE
1255	1117668	854133	15	PINE
1256	1117665	854138	14	PINE
1257	1117657	854133	14	PINE
1258	1117667	854164	10	PINE
1259	1117602	854156	10	PINE
1260	1117654	854169	11	PINE
1261	1117644	854168	14	PINE
1262	1117643	854167	14	PINE
1263	1117642	854129	14	PINE
1264	1117676	854127	14	PINE
1265	1117699	854191	19	PINE
1266	1117688	854146	16	PINE
1267	1117678	854149	10	PINE
1268	1117683	854118	11	PINE
1269	1117689	851152	11	PINE
1270	1117698	854136	11	PINE
1271	1117680	854123	12	PINE
1272	1117553	854134	15	PINE
1273	1117554	854151	12	PALM
1274	1117524	854151	14	PINE
1275	1117516	851167	13	PINE
1276	1117530	854155	13	PINE
1277	1117540	854161	13	PINE
1278	1117547	854157	16	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1279	1117509	854196	14	PINE
1280	1117580	851173	17	PINE
1281	1117609	854186	14	PINE
1282	1117619	854187	16	PINE
1283	1117611	854201	12	PINE
1284	1117616	854206	15	PINE
1285	1117619	854227	15	PINE
1286	1117638	854203	12	PINE
1287	1117645	854198	14	PINE
1288	1117652	854212	14	PINE
1289	1117662	854231	12	PINE
1290	1117684	854220	12	PINE
1291	1117668	854216	16	PINE
1292	1117709	854225	15	PINE
1293	1117687	854232	13	PINE
1294	1117665	854233	13	PINE
1295	1117702	854231	13	PINE
1296	1117696	854223	15	PINE
1297	1117702	854214	15	PINE
1298	1117709	854220	12	PINE
1299	1117624	854204	22	OAK
1300	1117676	854227	17	PINE
1301	1117638	854208	12	PINE
1302	1117624	854204	22	OAK
1303	1117626	854227	17	PINE
1304	1117638	854208	12	PINE
1305	1117645	854204	14	PINE
1306	1117732	854300	14	PINE
1307	1117732	854306	14	PINE
1308	1117722	854305	14	PINE
1309	1117732	854303	10	PINE
1310	1117728	854348	13	PINE
1311	1117761	854350	18	PINE
1312	1117759	854319	14	PINE
1313	1117773	854318	22	PINE
1314	1117779	854319	14	PINE
1315	1117788	854310	15	PINE
1316	1117794	854319	14	PINE
1317	1117800	854317	12	PINE
1318	1117802	854312	11	PINE
1319	1117798	854326	13	PINE
1320	1117800	854328	11	PINE
1321	1117810	854329	14	PINE
1322	1117813	854341	14	PALM
1323	1117814	854344	14	PINE
1324	1117838	851320	22	PINE
1325	1118098	854223	15	PALM
1326	1118100	854208	14	PALM
1327	1118361	854123	22	OAK

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1328	1118330	854142	20	PINE
1329	1118384	854212	21	OAK
1330	1118374	854219	21	OAK
1331	1118411	854184	15	PALM
1332	1118462	854231	10	PALM
1333	1118457	854236	12	PALM
1334	1118460	854244	21	PINE
1335	1118414	854340	23	OAK
1336	1118447	854337	14	PALM
1337	1118458	854358	14	PALM
1338	1118500	854388	14	PALM
1339	1118493	854349	14	PALM
1340	1118528	854346	14	PALM
1341	1118533	854388	20	PINE
1342	1118548	854387	18	PINE
1343	1118561	854387	14	PALM
1344	1118567	854382	11	PINE
1345	1118558	854361	11	PINE
1346	1118532	854350	12	PALM
1347	1118546	854346	12	PALM
1348	1118547	854347	12	PALM
1349	1118589	854387	13	PINE
1350	1118707	854381	13	PINE
1351	1118700	854389	13	PINE
1352	1118687	854393	13	PINE
1353	1118912	854242	22	OAK
1354	1118813	854234	22	PINE
1355	1118607	854240	12	PALM
1356	1118554	854308	25	OAK
1357	1118550	854311	14	PINE
1358	1118540	854357	18	PALM
1359	1118592	854242	18	PALM
1360	1118560	854241	16	PALM
1361	1118533	854208	24	OAK
1362	1118524	854155	10	PINE
1363	1118539	854124	14	PALM
1364	1118669	854146	36	OAK
1402	1117728	854210	20	PALM
1403	1117724	854224	14	PINE
1404	1117732	854228	14	PINE
1405	1117736	854218	15	PINE
1406	1117739	854231	15	PINE
1407	1117758	854215	15	PINE
1108	1117738	851168	18	PINE
1409	1117748	854188	15	PINE
1410	1117780	851185	18	PINE
1411	1117772	854175	19	PINE

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1412	1117772	854174	16	PINE
1413	1117790	854176	15	PINE
1414	1117801	854179	15	PALM
1415	1117820	854167	18	PINE
1416	1117827	854194	15	PINE
1417	1117827	854209	18	PINE
1418	1117824	854209	16	PALM
1419	1117796	854210	19	PINE
1420	1117797	854228	18	PINE
1421	1117831	854227	18	PINE
1422	1117808	854247	14	PALM
1423	1117802	854246	16	PALM
1424	1117803	854250	18	PINE
1425	1117777	854240	15	PINE
1426	1117783	854231	16	PINE
1427	1117783	854242	12	PINE
1428	1117744	854249	12	PINE
1429	1117735	854241	14	PINE
1430	1117709	854245	14	PINE
1431	1117702	854235	11	PINE
1432	1117697	854242	11	PINE
1433	1117696	854224	13	PINE
1434	1117673	854211	13	PINE
1435	1117568	851192	13	PINE
1436	1117563	854212	15	PINE
1437	1117530	851191	15	PINE
1438	1117528	854191	15	PINE
1439	1117523	851189	13	PINE
1440	1117487	854210	12	PINE
1441	1117504	854238	13	OAK
1442	1117494	854257	18	PINE
1443	1117487	854232	18	PINE
1444	1117458	854254	15	PINE
1445	1117463	854298	10	PINE
1446	1117438	854315	10	PINE
1447	1117450	854333	16	PINE
1448	1117422	854371	19	PINE
1449	1117817	854277	19	PINE
1450	1117767	854284	16	PALM
1457	1117795	854268	16	PALM
1493	1117720	854272	18	PINE
1494	1117775	854274	16	PINE
1495	1117788	854286	17	PINE
1496	1117722	854271	14	PINE
1497	1117712	854264	25	OAK
1498	1117613	854366	28	OAK
1499	1117618	854361	10	PALM
1500	1117627	854358	22	OAK

TAG #	NORTHING	EASTING	D.B.H.	TYPE
1460	1117681	854282	13	PINE
1461	1117678	854271	15	PINE
1462	1117657	854270	15	PINE
1463	1117649	854248	12	PINE
1464	1117633	854249	12	PINE
1465	1117632	854201	12	PINE
1466	1117638	854265	12	PINE
1467	1117638	854216	14	PINE
1468	1117628	854257	14	PINE
1469	1117620	854229	14	PINE
1470	1117618	854264	12	PINE
1471	1117621	854266	14	PINE
1472	1117618	854294	15	PINE
1473	1117587	854284	13	PINE
1474	1117587	854268	13	PINE
1475	1117587	854289	13	PINE
1476	1117559	854257	14	PINE
1477	1117564	854281	15	PINE
1478	1117563	854277	11	PINE
1479	1117569	854282	15	PINE
1480	1117572	854264	12	PINE
1481	1117587	854289	19	PINE
1482	1117570	854299	15	PINE
1483	1117507	854278	19	PINE
1484	1117510	854293	15	PINE
1485	1117528	854304	14	PINE
1486	1117538	854319	16	PINE
1487	1117543	854318	12	PINE
1488	1117487	854321	12	PINE
1489	1117485	854335	10	PINE
1490	1117434	854360	11	PINE
1491	1117470	854355	11	PINE
1492	1117544	854383	20	PINE
1493	1117505	854344	17	PINE
1494	1117578	854333	18	PINE
1495	1117584	854331	15	PINE
1496	1117575	854345	19	PINE
1497	1117612	854364	25	OAK
1498	1117613	854366	28	OAK
1499	1117618	854361	10	PALM
1500	1117627	854358	22	OAK

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 8006

BY	MTC
DRAWN BY	MTC
CHECKED BY	RH
FIELD CREW	
FILENAME	21-352_CROSSROADS.dwg
SCALE	1"=50'
DATE	August 19, 2021

REVISION COMMENTS

TOPOGRAPHIC AND TREE SURVEY
FOR: JBL FORT PIERCE INDUSTRIAL LLC
LOTS 12 THROUGH 16
CROSROADS PARK OF COMMERCE PHASE 1
SEC. 24 & 25, TWNSHP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-352

2 OF 2

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

Property Identification

Site Address: 3800 CROSSROADS PKWY
Sec/Town/Range: 25/35S/39E
Parcel ID: 2324-710-0018-000-0
Jurisdiction: Fort Pierce

Use Type: 4000
Account #: 132791
Map ID: 23/25N
Zoning: Comm Parkw

Ownership

JBL Fort Pierce Industrial LLC
2028 Harrison ST Ste 202
Hollywood, FL 33020



Legal Description

CROSSROADS PARK OF COMMERCE PHASE I LOT 12, 13, 14, 15, AND 16 (12.71 AC - 553,733 SF)

Current Values

Just/Market Value:	$1,453,500
Assessed Value:	$1,453,500
Exemptions:	$0
Taxable Value:	$1,453,500

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):	12.71
Land Size (SF):	553,733

Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

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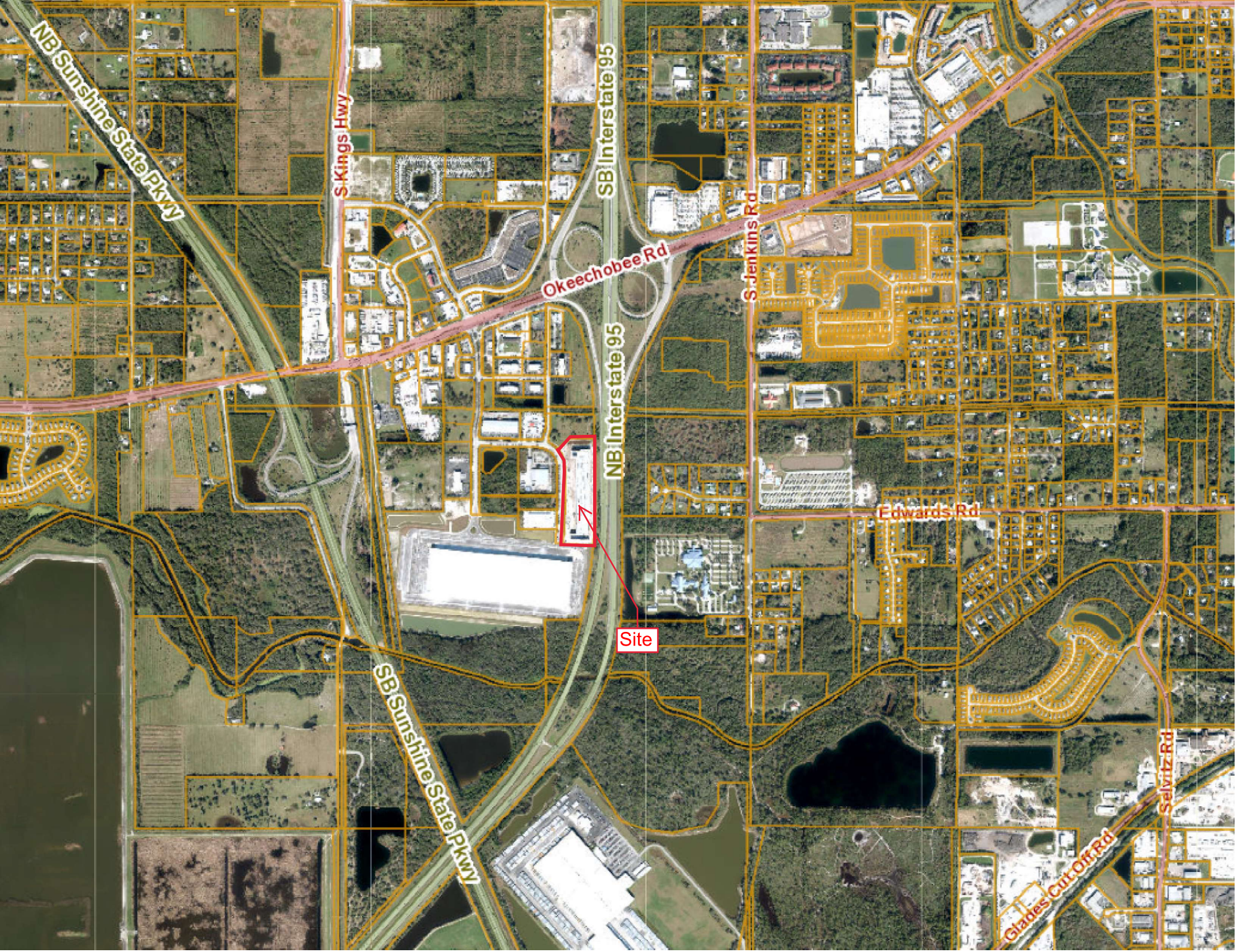

NB Sunshine State Pkwy
S Kings Hwy
SB Interstate 95
Okeechobee Rd
S Jenkins Rd
NB Interstate 95
Edwards Rd
Site
SB Sunshine State Pkwy
Gladdes Cut Off Rd
Selvitz Rd

Technical Review Committee **1. b.**

Meeting Date: 11/16/2023

REQUESTED ACTION

Minor Amendment to Site Plan - Bev Smith Toyota North - 3300 S. US Highway 1

SUMMARY

Project # 23-41200013

Applicant proposes construction of paved asphalt parking lot and associated drainage and stormwater management system. Landscaping and irrigation system is also proposed.

Pease 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

3330 S US Hwy 1, Parcel ID #2427-421-0002-000-4

RESPONSIBLE STAFF

Maria Lewicka, AICP
Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 10/31/2023 03:15 PM

Final Approval Date: 11/01/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

DEVELOPMENT REVIEW

Property Information

Property address or Location 3300 South US1, Fort Pierce FL 34982

Parcel ID #(s) 2427-421-0002-000-4

Project description See plan for project description.

Application Type

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

■Minor Amendment ☐Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 0 Site Acreage: 7.03

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

Mr. Frank Gonzalez	same as owner
Property Owner(s)	**Applicant/Representative, Title, Company**
3350 South US Highway 1	
Street Address	Street Address
Fort Pierce FL 34982	
City State Zip	City State Zip
561-818-2847	
Phone Number	Phone Number
fgonzalez@bevsmithsutomotive.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

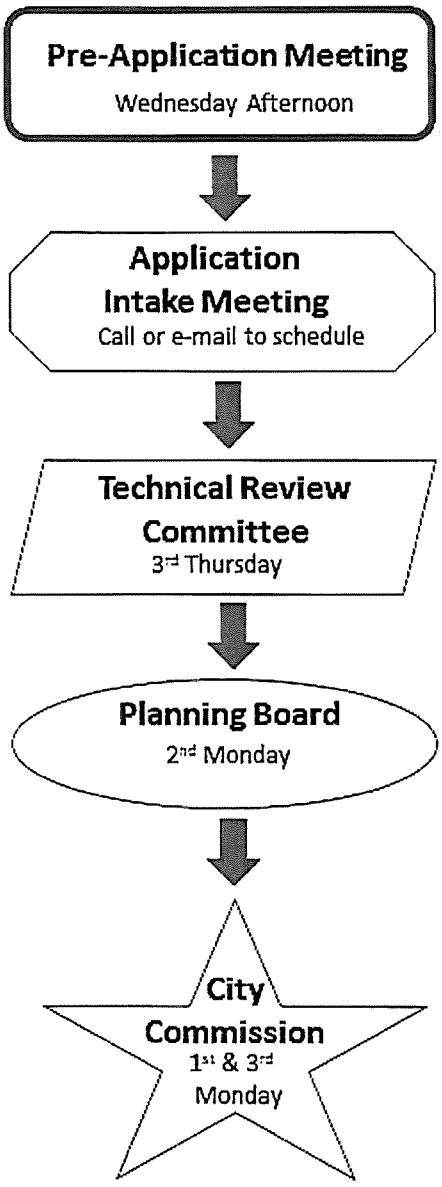
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

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:

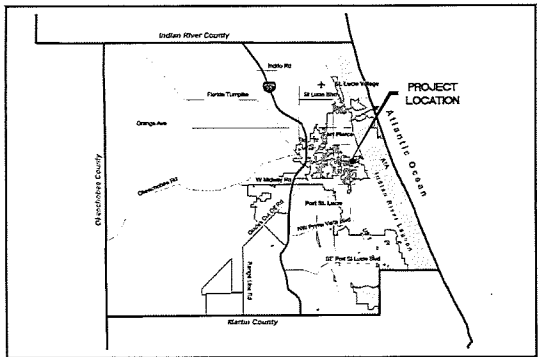
Submit one (1) original & three (3) hard copies and one (1) CD or Flash Drive of the following. Additional copies will be required of subsequent submittals.

- ☑ Complete application
- ☑ Warranty Deed
- ☑ SLC Property Record Card
- ☑ Detailed project description 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)

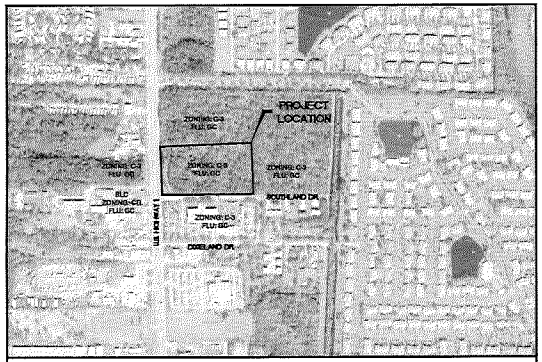
BEV SMITH TOYOTA
NORTH PARCEL

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

MARCH 2022
REVISED AUGUST 2023



LOCATION MAP



VICINITY MAP

OWNER/APPLICANT

NSS ACQUISITION CORP.
3350 SOUTH U.S. HIGHWAY 1
FORT PIERCE, FLORIDA 34982
PH: (561) 818-2847

ENGINEER

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CIVIL ▪ STRUCTURAL ▪ SURVEYING ▪ ENVIRONMENTAL
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-0035
MELBOURNE, FL - PH: (321) 253-1510
FT. PIERCE, FL - PH: (772) 468-9055

SURVEYOR

INDIAN RIVER SURVEY, INC.
Professional Surveying and Mapping
1835 20TH STREET
VERO BEACH, FL 32960
PH: (772) 569-7880

LANDSCAPE ARCHITECT

PATRICK D. CUNNINGHAM, LLC
519 SAPPHIRE DRIVE
SARASOTA, FL 34243
PH: (941) 351-8915

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

△	REVISIONS	DATE
3	SITE MODS PER CLIENT	07-24-2023
2	2ND REVIEW	07-12-2022
1	TRC COMMENTS	05-04-2022

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

Aaron Bowles

AARON J. BOWLES
FL P.E. #55313

DATE: 8/20/23
PROJECT: 22-0066
SHEET
C1

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

PRE-CONSTRUCTION REQUIREMENTS:

1. THE CONTRACTOR IS REQUIRED TO PERFORM HIS WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE VARIOUS PERMITS WHICH WILL BE OBTAINED PRIOR TO BEGINNING CONSTRUCTION.
2. THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE (SEQUENCE OF OPERATIONS) PRIOR TO THE PRE-CONSTRUCTION MEETING.
3. CONTRACTOR WILL ATTEND A PRE-CONSTRUCTION MEETING WITH THE DESIGN ENGINEER, MUNICIPALITY AND/ OR OWNER PRIOR TO LAND DISTURBANCE.
4. SHOP DRAWINGS SHALL BE SUBMITTED BEFORE ORDERING MATERIAL FOR PLANNED PROJECT. CORRESPONDING SHALL BE BETWEEN THE DESIGN ENGINEER AND THE LOCAL GOVERNING AGENCY AND IS THE RESPONSIBILITY OF THE CONTRACTOR.

CONSTRUCTION NOTES:

1. THE CONTRACTOR IS ADVISED TO THOROUGHLY REVIEW THIS PLAN PACKAGE SO AS TO BE TOTALLY PREPARED TO PRESENT HIS BID PRICES IN THE CONTRACT DOCUMENTS. THE PLAN PACKAGE SUFFICIENTLY DELINEATES THE SCOPE AND INTENT OF THE ROADWAY WORK TO BE ACCOMPLISHED. IT WILL, THEREFORE, BE INCUMBENT ON THE CONTRACTOR TO ADJUST HIS FEE DOLLARS TO REFLECT ANY AND ALL ITEMS WHICH MAY NOT BE CLEARLY OUTLINED OR THOSE ITEMS WHICH MAY NOT BE INDICATED BUT WHICH ARE NECESSARY FOR THE SUCCESSFUL COMPLETION OF THIS PROJECT WITHOUT ADDITIONAL COSTS TO THE OWNER.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND FDOT STANDARDS AND SPECIFICATIONS.
3. THE INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS BASED ON AVAILABLE RECORDS AND IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO AND IS RESPONSIBLE FOR THE COORDINATION OF UTILITY RELOCATION.
4. CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES IN THE FIELD WITH UTILITY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ALL UTILITY COMPANIES A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION, AS REQUIRED BY THE UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT, NOTIFY SUNSHINE AT 811.
6. CONTRACTOR SHALL TAKE EXTREME CAUTION WHEN EXCAVATING NEARBY EXISTING UTILITIES.
7. CONTRACTOR SHALL INFORM ENGINEER OF ANY CONFLICT BEFORE ANY FURTHER WORK IS COMPLETED.
8. UTILITIES ARE TO BE ADJUSTED BY UTILITY OWNER OR AS DIRECTED BY THE ENGINEER.
9. SURFACE INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FOR USE IN ESTABLISHING DESIGN CRITERIA FOR THE PROJECT. THE ACCURACY OF THIS INFORMATION IS NOT GUARANTEED AND IS NOT TO BE CONSTRUED AS PART OF THE PLANS GOVERNING CONSTRUCTION OF THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INQUIRE OF THE ENGINEER IF ADDITIONAL INFORMATION IS AVAILABLE, TO MAKE ARRANGEMENTS TO REVIEW SAME PRIOR TO BIDDING, AND IS TO MAKE HIS OWN DETERMINATION AS TO ALL SUBSURFACE CONDITIONS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER IF SOIL OR SUBSURFACE CONDITIONS UNSUITABLE FOR CONSTRUCTION ARE ENCOUNTERED.
11. ALL EXCAVATED SOILS DEEMED SUITABLE AS FILL MATERIAL AS DETERMINED BY THE ENGINEER SHALL BE UTILIZED ON SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE EXACT LOCATION OF DELIVERY ON SITE SHALL BE DETERMINED BY THE ENGINEER. ALL EXCAVATED SOILS DEEMED UNSUITABLE SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE.
12. ITEM IN CONFLICT WITH DESIGN SUCH AS EXISTING CURBS AND GUTTERS, SIDEWALKS, DRAINAGE STRUCTURES, PAVEMENT AND EXCESS EXCAVATIONS ARE TO BE REMOVED BY THE CONTRACTOR AND DISPOSED OF IN A LEGAL AND PROPER MANNER AWAY FROM THE JOB SITE AT HIS OWN EXPENSE.
13. CONTRACTOR SHALL COMPLY WITH ALL OSHA REQUIREMENTS FOR CONSTRUCTION.
14. IT SHOULD BE NOTED THAT THE OCCUPATIONAL SAFETY AND HEALTH ACT PROHIBITS THE OPERATING OF EQUIPMENT OR MACHINES CLOSER THAN TEN (10) FEET TO ENERGIZED ELECTRIC LINES RATED AT FIFTY KILOVOLTS OR BELOW. ALSO, NO EXCAVATION IS PERMITTED WITHIN FIVE (5) FEET OF POWER POLE FACILITIES.
15. ALL IRONS AND MONUMENTS (P.R.M.'S) SHOWN ON PLANS, OR FOUND, SHALL BE PRESERVED. THOSE SHOWN IN PROPOSED PAVEMENT SHALL BE PROTECTED WITH A CAST IRON VALVE BOX.
16. ANY PUBLIC LAND CORNERS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE PROTECTED. IF A CORNER MONUMENT IS IN DANGER OF BEING DESTROYED OR DISTURBED, THE CONTRACTOR WILL NOTIFY THE ENGINEER.
17. ALL EXISTING TREES WITHIN THE RIGHT OF WAY ARE TO BE REMOVED AS CLEARING AND GRUBBING UNLESS OTHERWISE NOTED.
18. WHEN REFERENCED TO, FDOT REFERS TO FLORIDA DEPARTMENT OF TRANSPORTATION ROADWAY AND TRAFFIC DESIGN STANDARDS,CURRENT EDITION.
19. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO, OR BETTER THAN THAT WHICH IS NOW EXISTING.
20. BACKFILL, GRADE AND SOD AS REQUIRED AROUND ALL NEW CONSTRUCTION AND ALL DEVELOPED LOTS TO PREVENT EROSION. SOD AND MULCH WILL ONLY BE ALLOWED TO RESTORE UNDEVELOPED LOTS AFFECTED BY CONSTRUCTION OR AS DIRECTED BY THE ENGINEER.
21. SODDING TO BE USED AT LOCATIONS AS DIRECTED BY THE ENGINEER. SOD ALL DISTURBED AREAS UPON COMPLETION.
22. ALL EXCESS CONSTRUCTION MATERIAL AND WASTE TO BE HAULED OFF-SITE AND DISPOSED OF PROPERLY AT CONTRACTOR'S EXPENSE.
23. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT STANDARDS FOR TRAFFIC CONTROL THROUGH WORK ZONES AND MUTCD (PART VI).
24. PROPERTY OWNERS AND BUSINESSES WITHIN THE AREA OF CONSTRUCTION SHALL BE GIVEN ACCESS TO THEIR PROPERTY AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
25. ALL MAILBOXES SHALL BE RELOCATED BY THE CONTRACTOR AS DIRECTED BY THE U.S. POSTAL MAIL CARRIER.
26. THE CONTRACTOR SHALL REMOVE, COVER OR OBLITERATE EXISTING ROADWAY SIGN AND PAVEMENT MARKINGS THAT CONFLICT WITH THE CONSTRUCTION TRAFFIC CONTROL PLANS.
27. CONTRACTOR TO PROTECT ALL SPRINKLER HEADS NOT IN CONFLICT WITH DESIGN AND RELOCATE ALL THOSE WHICH ARE IN CONFLICT TO A LOCATION DETERMINED IN FIELD.
28. SOD TWO (2) FEET MINIMUM ALONG SIDE PROPOSED EDGE OF PAVEMENT.
29. THE CONTRACTOR SHALL PROVIDE ANY TEMPORARY DRAINAGE MEASURES AS REQUIRED TO ADEQUATELY DRAIN THE PROJECT AND ANY TEMPORARILY TRAVELLED ROADWAYS. TEMPORARY DRAINAGE DESIGN, CONSTRUCTION AND MAINTENANCE IS THE CONTRACTORS RESPONSIBILITY; HOWEVER, ALL SUCH MEASURES MUST BE APPROVED BY THE ENGINEER.
30. THE EXISTING SIDEWALK SHALL NOT BE DISTURBED UNLESS OTHERWISE NOTED.
31. GRADES SHOWN ARE FINISHED GRADES.
32. SAWCUT CONCRETE OR ASPHALT DRIVEWAYS AS REQUIRED FOR REPLACEMENT.
33. ALL ABANDONED UTILITIES (INCLUDING PIPES, CABLES AND STRUCTURES) FOUND IN THE RIGHT OF WAY AND NOT SHOWN ON THE PLANS, ARE TO BE REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR. THIS INCLUDES ALL EXOTIC PIPES LIKE ASBESTOS-CEMENT PIPE. COST TO BE INCLUDED IN CLEARING AND GRUBBING ITEM.
34. DRIVEWAY LOCATIONS AND WIDTHS ARE APPROXIMATE AND ARE TO BE ADJUSTED AS NECESSARY OR AS DIRECTED BY THE ENGINEER.
35. BENCHMARK DATUM IN NAVD 88.
36. BACKFILL AND SOD AS REQUIRED BEYOND RIGHT OF WAY LINES ON INDIVIDUAL LOTS TO MAINTAIN POSITIVE DRAINAGE FLOW INTO CURB AND GUTTER.
37. GRADE AND SOD SWALES TEN (10) FEET FROM PROPOSED DITCH BOTTOM INLETS AND MITERED END SECTIONS ON SIDE STREETS AS REQUIRED.
38. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ℄ (BASELINE) AND ℄ (CENTERLINE) CONSTRUCTION THROUGHOUT THE PROJECT.
39. THE CONTRACTOR SHALL REMOVE DRIVEWAY APRONS AND DRIVEWAY CULVERTS AND SHALL MAINTAIN ROUGH GRADE FOR UTILITY MODIFICATIONS.
40. ALL EXISTING SWALES SHALL BE CORRECTED BY THE CONTRACTOR, ANY DAMAGE TO THE SWALE LINE SHALL BE CORRECTED BY THE CONTRACTOR AT HIS OWN EXPENSE.
41. PAYMENT FOR INCIDENTAL ITEMS NOT SPECIFICALLY COVERED IN THE INDIVIDUAL BID ITEMS SHALL BE INCLUDED IN THE CONTRACT PRICES FOR BID ITEMS.
42. MAINTAIN A MINIMUM OF ONE (1) FOOT CLEARANCE BETWEEN POWER POLE AND EDGE OF SIDEWALK.
43. WHEN ALL OTHER PERMANENT CONSTRUCTION IS COMPLETE, THE FINAL SURFACE COURSE SHALL BE PLACED.
44. CONSTRUCTION OPERATIONS FOR PLACEMENT OF THE FINAL SURFACE COURSE SHALL BE LIMITED TO A DISTANCE, AS DIRECTED BY THE ENGINEER, THE CONTRACTOR CAN COMPLETE IN ONE (1) DAY.
45. THE CONTRACTOR SHALL SUPPLEMENT TEMPORARY PAVEMENT MARKINGS UNTIL THE FINAL SURFACE COURSE HAS CURED (MINIMUM THIRTY (30) DAYS AFTER FINAL SURFACE COURSE PLACEMENT). ANY TEMPORARY PAINTED MARKINGS PLACED ON THE FINAL.
46. PAVEMENT TRANSITION SHALL BE MADE IN ACCORDANCE WITH PAVEMENT TRANSITION DETAIL.
47. ALL APPROVED PERMIT CONDITIONS, INCLUDING BUT NOT LIMITED TO FDOT, FDEP AND CITY OF FORT PIERCE, SHALL BE MET BY CONTRACTOR PRIOR TO CERTIFICATION OF COMPLETION BY ENGINEER.

ROADWAY SPECIFICATIONS

GENERAL

IT IS INTENDED THAT THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" MOST CURRENT EDITION BE USED WHERE APPLICABLE FOR VARIOUS WORK, AND THAT WHERE SUCH WORDING THEREIN REFERS TO THE STATE OF FLORIDA AND ITS DEPARTMENT OF TRANSPORTATION AND PERSONNEL, SUCH WORDING IS INTENDED TO BE REPLACED WITH THAT WORDING WHICH WOULD PROVIDE PROPER TERMINOLOGY, THEREBY MAKING SUCH "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS THE "STANDARD SPECIFICATIONS" FOR THIS PROJECT.

IF WITHIN THAT PARTICULAR SECTION ANOTHER SECTION, ARTICLE OR PARAGRAPH IS REFERRED TO, IT SHALL BE A PART OF THE STANDARD SPECIFICATIONS ALSO.

THE CONTRACTOR SHALL GIVE THE ENGINEER 48 HOURS NOTICE PRIOR TO REQUESTING INSPECTIONS AND SHALL SUPPLY ALL EQUIPMENT NECESSARY TO PROPERLY TEST AND INSPECT THE COMPLETED WORK.

THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF PROJECT ACCEPTANCE, DURING WHICH ALL FAULTY CONSTRUCTION AND/OR MATERIALS SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.

GRADING

THE CONTRACTOR SHALL PERFORM ALL GRADING NECESSARY TO ACHIEVE THE PROPOSED PLAN GRADES INCLUDING TYPICAL SECTIONS.

ALL WORK SHALL BE IN ACCORDANCE WITH SECTION 120 OF THE STANDARD SPECIFICATIONS.

STAKING

CONSTRUCTION STAKING WILL BE PERFORMED BY THE CONTRACTOR.

STABILIZING

STABILIZED SUBGRADE SHALL BE CONSTRUCTED TO THE FLORIDA BEARING VALUE AS PER PLAN FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, AND IN ACCORDANCE WITH SECTION 160 OF THE STANDARD SPECIFICATIONS.

(TYPE C STABILIZATION). ALL STABILIZED AREAS SHALL BE COMPACTED TO AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180.

BASE COURSE

THE BASE SHALL BE CONSTRUCTED OF EITHER LIMEROCK MATERIAL IN ACCORDANCE WITH SECTION 911 OR CEMENTED COQUINA SHELL MATERIAL IN ACCORDANCE WITH SECTION 915 OF THE STANDARD SPECIFICATIONS.

LIMEROCK BASE AND CEMENTED COQUINA SHELL BASE SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 200 OF THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE ROCK PIT CERTIFICATION FOR CEMENTED COQUINA SHELL MATERIAL. BASE SHALL BE COMPACTED BY AT LEAST 98% OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T-180. BASE SHALL BE APPROVED PRIOR TO PRIME COAT.

PRIME AND TACK COAT

PRIME AND TACK COAT FOR THE BASE SHALL BE IN ACCORDANCE WITH SECTION 300 OF THE STANDARD SPECIFICATIONS.

ASPHALTIC CONCRETE SURFACE COURSE (A.C.S.C.)

TYPE S-III ACSC SHALL BE CONSTRUCTED FOR THE DEPTH AND LIMITS SHOWN ON THE PLAN, IN ACCORDANCE WITH SECTIONS 320, AND 330 OF THE STANDARD SPECIFICATIONS.

TESTING

THE CONTRACTOR SHALL RETAIN THE SERVICES OF AN APPROVED INDEPENDENT TESTING LABORATORY TO CONDUCT ALL REQUIRED TESTS ON SUBGRADE, BASE AND SURFACE COURSE MATERIALS. TEST RESULTS MUST BE SUBMITTED PRIOR TO ANY REQUEST FOR PAYMENT ON THE ABOVE ITEMS.

THE SCHEDULE FOR TESTING OF THE ROAD CONSTRUCTION SHALL BE AS FOLLOWS:

A. SUBGRADE:
1. FLORIDA BEARING VALUE TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET, OR CLOSER AS MIGHT BE NECESSARY IN THE EVENT OF VARIATIONS IN SUBSOIL CONDITIONS.
2. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 200 FEET OR CLOSER AS MIGHT BE NECESSARY.

B. BASE:
1. DENSITY TESTS SHALL BE TAKEN AT INTERVALS OF NOT MORE THAN 500 FEET OR CLOSER AS MIGHT BE NECESSARY.

ALL TESTING SHALL BE TAKEN IN A STAGGERED SAMPLING PATTERN FROM A POINT 1 1/2 INCHES INSIDE THE LEFT EDGE, TO THE CENTER, TO A POINT 12 INCHES INSIDE THE RIGHT EDGE OF THE ITEM TESTED.

IF ANY TEST INDICATES THAT THE WORK DOES NOT MEET THE SPECIFICATIONS, THE SUBSTANDARD AREA SHALL BE REWORKED OR CORRECTED AND RETESTED, AT THE CONTRACTOR'S EXPENSE, UNTIL THE PROVISIONS OF THESE SPECIFICATIONS ARE MET.

ALL PASSING TESTS SHALL BE PAID FOR BY THE OWNER. ALL FAILING TESTS SHALL BE PAID FOR BY THE CONTRACTOR.

CLEAN-UP

THE CONTRACTOR MUST PROVIDE CLEAN-UP OF EXCESS CONSTRUCTION MATERIAL UPON COMPLETION OF THE PROJECT. THE SITE MUST BE LEFT IN A NEAT, CLEAN, GRADED CONDITION.

CONSTRUCTION IN STREETS AND ROAD RIGHT-OF-WAYS

1. OPEN ROAD CUTS REQUIRES PRIOR APPROVAL OF THE CITY, COUNTY, STATE OR ANY OTHER AGENCY WHICH MAY HAVE JURISDICTION.
2. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP ARE TO BE IN ACCORDANCE WITH FLORIDA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARDS.
3. ALL AREAS IN EXISTING RIGHT-OF-WAYS DISTURBED BY CONSTRUCTION SHALL RECEIVE SOLID SOD.
4. STREET RESTORATION TO BE DONE AS PER CITY OF FORT PIERCE STANDARDS.
5. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE STATE, COUNTY AND CITY AUTHORITIES REGARDING CLOSING OR RESTRICTING THE USE OF PUBLIC STREETS OR HIGHWAYS.
6. TRAFFIC CONTROL ON ALL COUNTY AND STATE HIGHWAY RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION.

DRAINAGE SPECIFICATIONS

STORM INLETS AND MANHOLES SHALL BE CONSTRUCTED IN GENERAL ACCORDANCE WITH SECTION 425 OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE SHALL HAVE A MINIMUM 28-DAY STRENGTH OF 3000 PSI.

ALL REINFORCING STEEL TO BE ASTM A 615-72 GRADE 40, FYP = 40,000 PSI, AND SHALL BE HANDLED AND PLACED IN ACCORDANCE WITH ACI 318-71.

PRECAST CONCRETE MANHOLES AND STORM INLETS MAY BE USED UPON THE ENGINEER'S APPROVAL OF THE MANUFACTURER'S SHOP DRAWINGS.

STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTION 430 AND RELATED SECTIONS OF THE STANDARD SPECIFICATIONS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION.

CONCRETE

UNLESS OTHERWISE SPECIFIED OR INDICATED, ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3000 PSI. ALL WORK SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI) BUILDING CODE AND THE APPLICABLE BUILDING CODES HAVING JURISDICTION IN THE AREA.

CULVERT PIPES

REINFORCED CONCRETE PIPE (R.C.P.) SHALL BE IN ACCORDANCE WITH SECTION 448 OF THE STANDARD SPECIFICATIONS.

PRECAST CONCRETE DRAINAGE PRODUCTS

ALL PRECAST CONCRETE DRAINAGE PRODUCTS (INCLUDING BUT NOT LIMITED TO ROUND CONC. PIPE, ELLIPTICAL CONC. PIPE, UNDERDRAINS, MANHOLES, INLETS, ENDWALLS, JUNCTION BOXES, THREE SIDED CONC. CULVERTS, AND CONC. BOX CULVERTS) SHALL BE IN ACCORDANCE WITH SECTION 448 OF THE STANDARD SPECIFICATIONS.

GROUNDWATER

GROUNDWATER MAY BE ENCOUNTERED ON THIS SITE. THE CONTRACTOR IS TO PLAN ACCORDINGLY.

RECORD DRAWINGS

CONTRACTOR SHALL KEEP AND MAINTAIN RECORD DRAWINGS ON THE PROJECT SITE AT ALL TIMES WHICH SHALL BE ANNOTATED BY THE CONTRACTOR DEPICTING ANY CHANGES MADE IN THE FIELD WHICH DIFFER FROM THE CONTRACT DRAWINGS. RECORD DRAWINGS SHALL INCLUDE, BUT NOT LIMITED TO, INVERT AND TOP ELEVATIONS OF CULVERTS AND INLET STRUCTURES. CONTRACTOR SHALL SUBMIT COMPLETE AND FINAL RECORD DRAWINGS TO ENGINEER UPON COMPLETION OF PROJECT AND PRIOR TO FINAL INSPECTION AND FINAL PAYMENT.

INSPECTION

MINIMUM CONSTRUCTION INSPECTION CHECKPOINTS

THE ENGINEER SHALL BE NOTIFIED:
1. PRIOR TO ANY MAJOR DEVIATION FROM THE APPROVED PLANS.
2. PRIOR TO BACKFILLING ANY PIPE TRENCHES.
3. UPON COMPLETION OF SUBGRADE GRADING AND COMPACTION.
4. UPON BEGINNING OF SPREADING OF ROCK BASE MATERIAL.
5. UPON COMPLETION OF GRADING AND COMPACTION OF THE BASE MATERIAL AND PRIOR TO PRIMING.
6. IMMEDIATELY PRIOR TO AND UPON APPLICATION OF A.C.S.C.
7. UPON COMPLETION OF CONSTRUCTION.

FDEP SEPARATION CRITERIA:

(1) HORIZONTAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

(A) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. (B)NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST THREE FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER. (C) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER.
(D) NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST TEN FEET BETWEEN THE OUTSIDE OF THE WATER MAIN AND ALL PARTS OF ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2),F.S., AND RULE 64E-6.002, F.A.C.

(2) VERTICAL SEPARATION BETWEEN UNDERGROUND WATER MAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, AND RECLAIMED WATER PIPELINES.

(A) NOW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY OR VACUUM-TYPE SANITARY SEWER OR STORM SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE; HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(B) NOW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED PRESSURE-TYPE SANITARY SEWER, WASTEWATER OR STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST 12 INCHES ABOVE OR BELOW THE OUTSIDE OF THE OTHER PIPELINE, HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.
(C) AT THE UTILITY CROSSINGS DESCRIBED IN PARAGRAPHS (A) AND (B) ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL THE WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, STORM SEWERS, STORM WATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY OR PRESSURE-TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

(3) SEPARATION BETWEEN WATER MAINS AND SANITARY OR STORM SEWER MANHOLES

(A) NO WATER MAIN SHALL PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A SANITARY SEWER MANHOLE.
(B)EFFECTIVE AUGUST 26, 2003, WATER MAINS SHALL NOT BE CONSTRUCTED OR ALTERED TO PASS THROUGH, OR COME INTO CONTACT WITH, ANY PART OF A STORM SEWER MANHOLE OR INLET STRUCTURE.

(4) SEPARATION BETWEEN FIRE HYDRANT DRAINS AND SANITARY OR STORM SEWERS, WASTEWATER OR STORM WATER FORCE MAINS, RECLAIMED WATER PIPELINES, AND ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEMS.

NOW OR RELOCATED FIRE HYDRANTS WITH UNDERGROUND DRAINS SHALL BE LOCATED SO THAT THE DRAINS ARE AT LEAST THREE FEET FROM ANY EXISTING OR PROPOSED STORM SEWER, STORM WATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C. AT LEAST THREE FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED VACUUM-TYPE SANITARY SEWER, AT LEAST SIX FEET, AND PREFERABLY TEN FEET, FROM ANY EXISTING OR PROPOSED GRAVITY OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C., AND AT LEAST TEN FEET FROM ANY EXISTING OR PROPOSED "ON-SITE SEWAGE TREATMENT AND DISPOSAL SYSTEM" AS DEFINED IN SECTION 381.0065(2), F.S., AND RULE 64E-6.002, F.A.C.

GENERAL NOTES

1. CONTRACTOR IS RESPONSIBLE FOR CHECKING ACTUAL SITE CONDITIONS BEFORE STARTING CONSTRUCTION.
2. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE COMMENCING WORK.
3. ALL WORK SHALL BE IN WORKMANLIKE MANNER AND SHALL CONFORM WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND/OR CODES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND LICENSES REQUIRED TO BEGIN WORK.
4. ALL MATERIALS AND LABOR UNDER THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH REQUIREMENTS OF THE CITY OF FORT PIERCE, WATER MANAGEMENT DISTRICT, FDEP AND THESE PLANS AND SPECIFICATIONS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL CONTACT ALL CONCERNED UTILITIES AT LEAST 48 HOURS IN ADVANCE FOR CONSTRUCTION OPERATIONS.
6. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN TO BE MADE WITHOUT PRIOR APPROVAL OF THE ENGINEER.
7. CONTRACTOR SHALL SUPPLY DENSITY TESTS TO ENGINEER ON ALL SUB-GRADE AND BASE. TESTS SHALL BE PREPARED PER AASHTO T-180 METHOD.
8. SLOPE GRADES FROM ELEVATIONS SHOWN TO EXISTING GRADE AT PROPERTY LINE, MAXIMUM SLOPE 4:1.
9. ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR ANY INSPECTION.
10. ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH M.U.T.C.D. STANDARDS, CITY OF FORT PIERCE AND F.D.O.T.
11. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", LATEST EDITION.
12. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTORS BID SHALL INCLUDE CONSIDERATION FOR ADDRESSING THIS ISSUE. WHEN GROUNDWATER IS ENCOUNTERED THE CONTRACTOR SHALL PLAN ACCORDINGLY.
13. ALL INLETS SHALL HAVE A 6" MIN. SUMP BELOW LOWEST INVERT.
14. EROSION CONTROL FENCING MUST BE IN PLACE PRIOR TO GRADING.
15. PIPE LENGTHS AND SLOPES SHOWN ARE APPROXIMATE.
16. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
17. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
18. CONTRACTOR SHALL ADJUST INLET/STRUCTURE OR CONNECTION LOCATION AS REQUIRED TO ENSURE PROPOSED STRUCTURES AND PIPES ARE IN PROPER ALIGNMENT AND MATCH SLOPE OF EXISTING PIPES OR CONNECTIONS.
19. THIS PLAN CONTEMPLATES ACCESS CONNECTIONS TO ADJACENT ROADS AS SHOWN.
20. FILL MATERIAL MAY NOT BE STOCKPILED HIGHER THAN SIX (6) VERTICAL FEET ONSITE PER CITY OF FORT PIERCE CODE.
21. DIMENSIONS SHOWN ARE TO EDGE OF GUTTER OR PAVEMENT. RADII SHOWN ARE TO FACE OF CURB.
22. ALL SIGNS SHALL BE PER M.U.T.C.D. STANDARDS.
23. ALL PAVEMENT MARKINGS, EXCEPT PARKING STALL STRIPING, SHALL BE THERMOPLASTIC PER CITY OF FORT PIERCE REQUIREMENTS.
24. THE USES PROPOSED AS PART OF THIS PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED THE EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
25. WATER FOR FIRE FIGHTING PURPOSES SHALL BE INDICATED WITH A BLUE ROADWAY REFLECTOR, PLACE ONE FOOT OFF OF THE CENTERLINE OF THE ROAD FACING THE FIRE HYDRANT. THIS INCLUDES NEW AND EXISTING SOURCES.
26. REGARDLESS OF PRIVATE OR PUBLIC DEDICATIONS, THERE SHALL BE NO UTILIT



EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

SCALE: 1" = 30'

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

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- SILT FENCE
- TREE PROTECTION FENCE
- EXISTING TREE TO BE REMOVED

LEGEND

BFP	= BACKFLOW PREVENTER	PC	= PACE
BOC	= BACK OF CURB	PCM	= PROFESSIONAL SURVEYOR AND MAPPER
BWF	= BARBED WIRE FENCE	PVC	= POLY VINYL CHLORIDE
CLF	= CHAIN LINK FENCE	RCP	= REINFORCED CONCRETE PIPE
CM	= CONCRETE MONUMENT	(S)	= SURVEYED
CMP	= CORRUGATED METAL PIPE	TOB	= TOP OF BANK
CONC	= CONCRETE	TOE	= TOE OF SLOPE
COVD.	= COVERED	TRANS	= TRANSFORMER
(D)	= DESCRIPTION	UG	= UNDERGROUND
CMP	= ELLIPTICAL CORRUGATED METAL PIPE	WDF	= WOODEN FENCE
EDR	= EDGE OF DIRT DRIVE	WL	= WATER LINE
EL.	= ELEVATION	WM	= WATER METER
EM	= ELECTRIC METER	FH	= FIRE HYDRANT
FFE	= FINISHED FLOOR ELEVATION		= GUY ANCHOR
FM	= FORCE MAIN		= UTILITY POLE
FND.	= FOUND	WV	= WATER GATE VALVE
GV	= GATE VALVE		= WELL
HW	= HEADWALL		= CAMERA
ID	= IDENTIFICATION		= LIGHT POLE
IP	= IRON PIPE		= CLEAN OUT
IR	= IRON ROD		= SIGN
IRC	= IRON ROD WITH CAP		= PALM (73)
LB	= LICENSED BUSINESS		= PINE (132)
LS	= LICENSED SURVEYOR		= OAK (61)
OHW	= OVERHEAD WIRES		
O.R.B.	= OFFICIAL RECORD BOOK		
(P)	= PLAT		
P.B.	= PLAT BOOK		
PC.	= PACE		

DEMOLITION NOTES

1. ALL EXOTIC AND INVASIVE SPECIES TO BE REMOVED CONGRUENT WITH DEVELOPMENT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR THE ATTAINMENT OF ALL DEMOLITION PERMITS NECESSARY FOR PROPOSED CONSTRUCTION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ANY / ALL NECESSARY EROSION CONTROL MEASURES AS PRESCRIBED ON THIS SHEET AND INCLUDED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP).
4. ALL BARRIERS AND PROTECTION MEASURES FOR TREES BEING SAVED SHALL BE PLACED BEFORE ANY DEMOLITION ACTIVITY BEGINS. LARGE TREES ON ADJACENT PROPERTIES, NEAR THE PROPERTY LINE, SHOULD ALSO BE PROTECTED.
5. SEE LANDSCAPE ARCHITECT SPECIFICATIONS FOR SPECIFIC INFORMATION REGARDING TREE REMOVAL / MITIGATION.
6. CONTRACTOR RESPONSIBLE TO OBTAIN ALL PERMITS REQUIRED FOR DEMOLITION / REMOVAL OF EACH ITEMS AS IDENTIFIED IN THESE PLANS OR IDENTIFIED DURING CONSTRUCTION ACTIVITIES.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

LEGAL DESCRIPTION:

PARCEL 2

A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH-WEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°27'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 49.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11334.20 FEET, THE CHORD OF WHICH BEARS S01°41'15"E AT 242.70 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'37" FOR AN ARC DISTANCE OF 242.71 FEET; THENCE S02°18'03"E A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N87°41'43"E A DISTANCE OF 752.54 FEET; THENCE S02°08'02"E A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°33'01"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 751.45 FEET; THENCE N02°18'03"W A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.08 ACRES MORE OR LESS.

CONTAINING 13.76 ACRES MORE OR LESS. (COMBINED TOTAL)

SURVEYOR'S NOTES

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
4. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
5. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
6. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF DOGLAND DRIVE BEARS S89°33'47"W.
7. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 NGS COUNTY BENCHMARK NGS B401 (PID AF7508) AT AN ELEVATION OF 16.17 FEET(NAVD88)
8. FLOOD ZONE X, FLOOD INSURANCE RATE MAP NUMBER 12061C0185K, DATED FEBRUARY 18, 2020.

REVISIONS	DATE
1. TRC COMMENTS	05-04-2022
2. TRC COMMENTS - 2ND REVIEW	07-12-2022
3. SITE MODS PER CLIENT	07-25-2023
4.	-
5.	-
6.	-
7.	-
8.	-

JOB NO.	22-0068
DESIGNED	WPP
DRAWN	GWR
DATE	APRIL 2022
CHECKED	AJB
DATE ISSUED	8/25/2023

MBV ENGINEERING, INC.
HOVA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #8728
1900 SW 4th Avenue, Suite 201, Fort Lauderdale, FL 33315
TEL (954) 876-1321
MIAMI-DADE, FL (305) 233-5131
ST. LUCIE, FL (772) 794-4883

EXISTING CONDITIONS, DEMOLITION AND EROSION CONTROL PLAN

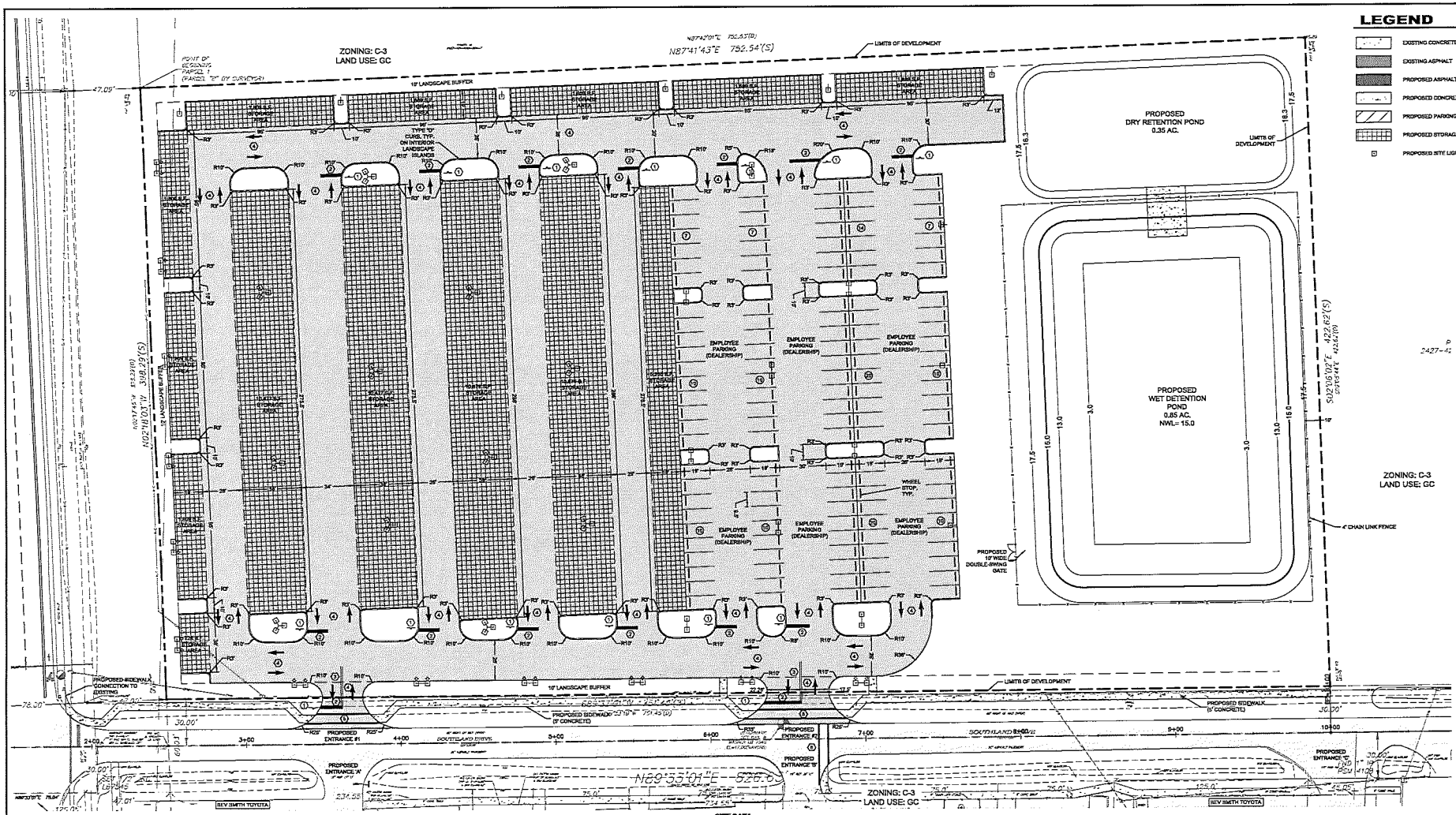
BEV SMITH TOYOTA NORTH PARCEL

CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON J. BOWLES FL P.E. #55313 8/25/23

SHEET C3

22-0068



SITE PLAN

SCALE: 1" = 30'

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

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED PARKING - DEALERSHIP
- PROPOSED STORAGE - VEHICLES
- PROPOSED SITE LIGHTING (BY OTHERS)

SIGNAGE & PAVEMENT MARKING SCHEDULE

SIGN ID NUMBER	SIZE	DESIGNATION / NOTES
1	30"	R1-1 "STOP" SIGN
2	24"	SOLID WHITE STOP BAR
3	6"	25 LF DOUBLE YELLOW STRIPING
4		PAVEMENT MARKINGS PER FDOT INDEX #711-001
5		3" WIDE CROSS WALK W / 12" SOLID WHITE STRIPES

NOTES:

1. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

PROJECT INFORMATION

SITE ADDRESS
3300 SOUTH US#1
FORT PIERCE, FL 34982

OWNER/ APPLICANT
NSS ACQUISITION CORP.
3350 SOUTH US HIGHWAY 1
FORT PIERCE, FL 34982
PHONE (561) 818-2847

ENGINEER
MBV ENGINEERING, INC.
1809 29TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-0035

SURVEYOR
INDIAN RIVER SURVEY, INC.
1835 29TH STREET
VERO BEACH, FLORIDA 32960
PHONE (772) 569-7580

TAX PARCEL I.D NUMBER(S)
2427-421-0022-000-4

ZONING C-3 **LAND USE** GC

LATITUDE 27°24'6.05"N **LONGITUDE** 80°19'25.84"W

PROJECT DESCRIPTION
PROPOSED CONSTRUCTION OF PAVED ASPHALT PARKING LOT AND ASSOCIATED DRAINAGE AND STORMWATER MANAGEMENT SYSTEM, LANDSCAPING AND IRRIGATION WILL ALSO BE INSTALLED.

SITE DATA

EXISTING SITE DATA

	SF	AC	%
AREA OF DEVELOPMENT	308,568 SF	7.08 AC	100.00%
IMPERVIOUS AREA	0 SF	0.00 AC	0.00%
PERVIOUS AREA	308,568 SF	7.08 AC	100.00%

PROPOSED SITE DATA

AREA OF DEVELOPMENT	308,568 SF	7.08 AC	100%
IMPERVIOUS AREA	225,027 SF	5.17 AC	72.92%
CONCRETE	5,357 SF	0.12 AC	1.74%
ASPHALT	184,284 SF	4.24 AC	59.80%
WET POND (@ NWL)	34,976 SF	0.80 AC	11.33%
PERVIOUS AREA	83,561 SF	1.92 AC	27.08%
OPEN SPACE	83,561 SF	1.92 AC	27.08%
NET NEW IMPERVIOUS	225,027 SF	5.17 AC	72.92%

ZONING DATA

CRITERIA	CODE	EXISTING	PROPOSED
LOT SIZE	10,000 SF	228,278	308,568 SF
LOT WIDTH	70-FT	—	—
BUILDING SETBACKS			
FRONT	25-FT	—	25-FT
SIDE @ R/W	15-FT	—	15-FT
SIDE	0-FT	—	0-FT
REAR	0-FT	—	0-FT
LOT COVERAGE	60%	0%	59.85%
OPEN SPACE	N/A	100%	27.08%
BUILDING HEIGHT	65-FT	—	N/A

PARKING DATA

	0	SPACES REQUIRED
PROPOSED PARKING *	135	SPACES PROVIDED
	0	ADA SPACE
	135	STANDARD SPACES

* DEALERSHIP EMPLOYEE PARKING
(DESIGNATED SPACES FOR SOUTH DEALERSHIP PARCEL)

TRAFFIC STATEMENT
PER ITE, 11TH EDITION:
(840) - (AUTOMOTIVE SALES - NEW) = 27.84 ADT PER 1,000 SF GFA
* NO NEW TRIPS GENERATED, THIS PARKING LOT IS AN ACCESSORY TO EXISTING TOYOTA DEALERSHIP.

DRAINAGE STATEMENT
STORMWATER TO BE COLLECTED VIA CONVENTIONAL UNDERGROUND DRAINAGE SYSTEM AND CONVEYED TO ON-SITE DRY POND AND WET POND. OUTFALL SOUTHLAND DRIVE CONVEYANCE DITCH.

PERMITS REQUIRED
CoFP DEVELOPMENT REVIEW APPLICATION
CoFP EROSION AND SEDIMENT CONTROL
CoFP VEGETATION REMOVAL
SLC SITE DEVELOPMENT PERMIT
SLC FIRE REVIEW
SFWMD PERMIT MODIFICATION
FDEP NPDES NOI PERMIT

FLOOD ZONE
THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X PER FLOOD INSURANCE RATE MAP #12111C0199 K, DATED FEB 19, 2020.

LEGAL DESCRIPTION
A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°27'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 49.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11334.20 FEET, THE CHORD OF WHICH BEARS S01°41'15"E AT 242.70 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'33" FOR AN ARC DISTANCE OF 242.71 FEET; THENCE S02°18'02"E A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N87°41'43"E A DISTANCE OF 752.54 FEET; THENCE S02°06'02"E A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°33'01"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 751.45 FEET; THENCE N02°18'02"W A DISTANCE OF 396.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.08 ACRES MORE OR LESS.

CONSTRUCTION SCHEDULE
START: JANUARY 2024
FINISH: JULY 2024

REVISIONS	DATE
4. SITE MOOD PER CLIENT	07-25-2023
3. TRC COMMENTS- 2ND REVIEW	07-12-2023
2. TRC COMMENTS	06-05-2023
1. TRC COMMENTS	05-04-2023

JOB NO.	22-0086
DESIGNED	VHP
DRAWN	GWR
DATE	APRIL 2022
CHECKED	AJB
DATE ISSUED	9/20/2023

MBV ENGINEERING, INC.
HOA BOWLES VILLAHZAR & ASSOCIATES
CERTIFICATE OF ENGINEERING CA #8738
1809 29TH STREET
VERO BEACH, FLORIDA 32960
PH: (772) 569-0035
FAX: (772) 569-0037
HBVENGINEERING.COM
CERTIFICATE OF AUTHORIZATION #8738

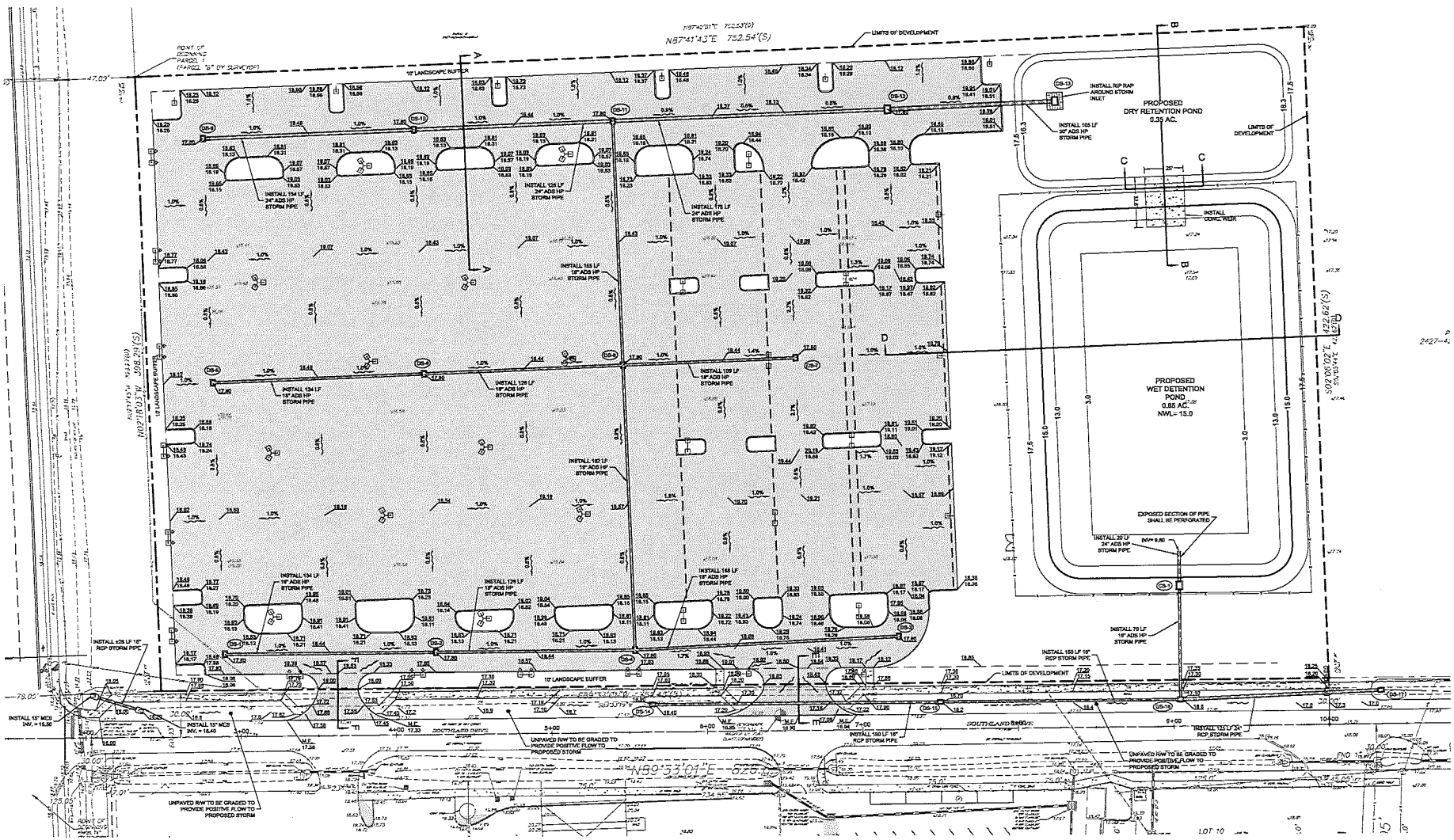
SITE PLAN

BEV SMITH TOYOTA
NORTH PARCEL
CITY OF FORT PIERCE FLORIDA

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313 9/20/23

SHEET
C4

22-0086



PAVING, GRADING AND DRAINAGE PLAN

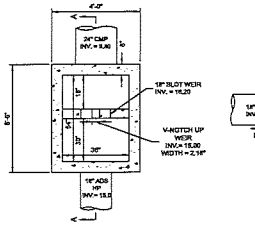
SCALE: 1" = 30'

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

LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE
- PROPOSED SITE LIGHTING (BY OTHERS)

NOTES:
1. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.
2. SLLDOG TO DISCHARGE TO STORM SYSTEM.
3. PRESENCE OF GROUNDWATER ANTICIPATED.



CONTROL STRUCTURE DETAIL
(TYPE "C" INLET MODIFIED)
N.T.S.

SECTION A-A

DRAINAGE STRUCTURE SCHEDULE		STRUCTURE NUMBER	DS-1	DS-2	DS-3	DS-4	DS-5	DS-6	DS-7	DS-8	DS-9	DS-10	DS-11	DS-12	DS-13	DS-14	DS-15	DS-16	DS-17	CS-1	STRUCTURE NUMBER
		FDOT INDEX #	# 425-053	# 425-052	# 425-053	# 425-053	# 425-053	# 425-053	# 425-052	# 425-053	# 425-053	# 425-053	# 425-053	# 425-053	# 425-053	# 425-053	# 425-053	# 425-053	# 425-053	# 425-053	FDOT INDEX #
		DESCRIPTION	TYPE "P" DITCH BOTTOM INLET	TYPE "P" DITCH BOTTOM INLET	TYPE "P" DITCH BOTTOM INLET	TYPE "P" DITCH BOTTOM INLET	TYPE "P" DITCH BOTTOM INLET	TYPE "P" DITCH BOTTOM INLET	TYPE "P" DITCH BOTTOM INLET	MODIFIED TYPE "C" CONTROL STRUCTURE	TYPE "P" DITCH BOTTOM INLET	TYPE "P" DITCH BOTTOM INLET	TYPE "P" DITCH BOTTOM INLET	TYPE "P" DITCH BOTTOM INLET	TYPE "P" DITCH BOTTOM INLET	TYPE "D" DITCH BOTTOM INLET	TYPE "D" DITCH BOTTOM INLET	TYPE "D" DITCH BOTTOM INLET	TYPE "D" DITCH BOTTOM INLET	MODIFIED TYPE "C" CONTROL STRUCTURE	DESCRIPTION
		RIM ELEV.	17.80	17.80	17.80	17.80	17.80	17.82	17.80	17.80	17.80	17.80	17.80	17.80	17.80	16.30	16.90	16.70	17.10	16.90	17.30	RIM ELEV.
		PIPE DIA.	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	24.00	24.00	24.00	24.00	30.00	18.00	18.00	24.00	24.00	24.00	24.00	PIPE DIA.
		COVER	3.00	3.54	3.00	3.67	3.00	3.54	3.00	3.43	3.00	3.44	3.94	5.09	4.01	2.50	3.00	0.29	2.80	0.30	COVER
	RIVER ELEVATION	N	-	-	-	12.28 N	-	-	-	11.53 N	-	-	-	-	-	-	-	14.9 N	-	9.9 N	N
		S	-	-	-	-	-	-	-	11.63 S	-	-	10.91 S	-	-	-	-	-	-	15.00 S	S
		E	13.30 E	12.76 E	-	12.63 E	13.30 E	12.76 E	-	12.87 E	12.40 E	12.34 E	10.91 E	10.21 E	-	12.90 E	12.20 E	11.60 E	-	-	E
		W	-	12.76 W	13.30 W	12.26 W	-	12.76 W	13.30 W	12.36 W	-	12.38 W	11.80 W	10.21 W	9.79 W	-	12.20 W	11.60 W	11.10 W	-	W
		BOTTOM EL.	12.80	12.26	12.80	11.78	12.80	12.26	12.80	11.03	12.30	11.86	10.41	9.71	9.29	12.40	11.70	11.10	10.60	9.30	BOTTOM EL.

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811 Know what's below. Call before you dig. 72 HOURS BEFORE DIGGING CALL TOLL FREE

JOB NO.	22-0066
DESIGNED	WPP
DRAWN	GWR
DATE	APRIL 2022
CHECKED	AJS
DATE ISSUED	9/20/2023

MBV ENGINEERING, INC.
HOA BOWLES VILLAFRAN & ASSOCIATES
CIVIL • SURVEY • ENGINEERING CA #8738
1800 SW 1ST STREET
POMPANO BEACH, FLORIDA 33069
TEL (772) 219-1570
TEL (772) 219-1573
TEN SOUTH OLD DIXIE HIGHWAY
FT. PIERCE, FLORIDA 34950

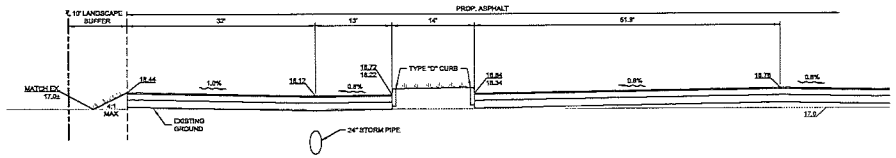
PAVING, GRADING AND DRAINAGE PLAN

BEV SMITH TOYOTA
NORTH PARCEL
CITY OF FORT PIERCE FLORIDA

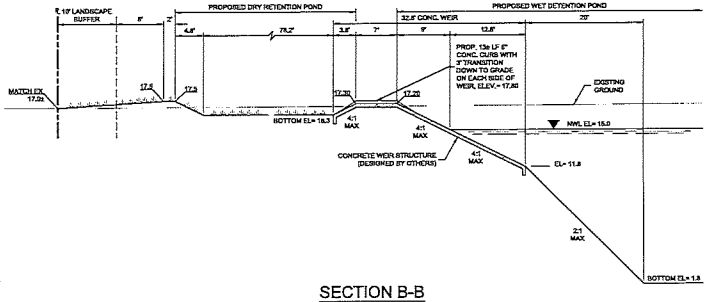
AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER
AARON J. BOWLES
FL. P.E. #55313 9/20/23

SHEET
C5

22-0066



SECTION A-A
N.T.S.



SECTION B-B
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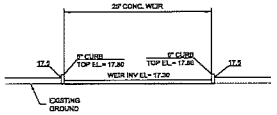

SECTION C-C
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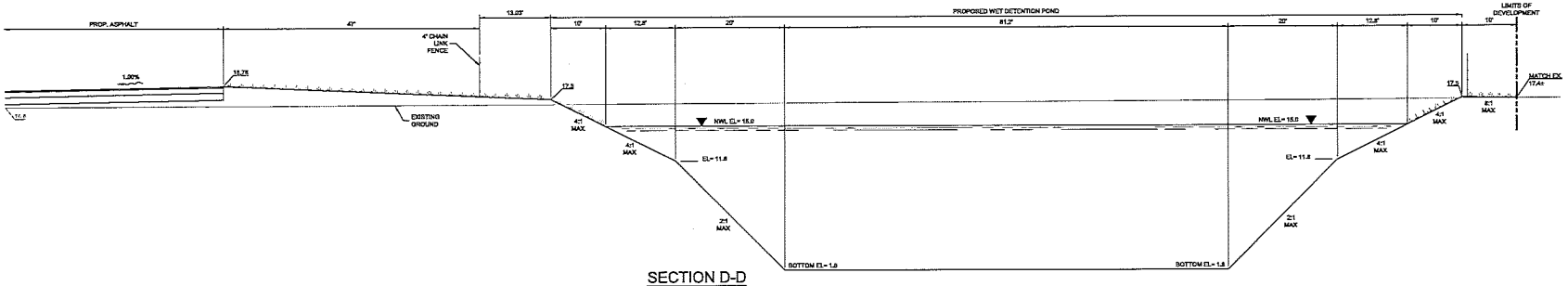
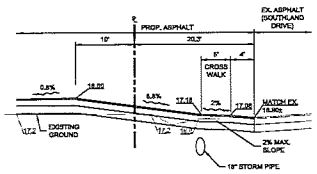


SECTION D-D
N.T.S.



SECTION E-E
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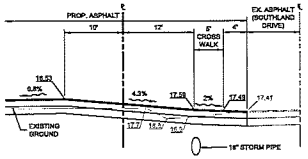

SECTION F-F
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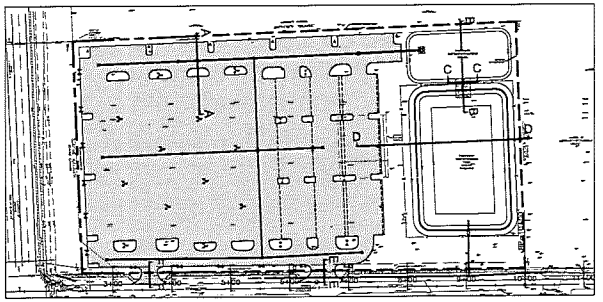


KEY MAP
N.T.S.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
Know what's below. Call before you dig.

NO.	REVISIONS	DATE
1	TRC COMMENTS	05/04/2022
2	TRC COMMENTS	07/13/2022
3	SITE MODS PER CLIENT	07/25/2023
4		
5		
6		
7		
8		

JOB NO.	22-0066
DESIGNED	WTP
DRAWN	GWR
DATE	APRIL 2022
CHECKED	AJB
DATE ISSUED	9/20/2023

MBV ENGINEERING, INC.
HIGHLY ENGINEERED SOLUTIONS
CONSULTING ENGINEERING CA #27218
1803 16TH STREET
VERO BEACH, FL 32960
PH. (772) 581-9910
WWW.MBVENG.COM
750 SOUTH ALA MOANA BLVD, SUITE 330-2
HONOLULU, HAWAII 96813

CROSS SECTIONS

BEV SMITH TOYOTA
NORTH PARCEL

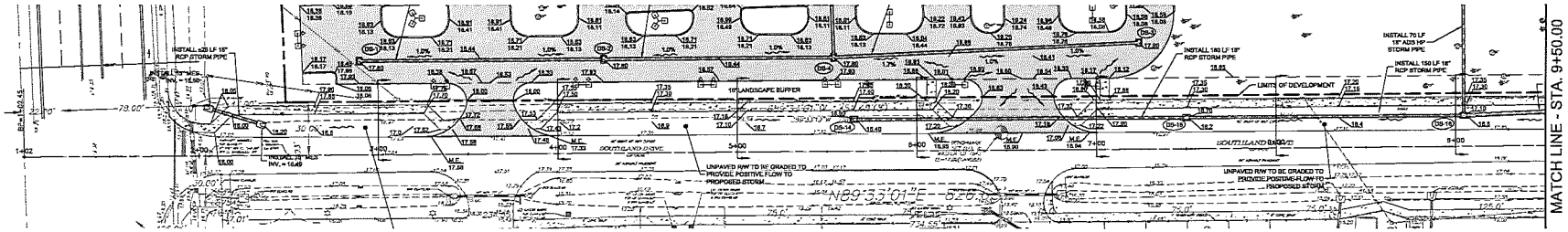
CITY OF FORT PIERCE, FLORIDA

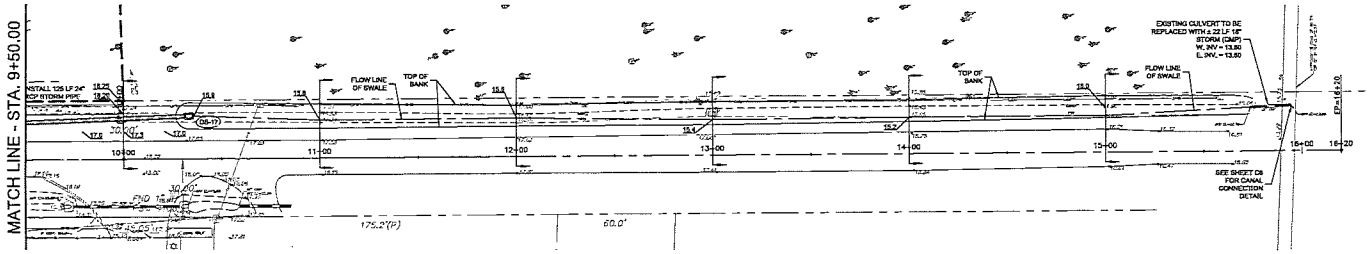
AARON J. BOWLES
LICENSE
No. 55313
STATE OF FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL.P.E. #55313 9/20/23

SHEET
C6

22-0066





OFF-SITE DRAINAGE PLAN

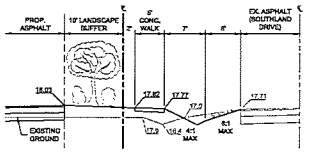
SCALE: 1" = 30'

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

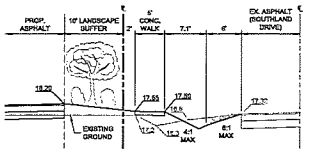
LEGEND

- EXISTING CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- PROPOSED CONCRETE

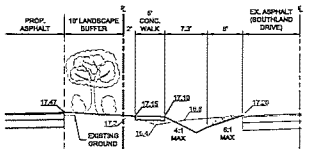
NOTES:
1. REFER TO EROSION CONTROL PLAN FOR EROSION CONTROL DETAILS.
2. BUILDING TO DISCHARGE TO STORM SYSTEM.
3. PRESENCE OF GROUNDWATER ANTICIPATED.



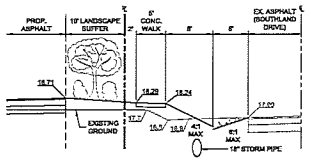
STA. 3+00
N.T.S.



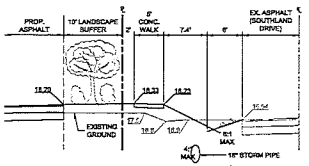
STA. 4+00
N.T.S.



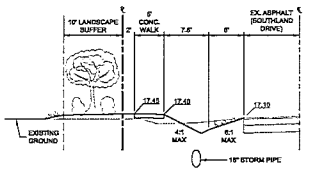
STA. 5+00
N.T.S.



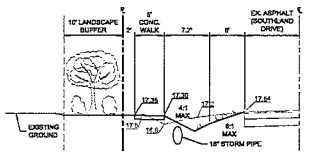
STA. 6+00
N.T.S.



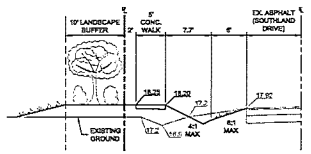
STA. 7+00
N.T.S.



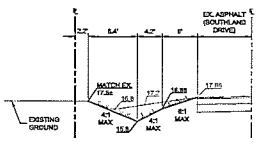
STA. 8+00
N.T.S.



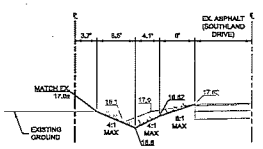
STA. 9+00
N.T.S.



STA. 10+00
N.T.S.



STA. 11+00
N.T.S.



STA. 12+00
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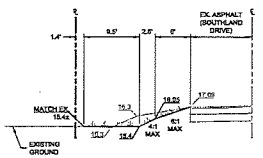

STA. 13+00
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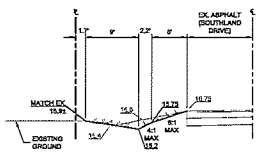
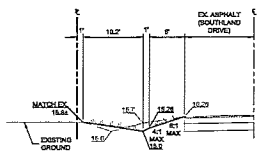


STA. 14+00
N.T.S.



STA. 15+00
N.T.S.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
Know what's below. Call before you dig.

NO.	DATE	REVISIONS
1	07.06.2023	TRC COMMENTS
2	07.12.2023	SITE PLAN REVISIONS PER CLIENT
3	08.04.2023	SITE PLAN REVISIONS
4		
5		
6		

JOB NO. 22-0066
DESIGNED WTP
DRAWN BWK
DATE APRIL 2022
CHECKED AJB
DATE ISSUED 6/30/2023

MBV ENGINEERING, INC.
HOA BOWLES VILLAFRANCA & ASSOCIATES
CONSULTING ENGINEERING CA #3738
1150 HIGHLAND
VISTA, CA 92083
T: (760) 295-3201
F: (760) 295-3201
PREPARED BY: PRELIMINARY
NOT FOR CONSTRUCTION

OFF-SITE DRAINAGE PLAN

BEV SMITH TOYOTA
NORTH PARCEL

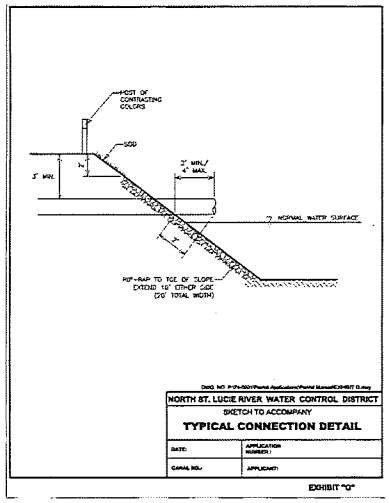
CITY OF FORT PIERCE — FLORIDA

AARON J. BOWLES
LICENSE
No. 65313
STATE OF
PROFESSIONAL ENGINEER
FLORIDA

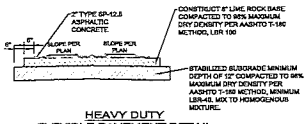
AARON J. BOWLES
FL. P.E. 65313 — 6/30/23

SHEET
C7

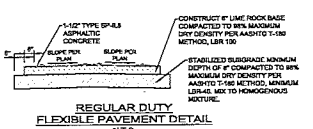
22-0066



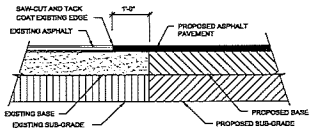
CANAL CONNECTION DETAIL
N.T.S.



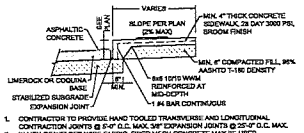
HEAVY DUTY
FLEXIBLE PAVEMENT DETAIL
N.T.S.



REGULAR DUTY
FLEXIBLE PAVEMENT DETAIL
N.T.S.

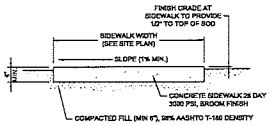


PAVEMENT SAW-CUT AND
BUTT JOINT DETAIL
N.T.S.

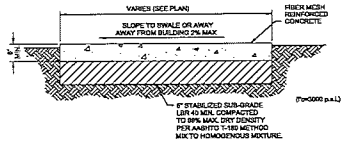


1. CONTRACTOR TO PROVIDE HAND TOOLED TRANSVERSE AND LONGITUDINAL CONTRACTION JOINTS @ 5'-0" O.C. MAX, 3/8" EXPANSION JOINTS @ 25'-0" O.C. MAX.
2. IN LIEU OF WELDED WIRE FABRIC, FIBER MESH CONCRETE MAY BE USED.
3. FINISH EDGE OF SIDEWALK WITH EDGING TOOL HAVING A RADIUS OF 1/2".

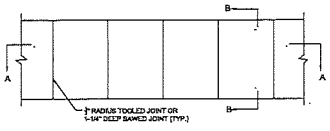
CONCRETE SIDEWALK ADJACENT TO
PAVEMENT DETAIL
N.T.S.



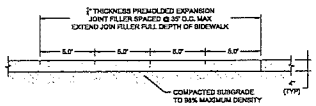
ON-SITE CONCRETE SIDEWALK
DETAIL
N.T.S.



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

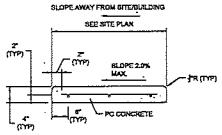


PLAN VIEW



SECTION A-A

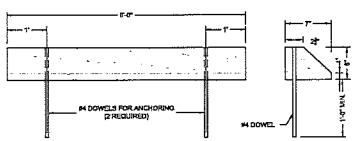
NOTE:
WHERE REQUIRED REINFORCEMENT WILL BE No. 3 BARS 24" O.C. EACH WAY MAX. SPACING, OR 6 x 6 - W1.4 X W1.4 WWF



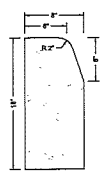
SECTION B-B

NOTE:
SLOPE SIDEWALK AS INDICATED AWAY FROM SITE/BUILDING

CONCRETE SIDEWALK DETAIL
N.T.S.



PRE-CAST CONCRETE WHEEL STOP DETAIL
N.T.S.



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

NO.	REVISIONS	DATE
1	1 TRC COMMENTS	05-04-2022
2	TRC COMMENTS 2ND REVIEW	07-12-2022
3	SITE MODS PER CLIENT	07-25-2023
4		
5		
6		

JOB NO. 22-0068
DESIGNED WFP
DRAWN DWR
DATE APRIL 2022
CHECKED AJB
DATE ISSUED 8/29/2023

MBV ENGINEERING, INC.
HOA BOWLES VILLANUEVA & ASSOCIATES
CONSULTING ENGINEERING CA #3778
1700 NE 63rd Street
Fort Lauderdale, FL 33334
(P) 954.776.1616
FBPE CA #3778 | FBPE LC #26000871

GENERAL DETAILS

BEV SMITH TOYOTA
NORTH PARCEL

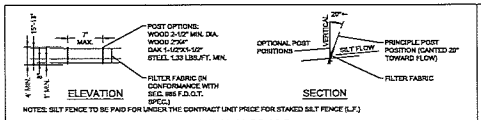
CITY OF FORT PIERCE
FLORIDA

AARON J. BOWLES
LICENSE
No. 55313
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

AARON J. BOWLES
FL P.E. #55313 8/29/23

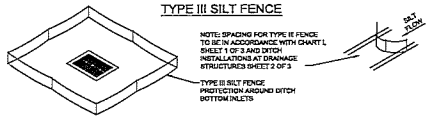
SHEET
C8

22-0068



NOTES: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.)

TYPE III SILT FENCE

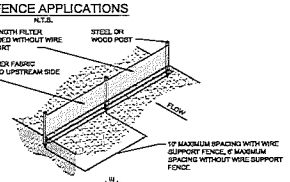


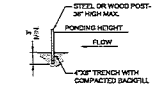
DO NOT DEPLOY IN A MANNER THAT SILT FENCES WILL ACT AS A DAM ACROSS PERMANENT FLOWING WATERCOURSES. SILT FENCES ARE TO BE USED AT UPLAND LOCATIONS AND TURBIDITY BARRIERS USED AT PERMANENT BODIES OF WATER.

SILT FENCE APPLICATIONS

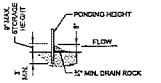
N.T.S.

NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 5" MAXIMUM RECOMMENDED STORAGE HEIGHT.
3. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.





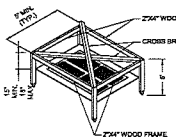
TRENCH DETAIL



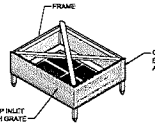
INSTALLATION WITHOUT TRENCHING

TYPE IV SILT FENCE

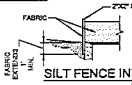
N.T.S.



VIEW OF FRAME WITHOUT SILT FENCE



VIEW OF FRAME WITH SILT FENCE



SILT FENCE INLET PROTECTION

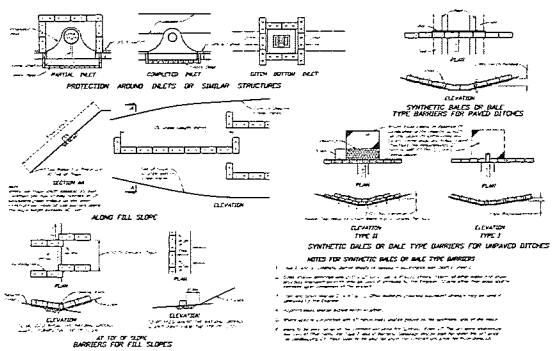
N.T.S.

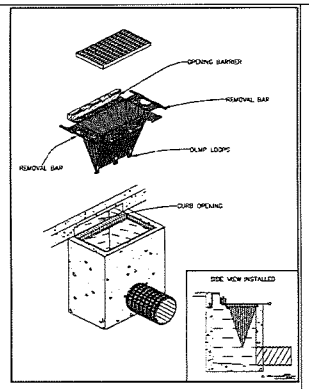
EROSION AND SEDIMENTATION CONTROL NOTES

CONSTRUCTION ACTIVITIES CAN RESULT IN THE GENERATION OF SIGNIFICANT AMOUNTS OF POLLUTANTS WHICH MAY REACH SURFACE OR GROUND WATERS. ONE OF THE PRIMARY POLLUTANTS OF SURFACE WATERS IS SEDIMENT DUE TO EROSION. EXCESSIVE QUANTITIES OF SEDIMENT WHICH REACH WATER BODIES OF FLOOD PLAINS HAVE BEEN SHOWN TO ADVERSELY AFFECT THEIR PHYSICAL, BIOLOGICAL AND CHEMICAL PROPERTIES. TRANSPORTED SEDIMENT CAN OBSTRUCT STREAM CHANNELS, REDUCE HYDRAULIC CAPACITY OF WATER BODIES OF FLOOD PLAINS, REDUCE THE DESIGN CAPACITY OF CULVERTS AND OTHER WORKS, AND ELIMINATE BENTHIC INVERTEBRATES AND FISH SPAWNING SUBSTRATES BY SILTATION. EXCESSIVE SUSPENDED SEDIMENTS REDUCE LIGHT PENETRATION AND THEREFORE, REDUCE PRIMARY PRODUCTIVITY.

MINIMUM STANDARDS

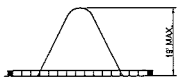
1. SEDIMENT BASIN AND TRAPS, PERIMETER DIKES, SEDIMENT BARRIERS AND OTHER MEASURES INTENDED TO TRAP SEDIMENT SHALL BE CONSTRUCTED AS A FIRST STEP IN ANY LAND-DISTURBING ACTIVITY AND SHALL BE MADE FUNCTIONAL BEFORE UNSLOPE LAND DISTURBANCE TAKES PLACE.
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE CONSTRUCTED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL ON BALANCE OF SITE. PERIMETER SEDIMENT BARRIERS SHALL BE CONSTRUCTED TO PREVENT SEDIMENT OR TRASH FROM FLOWING OR FLOATING ON TO ADJACENT PROPERTIES.
3. PERMANENT OR TEMPORARY SOIL STABILIZATION SHALL BE APPLIED TO DENUDED AREAS WITHIN SEVEN DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. TEMPORARY SOIL STABILIZATION SHALL BE APPLIED WITHIN SEVEN DAYS TO DENUDED AREAS THAT MAY NOT BE AT FINAL GRADE BUT WILL REMAIN UNDISTURBED FOR LONGER THAN 30 DAYS. PERMANENT STABILIZATION SHALL BE APPLIED TO AREAS THAT ARE TO BE LEFT UNDISTURBED FOR MORE THAN ONE YEAR.
4. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. THE APPLICANT IS RESPONSIBLE FOR THE TEMPORARY PROTECTION AND PERMANENT STABILIZATION OF ALL SOIL STOCKPILES ON SITE AS WELL AS SOIL INTENTIONALLY TRANSPORTED FROM THE PROJECT SITE.
5. A PERMANENT VEGETATIVE COVER SHALL BE ESTABLISHED ON DENUDED AREAS NOT OTHERWISE PERMANENTLY STABILIZED. PERMANENT VEGETATION SHALL NOT BE CONSIDERED ESTABLISHED UNTIL A GROUND COVER IS ACHIEVED THAT, IN THE OPINION OF THE REVIEWER, IS UNIFORM, MATURE ENOUGH TO SURVIVE AND WILL INHIBIT EROSION.
6. STABILIZATION MEASURES SHALL BE APPLIED TO EARTHEN STRUCTURES SUCH AS DAMS, DIKES AND DIVERSIONS IMMEDIATELY AFTER INSTALLATION.
7. SURFACE RUNOFF FROM DISTURBED AREAS THAT IS COMPRISED OF FLOW FROM DRAINAGE AREAS GREATER THAN OR EQUAL TO THREE ACRES SHALL BE CONTROLLED BY A SEDIMENT BASIN. THE SEDIMENT BASIN SHALL BE DESIGNED AND CONSTRUCTED TO ACCOMMODATE THE ANTICIPATED SEDIMENT LOADING FROM THE LAND-DISTURBING ACTIVITY. THE OUTFALL DEVICE OR SYSTEM DESIGN SHALL TAKE INTO ACCOUNT THE TOTAL DRAINAGE AREA FLOWING THROUGH THE DISTURBED AREA TO BE SERVED BY THE BASIN.
8. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES WILL BE INSPECTED FOR INTEGRITY. ANY DAMAGED DEVICES SHALL BE CORRECTED IMMEDIATELY.
9. CONCENTRATED RUNOFF SHALL NOT FLOW DOWN CUT OR FILL SLOPES UNLESS CONTAINED WITHIN AN ADEQUATE TEMPORARY OR PERMANENT CHANNEL, FLUME OR SLOPE DRAIN STRUCTURE.
10. WHENEVER WATER SEEPS FROM A SLOPE FACE, ADEQUATE DRAINAGE OR OTHER PROTECTION SHALL BE PROVIDED.
11. SEDIMENT WILL BE PREVENTED FROM ENTERING ANY STORM DRAIN SYSTEM, DITCH OR CHANNEL. ALL STORM SEWER INLETS THAT ARE MADE OPERABLE DURING CONSTRUCTION SHALL BE PROTECTED SO THAT SEDIMENT-LADEN WATER CANNOT ENTER THE CONVEYANCE SYSTEM WITHOUT FIRST BEING FILTERED OR OTHERWISE TREATED TO REMOVE SEDIMENT.
12. BEFORE TEMPORARY OR NEWLY CONSTRUCTED STORMWATER CONVEYANCE CHANNELS ARE MADE OPERATIONAL, ADEQUATE OUTLET PROTECTION AND ANY REQUIRED TEMPORARY OR PERMANENT CHANNEL LINING SHALL BE INSTALLED IN BOTH THE CONVEYANCE CHANNEL AND RECEIVING CHANNEL.
13. WHEN WORK IN A LIVE WATERCOURSE IS PERFORMED, PRECAUTIONS SHALL BE TAKEN TO MINIMIZE ENCROACHMENT, CONTROL SEDIMENT TRANSPORT AND STABILIZE THE WORK AREA TO THE GREATEST EXTENT POSSIBLE DURING CONSTRUCTION. NONERODIBLE MATERIAL SHALL BE USED FOR THE CONSTRUCTION OF CAUSEWAYS AND COFFERDAMS. EARTHEN FILL MAY BE USED FOR THESE STRUCTURES IF ARMORED BY NONERODIBLE COVER MATERIALS.
14. WHEN A LIVE WATERCOURSE MUST BE CROSSED BY CONSTRUCTION VEHICLES, A TEMPORARY STREAM CROSSING CONSTRUCTED OF NONERODIBLE MATERIAL SHALL BE PROVIDED.
15. THE BED AND BANKS OF A WATERCOURSE SHALL BE STABILIZED IMMEDIATELY AFTER WORK IN THE WATERCOURSE IS COMPLETED.
16. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES MUST BE PROVIDED TO ENSURE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER, OWNER AND/OR CONTRACTOR SHALL BE CONTINUALLY RESPONSIBLE FOR ALL SEDIMENT LEAVING THE PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
17. UNDERGROUND UTILITY LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING STANDARDS IN ADDITION TO OTHER APPLICABLE CRITERIA:
    A. NO MORE THAN 500 LINEAR FEET OF TRENCH MAY BE OPENED AT ONE TIME.
    B. EXCAVATED MATERIAL SHALL BE PLACED ON THE UPHILL SIDE OF TRENCHES.
    C. EFFLUENT FROM DEWATERING OPERATIONS SHALL BE FILTERED OR PASSED THROUGH AN APPROVED SEDIMENT TRAPPING DEVICE, OR BOTH, AND DISCHARGED IN A MANNER THAT DOES NOT ADVERSELY AFFECT FLOWING STREAMS OR OFF-SITE PROPERTY.
    D. REVEGETATION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THESE REGULATIONS.
18. WHERE CONSTRUCTION VEHICLE ACCESS ROUTES INTERSECT PAVED PUBLIC ROADS, PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY TRACKING ONTO THE PAVED SURFACE. WHERE SEDIMENT IS TRANSPORTED ONTO A PUBLIC ROAD SURFACE WITH CURBS AND GUTTERS, THE ROAD SHALL BE CLEANED THOROUGHLY AT THE END OF EACH DAY. SEDIMENT SHALL BE REMOVED FROM THE ROADS BY SHOVELING OR SWEEPING AND TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA. STREET WASHING SHALL BE ALLOWED ONLY AFTER SEDIMENT IS REMOVED IN THIS MANNER. THIS PROVISION SHALL APPLY TO INDIVIDUAL SUBDIVISION LOTS AS WELL AS TO LARGER LAND-DISTURBING ACTIVITIES.
19. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED, IN THE OPINION OF THE REVIEWER. DISTURBED SOIL AREAS RESULTING FROM THE DISPOSITION OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION AND SEDIMENTATION.
20. PROPERTIES AND WATERWAYS DOWNSTREAM FROM CONSTRUCTION SITE SHALL BE PROTECTED FROM SEDIMENT DISPOSITION AND EROSION.
21. PHASED PROJECTS SHOULD BE CLEARED IN CONJUNCTION WITH CONSTRUCTION OF EACH PHASE.
22. EROSION CONTROL DESIGN AND CONSTRUCTION SHALL FOLLOW THE REQUIREMENTS IN INDEX NOS. 104 AND 105 OF FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS.
23. THE REVIEWER MAY APPROVE MODIFICATIONS OR ALTER PLANS TO THESE EROSION CONTROL CRITERIA DUE TO SITE SPECIFIC CONDITIONS.



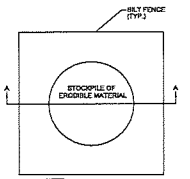


INLET INSERT SEDIMENT CONTAINMENT SYSTEM

N.T.S.



SECTION A-A



SEDIMENT CONTROL DETAIL FOR STOCKPILING OF ERODIBLE MATERIAL

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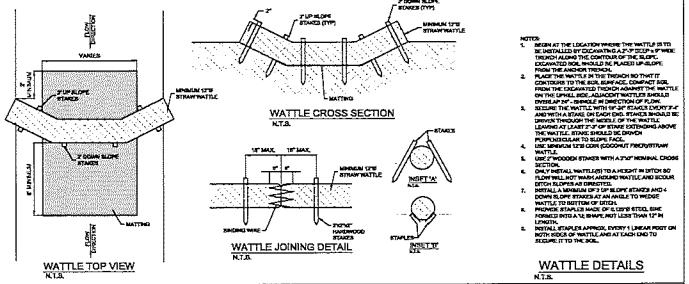

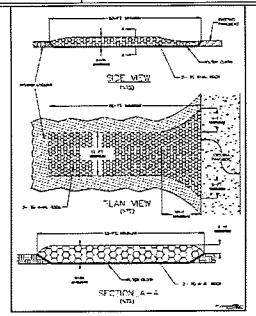

SOIL TRACKING PREVENTION DEVICE DETAIL

N.T.S.

CITY OF FORT PIERCE NOTES (EROSION CONTROL)

(a) THE CITY ENGINEERING DEPARTMENT SHALL MAKE INSPECTIONS AS HEREINAFTER REQUIRED AND NOTIFY THE BUILDING OFFICIAL UPON INSPECTION APPROVAL OR IF THE WORK FAILS TO COMPLY WITH THE EROSION AND SEDIMENT CONTROL PLAN AS APPROVED TO REQUEST A STOP-WORK ORDER. PLANS FOR GRADING / STRIPPING / EXCAVATING AND FILLING WORK BEARING THE STAMP OF APPROVAL OF THE CITY ENGINEER SHALL BE MAINTAINTED AT THE SITE DURING THE DURATION OF WORK TO OBTAIN INSPECTIONS, THE PERMITTEE SHALL NOTIFY THE CITY ENGINEERING DEPARTMENT AT LEAST TWO WORKING DAYS BEFORE THE FOLLOWING:
(1) START OF CONSTRUCTION
(2) INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES
(3) COMPLETION OF SITE CLEARING
(4) COMPLETION OF ROUGH GRADING
(5) COMPLETION OF FINAL GRADING
(6) CLOSE OF THE CONSTRUCTION SEASON
(7) COMPLETION OF FINAL LANDSCAPING.
(b) THE PERMITTEE SHALL BE RESPONSIBLE FOR THE FUNCTIONALITY OF ALL CONTROL MEASURES IN ACCORDANCE WITH THE INSPECTION SCHEDULE OUTLINED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
THE PURPOSE OF SUCH INSPECTIONS WILL BE TO DETERMINE THE OVERALL EFFECTIVENESS OF THE CONTROL PLAN AND POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.
(c) THE CITY ENGINEER OR HIS DESIGNEE SHALL ENTER THE PROPERTY OF THE APPLICANT AS DEEMED NECESSARY TO MAKE REGULAR INSPECTIONS TO ENSURE THE EFFECTIVENESS OF THE CONTROL PLAN AND THE POSSIBLE NEED FOR ADDITIONAL CONTROL MEASURES.

NO.	DESCRIPTION	DATE
5	SITE MODS PER CLIENT	01-24-2023
4	TRC COMMENTS 2ND REVIEW	07-12-2022
3	TRC COMMENTS	05-04-2022
2		
1		
Δ	REVISIONS	DATE

JOB NO.	22-0066	
DESIGNED	WEP	
DRAWN	GWR	
DATE	APRIL 2022	
CHECKED		AJB
DATE ISSUED		8/30/2023

MBV ENGINEERING, INC.
MOA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728
1901 SOUTH 25TH STREET
FORT PIERCE, FLORIDA 34947
PH. (772) 489-1122
FX. (772) 489-1123
CERTIFICATE OF AUTHORIZATION #27912

EROSION CONTROL DETAILS

BEV SMITH TOYOTA
NORTH PARCEL

FLORIDA

CITY OF FORT PIERCE

AARON J. BOWLES LICENSE No. 55313 STATE OF FLORIDA PROFESSIONAL ENGINEER

AARON J. BOWLES
FL. P.E. #55313 8/30/23

SHEET
C9

22-0066

FILE # 4469116 OR BOOK 4168 PAGE 975, Recorded 08/13/2018 10:04:56 AM Doc Tax: $1939.00

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 12th 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.

Florida Environmental Consulting, Inc.

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

1835 20th Street • Vero Beach, Florida 32960
Phone: 772-299-4791 • Fax: 772-778-3617 • E-mail: flenv@fl-env.com

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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 (*Rhaphiolepsis 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 1/3rd 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.

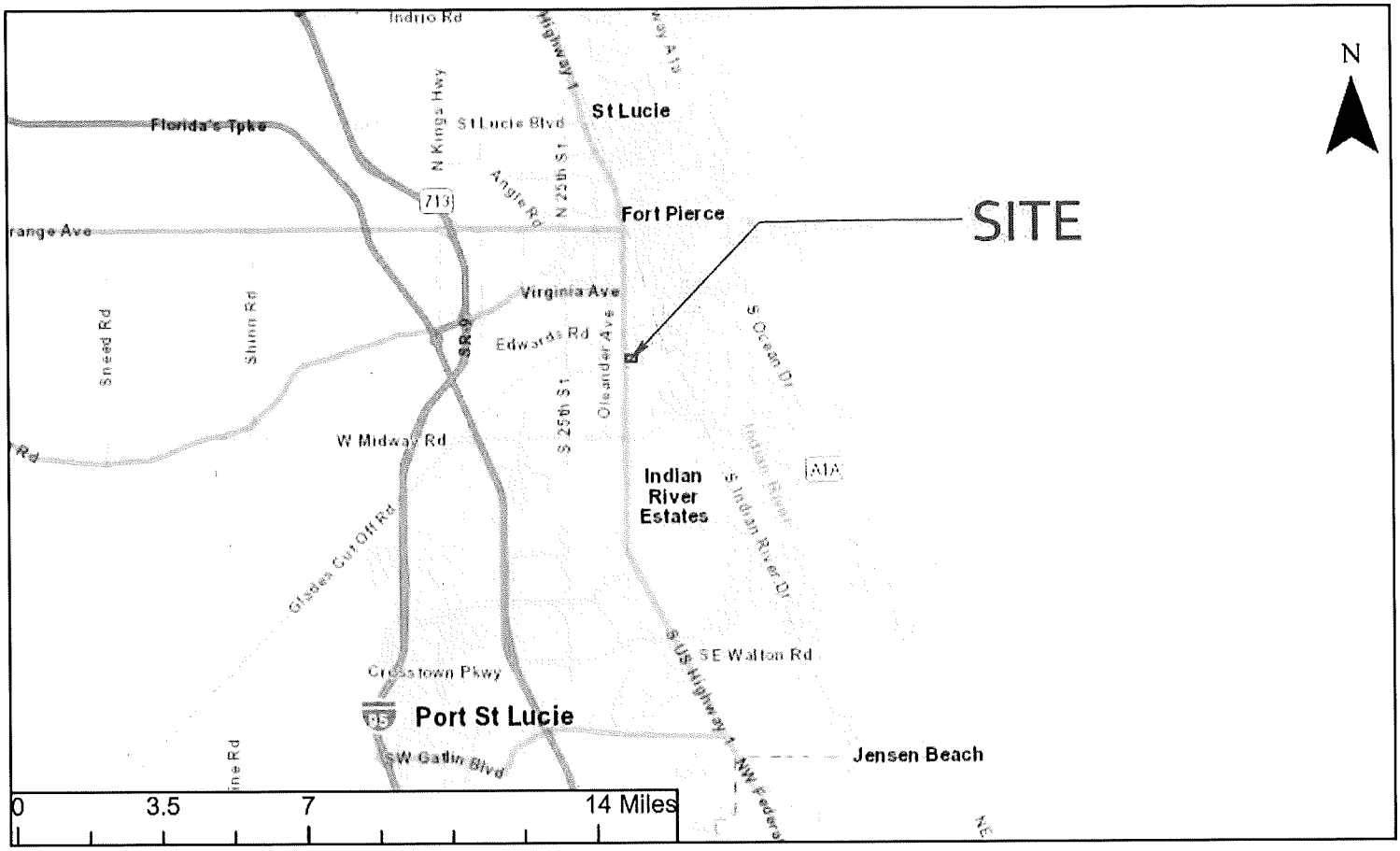
Please contact Florida Environmental Consulting, Inc. with any questions or comments regarding this report or for any additional specific consulting.

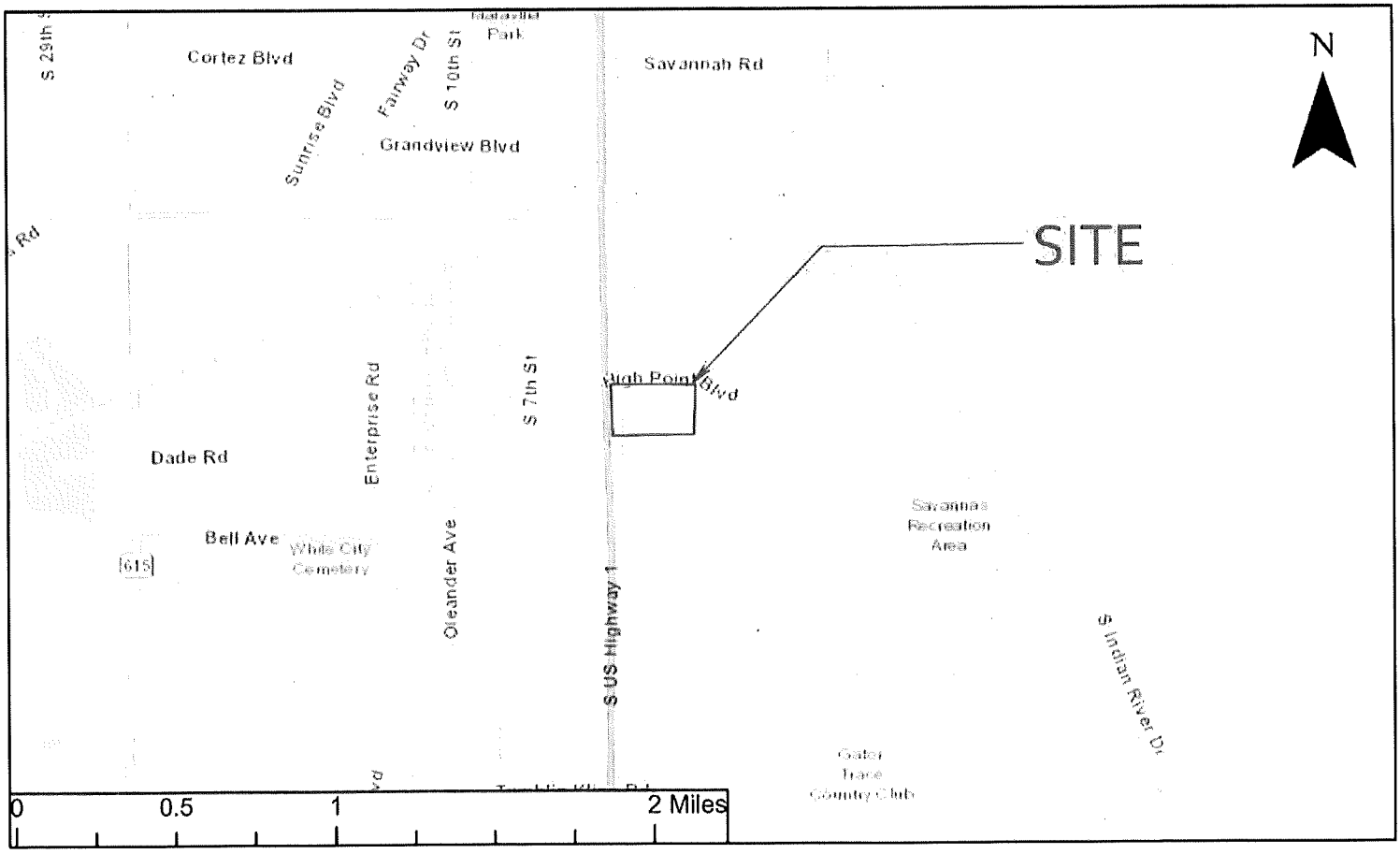
2.11 Qualifications of Individual Preparing Report

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.	JOB NO. FEC-21-185	Revisions	Date
			DESIGNED		
			DRAWN		
			CHECKED		
			DATE		
			SCALE		



Legend

Subject Site

Florida Soils

Soil Type

Arents, 0-5 percent slopes

Lawnwood and Myakka sands

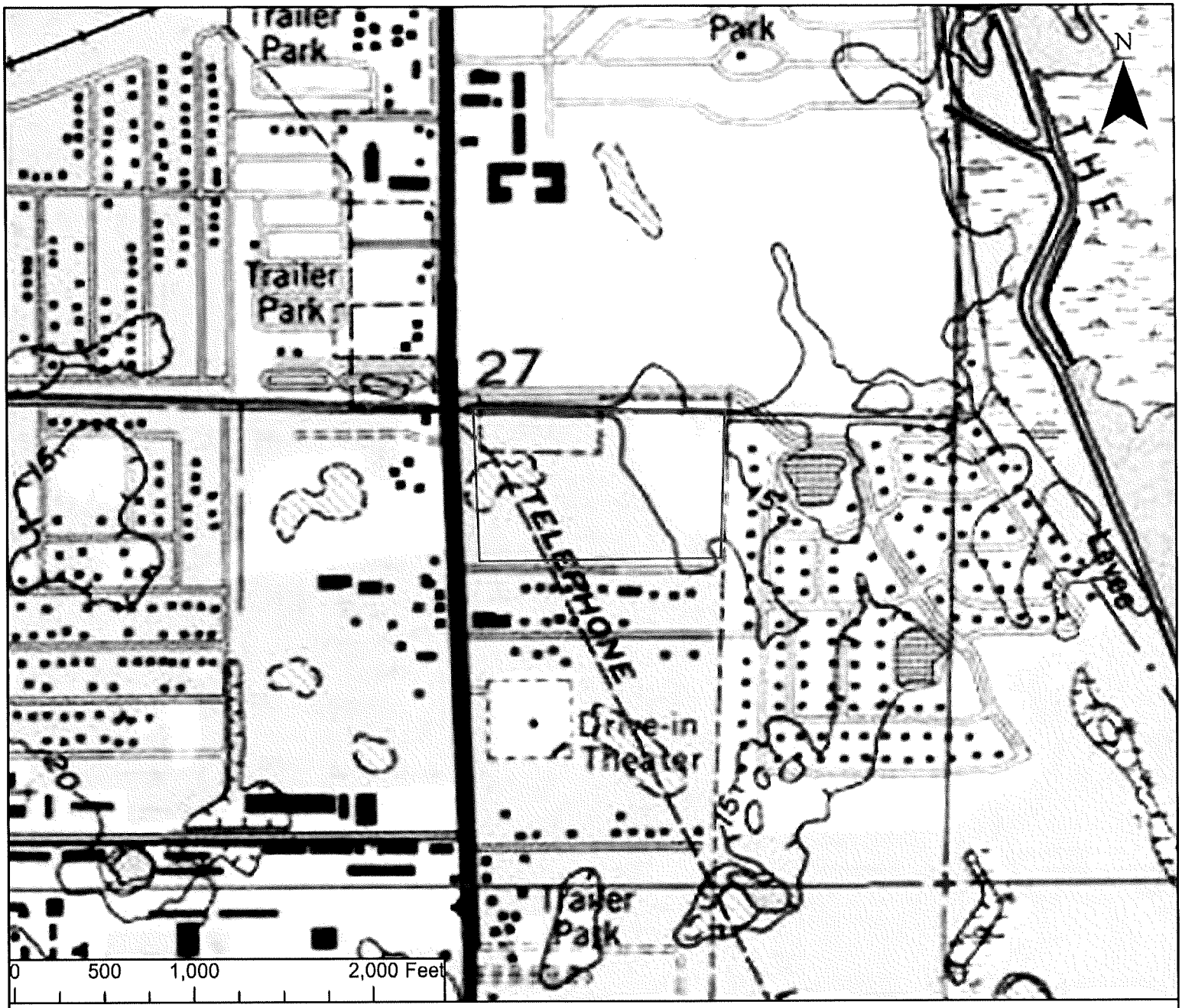
Urban land

Water

Waveland and Immokalee fine sands

Waveland-Lawnwood complex, depressional

SOILS	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



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Subject Site

TOPO	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



Legend

Subject Site

USA Flood Hazard

Esri Symbology

1% Annual Chance Flood Hazard

FLOOD HAZARD	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO FEC-21-185 DESIGNED DRAWN 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	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DES.GNED DRAWN CHECKED DATE SCALE	Revisions / Date



Legend

Subject Site

FL Wetlands

WETLAND TYPE

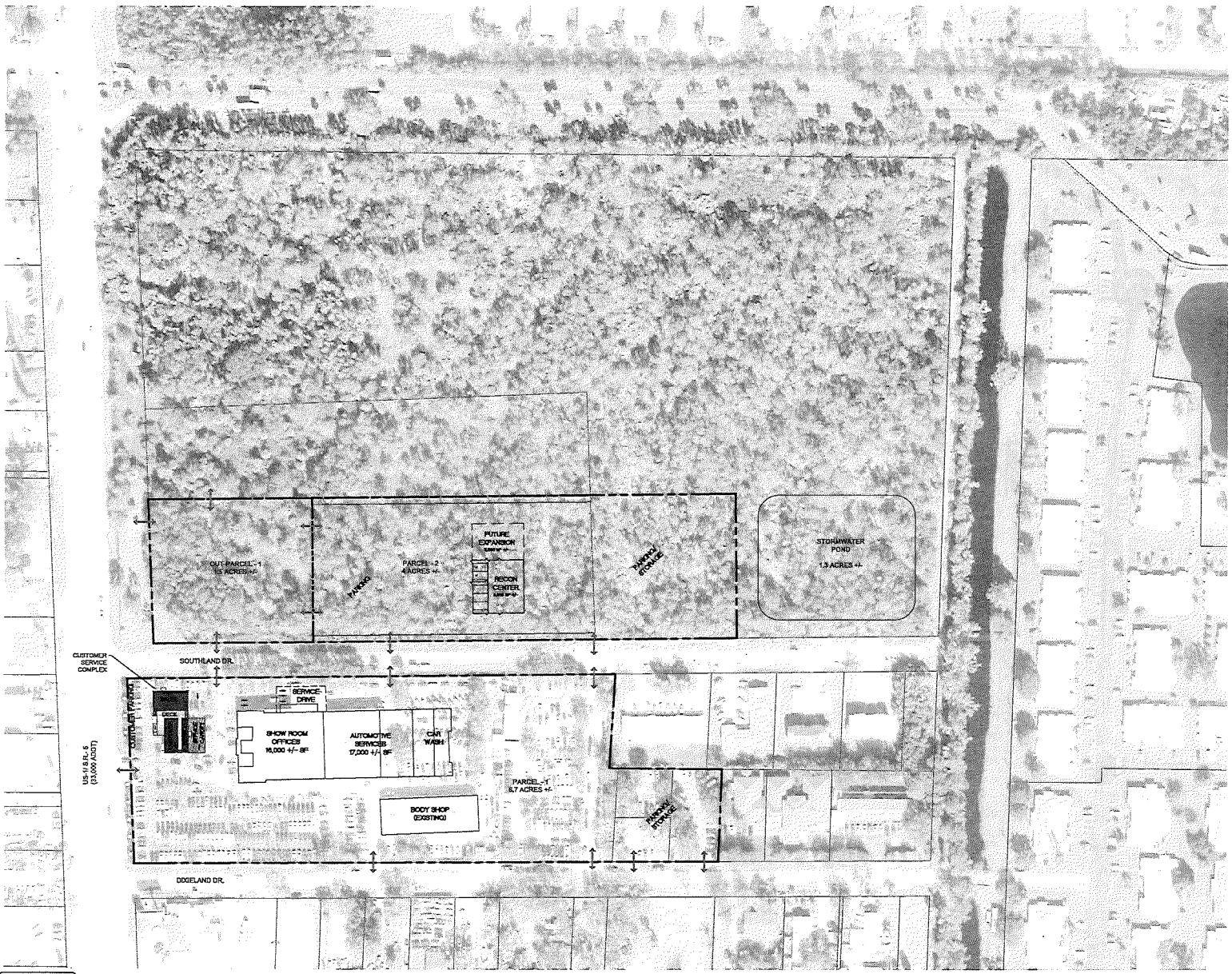
Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

NWI	BEV SMITH TOYOTA	Florida Environmental Consulting Inc.	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions / Date



CONCEPTUAL SITE PLAN

SCALE: 1" = 80'

GRAPHIC SCALE

0 80 160

(IN FEET)
1 inch = 80 ft.

72 HOURS BEFORE DIGGING CALL TOLL FREE 811 Know what's below. Call before you dig.

LOCATION MAP

REVISIONS	DATE
8	-
7	-
6	-
5	-
4	-
3	-
2	-
1	-

JOB NO.	20-0424
DESIGNED	WFP
DRAWN	WFP
DATE	JANUARY 2021
CHECKED	AJB
DATE ISSUED	1/19/2021

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
CONSULTING ENGINEERING CA #3728

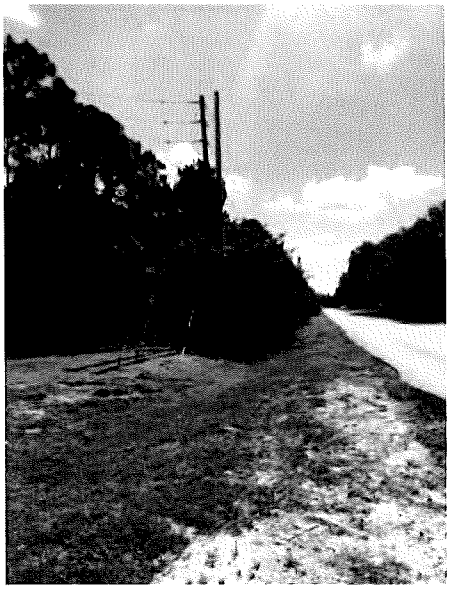
CONCEPTUAL SITE PLAN

BEV SMITH TOYOTA

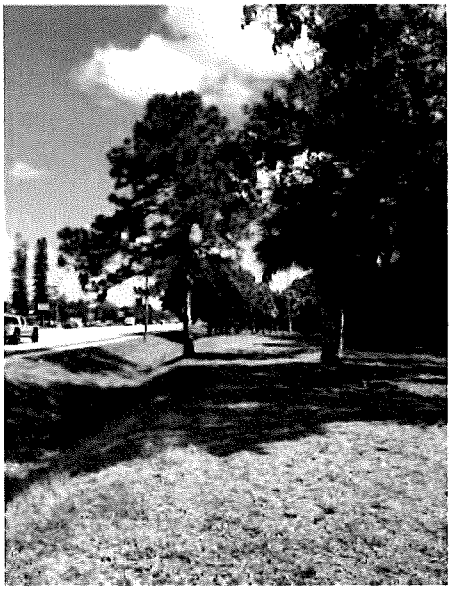
ST. LUCIE COUNTY FLORIDA

NOT FOR CONSTRUCTION
PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDS. CONTRACTOR SHOULD ORDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ADDENDUMS ARE PROPERLY DISTRIBUTED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

SHEET
CSP1
OF 1
20-0424





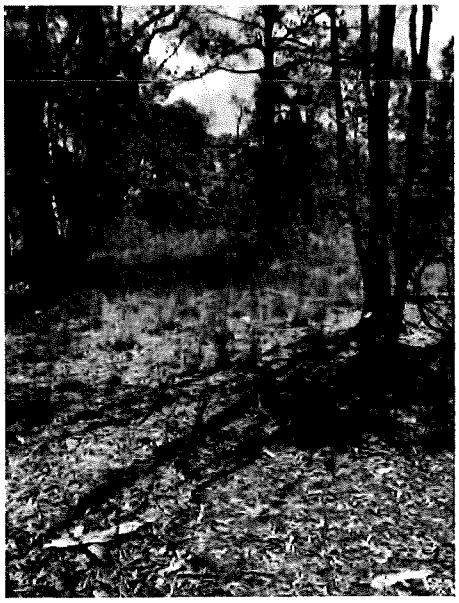
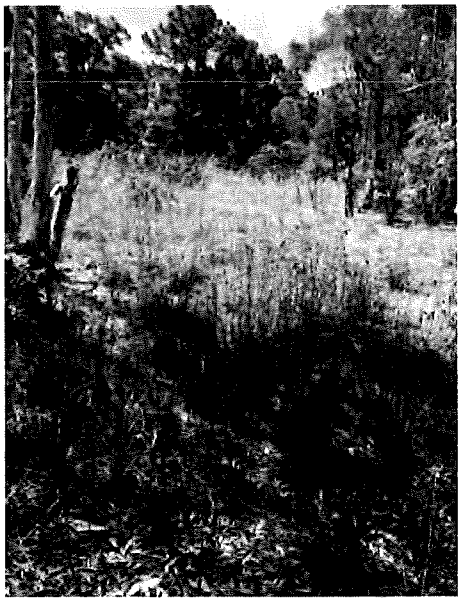




PICTURES: FRONTAGE AND ROW WETLAND	BEV SMITH TOYOTA	**Florida Environmental Consulting Inc.** 1835 20th Street Vero Beach Florida 32960 Phone 772-299-4791 • Fax 772-776-3617 • E-mail flenv@envi.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date

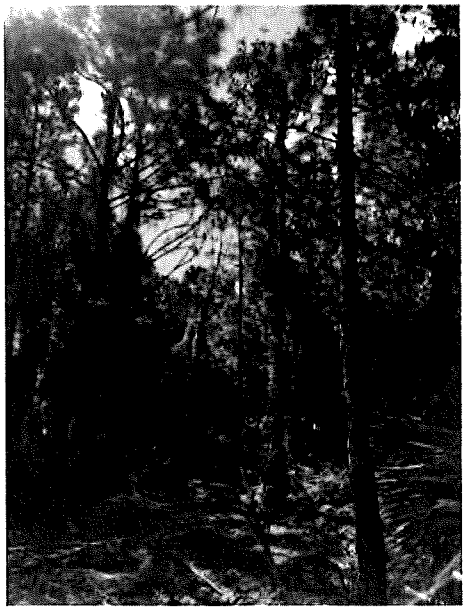







PICTURES: LARGE WETLAND	BEV SMITH TOYOTA	**Florida Environmental Consulting Inc.** 1835 20th Street • Vero Beach, Florida 32960 Phone: 772-299-4701 • Fax: 772-778-3617 • E-mail: flenv@fl-env.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date










PICTURES: MIXED OAK AND PINE

BEV SMITH TOYOTA

Florida Environmental Consulting Inc.
1655 20th Street Vero Beach, Florida 32960
Phone 772-299-4791 • Fax 772-778-3617 • E-mail flenv@bellsouth.net

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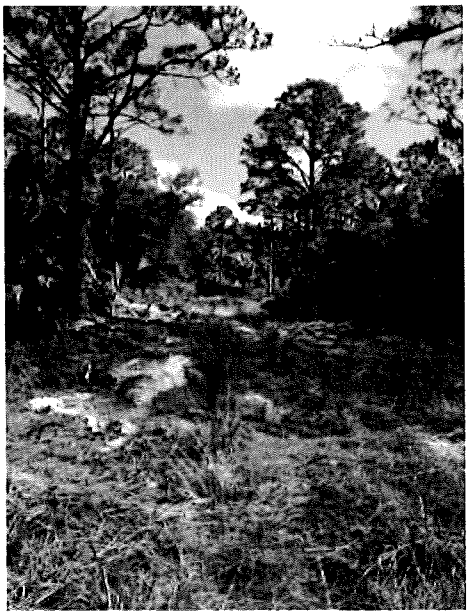
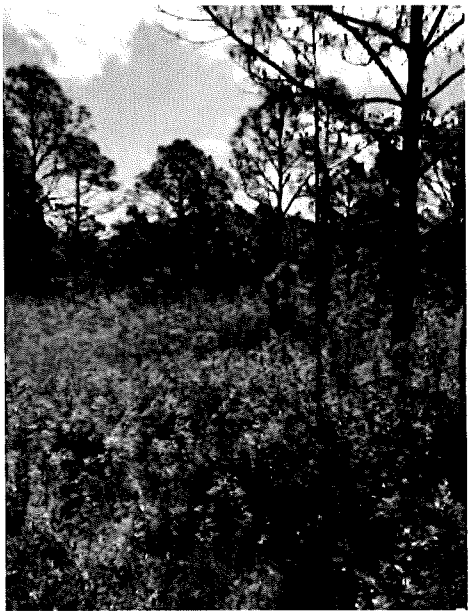
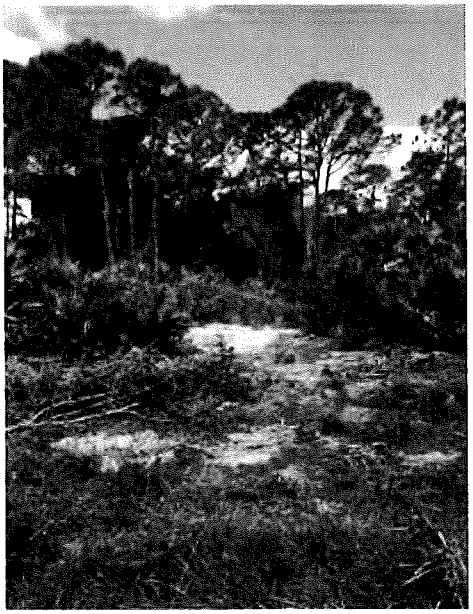
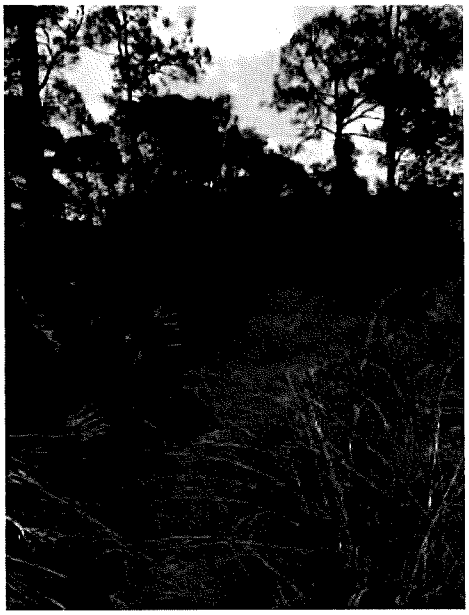
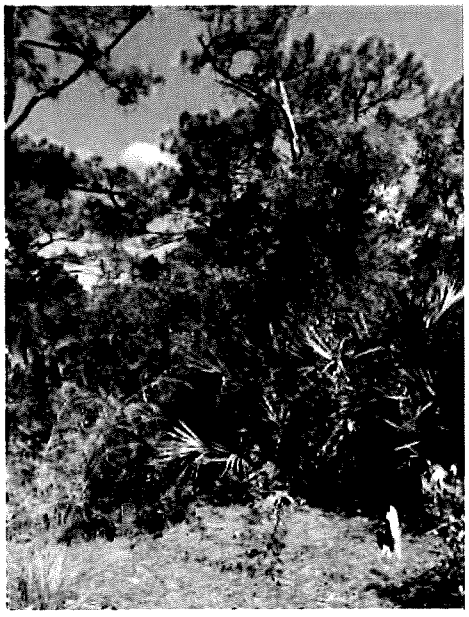
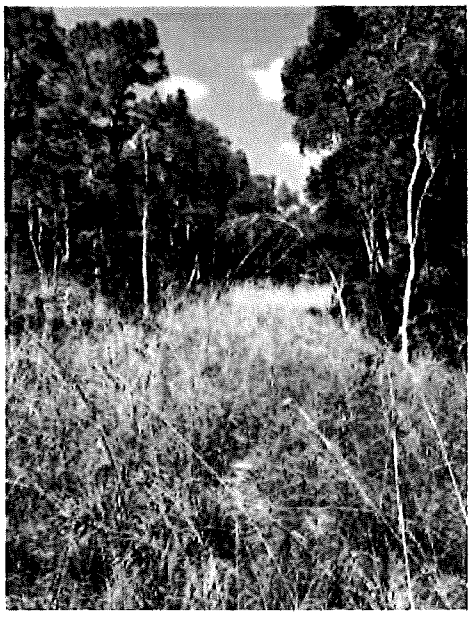
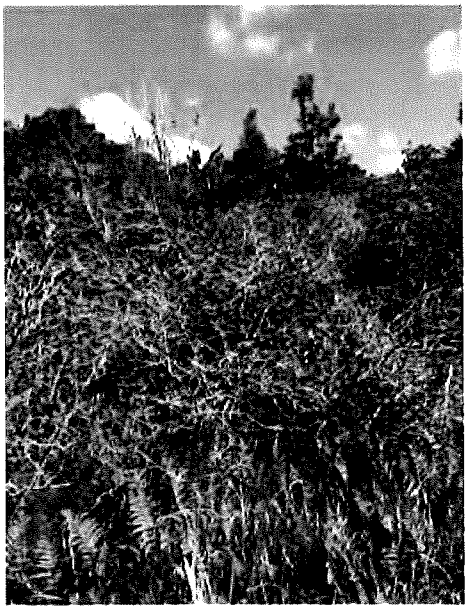





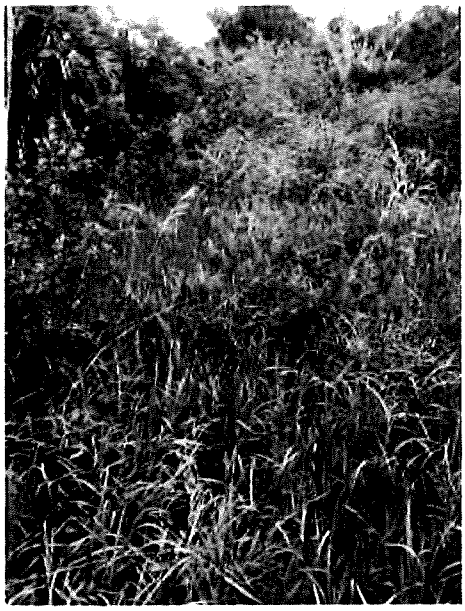





PICTURES: PINE FLATWOODS	BEV SMITH TOYOTA	**Florida Environmental Consulting Inc.** 1635 20th Street Vero Beach, Florida 32960 Phone 772-299-4701 • Fax 772-778-3617 • E-mail flenv@bellsouth.net	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date



PICTURES: SMALL WETLAND	BEV SMITH TOYOTA	**Florida Environmental Consulting Inc.** 1835 20th Street • Vero Beach, Florida 32960 Phone 772-299-4791 • Fax 772-778-3617 • E-mail flenv@flenv.com	JOB NO. FEC-21-185 DESIGNED DRAWN CHECKED DATE SCALE	Revisions	Date

ENERGYLITE

PROJECT TYPE

SPECIFICATION

GridLite GL3

LED SITE + AREA LUMINAIRE

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

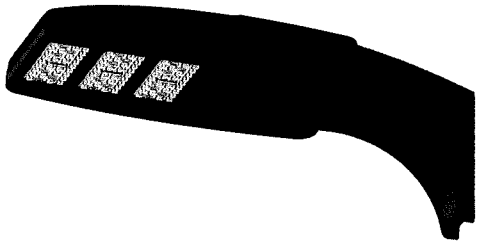
MOUNTING
- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- All mounting options allow for multiple fixture installations at 90°
- Wall-mount and round pole adapters available for extended site arm

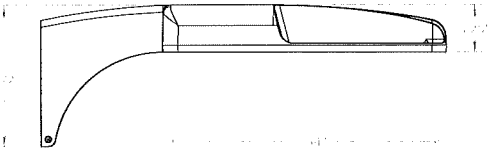
LISTINGS
- IP66-rated optical and electrical chambers
- 3G Vibration-rated (ANSI C136.31)
- cULus Listed for wet locations
- Zhaga D4i listed
- ANSI C136.15 labeling available
- Designed and manufactured in U.S.A.

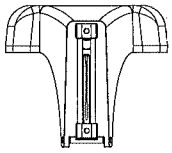
WARRANTY
- 10-year warranty

RoHS

DIMENSIONS







ORDERING INFORMATION

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

/ / / / / / / / / /

Fixture
GL3

Package
12L[1]
15L[1]
17L[1]
18H[1]
20H[1]
23H[1]
26H[1]
29H[1]
30H[1]
33H[1]
35H[1]
37H[1]
40H[1]

Distribution
2RM[1]
3RM[1]
4WS[1]
5QS[1]
T5Q[1]

CRI + CCT
750
740[1]
730[1]
727

Voltage
STD[1]
HVL[3,4]

Controls
10[1,3]
DA[4]

Surge
1PS[1]
2PS*
2PH*

Photocell Receptacle
00[1]
30
70
0Z[3]
3Z[3]
7Z[3]

Finish
SBZ[1,2]
SWH[2]
SGY[2]*
SBK[2]*

Mounting
ES[1]
HT
KM
KMS
ES-WM
ES-RP

Options + Accessories
HSS[5]
CSS[5]
FSS[5]
ALB
MS
MH
ZT1
ZT3
SC
PCL01
PCL02
PCL03

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

ENERGYLITE

PROJECT TYPE

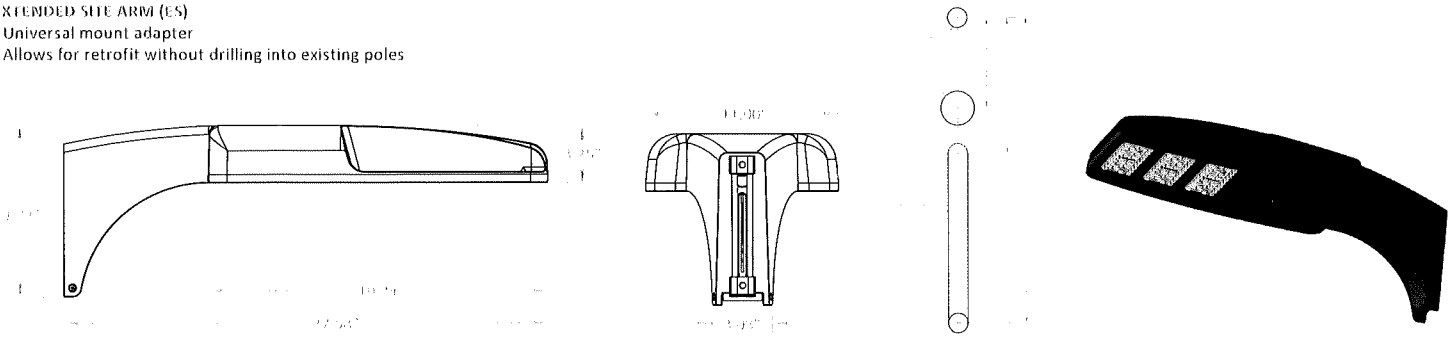
SPECIFICATION

GridLite GL3

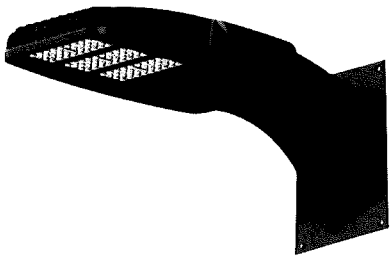
LED SITE + AREA LUMINAIRE

MOUNTING OPTIONS

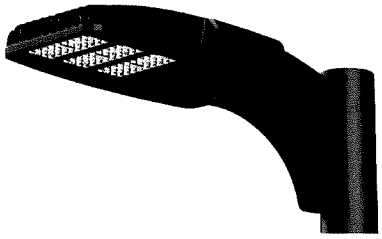
EXTENDED SITE ARM (ES)
- Universal mount adapter
- Allows for retrofit without drilling into existing poles



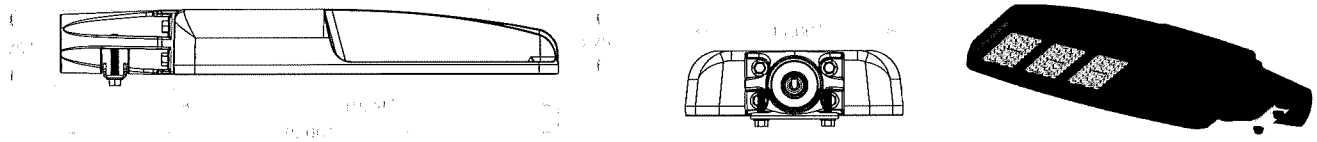
EXTENDED SITE ARM WITH WALL MOUNT (ES-WM)



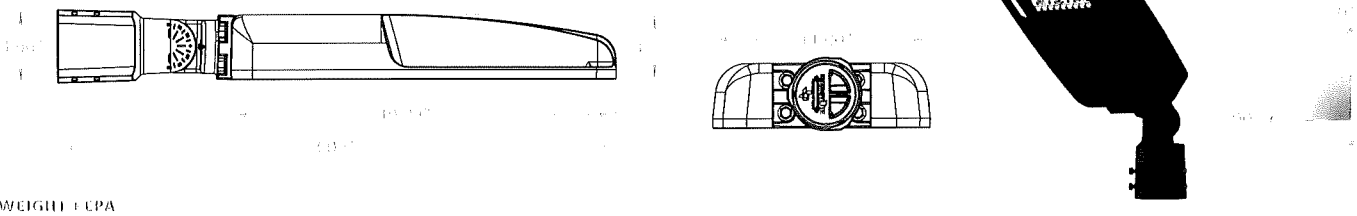
EXTENDED SITE ARM WITH ROUND POLE (ES-RP)



HORIZONTAL TENON (HT)
- Mounts to maximum 2⅜" 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

ENERGYLITE

PROJECT _____ TYPE _____

SPECIFICATION _____

POLE CONFIGURATION EPAs

- Data below includes luminaire and integrated mounting option. Additional tenons, arms and brackets are not included.

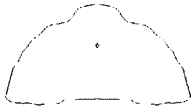
Mounting Type	Tilt	Single	2 at 90°	2 at 180°	2 at 120°	3 at 90°	3 at 120°	4 at 90°	2 Side-by-Side
Extended Site Arm	n/a	0.69 sq. ft.	1.10 sq. ft.	1.38 sq. ft.	1.46 sq. ft.	1.79 sq. ft.	1.87 sq. ft.	1.79 sq. ft.	0.82 sq. ft.
Extended Site Arm with Round Pole Adapter	n/a	0.73 sq. ft.	1.14 sq. ft.	1.46 sq. ft.	1.50 sq. ft.	1.87 sq. ft.	1.91 sq. ft.	1.87 sq. ft.	0.82 sq. ft.
Horizontal Tenon	n/a	0.54 sq. ft.	0.78 sq. ft.	1.08 sq. ft.	1.02 sq. ft.	1.32 sq. ft.	1.26 sq. ft.	1.32 sq. ft.	0.54 sq. ft.
Knuckle Mount	90° (horizontal)	0.61 sq. ft.	0.95 sq. ft.	1.22 sq. ft.	1.14 sq. ft.	1.56 sq. ft.	1.48 sq. ft.	1.56 sq. ft.	0.68 sq. ft.
	60°	0.61 sq. ft.	1.46 sq. ft.	1.22 sq. ft.	1.68 sq. ft.	2.07 sq. ft.	2.53 sq. ft.	2.07 sq. ft.	1.70 sq. ft.
	45°	0.61 sq. ft.	1.72 sq. ft.	1.22 sq. ft.	1.94 sq. ft.	2.33 sq. ft.	3.05 sq. ft.	2.33 sq. ft.	2.22 sq. ft.
	30°	0.61 sq. ft.	1.91 sq. ft.	1.22 sq. ft.	2.14 sq. ft.	2.52 sq. ft.	3.44 sq. ft.	2.52 sq. ft.	2.60 sq. ft.
	0° (vertical)	0.61 sq. ft.	2.11 sq. ft.	1.22 sq. ft.	2.66 sq. ft.	2.72 sq. ft.	4.16 sq. ft.	2.72 sq. ft.	3.00 sq. ft.

PHOTOMETRIC DISTRIBUTION

TYPE II ROADWAY MEDIUM



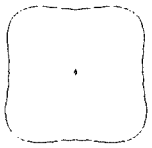
TYPE III ROADWAY MEDIUM



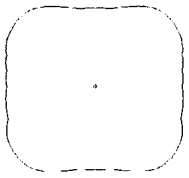
TYPE IV WIDE SHORT



TYPE V SQUARE SHORT

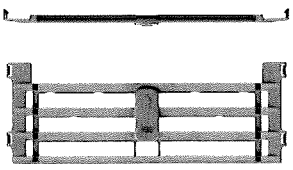


TYPE V SQUARE MEDIUM

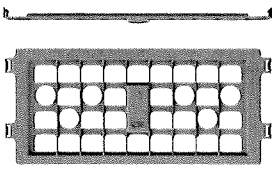


SHIELD ACCESSORY DETAILS

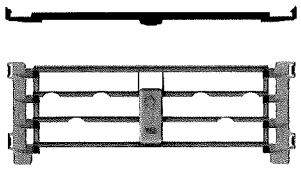
HOUSE SIDE SHIELD
- Flat black, injection-molded plastic resin
- Tool-less, clip-on discrete shield

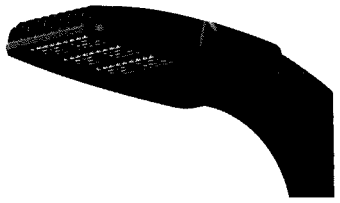


CUL DE SAC SHIELD
- Flat black, injection-molded plastic resin
- Tool-less, clip-on discrete shield



FRONT SIDE SHIELD
- Flat black, injection-molded plastic resin
- Tool-less, clip-on discrete shield





ENERGYLITE

PROJECT TYPE

SPECIFICATION

GridLite GL3

LED SITE + AREA LUMINAIRE

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
		5000K		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
12L	630mA	4000K	82.3	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
		5000K		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
15L	826mA	4000K	108.2	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
		5000K		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
17L	966mA	4000K	126.9	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
		5000K		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
18H	448mA	4000K	114.3	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
		5000K		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
20H	487mA	4000K	125.5	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
		5000K		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
23H	588mA	4000K	151.4	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
		5000K		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
26H	681mA	4000K	173.3	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
		5000K		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
29H	737mA	4000K	188.0	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
		5000K		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
30H	759mA	4000K	193.5	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
		5000K		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
33H	922mA	4000K	238.9	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
		5000K		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
35H	1006mA	4000K	261.0	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
		5000K		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
37H	1071mA	4000K	278.2	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
		5000K		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
40H	1240mA	4000K	325.0	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

TM-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

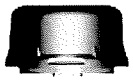
ENERGYLITE

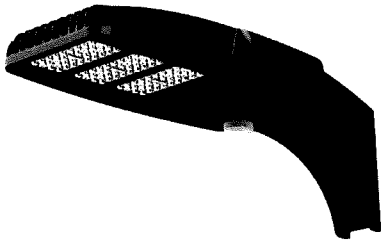
PROJECT TYPE

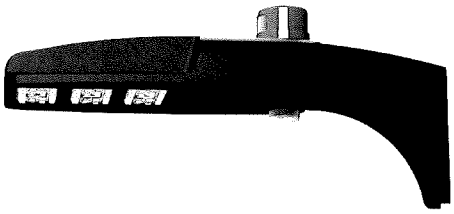
SPECIFICATION

CONTROLS

0-10 V ZHAGA OPTIONS
- ZT1: Ambient Light Control
- ZT2: IR + Ambient Light Control
- ZT3: Occupancy + IR + Ambient Light Control

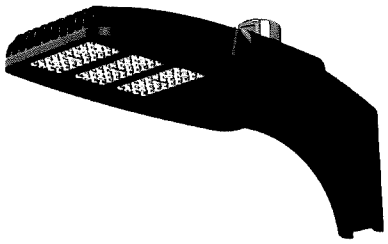






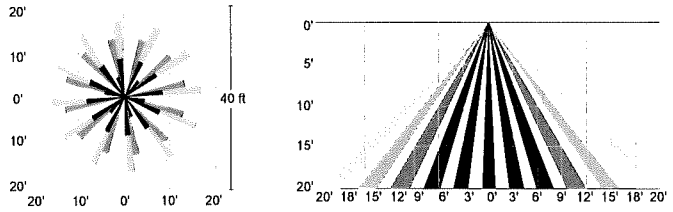
PHOTOCELL OPTIONS
- PCL01: 120-277 V Photocell (640J, IP65); Blue
- PCL02: 120-277 V Photocell (1280J, IP66); Blue
- PCL03: 277-480 V Photocell (1280J, IP66); Yellow



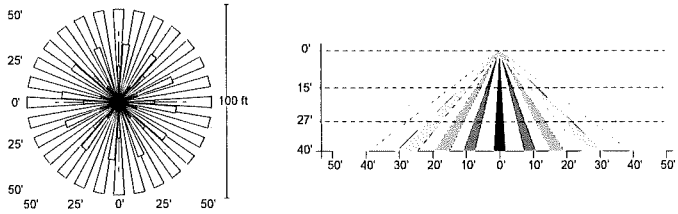


MOTION SENSOR DETAILS
- Motion sensor option available – bi-level setting standard with low point of 50% and a 15-minute delay

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



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



ENERGYLITE

GridLite GL3

LED SITE + AREA LUMINAIRE

PROJECT _____ TYPE _____

SPECIFICATION _____

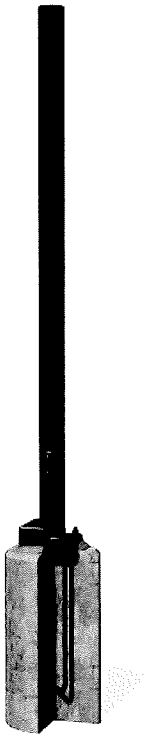
POLE INFORMATION

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

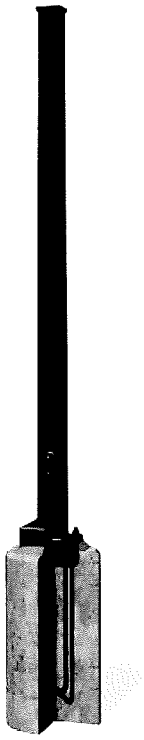
SQUARE STRAIGHT
- 8- to 39-ft. height options



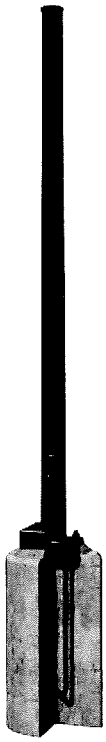
ROUND STRAIGHT
- 8- to 35-ft. height options



SQUARE TAPERED
- 20- to 50-ft. height options



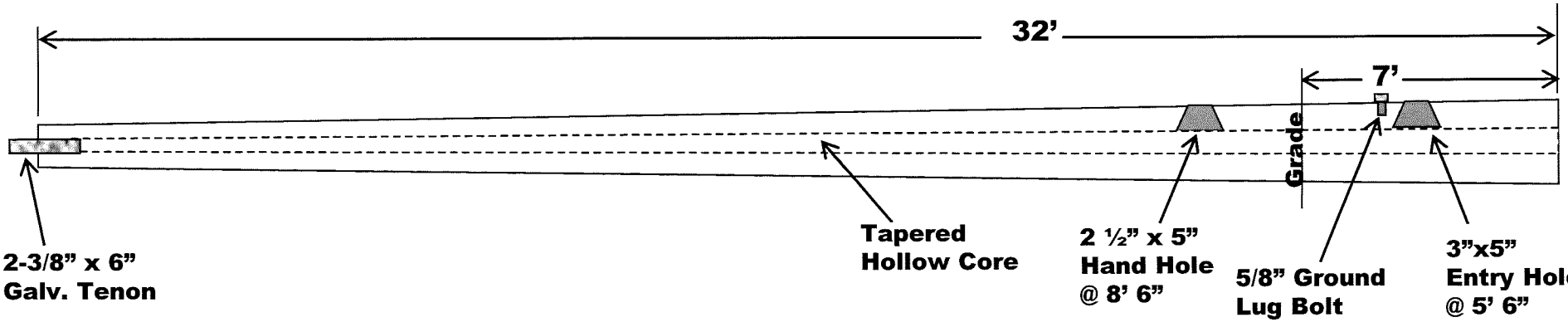
ROUND TAPERED
- 8- to 39-ft. height options
- 45- to 70-ft. telescoping height options



HINGED TAPERED
- 20- to 39-ft. height options

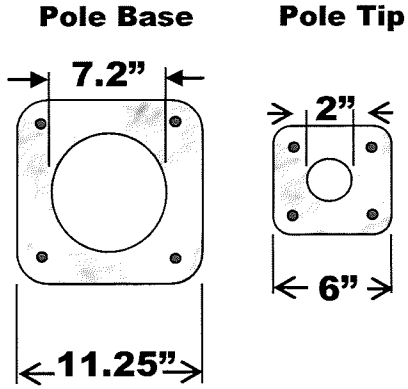


Drawing Not to Scale

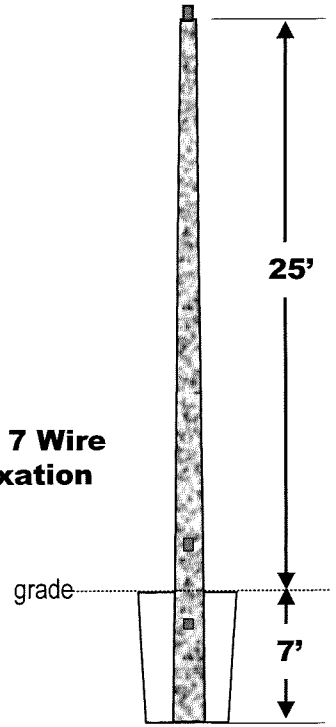


Seminole Pole incorporated

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



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



Part#: SP3225TII

Project:

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

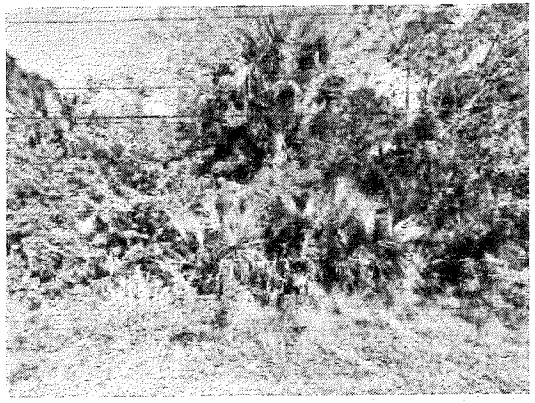
Property Identification

Site Address: 3300 S US HIGHWAY 1
Sec/Town/Range: 27/35S/40E
Parcel ID: 2427-421-0001-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 31565
Map ID: 24/27S
Zoning: General Co

Ownership

Nicholas S Smith
Frank X Gonzalez
7845 SW Ellipse WAY
Stuart, FL 34997



Legal Description

27 35 40 BEG AT PT 125 FT ELY OF C/L US 1 AND N LI OF NW 1/4 OF SE 1/4, TH RUN SLY ALG ELY R/W 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 M/L TO N LI OF SE 1/4, TH WLY 1407.14 FT M/L ALG SD N LI TO POB- LESS THAT PART MPDAF: FROM NW COR OF SE 1/4, TH N 89 39 01 W 49.19 FT TO CURVE CONC E, R OF 11,334.20 FT, TH SLY ALG ARC 242.66 FT, TH S 02 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 RD R/W LI OF SOUTHLAND DR, TH S 89 33 19 W ALG R/W LI 751.45 FT TO E RD R/W LI OF US HWY 1, TH N 02 17 45 W ALG E R/W LI 398.29 FT TO POB- (19.566 AC - 852,295 SF)

Total Areas

Finished/Under Air (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

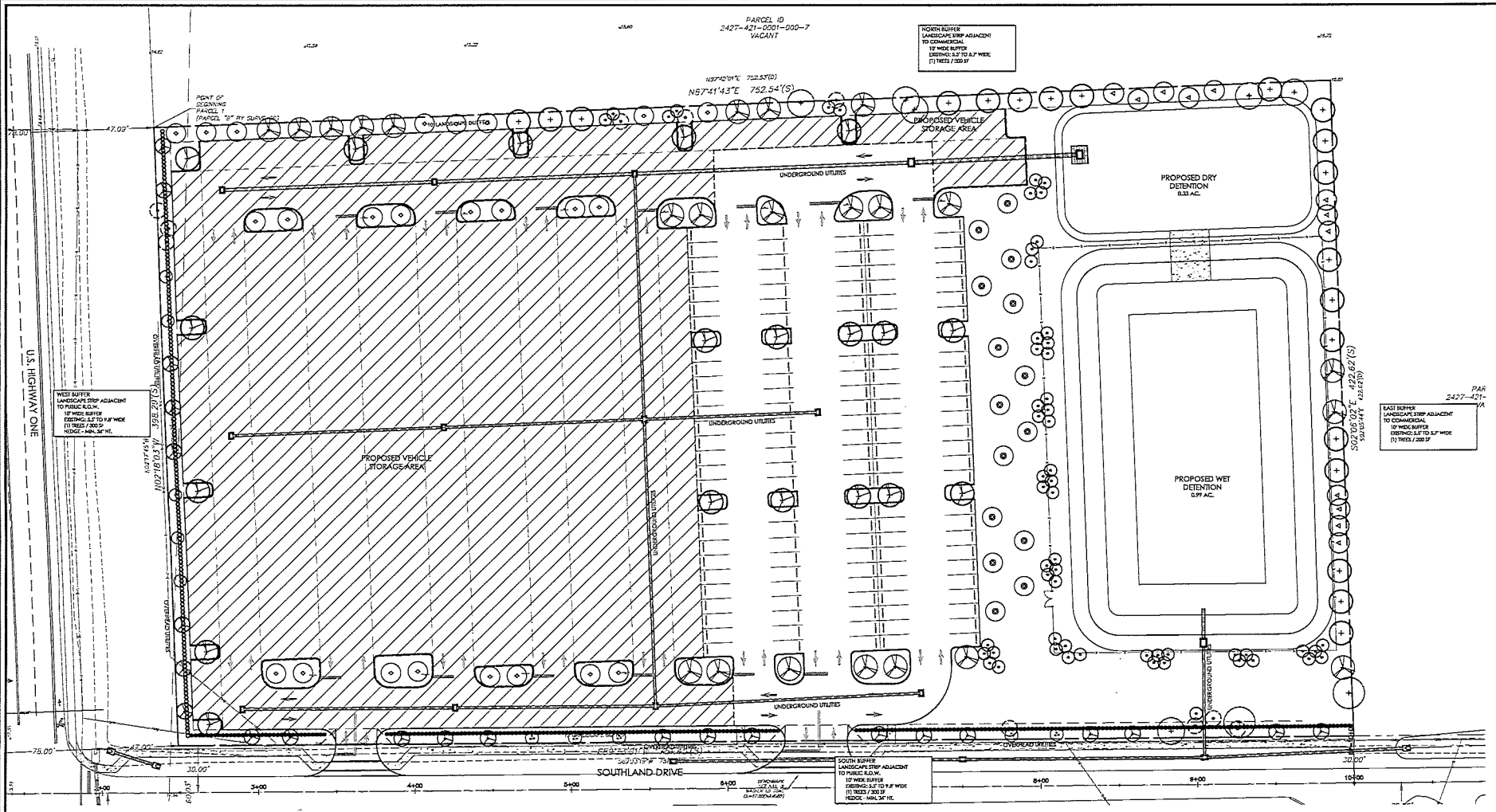
Occupancy Category	I	II	III & IV
Speed	140	160	170

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.

Taxes for this parcel: SLC Tax Collector's Office



Landscape Calculations

	REQUIRED/ PERMITTED	PROVIDED
LANDSCAPE STRIPS ADJACENT TO PUBLIC R.O.W. SOUTH - SOUTHLAND DRIVE - 682 LF (-252 LF/S OF DRIVEWAYS) 10' WIDE LANDSCAPE STRIP (682 x 10 = 6,820 sf.) TREES: 1 / 300 SF INCLUDES: (2) EXISTING TREES (2) EXISTING PALMS (20) PROPOSED TREES (1) PROPOSED PALM plus 36" Ht. Hedge	23 TREES	25 TREES
WEST - U.S. HWY ONE - 398 LF 10' WIDE LANDSCAPE STRIP (398 x 10 = 3,980 sf.) TREES: 1 / 300 SF INCLUDES: (2) EXISTING PALMS (12) PROPOSED TREES plus 36" Ht. Hedge	14 TREES	14 TREES
LANDSCAPE STRIPS ADJACENT TO COMMERCIAL NORTH - 753 LF 10' WIDE LANDSCAPE STRIP (753 x 10 = 7,530 sf.) TREES: 1 / 200 SF INCLUDES: (17) EXISTING TREES (2) EXISTING PALMS (20) PROPOSED TREES (1) PROPOSED PALM	38 TREES	38 TREES
EAST - 422 LF 10' WIDE LANDSCAPE STRIP (420 x 10 = 4,200 sf.) TREES: 1 / 200 SF INCLUDES: (1) EXISTING TREE (21) PROPOSED TREES	22 TREES	22 TREES
INTERIOR VEHICULAR USE LANDSCAPE AREA VEHICULAR USE AREA: 57,480 SF 1 SF / 15 SF OF VUA = 3,744 SF (1) CANOPY TREE / 100 SF =	3,744 SF 40 TREES	5,099 SF 47 TREES

Plant List

SYM	KEY	BOTANICAL NAME / COMMON NAME	HEIGHT/ SPREAD	SPECIFICATION	NATIVE	DROUGHT TOLERANT	TOTAL
TREES	AR	ACER RUBRUM RED MAPLE	14' HT. 4' SPR.	FIELD GROWN B&B 3" CAL. 5' CT. MIN.	Y	H	20
	CCS	CONOCARPUS ERECTUS 'SERICEUS' SILVER BUTTONWOOD	12' HT. 5' SPR.	45 GAL. MIN. 3.5 CAL. TREE FORM, 5' CT. MIN.	Y	M	5
	IA	ILEX X 'ATTENUATA' EAST PALATKA HOLLY	12' HT. 5' SPR.	45 GAL. MIN. 3.5 CAL. TREE FORM, 5' CT. MIN.	Y	M	23
	MG	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	14' HT. 5' SPR.	FIELD GROWN B&B 3" CAL. 5' CT. MIN.	Y	H	24
	MGA	MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA	14' HT. 5' SPR.	FIELD GROWN B&B 3" CAL. 5' CT. MIN.	Y	H	15
	LI	LAGERSTROEMIA INDICA CRAPE MYRTLE	12' HT. 5' SPR.	FIELD GROWN B&B 3.5" CAL. 5' CT. MIN.	N	M	5
	QV	QUERCUS VIRGINIANA SWE OAK	14' HT. 5' SPR.	FIELD GROWN, B&B 3" CAL. 5' CT. MIN.	Y	H	23
	SP	SABAL PALMETTO SABAL PALMETTO	10' CT.		Y	H	58
	TD	TAXODIUM DISTICHUM BALD CYPRESS	12' HT. 3' SPR.	45 GAL. MIN. 3.5 CAL. TREE FORM, 5' CT. MIN.	Y	M	12
	WA	WASHINGTONIA ROBUSTA WINDSOR ELM	14' HT. 4' SPR.	FIELD GROWN B&B. 3" CAL. 5' CT. MIN.	Y	M	19

SYM	KEY	BOTANICAL NAME / COMMON NAME	HEIGHT/ SPREAD	SPECIFICATION	NATIVE	DROUGHT TOLERANT	TOTAL
SHRUBS	CHR	CHRYSOBALANUS ICACO COCOPLUM	24"X 16"	3 GAL., 24" O.C.	Y	H	196
	VR	VIBURNUM ODORATUM WALTER VIBURNUM	24"X 16"	3 GAL., 24" O.C.	Y	H	329
	SOD	STENOTAPHRUM SECUNDATUM ST. AUGUSTINE SOD		DISEASE FREE, LAID TIGHTLY, EVEN UNIFORM	N	M	T.B.D.
		EXISTING TREES TYP.					
		EXISTING PALMS TYP.					

▲ DENOTES TREES COUNTING TOWARDS MITIGATION REQUIREMENTS.
● DENOTES TREES EXCEEDING MINIMUM SIZE COUNTING AS HALF CREDIT TOWARDS MITIGATION REQUIREMENTS.
□ DENOTES PALMS COUNTING TOWARDS MITIGATION REQUIREMENTS.

48 HOURS BEFORE DIGGING
DIAL TOLL-FREE
8-1-1
SUNSHINE ONE CALL
NOTIFICATION CENTER

Digitally signed by Patrick D. Cunningham
DN: c=US, sn=Cunningham, givenName=Patrick D., email=pcunningham.llc@gmail.com, cn=Patrick D. Cunningham
Date: 2023.08.10 12:31:23 -04'00'

LANDSCAPE ARCHITECT
PATRICK D. CUNNINGHAM
FLORIDA
STATE OF FLORIDA

Patrick D. Cunningham, LLC
land planning
landscape architecture
519 Sapphire Drive
Sarasota, FL 34234
o: 941.351.8915
pcunningham.llc@gmail.com

Conceptual Landscape Plan North Parcel

Bev Smith Toyota North Parcel

3350 US Highway One
Ft. Pierce, Florida

5	--	--
4	SITE MODS PER CLIENT	08.08.2023
3	2. TRC COMMENTS REV. #1	07.12.2023
2	1. TRC COMMENTS	04.13.2023
1	SUBMITTAL	03.21.2023

SCALE: 1"=30'-0"

SEAL

NORTH 0 30 60

SHEET

L-1

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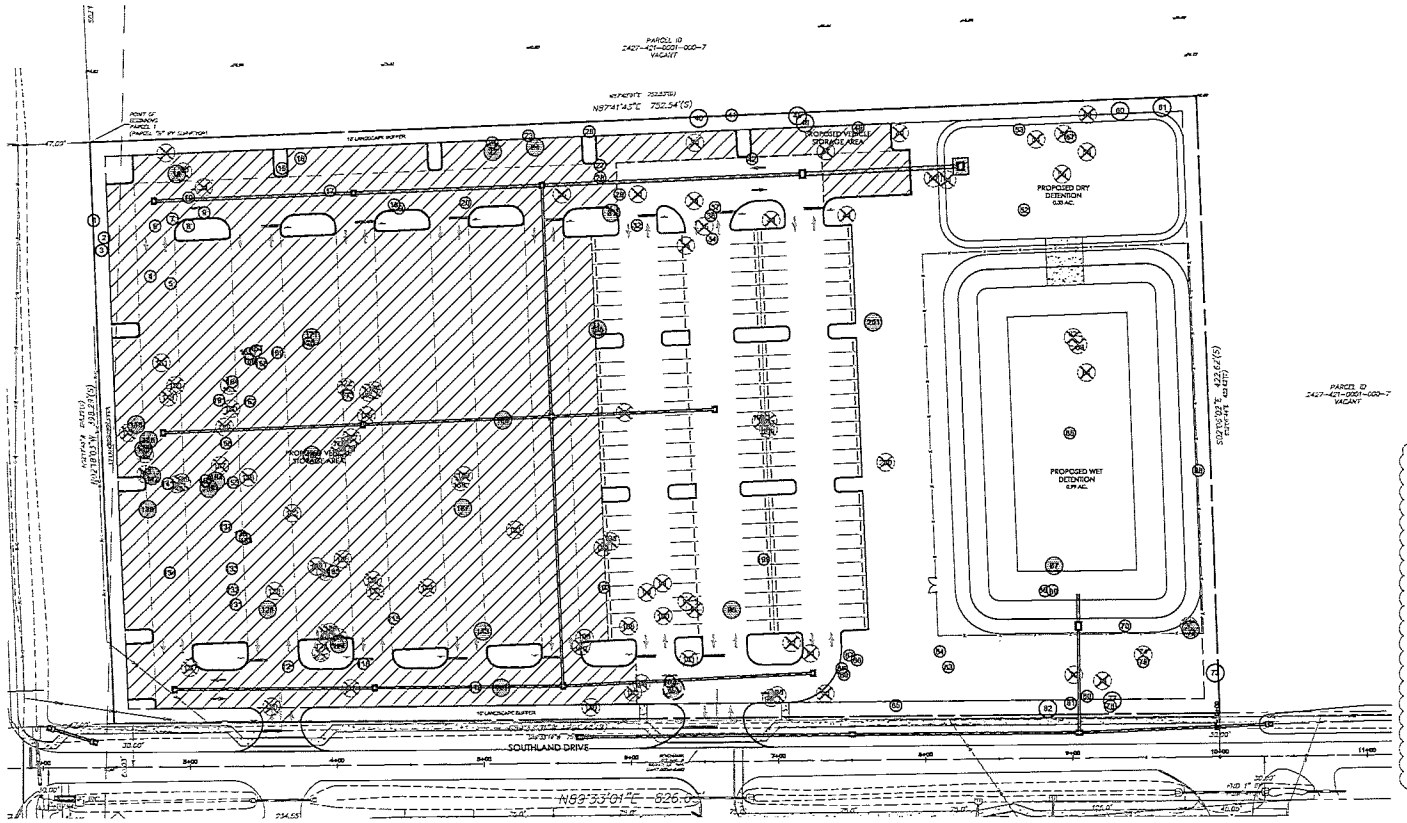

General Notes:

1. CALCULATIONS ABOVE ARE PER TREE REPLACEMENT CHART IN THE JURISDICTIONS LAND DEVELOPMENT REGULATIONS.
2. A TREE REMOVAL PERMIT WILL BE REQUIRED PRIOR COMMENCEMENT OF DEVELOPMENT ACTIVITY.
3. THE CONDITION OF THE TREES LISTED ARE BASED ON A VARIETY OF MATERIALS AS WELL AS FIELD OBSERVATIONS, AND ARE TO BE USED AS REFERENCE ONLY AND IS NOT TO BE USE FOR TREE PERMITTING. A CERTIFIED ARBORIST, NOT THE LANDSCAPE ARCHITECT IS RESPONSIBLE FOR ANY TREE EVALUATION REQUIRED BY THE CITY.
4. A CERTIFIED ARBORIST IS TO PROVIDE THE FINAL TREE DISPOSITION PLAN AT TIME OF TREE PERMITTING. THE VALUATION OF TREES SHALL BE APPRAISED USING THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS GUIDE FOR PLANT APPRAISAL, LATEST EDITION.

Additional Notes:

1. TREE BARRICADES FOR TREES TO BE PRESERVED DURING CONSTRUCTION SHALL BE LOCATED AT THE DRIP LINE, UNLESS OTHERWISE APPROVED BY THE ENVIRONMENTAL REVIEW STAFF, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
2. THE AREA WITHIN THE DRIP LINE SHALL REMAIN UNDISTURBED.
3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN TECH DRIP LINE OF PRESERVED TREES:
   A. IMPROVEMENTS, FILL, MACHINERY AND VEHICLE TRAVEL OR PARKING
   B. UNDERGROUND UTILITIES
   C. GRADE CHANGES, COMPACTION OF SOIL, OR EXCAVATION
   D. STORAGE OF CONSTRUCTION MATERIALS.
4. THE TREE PROTECTION BARRICADES SHALL CONSIST OF CHAIN LINK FENCE (NEW OR USED) OR ORANGE SAFETY FENCE WITH A MINIMUM 6-FOOT HEIGHT, UNLESS OTHERWISE APPROVED BY THE BUILDING AND DEVELOPMENT SERVICES.
5. A TREE PERMIT WILL BE REQUIRED PRIOR TO ANY CONSTRUCTION, NATIVE VEGETATION REMOVAL WITHIN THE DRIP LINE OF A TREE, AND/OR TREE REMOVAL.
6. NO CLEARING WITH HEAVY EQUIPMENT, FILLING, OR PLACEMENT OF IMPROVEMENTS OR UTILITY LINES SHALL OCCUR WITHIN THE PROTECTED ROOT ZONE OF ANY CANOPY TREE TO BE SAVED.
7. THE PROTECTED ROOT ZONE IS DEFINED AS THE DRIPLINE OF THE TREE. ONLY HAND CLEARING OR MOWING IS PERMITTED WITHIN THE PROTECTED ROOT ZONE OF A CANOPY TREES TO BE SAVED IF AUTHORIZED BY THE ADMINISTRATOR.

Tree Mitigation Calculations

	QUANTITY	DBH INCHES	MITIGATION REQ.
TO BE REMOVED:			
PROTECTED			
LIVE OAKS (LESS THAN 14" DBH)	43 TREES	396"	0"
PINE TREES (LESS THAN 14" DBH)	28 TREES	277"	0"
SPECIMEN			
LIVE OAKS (GREATER THAN 14" DBH)	8 TREES	145"	- 145"
PINE TREES (GREATER THAN 14" DBH)	15 TREES	220"	- 220"
SABAL PALMS	68 PALMS	N/A	- 68 PALMS

MITIGATION (REPLACEMENT)	REQUIRED	PROVIDED
TOTAL TREE MITIGATION REQUIRED	365"	365" (DBH INCHES)
INCL. (1) EXISTING NATIVE ONE (1) NATIVE CANOPY TREE (10) MAGNOLIAS @ 3" cal. (20) LIVE OAKS @ 3" cal. (Half Credit =1.5") (24) MAGNOLIAS @ 3" cal. (Half Credit =1.5") (22) MAPLES @ 3" cal. (Half Credit =1.5") (19) ELMS @ 3" CAL. (Half Credit = 1.5")		11.5" 1" 30" 36" 33" 57"
TOTAL PALM MITIGATION REQUIRED INCL. (13) EXISTING SABAL PALMS @ 10'-0" min. (55) SABAL PALMS @ 10'-0" min.	68 PALMS	68 PALMS 13 PALMS 55 PALMS

Key

EXISTING TREES - TO BE REMOVED LESS THAN 14-IN. DBH, THEREFORE DO NOT REQUIRE MITIGATION.	TO BE REMOVED
EXISTING TREES - TO BE REMOVED GREATER THAN 14-IN. DBH AND REQUIRE MITIGATION.	TO BE MITIGATED
EXISTING PALMS - TO BE REMOVED REQUIRE MITIGATION	TO BE MITIGATED
EXISTING TREES AND PALMS - TO REMAIN USED FOR TREE CREDITS TOWARDS REQUIRED LANDSCAPING.	TO REMAIN

Existing Tree Inventory List

TREE#	SPECIES	SIZE"	STATUS	ACTION	CREDITS
1	Palm Spp.	16"	Specimen	REMAIN	+1 Palm
2	Palm Spp.	12"	Specimen	REMAIN	+1 Palm
3	Palm Spp.	14"	Specimen	REMAIN	+1 Palm
4	Palm Spp.	13"	Specimen	Remove	-1 Palm
5	Palm Spp.	13"	Specimen	Remove	-1 Palm
6	Palm Spp.	12"	Specimen	Remove	-1 Palm
7	Palm Spp.	14"	Specimen	Remove	-1 Palm
8	Palm Spp.	14"	Specimen	Remove	-1 Palm
9	Palm Spp.	15"	Specimen	Remove	-1 Palm
10	Palm Spp.	16"	Specimen	Remove	-1 Palm
11	Pine Spp.	12"	Protected	Remove	--
12	Oak Spp.	22"	Specimen	Remove	-22"
13	Oak Spp.	19"	Protected	Remove	--
14	Oak Spp.	12"	Protected	Remove	--
15	Palm Spp.	12"	Specimen	Remove	-1 Palm
16	Palm Spp.	12"	Specimen	Remove	-1 Palm
17	Palm Spp.	14"	Specimen	Remove	-1 Palm
18	Palm Spp.	13"	Specimen	Remove	-1 Palm
19	Palm Spp.	13"	Specimen	Remove	-1 Palm
20	Palm Spp.	13"	Specimen	Remove	-1 Palm
21	Palm Spp.	12"	Specimen	Remove	-1 Palm
22	Oak Spp.	22"	Specimen	Remove	-22"
23	Palm Spp.	16"	Specimen	REMAIN	+1 Palm
24	Oak Spp.	16"	Specimen	Remove	-16"
25	Oak Spp.	13"	Specimen	Remove	-14"
26	Palm Spp.	16"	Specimen	REMAIN	+1 Palm
27	Palm Spp.	17"	Specimen	Remove	-1 Palm
28	Palm Spp.	14"	Specimen	Remove	-1 Palm
29	Palm Spp.	14"	Specimen	Remove	-1 Palm
30	Pine Spp.	8"	Protected	Remove	--
31	Palm Spp.	14"	Specimen	Remove	-1 Palm
32	Palm Spp.	16"	Specimen	Remove	-1 Palm
33	Pine Spp.	10"	Protected	Remove	--
34	Palm Spp.	12"	Specimen	Remove	-1 Palm
35	Pine Spp.	8"	Protected	Remove	--
36	Palm Spp.	13"	Specimen	Remove	-1 Palm
37	Pine Spp.	12"	Specimen	Remove	-1 Palm
38	Pine Spp.	8"	Protected	Remove	--
39	Palm Spp.	12"	Specimen	Remove	-1 Palm
40	Pine Spp.	10"	Protected	REMAIN	+7.5"
41	Palm Spp.	14"	Specimen	REMAIN	+1 Palm
42	Palm Spp.	12"	Specimen	Remove	-1 Palm
43	Pine Spp.	8"	Protected	Remove	--
44	Palm Spp.	12"	Specimen	Remove	-1 Palm
45	Pine Spp.	8"	Protected	REMAIN	+8.5"
46	Pine Spp.	8"	Protected	REMAIN	+8.5"
47	Pine Spp.	8"	Protected	Remove	--
48	Palm Spp.	12"	Specimen	Remove	-1 Palm
49	Pine Spp.	12"	Protected	Remove	--
50	Palm Spp.	9"	Protected	Remove	--
51	Pine Spp.	9"	Protected	Remove	--
52	Palm Spp.	8"	Specimen	Remove	-1 Palm
53	Palm Spp.	12"	Specimen	Remove	-1 Palm
54	Pine Spp.	8"	Protected	Remove	--
55	Pine Spp.	11"	Protected	Remove	--
56	Oak Spp.	9"	Protected	Remove	--
57	Palm Spp.	9"	Specimen	Remove	-1 Palm
58	Pine Spp.	8"	Protected	Remove	--
59	Pine Spp.	9"	Protected	Remove	--
60	Pine Spp.	8"	Specimen	REMAIN	+8.5"
61	Pine Spp.	14"	Specimen	REMAIN	+13.5"
62	Pine Spp.	10"	Protected	Remove	--
63	Pine Spp.	10"	Protected	Remove	--
64	Pine Spp.	10"	Protected	Remove	--
65	Palm Spp.	12"	Specimen	Remove	-1 Palm
66	Palm Spp.	14"	Specimen	Remove	-1 Palm
67	Palm Spp.	14"	Specimen	Remove	-1 Palm
68	Palm Spp.	14"	Specimen	Remove	-1 Palm
69	Palm Spp.	12"	Specimen	Remove	-1 Palm
70	Palm Spp.	12"	Specimen	Remove	-1 Palm
71	Pine Spp.	12"	Protected	Remove	--
72	Pine Spp.	14"	Specimen	Remove	-14"
73	Pine Spp.	10"	Protected	REMAIN	+7.5"
74	Pine Spp.	12"	Protected	Remove	--
75	Palm Spp.	12"	Specimen	Remove	-1 Palm
76	Palm Spp.	12"	Specimen	REMAIN	+1 Palm
77	Oak Spp.	18"	Specimen	REMAIN	+13.5"
78	Oak Spp.	8"	Protected	Remove	--
79	Oak Spp.	8"	Protected	Remove	--
80	Palm Spp.	12"	Specimen	REMAIN	+1 Palm
81	Palm Spp.	14"	Specimen	REMAIN	+1 Palm
82	Pine Spp.	12"	Protected	REMAIN	+8.5"
83	Palm Spp.	12"	Specimen	Remove	-1 Palm
84	Palm Spp.	12"	Specimen	Remove	-1 Palm
85	Palm Spp.	14"	Specimen	REMAIN	+1 Palm
86	Palm Spp.	12"	Specimen	Remove	-1 Palm
87	Palm Spp.	13"	Specimen	Remove	-1 Palm
88	Palm Spp.	12"	Specimen	Remove	-1 Palm
89	Palm Spp.	12"	Specimen	Remove	-1 Palm
90	Oak Spp.	12"	Protected	Remove	--
91	Oak Spp.	8"	Protected	Remove	--
92	Oak Spp.	8"	Protected	Remove	--
93	Oak Spp.	9"	Protected	Remove	--
94	Oak Spp.	8"	Protected	Remove	--
95	Palm Spp.	20"	Specimen	Remove	+1 Palm
96	Pine Spp.	12"	Protected	Remove	--
97	Pine Spp.	10"	Protected	Remove	--
98	Oak Spp.	8"	Protected	Remove	--
99	Pine Spp.	12"	Protected	Remove	--
100	Pine Spp.	10"	Protected	Remove	--
101	Oak Spp.	12"	Protected	Remove	--
	Oak Spp.	12"	Protected	Remove	--
	Oak Spp.	12"	Protected	Remove	--
102	Pine Spp.	12"	Protected	Remove	--
103	Palm Spp.	12"	Specimen	Remove	-1 Palm
104	Oak Spp.	8"	Protected	Remove	--
	Oak Spp.	8"	Protected	Remove	--
105	Pine Spp.	12"	Protected	Remove	--
106	Pine Spp.	14"	Protected	Remove	--
107	Palm Spp.	14"	Specimen	Remove	-1 Palm
108	Pine Spp.	10"	Protected	Remove	--
109	Pine Spp.	12"	Protected	Remove	--
110	Pine Spp.	12"	Protected	Remove	--
111	Pine Spp.	28"	Specimen	Remove	-28"
112	Palm Spp.	12"	Specimen	Remove	-1 Palm
113	Pine Spp.	14"	Specimen	Remove	-14"
114	Pine Spp.	8"	Protected	Remove	--
115	Palm Spp.	14"	Specimen	Remove	-1 Palm
116	Pine Spp.	10"	Protected	Remove	--
117	Pine Spp.	12"	Protected	Remove	--
118	Palm Spp.	14"	Specimen	Remove	-1 Palm
119	Oak Spp.	13"	Protected	Remove	--
	Oak Spp.	13"	Protected	Remove	--
120	Pine Spp.	13"	Protected	Remove	--
121	Palm Spp.	12"	Specimen	Remove	-1 Palm
122	Oak Spp.	8"	Protected	Remove	--
123	Oak Spp.	8"	Protected	Remove	--
124	Pine Spp.	18"	Specimen	Remove	-18"
125	Oak Spp.	13"	Protected	Remove	--
126	Oak Spp.	8"	Protected	Remove	--
127	Oak Spp.	8"	Protected	Remove	--
128	Oak Spp.	8"	Protected	Remove	--
129	Pine Spp.	16"	Specimen	Remove	-16"
130	Pine Spp.	10"	Protected	Remove	--
131	Palm Spp.	13"	Specimen	Remove	-1 Palm
132	Palm Spp.	12"	Specimen	Remove	-1 Palm
133	Palm Spp.	12"	Specimen	Remove	-1 Palm
134	Palm Spp.	14"	Specimen	Remove	-1 Palm
135	Palm Spp.	14"	Specimen	Remove	-1 Palm
136	Palm Spp.	14"	Specimen	Remove	-1 Palm
137	Palm Spp.	12"	Specimen	Remove	-1 Palm
138	Pine Spp.	16"	Specimen	Remove	-16"
139	Oak Spp.	10"	Protected	Remove	--
140	Oak Spp.	8"	Protected	Remove	--
141	Palm Spp.	14"	Specimen	Remove	-1 Palm
142	Pine Spp.	16"	Specimen	Remove	-15"
143	Oak Spp.	10"	Protected	Remove	--
144	Oak Spp.	12"	Protected	Remove	--
145	Oak Spp.	16"	Specimen	Remove	-15"
146	Oak Spp.	24"	Specimen	Remove	-24"
147	Oak Spp.	13"	Protected	Remove	--
148	Oak Spp.	15"	Specimen	Remove	-15"
149	Pine Spp.	12"	Protected	Remove	--
150	Pine Spp.	10"	Protected	Remove	--
151	Pine Spp.	10"	Protected	Remove	--
152	Oak Spp.	14"	Specimen	Remove	-14"
153	Palm Spp.	12"	Specimen	Remove	-1 Palm
154	Pine Spp.	14"	Specimen	Remove	-14"
155	Palm Spp.	12"	Specimen	Remove	-1 Palm
156	Pine Spp.	10"	Protected	Remove	--
157	Oak Spp.	10"	Protected	Remove	--
	Oak Spp.	10"	Protected	Remove	--
	Oak Spp.	10"	Protected	Remove	--
158	Oak Spp.	14"	Specimen	Remove	-1 Palm
159	Oak Spp.	8"	Protected	Remove	--
160	Pine Spp.	10"	Protected	Remove	--
161	Palm Spp.	12"	Specimen	Remove	-1 Palm
162	Palm Spp.	14"	Specimen	Remove	-1 Palm
163	Oak Spp.	8"	Protected	Remove	--
164	Palm Spp.	12"	Specimen	Remove	-1 Palm
165	Palm Spp.	14"	Specimen	Remove	-1 Palm
166	Palm Spp.	12"	Specimen	Remove	-1 Palm
167	Palm Spp.	12"	Specimen	Remove	-1 Palm
168	Palm Spp.	14"	Specimen	Remove	-1 Palm
169	Palm Spp.	12"	Specimen	Remove	-1 Palm
170	Palm Spp.	14"	Specimen	Remove	-1 Palm
171	Oak Spp.	16"	Specimen	Remove	-16"
172	Oak Spp.	10"	Protected	Remove	--
173	Palm Spp.	12"	Specimen	Remove	-1 Palm
174	Oak Spp.	10"	Protected	Remove	--
175	Oak Spp.	10"	Protected	Remove	--
176	Pine Spp.	10"	Protected	Remove	--
177	Pine Spp.	10"	Protected	Remove	--
178	Pine Spp.	10"	Protected	Remove	--
179	Oak Spp.	8"	Protected	Remove	--
180	Pine Spp.	10"	Protected	Remove	--
181	Pine Spp.	14"	Specimen	Remove	-14"
182	Pine Spp.	10"	Protected	Remove	--
183	Pine Spp.	10"	Protected	Remove	--
184	Palm Spp.	10"	Protected	Remove	--
185	Palm Spp.	12"	Specimen	Remove	-1 Palm
186	Palm Spp.	12"	Protected	Remove	--
187	Palm Spp.	14"	Specimen	Remove	-14"
188	Pine Spp.	12"	Protected	Remove	--
189	Oak Spp.	8"	Protected	Remove	--
190	Pine Spp.	18"	Specimen	Remove	-18"
191	Pine Spp.	12"	Protected	Remove	--
192	Pine Spp.	12"	Protected	Remove	--
193	Pine Spp.	12"	Protected	Remove	--
194	Pine Spp.	12"	Protected	Remove	--
195	Pine Spp.	18"	Specimen	Remove	-16"
196	Pine Spp.	10"	Protected	Remove	--
197	Pine Spp.	12"	Protected	Remove	--
198	Pine Spp.	12"	Protected	Remove	--
199	Palm Spp.	14"	Specimen	Remove	-1 Palm
200	Pine Spp.	12"	Protected	Remove	--
201	Pine Spp.	18"	Specimen	Remove	-16"

EXISTING NATIVE TREES
PROTECTED TREES TO BE REMOVED
(1)-IN. DBH OR LESS (TAG# 144, DBH - NO MITIGATION REQUIRED)

SPECIMEN TREES TO BE REMOVED
(14-IN. DBH OR GREATER - MITIGATION REQUIRED @ 1 INCH / 1 INCH)

SPECIMEN CABBAGE PALMS TO BE REMOVED
(10-FT. CLEAR TRUNK - MITIGATION REQUIRED @ 1 PALM / 1 PALM)

TREE CROWN AND CALIPER OF EVERY PROTECTED, LIVE AND THAT DEAD TREE WHERE PALM CROWN AND CABBAGE (TO PINCH) APPEARS (1) PALM REMOVED.

All HOUSE BEFORE DIGGING
CALL TOLL FREE
811
sunshine811.com
NOTIFICATION CENTER

Digitally signed by Patrick D. Cunningham
DN: c=US, cn=Cunningham, givenName=Patrick D., email=pcunninghamllc@gmail.com, cn=Patrick D. Cunningham
Date: 2023.08.10 17:31:45 -04'00'

STATE OF FLORIDA

6	--	--
5	SITE MOD'S PER CLIENT	01.03.2023
4	TRC COMMENTS-REV. #1	07.12.2022
3	TRC COMMENTS	06.13.2022
2	SUBMITTAL	03.31.2022
1	TRC COMMENTS	02.11.2022

SCALE: 1"=40'-0"

Patrick D. Cunningham, LLC
land planning
landscape architecture
519 Sapphire Drive
Sarasota, FL 34234
o: 841.351.8915
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Existing Vegetation Plan

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

PATRICK D. CUNNINGHAM
FL REG. # LA 0001667
SEAL

NORTH 0 40 80

SHEET L-2

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Additional Notes

1. QUALITY
PLANT MATERIALS USED SHALL CONFORM TO THE STANDARDS FOR FLORIDA NO. 1 OR BETTER, AS GIVEN IN THE MOST CURRENT EDITION OF "GRADES AND STANDARDS FOR NURSERY PLANTS" PART I AND PART II, STATE OF FLORIDA.

2. DROUGHT TOLERANCE REQUIREMENTS
A MINIMUM OF 75% TO 100% OF TOTAL CUMULATIVE LANDSCAPE PLANT MATERIAL USED TO MEET THE PROVISIONS OF THE LSO, LDR, CHAPTER 924, SHALL BE HIGH DROUGHT TOLERANT, AS CLASSIFIED AND LISTED IN THE MOST RECENT EDITION OF THE "WATERWISE: FLORIDA LANDSCAPES – LANDSCAPING TO ASSOCIATE WATER CONSERVATION USING PRINCIPLES OF XERISCAPE" - FROM FLORIDA'S WATER MANAGEMENT DISTRICTS.

3. TREES
A. CANOPY TREES SHALL BE SPECIES HAVING AN AVERAGE MATURE SPREAD OF CROWN GREATER THAN FIFTEEN (15) FEET IN DIAMETER, AND HAVING A TRUNK WITH OVER FIVE (5) FEET OF CLEAR WOOD.
B. CANOPY TREES SHALL HAVE A 3" DIAMETER AT DBH ABOVE GRADE AND BE A MIN. 12' IN HEIGHT WITH A MINIMUM CROWN SPREAD OF 4.0' AT TIME OF PLANTING.
C. PALMS SHALL BE CONSIDERED 1/3 OF A TREE AND, IF USED, THEY SHALL CONSIST OF NO MORE THAN ONE-THIRD OF THE TOTAL NEW TREE REQUIREMENT, ADDITIONALLY, 3 PALMS = 1 CANOPY TREE. SINGLE DATE PALMS (NOT PYGMY DATE PALMS) MAY BE SUBSTITUTED FOR A CANOPY TREE.
D. AT LEAST 50% OF ALL NEW REQUIRED TREES SHALL BE OF A NATIVE SPECIES, AND AT LEAST 75% = 50% OF ALL TREES SHALL BE RATED DROUGHT TOLERANT.
E. REQUIRED UNDERSTORY TREES SHALL BE A MINIMUM OF SIX (6) FEET OVERALL IN HEIGHT AND ONE- AND ONE-HALF (1.5) INCHES IN DIAMETER AT ONE-HALF (0.5) FEET ABOVE GRADE AT THE TIME OF PLANTING. MULTI-TRUNK TREES SHALL HAVE A COMBINED ONE- AND ONE-HALF-INCH CALIPER FOR ALL TRUNKS AT SIX (6) INCHES ABOVE GRADE. PALM TREES USED AS UNDERSTORY TREES SHALL HAVE A MINIMUM OVERALL HEIGHT OF SIX (6) FEET AND SHALL NOT COMPRISE MORE THAN ONE-THIRD (1/3) OF THE TOTAL UNDERSTORY TREE REQUIREMENT.
F. A ROOT BARRIER IS REQUIRED FOR CANOPY TREES WITHIN 4-FT. OF A SIDEWALK, PAVED AREA, BUILDING, OR UNDERGROUND UTILITY.

4. SHRUBS/ HEDGES
A. SHRUBS SHALL BE A MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT, WHEN MEASURED IMMEDIATELY AFTER PLANTING. EXCEPT THAT SHRUBS OF NON-NATIVE VERBENUM AND LIRIOPE/MUH SPECIES SHALL BE A MINIMUM OF TWENTY-FOUR (24) INCHES IN HEIGHT IMMEDIATELY AFTER PLANTING.
B. SHRUBS, WHERE REQUIRED, SHALL BE PLANTED IN AN OFFSET DOUBLE ROW AND MAINTAINED SO AS TO FORM A CONTINUOUS UNBROKEN, SOLID SCREEN, WHERE REQUIRED TO FORM A CONTINUOUS SCREEN TO SATISFY A BUFFER OR OPAQUE FEATURE REQUIREMENT. SHRUBS SHALL BE PLANTED ON THREE (3) FOOT CENTERS, UNLESS A DIFFERENT SPACING IS NECESSARY TO ACCOMMODATE LARGER SHRUBS AND IS APPROVED BY PLANNING DIVISION STAFF.
C. EXCLUDING SHRUBS USED IN OPAQUE FEATURES, AT LEAST 50% OF THE REQUIRED NUMBER OF SHRUBS SHALL BE OF NATIVE SPECIES.

5. MULCH AND GROUND COVERS
THE USE OF CYPRESS MULCH IS PROHIBITED. MULCH THAT IS NOT CYPRESS MAY BE USED. GROUND COVERS (NOT INCLUDING SOD GRASS) SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN ONE YEAR AFTER PLANTING. AT LEAST 50% OF THE AREA COVERED BY LIVING MATERIAL SHALL BE OF NATIVE SPECIES. REFER TO 310 LOG FOR A LIST OF NATIVE GROUND COVERS AND FLOWERS. THE COMPLETE COVERAGE OF AN AREA BY GROUND COVERS PRECLUDES THE USE OF MULCH TH-EXCEPTION.

6. TURF GRASS
TURF GRASS AREAS SHALL BE IDENTIFIED ON THE LANDSCAPE PLAN AND SHALL BE LIMITED TO A MAXIMUM OF 50% OF THE TOTAL IRRIGATED, LANDSCAPED AND VEGETATED PROJECT AREA, EXCLUDING RIGHTS-OF-WAY. ACTIVE RECREATION AREAS (E.G. PLAYFIELDS), AND SLOPES WITH DRY RETENTION AREAS. TURF GRASS SHALL BE PLACED SO THAT IT CAN BE IRRIGATED IN A SEPARATE ZONE. PREFERRED TURF GRASSES ARE THOSE QUALIFYING AS NATIVE.

7. IRRIGATION USAGE ZONES SHALL BE AS FOLLOWS:
A. GRASS AREA SHALL BE IN HIGH USAGE ZONES.
B. TREES & SHRUBS SHALL BE IN LOW USAGE ZONES.

8. THERE SHALL BE (0) DIFFERENT SPECIES OF TREES USED, AND (0) DIFFERENT SPECIES OF SHRUBS WITH (#) BEING NATIVE PER LSO, ORDINANCE, CHAPTER 924.

9. THE CONTRACTOR SHALL ATTEMPT TO PRESERVE AS MANY EXISTING TREES AS POSSIBLE AND FEASIBLE. TREES THAT ARE PRESERVED MAY BE CREDITED TOWARDS THE SITE TREE REQUIREMENT IF THEY MEET THE SPECIFICATIONS.

10. THE CONTRACTOR SHALL COORDINATE THE PLACEMENT OF TREES, SIGNS AND LIGHTS SUCH THAT ALL SIGNAGE IS EASILY SEEN AND LIGHTING WORKS FOR ITS INTENDED PURPOSE. TREE PLACEMENT MAY VARY FROM THIS PLAN TO ACHIEVE THIS REQUIREMENT.

11. LANDSCAPE ISLANDS SHALL BE BACKFILLED AT LEAST TO TOP OF CURB, AND MAY BE MOUNDED TO A MAXIMUM HEIGHT OF 24" ABOVE ADJACENT PARKING LOT GRADE.

12. ALL LANDSCAPE MATERIAL IN B-BOX WILL BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.

LAND CLEARING NOTES:
A. ALL NATIVE UPLAND VEGETATION CONTRIBUTING TO THE STABILIZATION OF BANKS OF EXISTING CANALS, DITCHES OR NATURAL WATERCOURSES SHALL BE RETAINED.

B. ALL NUISANCE EXOTIC VEGETATION EXISTING ON SITE SHALL BE REMOVED IN CONJUNCTION WITH ANY SITE DEVELOPMENT.

C. ANY ABANDONED FLOW WELLS EXISTING ON SITE SHALL BE PLUGGED IN CONJUNCTION WITH SITE DEVELOPMENT.

NOTES:
SPECIFIED TREE ROOT BARRIERS ARE A MECHANICAL BARRIER AND ROOT DEFLECTOR TO PREVENT TREE ROOTS FROM DAMAGING HARDSCAPES AND LANDSCAPES. ASSEMBLED IN 2' LONG MODULES TO CREATE CONTINUOUS RUNS OF CYLINDERS FOR ENCIRCLING ROOT BALLS. BLENDING PLANTING SOILS OR HOLE LINEAR APPLICATIONS DIRECTLY BESIDE A HARDSCAPE ADJACENT TO ONE SIDE OF THE TREES LINEAR PLANTING STYLES.

A. MATERIALS
1. THE CONTRACTOR SHALL FURNISH AND INSTALL TREE ROOT BARRIERS AS SPECIFIED. THE TREE ROOT BARRIERS SHALL BE PRODUCT # UB 24-2, # UB 36-2 AND # UB 48-2 AS MANUFACTURED BY DEEP ROOT PARTNERS, L.P., 340 LORTON AVE, #CCL, BURLINGAME, CA (800-458-7668). OR APPROVED EQUAL. THE BARRIERS SHALL BE BLACK INJECTION MOLDED PANELS OF 0.065" WALL THICKNESS IN MODULES 24" LONG BY 24" & 48" DEEP, MANUFACTURED WITH A MINIMUM 50% POST CONSUMER RECYCLED POLYPROPYLENE PLASTIC WITH ADDED ULTRAVIOLET INHIBITORS. RECYCLABLE. EACH PANEL SHALL HAVE:

B. CONSTRUCTION AND INSTALLATION
1. THE CONTRACTOR SHALL INSTALL THE TREE ROOT BARRIERS WITH THE NUMBER OF PANELS AND IN THE MANNER SHOWN ON THE DRAWINGS. THE VERTICAL ROOT DEFLECTING RIBS SHALL BE FACING INWARDS TO THE ROOT BALL AND THE TOP OF THE DOUBLE RIBS SHALL BE 1/2" ABOVE GRADE. EACH OF THE ENCLOSED NUMBER OF PANELS SHALL BE CONNECTED TO FORM A CIRCLE AROUND THE ROOT BALL OR WHERE SPECIFIED, CONNECTED IN A LINEAR FASHION AND PLACED ALONG THE ADJACENT HARDSCAPES. ALL STREET TREES WITH TRUNKS CLOSER THAN 4' FT. TO PAVED SURFACES SHALL BE PLANTED WITH ROOT BARRIER BETWEEN THE ROOT BALL AND PAVING. PLANTINGS WITHIN TREE WELLS REQUIRE ROOT BARRIERS ALONG ALL SIDES OF THE TREE WELL.
2. EXCAVATION AND SOIL PREPARATION SHALL CONFORM TO THE DRAWINGS.
3. THE TREE ROOT BARRIERS SHALL BE BACKFILLED ON THE OUTSIDE WITH 3/4" TO 1 1/2" GRAVEL OR CRUSHED ROCK AS SHOWN ON THE DRAWINGS. NO GRAVEL BACKFILL IS REQUIRED FOR A LINEAR PLANTING.

ZIPPER JOINING SYSTEM
DOUBLE TOP EDGE
ANTI-LIFT GROUND LOCK

ZIPPER-JOINING SYSTEM
DOUBLE TOP EDGE FOR PREVENTION OF ROOT OVER GROWTH
90° ROOT DEFLECTING RIBS INTEGRAL PART OF PANEL
PANEL GLOSS' 0.065MM THICK POLYPROPYLENE
PATENTED MOLDED GROUND LOCKING ANTI-LIFT PADS (SEE DETAIL 'B')
ROUNDED EDGES FOR SAFETY AND STRENGTH

24" DEEPROOT TREE ROOT BARRIERS
NOT TO SCALE

ALL EXISTING TREES TO BE PROTECTED DURING ANY LAND CLEARING AND/OR CONSTRUCTION AS FOLLOWS:

(A) PRIOR TO ANY LAND CLEARING OPERATIONS, TEMPORARY BARRIERS SHALL BE INSTALLED AROUND ALL TREES TO REMAIN WITHIN THE LIMITS OF LAND CLEARING OR CONSTRUCTION AND SHALL REMAIN UNTIL THE COMPLETION OF THE WORK.

TREE PROTECTION SHALL COMPLY WITH THE JURISDICTIONS REGULATIONS.

(B) NO MATERIALS, TRAILERS, EQUIPMENT OR CHEMICALS SHALL BE STORED, OPERATED DUMPED, BURIED OR BURNED WITHIN THE PROTECTED AREAS.

NO ATTACHMENT, WIRES OTHER THAN PROTECTIVE GUY WIRES, SIGNS OR PERMITS SHALL BE ATTACHED TO A PROTECTED TREE.

(C) PROTECTED TREES SHALL BE PRUNED TO RESTORE THEIR NATURAL SHAPE AND FERTILIZED AS NECESSARY TO COMPENSATE FOR ANY LOSS OF ROOTS AND TO STIMULATE ROOT GROWTH.

ANY DAMAGE TO TREE CROWNS OR ROOT SYSTEMS SHALL BE REPAIRED IMMEDIATELY AFTER DAMAGE OCCURS.

NOTES:
1. CALIPER IS MEASURED AT DIAMETER AT BREAST HEIGHT (DBH), 4.5' ABOVE GRADE.
2. THE MAX. REQUIRED UNDISTURBED AREA SHALL NOT EXCEED 24 FEET FROM THE CENTER OF THE TREE.

DRIP LINE
2 X 4 WOODEN POSTS 6' MAX. O.C., 4'-0" HT. MIN. 2'-3" INTO GROUND
CHAINLINK FENCE ARM OR LOCK OR OTHER SIMILAR BARRIER W/ 4-GATE LIMITS ACCESS TO THE AREA. (NOT ATTACHED TO TREE)
TO INCLUDE MIN. OF 50% AREA UNDER DRIPLINE OF TREE.
UTILITIES ARE TO BE TUNNELED INTO TRENCHED WITHIN UNDISTURBED AREAS OF TREE PROTECTION
0.75 FOOT PER INCH OF DBH OR 5'-0" MIN. WHICHEVER GREATER UNLESS ADJACENT TO SITE CONDITION CONSTRAINTS SUCH AS STRUCTURES, CURBS, LADDER, ETC.

⚠ TYPICAL TREE PROTECTION DETAIL
NOT TO SCALE

POINT AT WHICH SPECIFIED OVERALL TREE HEIGHT IS MEASURED
THIN BRANCHES BY 25% OF THE TOTAL MASS, RETAIN THE NATURAL SHAPE OF THE PLANT. NO PRUNING SHALL BE DONE PRIOR TO INSTALLATION. APPROVAL AND DIRECTION BY THE LANDSCAPE ARCHITECT.
WIRE GUYS, 3 OR 4 STRAND NO. 12 WIRE, SPACE EQUIDISTANTLY AT 45-DEGREE ANGLE TO FINISH GRADE. PLACE 2 - PLY RUBBER HOSE ON WIRE AT ALL POINTS OF TREE CONTACT, EXTENDING 2" (INCHES) BEYOND TRUNK.
PRUNE LOWER BRANCHES AS PER OWNERS DIRECTION.
BUILD 4"-6" CONTINUOUS SAUCER AROUND THE TREE PIT TO HOLD WATER.
2"X 4"X 24" STAKE PRESSURE TREATED -GREEN PAINT TO OPTIONAL
FINISH GRADE
TOP OF BURLAP BALL SHALL BE AT LEAST 1" (INCH) ABOVE THE FINISHED GRADE.
MINIMUM 3" (INCHES) DEEP LAYER OF MULCH (SEE WRITTEN SPECIFICATIONS) FOR TYPES) MAINTAIN MULCH 3" (INCHES) FROM TRUNK.
DIAMETER OF HOLE FOR BALL TO 2'-0" SHALL BE TWICE THE DIAMETER OF THE ROOTBALL. DIAMETER OF HOLE FOR BALLS GREATER THAN 2'-0" SHALL BE 2'-0" LARGER THAN THE DIA. OF THE BALL.
1/2 KONE HALF ROOT BALL MIN.
ROOTBALL
1/2 KONE HALF ROOT BALL MIN.
ROOT BALLS GREATER THAN 2'-0" IN DIA. SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2'-0" DIA. MAY SIT ON COMPACTED EARTH.

TYPICAL IRRIGULAR/MULTI-TRUNK TREE PLANTING DETAIL
NOT TO SCALE

POINT AT WHICH SPECIFIED OVERALL SHRUB HEIGHT IS MEASURED.
POINT AT WHICH SPECIFIED SHRUB SPREAD IS MEASURED.
PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER PLANTS HAVE BEEN INSTALLED, EACH PLANT SHALL BE PRUNED FOR UNIFORMITY.
PLANT TOP OF ROOTBALL EVEN WITH OR SLIGHTLY HIGHER THAN FINISHED GRADE.
MINIMUM 3" (INCHES) DEEP LAYER OF MULCH TO COVER ENTIRE PLANT BED. KEEP MULCH 3" (INCHES) AWAY FROM TRUNKS, WET DOWN TO STABILIZE.
BUILD 4"-6" (INCH) CONTINUOUS SAUCER AROUND THE TREE PIT TO HOLD WATER.
FINISH GRADE
ROOT BALLS GREATER THAN 2'-0" IN DIA. SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2'-0" DIA. MAY SIT ON COMPACTED EARTH.
PLACE ROOTBALL AT BOTTOM OF PLANTING PIT ON UNDISTURBED SUBGRADE
FILL MATERIAL SHALL CONSIST OF AT LEAST 2/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT.
4" MIN.
ROOTBALL
4" MIN.

TYPICAL SHRUB/ GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

CONCRETE SIDEWALK + CURB
PLEASE NOTE
END ISLANDS/ INTERNAL DRIVEWAYS = 24'-FT. TO 10'-FT. HEIGHT
SIDE ISLANDS/ INTERNAL DRIVEWAYS = 24'-FT. TO 7'-FT. HEIGHT
TRUNK BRANCHING MAY OCCUR WITHIN THIS AREA
REQUIRED CLEAR TRUNK (MEASURED TO BOTTOM OF CANOPY)
BOTTOM OF CANOPY
10'-FT.
20'-FT.
15' MIN. AT MATURITY
CANOPY TREE SINGLE-TRUNK
SMALL TO MEDIUM TREE MULTI-TRUNK

CLEAR TRUNK WITHIN SIGHT TRIANGLE DETAIL
NOT TO SCALE

POINT AT WHICH SPECIFIED OVERALL TREE HEIGHT IS MEASURED
DO NOT CUT CENTRAL LEADER
(SHADE TREES) SHALL HAVE A SINGLE, STRAIGHT TRUNK WITH SPROUTS CLEANLY REMOVED AND BRANCHING UNIFORMLY DISTRIBUTED.
WIRE GUYS, 3 OR 4 STRAND NO. 12 WIRE, SPACE EQUIDISTANTLY AT 45-DEGREE ANGLE TO FINISH GRADE. PLACE 2 - PLY RUBBER HOSE ON WIRE AT ALL POINTS OF TREE CONTACT, EXTENDING 2" (INCHES) BEYOND TRUNK.
POINT AT WHICH SPECIFIED CLEAR TRUNK HEIGHT IS MEASURED
MINIMUM 3" (INCHES) DEEP LAYER MULCH MAINTAIN MULCH 3" (INCHES) FROM TRUNK.
PLANT TOP OF ROOTBALL EVEN WITH OR SLIGHTLY HIGHER THAN FINISHED GRADE
4" - 6" (INCHES) HIGH BERM TO CREATE A SAUCER-LIKE WELL AROUND TREE PIT TO HOLD WATER.
FINISH GRADE
ROOT BALLS GREATER THAN 2'-0" IN DIA. SHALL SIT ON MOUND OF UNDISTURBED SOIL TO PREVENT SETTLING. ROOT BALLS SMALLER THAN 2'-0" DIA. MAY SIT ON COMPACTED EARTH.
MINIMUM 3" X 4" X 24" STAKE DRIVEN 3" INCHES BELOW GRADE PRESSURE TREATED
REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL IF NATURAL. REMOVE ALL BURLAP IF SYNTHETIC.
PLACE ROOTBALL AT BOTTOM OF PLANTING PIT ON MINIMUM LAYER OF COMPACTED BACKFILL
BACKFILL AROUND ROOTBALL AS SPECIFIED. FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE WRITTEN SPECIFICATIONS FOR BACKFILL MIXTURES.
1/2 KONE HALF ROOT BALL MIN.
ROOTBALL
1/2 KONE HALF ROOT BALL MIN.

TYPICAL TREE PLANTING DETAIL
NOT TO SCALE

MINIMUM OF NINE (9) GOOD PALM FRONDS.
TIE THE HEAD OF THE PALM WITH BURLAP STRIPS TO PROTECT BUD. LEAVE STRIPS REMAIN FOR AT LEAST FIVE (5) MONTHS.
TRIM ONLY THOSE FRONDS BROWN BELOW LEVEL OF TREE HEIGHT.
TRUNK DIAMETER SHALL BE CONSISTENT WITHOUT ABRUPT CHANGES OVER ENTIRE LENGTH. DO NOT USE PALMS WITH DAMAGED TRUNKS. ALL DAMAGED PALMS SHALL BE REMOVED OUT.
WRAP 4 LAYERS OF BURLAP TO TRUNK AT POINT OF SUPPORT 1/3 HEIGHT OF TRUNK
WIRE 3 WOOD CLEATS 2" X 4" X 6" TO TRUNK AS SUPPORT FOR BRACES.
3 CROSS WOOD BRACES (120 DEGREES APART TO REMAIN PER AT LEAST 12 MONTHS). NAIL TO WOOD STAKES.
3" (INCHES) MULCH (EXCEPT OVER ROOTBALL)
2" X 4" X 12" PADS FOR SOFT SOIL CONDITIONS BURIED 3" (INCHES) BELOW GRADE.
TOPSOIL MIXTURE AS SPECIFIED FULLY WATER COMPACTED
ROOT BALL BOTTOM TOP ABOVE FINISHED GRADE.
COMPACTED MOUND OF BACKFILL MIXTURE.
REMOVE TOP 1/3 OF BURLAP IF NATURAL REMOVE ALL BURLAP IF SYNTHETIC.
FILL MATERIAL SHALL CONSIST OF AT LEAST 1/3 NATIVE SOIL FROM THE HOLE DUG FOR THE PLANT. SEE WRITTEN SPECIFICATIONS FOR BACKFILL MIXTURES.
OVERALL PALM HEIGHT (OA) MEASURED TO TIP OF HIGHEST LEAF
CROWN TRUNK HEIGHT (CH) MEASURED TO BOTTOM OF CROWN
GRAY WOOD HEIGHT (GH) MEASURED TO TOP OF HARDENED TRUNK
SAUCER
FINISH GRADE
4" HIGH BERM TO CREATE A SAUCER-LIKE WELL AROUND THE TREE PIT TO HOLD WATER.
PLANT PIT TO BE TWO TIMES THE DIAMETER OF THE PLANT BALL MIN.
NOTE: TRUNK SHALL BE NO EXTREME SUCCULENCE.

TYPICAL PALM PLANTING DETAIL
NOT TO SCALE

5 LAYERS OF BURLAP.
STEEL BANDS (1/4" HOLE)
5 (5" X 4" X 6") WOOD BATTENS
SPECIAL BATTENS WITH 2- 3/4" HIGH CARBON STEEL BANDS TO HOLD BATTENS IN PLACE.
NO NAILS SHALL BE DRIVEN INTO TREE.
HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING.

PLAN VIEW
TYPICAL DIAMETER
3 SPACINGS
TRUNK OF PLANT
ANTICIPATED HEIGHT OF ATTACHMENT
GUY WIRES (3) @ EQUAL SPACING AROUND TREE
STAKE
(UNDER 16'-0" HT.)

TYPICAL PLANT SPACING DETAIL
NOT TO SCALE

TYPICAL TREE GUYING DETAIL
NOT TO SCALE

Digitally signed by Patrick D. Cunningham
DN: c=US, o=Cunningham, givenName=Patrick D., email=pcunningham.llc@gmail.com, cn=Patrick D. Cunningham
Date: 2023.08.10 17:32:00 -04'00'

STATE OF FLORIDA

Patrick D. Cunningham, LLC
land planning
landscape architecture
519 Sapphire Drive
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o: 941.351.8915
pcunningham.LLC@gmail.com

Landscape Details

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

#	DESCRIPTION	DATE
5	SITE MOSS PER CLIENT	05.03.2022
4	TRC COMMENTS/ REV. #2	07.12.2022
3	TRC COMMENTS	05.13.2022
2	TRC COMMENTS	03.21.2022
1	SUBMITTAL	

SCALE: N.T.S.

SEAL
PATRICK D. CUNNINGHAM R. ARCH., P.A. 0021469

SHEET NORTH
L-3

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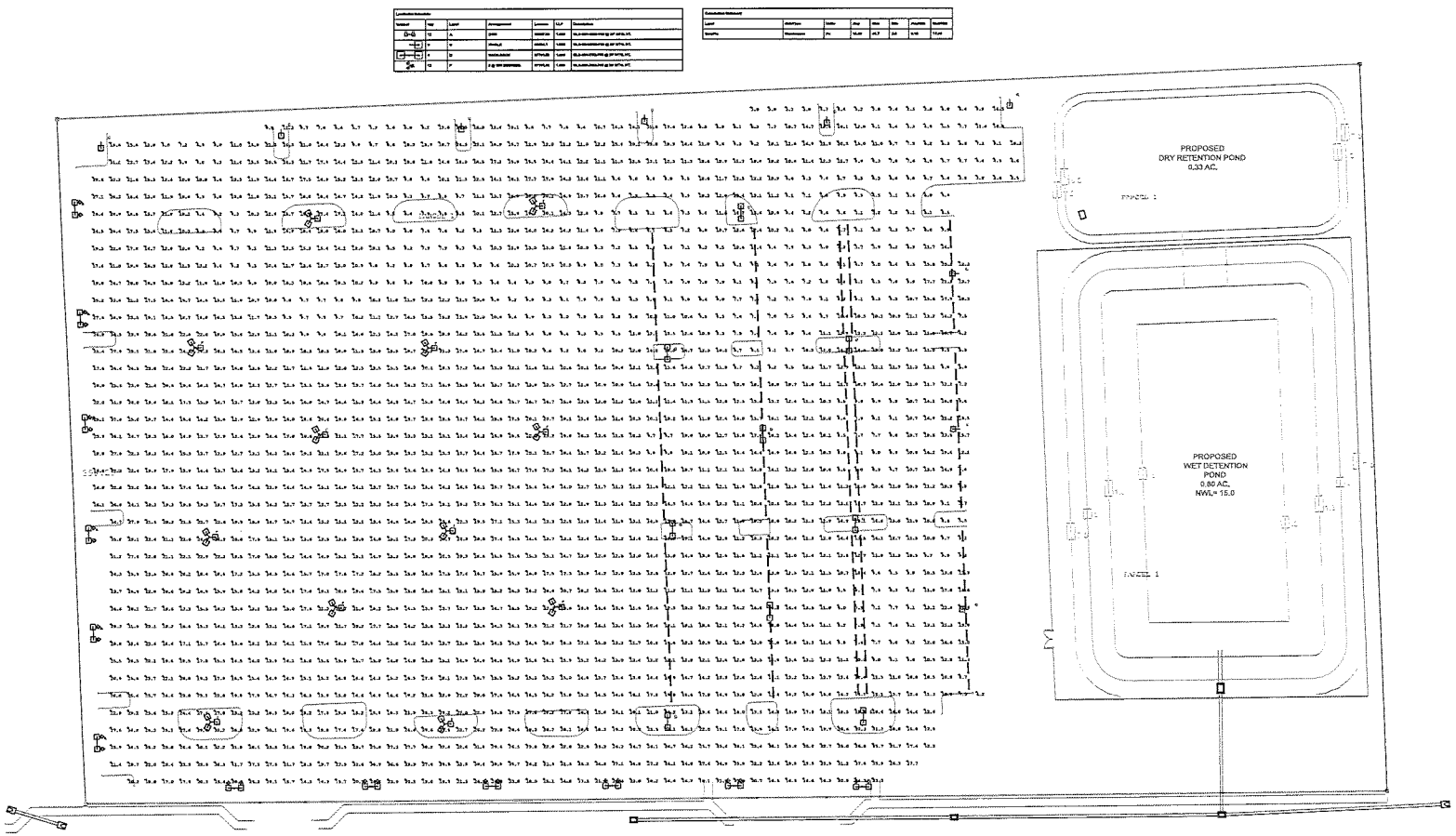
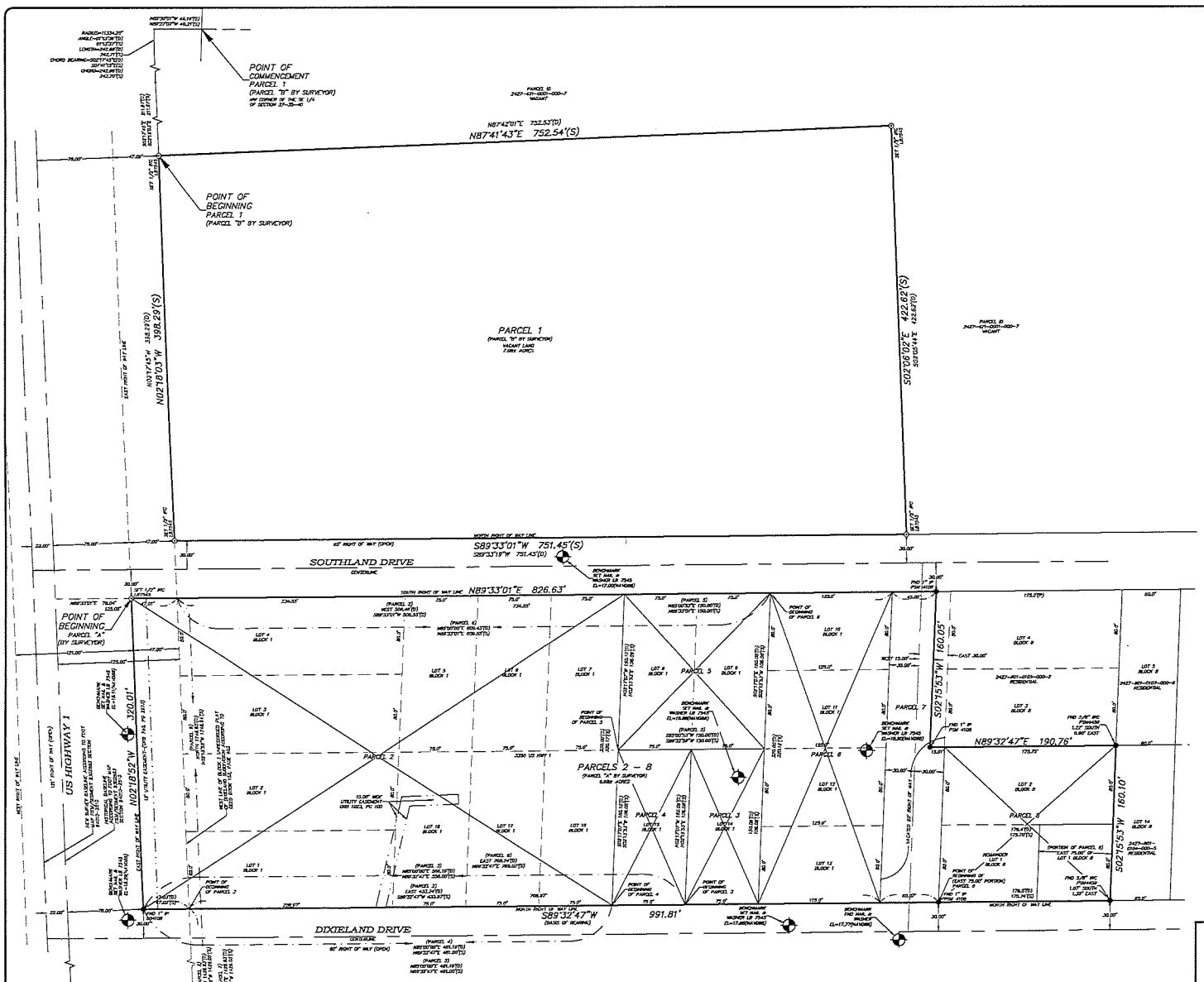


PROJECT:	Bev Smith Toyota North Lot Fort Pierce, Florida
	Wampler Lighting Group 83 High Avenue Valley Head, Alabama 35989 Contact Brad @ 256.996.2560
PLAN DATE	
DESCRIPTION	
DATE	08.24.23
DRAWN BY	JRC
SCALE: 1" = 40'	
JOB #:	082423BST



LEGEND	
BFP = BACKFLOW PREVENTER	OHW = OVERHEAD WIRES
BOC = BACK OF CURB	O.R.B. = OFFICIAL RECORD BOOK
BWF = BARBED WIRE FENCE	(P) = PLAT
CLF = CHAIN LINK FENCE	P.B. = PLAT BOOK
CM = CONCRETE MONUMENT	PG. = PAGE
CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
CONCD. = CONCRETE	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
ECMP = ELLIPTICAL CORRUGATED METAL PIPE	TOB = TOP OF BANK
EOR = EDGE OF DIRT DRIVE	TOS = TOE OF SLOPE
EL = ELEVATION	TRANS = TRANSFORMER
EM = ELECTRIC METER	UG = UNDERGROUND
FFE = FINISHED FLOOR ELEVATION	WDF = WOODEN FENCE
FM = FORCE MAIN	WL = WATER LINE
FND. = FOUND	WM = WATER METER
GV = GATE VALVE	= FIRE HYDRANT
HW = HEADWALL	= GUY ANCHOR
ID = IDENTIFICATION	= UTILITY POLE
IP = IRON PIPE	= WATER GATE VALVE
IR = IRON ROD	= WELL
IRC = IRON ROD WITH CAP	= CAMERA
LB = LICENSED BUSINESS	= LIGHT POLE
LS = LICENSED SURVEYOR	= CLEAN OUT
	= SIGN
	= PALM (73)
	= PINE (132)
	= OAK (81)

SURVEYOR'S NOTES:

1. THIS SURVEY DOES NOT DETERMINE OR INDICATE LAND OWNERSHIP.
2. THE SURVEYOR DID NOT RESEARCH OR ABSTRACT THE LAND RECORDS FOR RIGHTS-OF-WAY, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE PLAN DESIGNATIONS, LIENS, MURPHY ACT RIGHTS-OF-WAY, AREAS OF LOCAL CONCERN, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF INFORMATION PROVIDED BY THE CLIENT OR INFORMATION OTHERWISE KNOWN TO THE SURVEYOR AND MAY NOT BE COMPLETE.
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT FILE NO. 1082-5729824, DATED 12/22/2021
4. UNDERGROUND UTILITIES, BUILDING FOUNDATIONS, AND OTHER UNDERGROUND FIXED IMPROVEMENTS WERE NOT LOCATED, UNLESS OTHERWISE INDICATED. TO THE EXTENT THAT THIS TYPE OF INFORMATION IS SHOWN, IT IS SHOWN SOLELY ON THE BASIS OF SURFACE INDICATIONS OBSERVED BY THE SURVEYOR AND MAY NOT BE COMPLETE.
5. JURISDICTIONAL WETLANDS AND ENDANGERED OR THREATENED SPECIES HABITAT, IF ANY, THAT MAY EXIST ON OR AROUND THE SURVEY SITE WERE NOT DETERMINED OR LOCATED.
6. THE SURVEY DATE IS THE FIELD DATE SHOWN IN THE TITLE BLOCK, NOT THE SIGNATURE DATE.
7. BEARINGS BASED ON THE ASSUMPTION THAT THE NORTH RIGHT OF WAY LINE OF DIXIELAND DRIVE BEARS S89°32'47"W.
8. ELEVATIONS SHOWN ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 REFERENCING NGS BENCHMARK B401 (PID AF7508) AT AN ELEVATION OF 18.17 FEET(NAVD88)
9. FLOOD ZONE X, FLOOD INSURANCE RATE MAP NUMBER 12061C0169K, DATED FEBRUARY 19, 2020.

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

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

MAP OF BOUNDARY & TOPOGRAPHIEC SURVEY
GRAPHIC SCALE
0" 25" 50"
1" = 50'

REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

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

FIELD BOOK	DRAWN
79	TB RJS
PAGE(S)	SCALE
52	1"=50'
FIELD DATE	JOB #
11/08/21	20-615

SHEET 1 OF 8

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Stephen P. Carteching — Digitally signed by Stephen P Carteching, DN: c=US, o=INDIAN RIVER SURVEY, cn=A01410C8000014E7573934E00 00AE8.cn=Stephen P Carteching Date: 2022.02.08 16:58:38 -05'00'

STEVE CARTECHINE #4895
FLORIDA REGISTERED LAND SURVEYOR

02/08/2022
DATE

LEGAL DESCRIPTION:
(FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021)

PARCEL 1:
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 211.56 FEET TO 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°33'16" 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.

PARCEL 2:
LOTS 1 THRU 7 AND 18 THRU 18 OF BLOCK 1 OF AN UNRECORDED PLAT OF SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST AS SAME APPEARS IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN DEED BOOK 152, PAGE 403, ALSO 47.00 FEET AS MEASURED AT RIGHT ANGLES ADJACENT TO THE WEST END OF LOTS 1 THRU 4 MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ON THE SOUTH LINE OF SAID SECTION 1125.12 FEET; THENCE RUN NORTH PARALLEL WITH THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1, 1428.83 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED. THENCE RUN EAST ALONG THE NORTH LINE OF A 60.00 FOOT RIGHT-OF-WAY ITSM DIXELAND DRIVE 433.24 FEET; THENCE RUN NORTH ALONG THE EAST LINE OF LOTS 18 AND 7 OF BLOCK 1 OF DIXELAND SUBDIVISION 330.00 FEET TO THE SOUTH LINE OF A 60.00 FOOT RIGHT-OF-WAY FOR SOUTHLAND DRIVE; THENCE RUN WEST ALONG SAID RIGHT-OF-WAY 508.46 FEET TO A POINT THAT IS 78.00 FEET OF THE CENTERLINE OF SOUTH BOUND LANE OF U.S. HIGHWAY NO. 1 AS MEASURED AT RIGHT ANGLES; THENCE RUN SOUTH PARALLEL WITH THE SAID CENTERLINE OF U.S. HIGHWAY NO. 1, 320.00 FEET TO THE NORTH LINE OF DIXELAND DRIVE; THENCE RUN EAST 47.03 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
LOT 14, BLOCK 1, OF THE DIXELAND SUBDIVISION, LOCATED IN SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA; SAID SUBDIVISION BEING RECORDED AS A PART OF DEED RECORDED IN DEED BOOK 152, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DIXELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DIXELAND DRIVE A DISTANCE OF 306.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 13, BLOCK 1, OF THE HEREINBEFORE DESCRIBED "DIXELAND SUBDIVISION", SAID POINT OF INTERSECTION ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THENCE CONTINUE NORTH 85°00'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 75.00 FEET TO A POINT; (SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 14) THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH 02°12'07" WEST ALONG THE EAST LINE OF SAID LOT 14, A DISTANCE OF 180.00 FEET TO A POINT; (SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 14) THENCE RUN SOUTH 85°00'27" WEST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 75.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 13, (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID LOT 14) THENCE RUN SOUTH 02°12'07" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 180.00 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL 4:
KNOWN AS LOT 15, BLOCK 1, OF THE UNRECORDED PLAT OF "DIXELAND SUBDIVISION", AS RECORDED IN DEED BOOK 152, AT PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF DIXELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID DIXELAND DRIVE A DISTANCE OF 481.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 16, BLOCK 1 OF THE HEREINBEFORE DESCRIBED "DIXELAND SUBDIVISION", SAID POINT OF INTERSECTION ALSO BEING THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND, THENCE CONTINUE NORTH 85°00'00" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 75.00 FEET TO A POINT; (SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 15) THENCE DEPARTING SAID RIGHT OF WAY LINE RUN NORTH 02°12'07" WEST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 180.00 FEET TO A POINT; (SAID POINT BEING THE NORTHEAST CORNER OF SAID LOT 15), THENCE RUN SOUTH 85°00'27" WEST ALONG THE NORTH LINE OF SAID LOT 15 A DISTANCE OF 75.00 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 16; (SAID POINT OF INTERSECTION ALSO BEING THE NORTHWEST CORNER OF SAID LOT 15) THENCE RUN SOUTH 02° 12'07" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 180.10 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL 5:
KNOWN AS LOTS 8 & 9, BLOCK 1, OF THE UNRECORDED PLAT OF "DIXELAND SUBDIVISION", AS RECORDED IN DEED BOOK 152, AT PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. SAID LOT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF COMMENCEMENT START AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF DIXELAND DRIVE (60' R/W) WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE RUN NORTH 85°00'00" EAST ALONG THE NORTH RIGHT OF WAY LINE OF SAID DIXELAND DRIVE A DISTANCE OF 481.19 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY LINE OF LOT 16, BLOCK 1, OF THE HEREINBEFORE DESCRIBED "DIXELAND SUBDIVISION"; THENCE RUN NORTH 02°12'07" WEST ALONG SAID EASTERLY LOT LINE A DISTANCE OF 180.10 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE CONTINUE NORTH 02°12'07" WEST A DISTANCE OF 180.10 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SOUTHLAND DRIVE (60' R/W); THENCE RUN NORTH 85°00'53" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF LOT 10, BLOCK 1, OF SAID "DIXELAND SUBDIVISION";
THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 02°12'07" EAST A DISTANCE OF 180.05 FEET TO THE POINT OF INTERSECTION WITH THE NORTHEAST CORNER OF LOT 14, BLOCK 1, OF SAID "DIXELAND SUBDIVISION"; THENCE RUN SOUTH 85°00'00" WEST A DISTANCE OF 150.00 FEET TO THE POINT AND PLACE OF BEGINNING OF THE HEREINBEFORE DESCRIBED PARCEL OF LAND.

PARCEL 6:
LOTS 10, 11 & 12, BLOCK 1, UNRECORDED PLAT OF DIXILAND SUBDIVISION IN THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS SAME APPEARS IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA IN DEED BOOK 152, PAGE 403, SAID LAND BEING ALSO DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF THE SE 1/4 OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SAID SECTION 1125.12 FEET, THENCE RUN NORTHERLY PARALLEL TO THE CENTER-LINE OF ORIGINAL 68 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY 1, A DISTANCE OF 1748.83 FEET; THENCE RUN EAST PARALLEL TO THE SOUTH LINE OF SAID SECTION 27, A DISTANCE OF 808.43 FEET TO THE POINT OF BEGINNING (THE SAME BEING THE NORTHWEST CORNER OF LOT 10, BLOCK 1, OF THE UNRECORDED PLAT OF DIXELAND SUBDIVISION); THENCE CONTINUE SAID EASTERLY COURSE 125 FEET, THENCE RUN SOUTH 240 FEET, THENCE RUN WEST 125 FEET, THENCE RUN NORTH 240 FEET TO THE POINT OF BEGINNING.

AND

LOT 13, BLOCK 1, UNRECORDED PLAT OF DIXIE LAND SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN D.B. 152, PAGE(S) 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL 7:
THE WEST 30 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 80 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK 1 AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXELAND DRIVE OF AN UNRECORDED PLAT OF DIXELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

AND

THE WEST 15 FEET OF THE EASTERN 30 FEET OF THE NORTH 160 FEET OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN ST. LUCIE COUNTY, FLORIDA:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 80 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK 1 AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXELAND DRIVE OF AN UNRECORDED PLAT OF DIXELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

AND

THE SOUTH 160 FEET OF THE OF THE FOLLOWING DESCRIBED PROPERTY SITUATE IN ST. LUCIE COUNTY, FLORIDA:
A PARCEL OF LAND HAVING AN EAST WEST DIMENSION OF 80 FEET AND A NORTH SOUTH DIMENSION OF 320 FEET, SAID PARCEL OF LAND LYING BETWEEN BLOCK 1 AND BLOCK 8 AND BOUNDED ON THE NORTH BY THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF DIXELAND DRIVE OF AN UNRECORDED PLAT OF DIXELAND SUBDIVISION ON THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, AS RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

PARCEL 8:
ALL OF LOT 2, BLOCK 8 OF THE UNRECORDED PLAT OF DIXELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST
100 FEET THEREOF.

AND

THE EAST 75 FEET OF THE FOLLOWING PROPERTY:
FROM THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SECTION AFORESAID A DISTANCE OF 125.12 FEET; THENCE NORTH 2°5'30" WEST, PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1428.83 FEET, THENCE EAST ALONG THE NORTH LINE OF AN EXISTING STREET, A DISTANCE OF 788.24 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, CONTINUE EAST ALONG THE NORTH LINE OF EXISTING STREET A DISTANCE OF 178.3 FEET, THENCE NORTH 80 FEET, THENCE WEST A DISTANCE OF 178.4 FEET; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING. THIS PARCEL 2 BEING OTHERWISE DESCRIBED AS THE EAST 75 FEET OF LOT 1, BLOCK 8, OF AN UNRECORDED PLAT OF DIXELAND SUBDIVISION ACCORDING TO THE PLAT ATTACHED TO THAT CERTAIN DEED RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

LOTS 1 AND 2, BLOCK 8, OF AN UNRECORDED PLAT OF DIXELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA LESS AND EXCEPTING THEREFROM THE PROPERTY DESCRIBED AS FOLLOWS:
ALL OF LOT 2, BLOCK 8 OF THE UNRECORDED PLAT OF DIXELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, LESS THE WEST 100 FEET THEREOF.

AND

THE EAST 75 FEET OF THE FOLLOWING PROPERTY:
FROM THE SOUTH 1/4 CORNER OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN EAST ALONG THE SOUTH LINE OF SECTION AFORESAID A DISTANCE OF 125.12 FEET; THENCE NORTH 2°5'30" WEST, PARALLEL WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A DISTANCE OF 1428.83 FEET, THENCE EAST ALONG THE NORTH LINE OF AN EXISTING STREET, A DISTANCE OF 788.24 FEET TO THE POINT OF BEGINNING, FROM THE POINT OF BEGINNING, CONTINUE EAST ALONG THE NORTH LINE OF EXISTING STREET A DISTANCE OF 178.3 FEET, THENCE NORTH 80 FEET, THENCE WEST A DISTANCE OF 178.4 FEET; THENCE SOUTH 80 FEET TO THE POINT OF BEGINNING. THIS PARCEL 2 BEING OTHERWISE DESCRIBED AS THE EAST 75 FEET OF LOT 1, BLOCK 8, OF AN UNRECORDED PLAT OF DIXELAND SUBDIVISION ACCORDING TO THE PLAT ATTACHED TO THAT CERTAIN DEED RECORDED IN DEED BOOK 152, PAGE 403, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

LEGAL DESCRIPTION: (BY SURVEYOR)

(BEING ONE AND THE SAME AS THAT PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021)

PARCEL A

LOTS 1 THROUGH 18, BLOCK 1, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

AND

A 47.00 FOOT WIDE PARCEL LYING BETWEEN THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE WEST LINE OF SAID BLOCK 1, UNRECORDED PLAT OF DIXIELAND, SAID PARCEL BOUND ON THE NORTH BY SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY), BOUND ON THE SOUTH BY DIXIELAND DRIVE, BOUND ON THE WEST BY U.S. HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY) AND BOUND ON THE EAST BY SAID BLOC 1 OF THE UNRECORDED PLAT OF DIXIELAND.

AND

LOTS 1 AND 2, BLOCK 8, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

THE 60.00 FOOT VACATED ROAD RIGHT OF WAY LYING BETWEEN BLOCK 1 AND BLOCK 8, UNRECORDED PLAT OF DIXIELAND, AS RECORDED IN DEED BOOK 152, PAGE 403 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. EXCLUDING THE EAST 15.00 FEET OF THE NORTH 160 FEET MORE OR LESS OF SAID VACATED ROAD RIGHT OF WAY LYING ADJACENT TO LOTS 3 AND 4 BLOCK 8 OF SAID UNRECORDED DIXIELAND SUBDIVISION.

ACCORDING TO THE UNRECORDED PLAT OF DIXIELAND SUBDIVISION, AS RECORDED IN DEED BOOK 152, PAGE 403, OFFICIAL RECORDS BOOK 3525, PAGE 1149 AND OFFICIAL RECORDS BOOK 3818, PAGE 325 ALL OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING BEGIN AT INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60 FOOT WIDE RIGHT OF WAY) AND THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (A 121 FOOT WIDE RIGHT OF WAY); THENCE N89°33'01"E ALONG SAID SOUTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE A DISTANCE OF 826.63 FEET TO A POINT THAT IS 15.00 FEET WEST BY PERPENDICULAR MEASUREMENT OF THE WEST LINE OF LOTS 3 AND 4, BLOCK 8 OF SAID UNRECORDED DIXELAND SUBDIVISION; THENCE S02°15'53"W PARALLEL TO SAID WEST LINE OF SAID LOTS 3 AND LOT 4 A DISTANCE OF 160.05 FEET TO AN EXTENSION THE SOUTH LINE OF SAID LOT 3, BLOCK 8; THENCE N89°32'47"E ALONG SAID SOUTH LINE AND EXTENSION THEREOF A DISTANCE OF 390.76 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE S02°15'53"W ALONG THE EAST LINE OF LOTS 1 AND 2, BLOCK 8 OF SAID UNRECORDED DIXELAND SUBDIVISION A DISTANCE OF 160.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 BLOCK 8, ALSO BEING THE NORTH RIGHT OF WAY LINE OF DIXELAND DRIVE; THENCE S89°32'47"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 991.81 FEET TO THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE N02°18'53"W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 320.01 FEET TO THE POINT OF BEGINNING.
CONTAINS 6.68 ACRES MORE OR LESS.

TOGETHER WITH

PARCEL B

A PARCEL OF LAND LYING IN A PORTION OF SECTION 27, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE S89°27'02"E ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27 A DISTANCE OF 49.21 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11334.20 FEET, THE CHORD OF WHICH BEARS S01°41'15"E AT 242.70 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°13'37" FOR AN ARC DISTANCE OF 242.71 FEET; THENCE S02°18'03"E A DISTANCE OF 211.97 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N87°41'43"E A DISTANCE OF 752.54 FEET; THENCE S02°06'02"E A DISTANCE OF 422.62 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHLAND DRIVE (A 60.00 FOOT WIDE RIGHT OF WAY); THENCE S89°33'01"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 751.45 FEET; THENCE N02°18'03"W A DISTANCE OF 398.29 FEET TO THE POINT OF BEGINNING.
CONTAINS 7.08 ACRES MORE OR LESS.

CONTAINING 13.76 ACRES MORE OR LESS, (COMBINED TOTAL)

NOTE:
PROPERTY DESCRIBED BY SURVEYOR BEING ONE AND THE SAME AS THAT PROPERTY DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY-TITLE COMMITMENT FILE NO. 1062-5729924, DATED 12/22/2021.

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

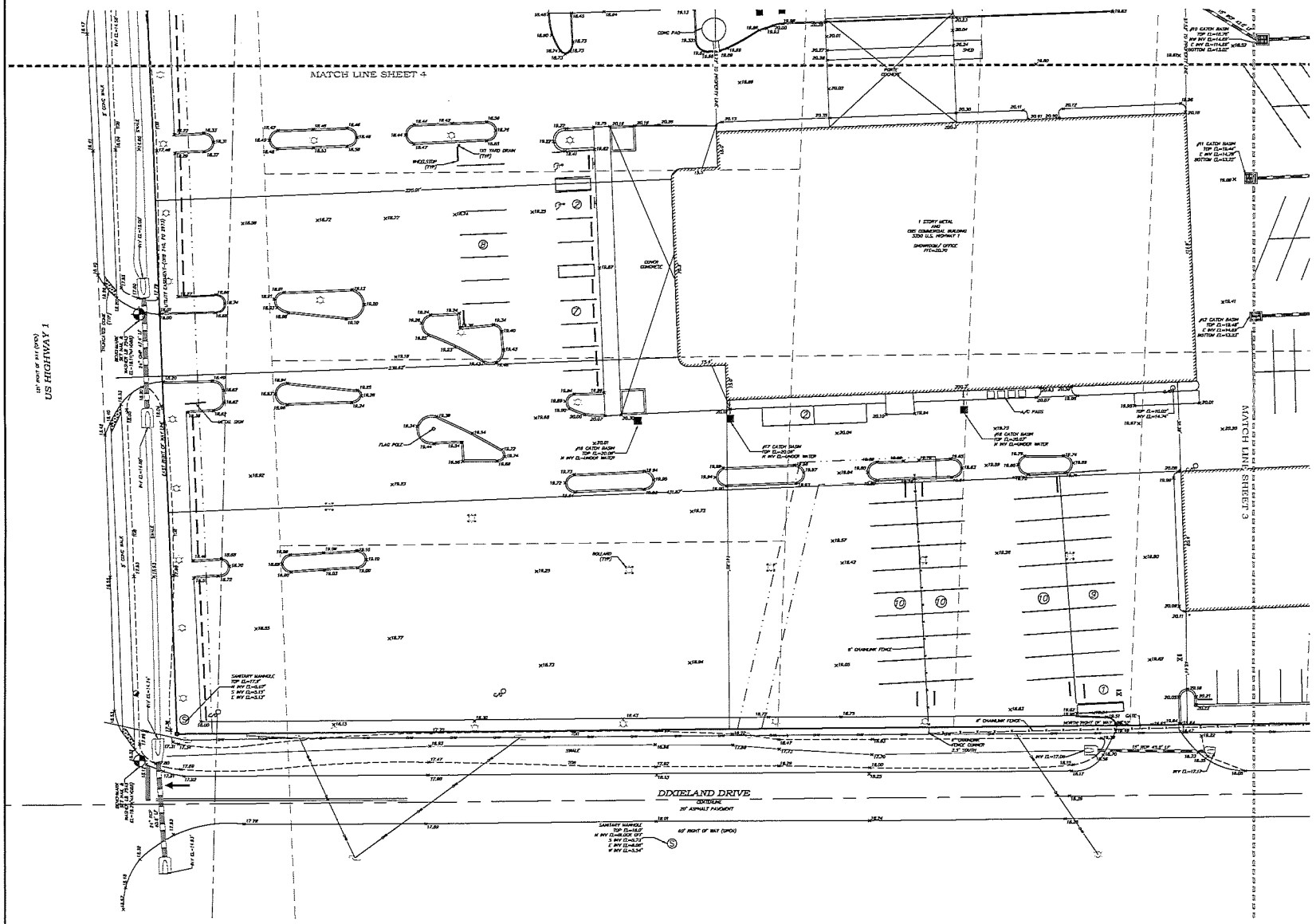
REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

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

FIELD BOOK	DRAWN
79	TB RJS
PAGE(S) 52	SCALE NA
FIELD DATE 11/08/21	JOB # 20-615

SHEET 2 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8


MATCH LINE SHEET 4
MATCH LINE SHEET 3
US HIGHWAY 1
DIXIELAND DRIVE
CENTERLINE
20' ASPHALT PAVEMENT
60' RIGHT OF WAY (TYPICAL)
1 STORY METAL AND CMU COMMERCIAL BUILDING 3,550 U.L. HIGHWAY 1
SHOWROOM / OFFICE
FFE=20.70
CONCR. CONCRETE
CONC. PAD
SHED
CANOPY
A/C PADS
FLAG POLE
METAL SIGN
TEST YARD DRAIN (TYP)
WHEELSTOP (TYP)
ROLL-UP (TYP)
SANITARY MANHOLE
8" CHAINLINK FENCE
FENCE CORNER
2.5' SWING
GATE
5' CONC WALK
EAST EDGE OF PAVING
#1 CATCH BASIN
#2 CATCH BASIN
#6 CATCH BASIN
#7 CATCH BASIN
#8 CATCH BASIN
#10 CATCH BASIN
#11 CATCH BASIN
W/ INV EL=UNDER WATER
BOTTOM EL=13.02'
SWALE
12" RCP
INV EL=17.06
INV EL=17.13
INV EL=11.45
INV EL=11.80
INV EL=11.90
INV EL=11.93
INV EL=11.94
INV EL=11.96
INV EL=12.04
INV EL=12.07
INV EL=12.10
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INV EL=12.28
INV EL=12.31
INV EL=12.34
INV EL=12.37
INV EL=12.40
INV EL=12.43
INV EL=12.46
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INV EL=12.52
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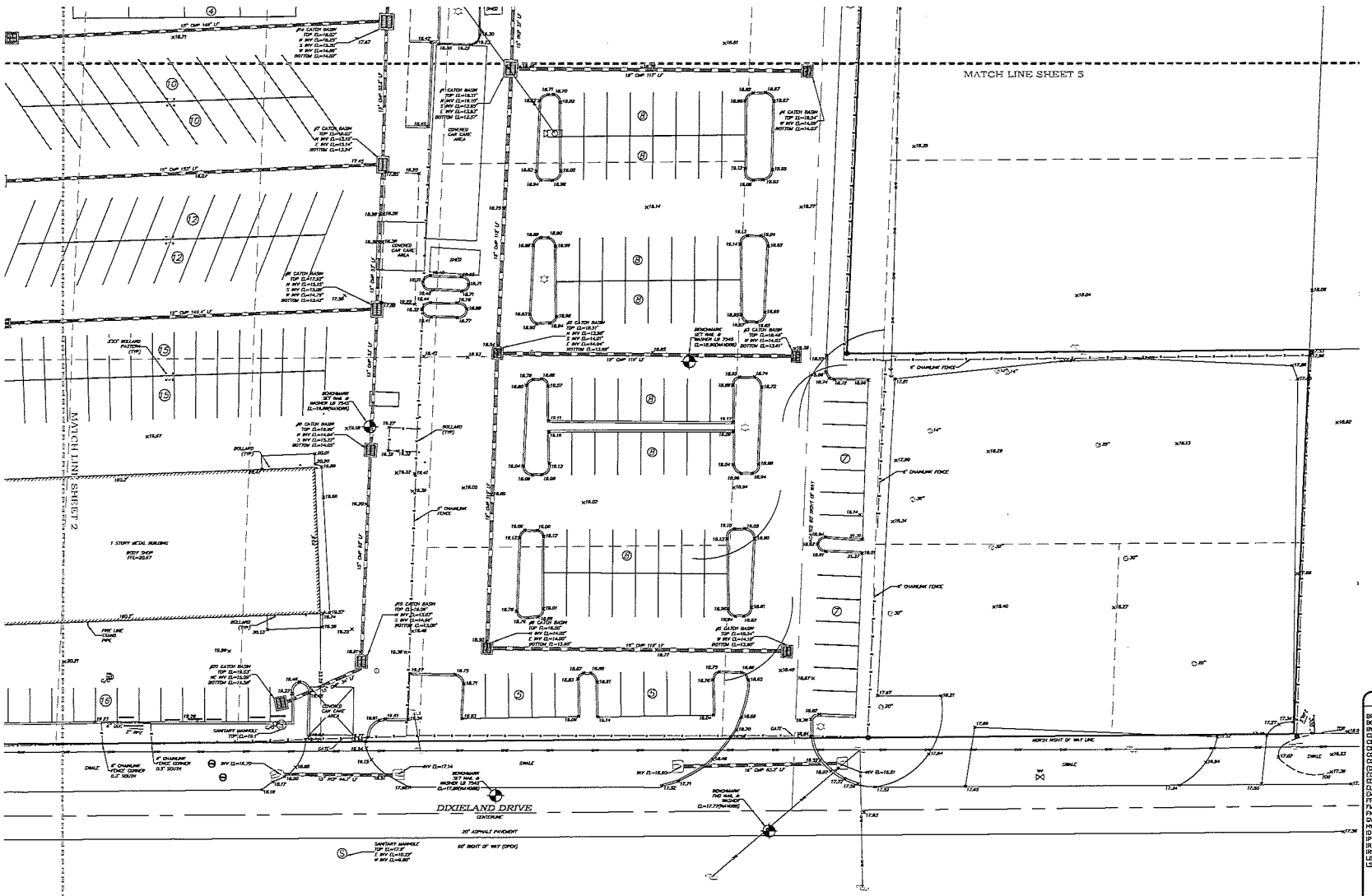
INV



LEGEND

BFP = BACKFLOW PREVENTER	OHW = OVERHEAD WIRES
BOC = BACK OF CURB	O.R.B. = OFFICIAL RECORD BOOK
BWF = BARBED WIRE FENCE	(P) = PLAT
CLF = CHAIN LINK FENCE	P.B. = PLAT BOOK
CM = CONCRETE MONUMENT	PG. = PAGE
CMP = CORRUGATED METAL PIPE	PSM = PROFESSIONAL SURVEYOR AND MAPPER
CONC. = CONCRETE	PVC = POLY VINYL CHLORIDE
COVD. = COVERED	RCP = REINFORCED CONCRETE PIPE
(D) = DESCRIPTION	(S) = SURVEYED
ECMP = ELLIPTICAL CORRUGATED METAL PIPE	TOB = TOP OF BANK
EOR = EDGE OF DIRT DRIVE	TOS = TOE OF SLOPE
EL = ELEVATION	TRANS = TRANSFORMER
EM = ELECTRIC METER	UG = UNDERGROUND
FFE = FINISHED FLOOR ELEVATION	WDF = WOODEN FENCE
FM = FORCE MAIN	WL = WATER LINE
FND. = FOUND	WM = WATER METER
GV = GATE VALVE	= FIRE HYDRANT
HW = HEADWALL	= GUY ANCHOR
ID = IDENTIFICATION	= UTILITY POLE
IP = IRON PIPE	= WATER GATE VALVE
IR = IRON ROD	= WELL
IRC = IRON ROD WITH CAP	= CAMERA
LB = LICENSED BUSINESS	= LIGHT POLE
LS = LICENSED SURVEYOR	= CLEAN OUT
	= SIGN
	= PALM (70)
	= PINE (132)
	= OAK (81)

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0' 10' 20'
1" = 20'

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

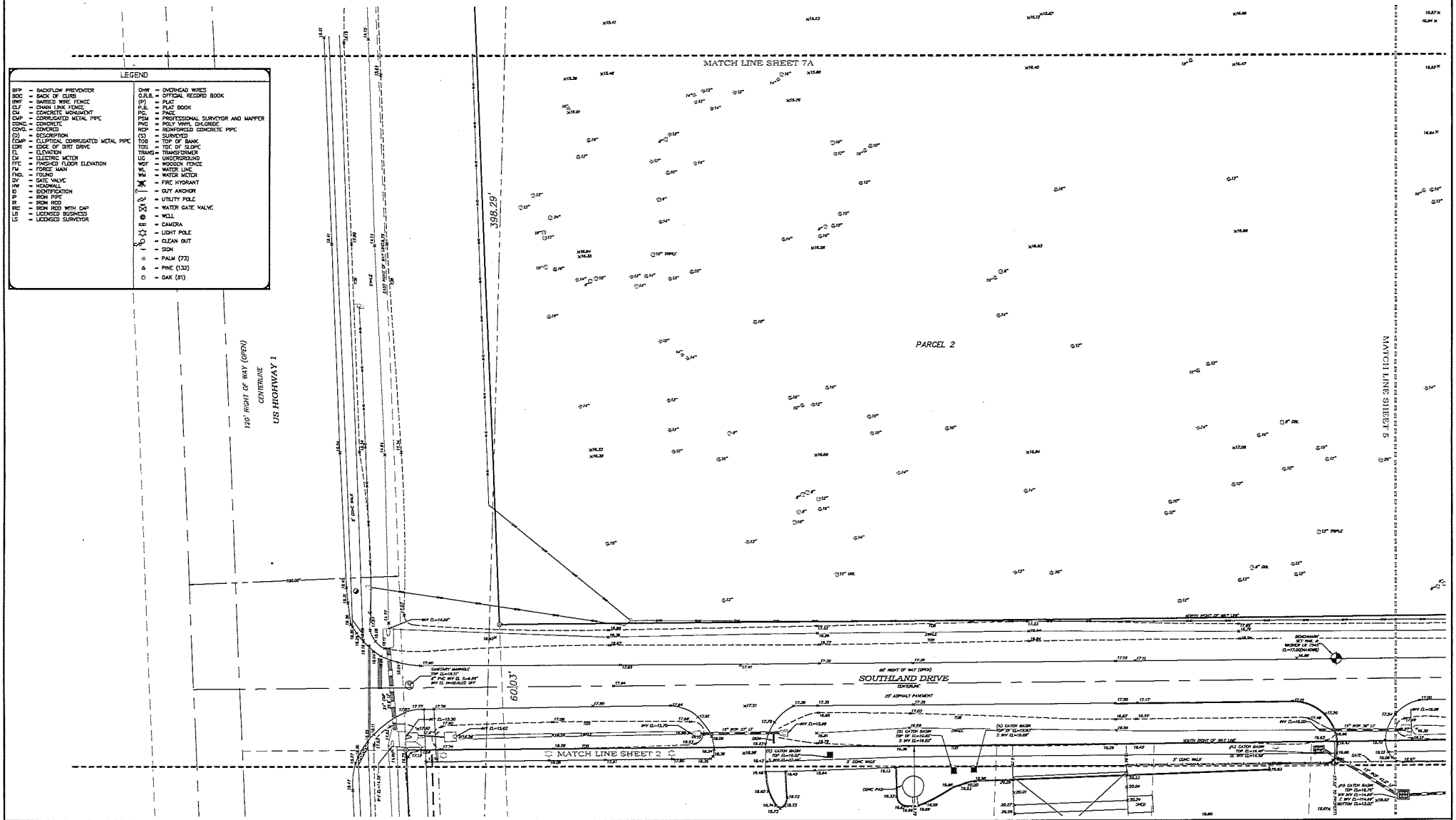
REVISIONS	DATE
REVISED PER TITLE COMMITMENT	02/03/2022
REVISED SHEET 2 PER COMMENTS	02/08/2022

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

FIELD BOOK	DRAWN
79	TB RJS
PAGE(S)	SCALE
52	1"=20'
FIELD DATE	JOB #
11/08/21	20-615

SHEET 4 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8



MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
0 10' 20'
1" = 20'

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PAGE(S)	SCALE
52	1"=20'
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11/08/21	20-615

SHEET 5 OF 8

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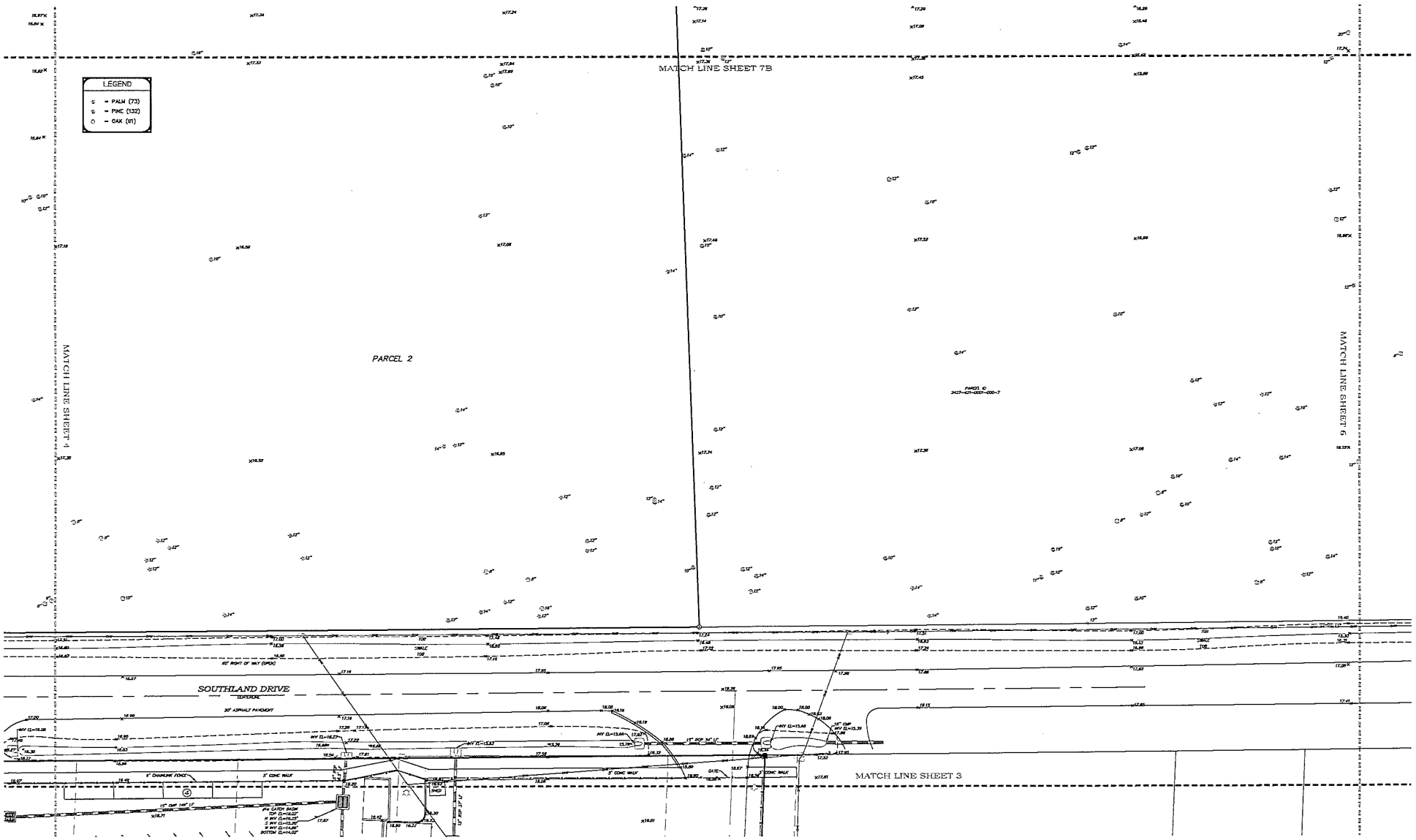

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY
GRAPHIC SCALE
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PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 6 OF 8

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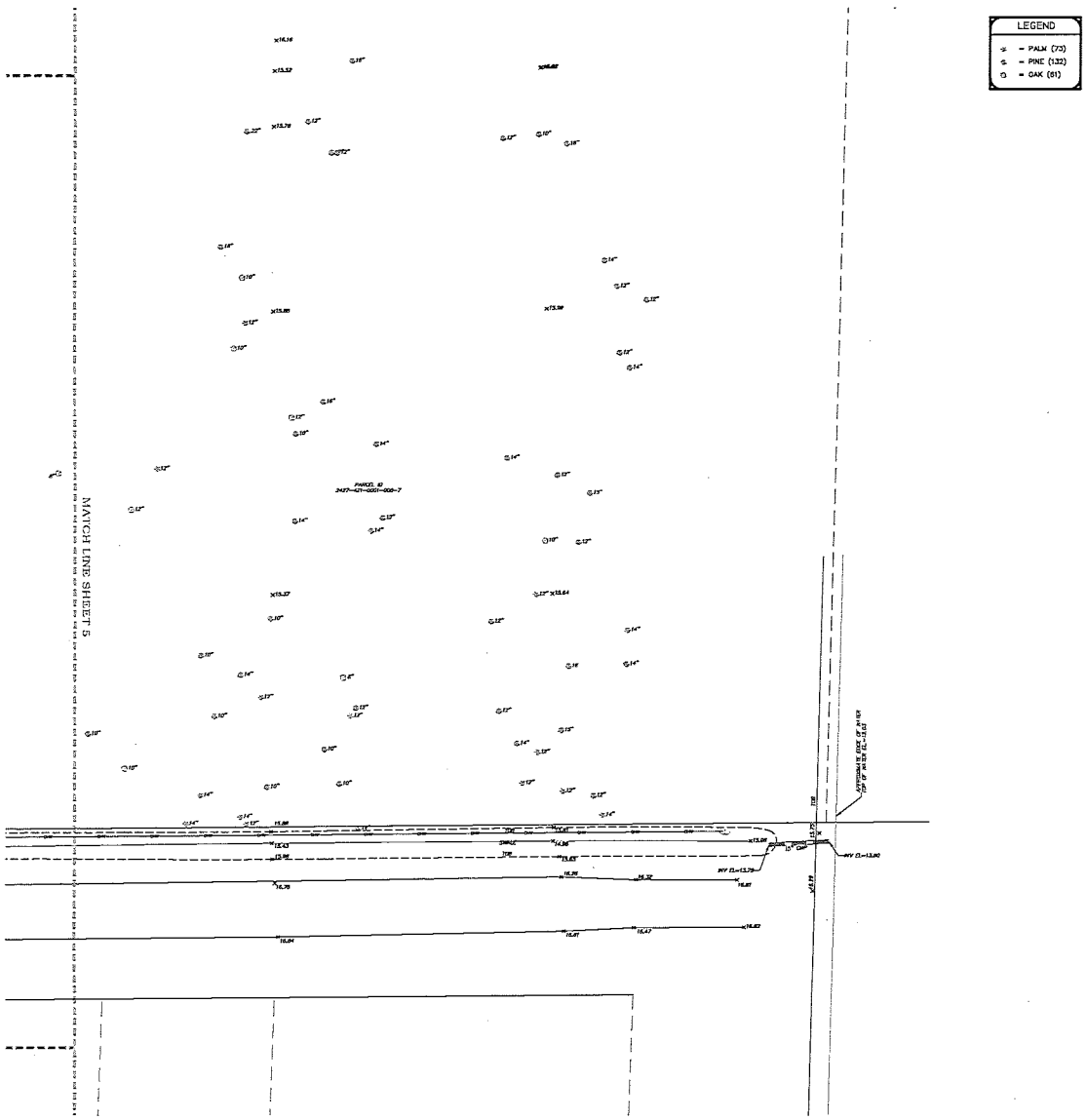

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SHEET 7 OF 8

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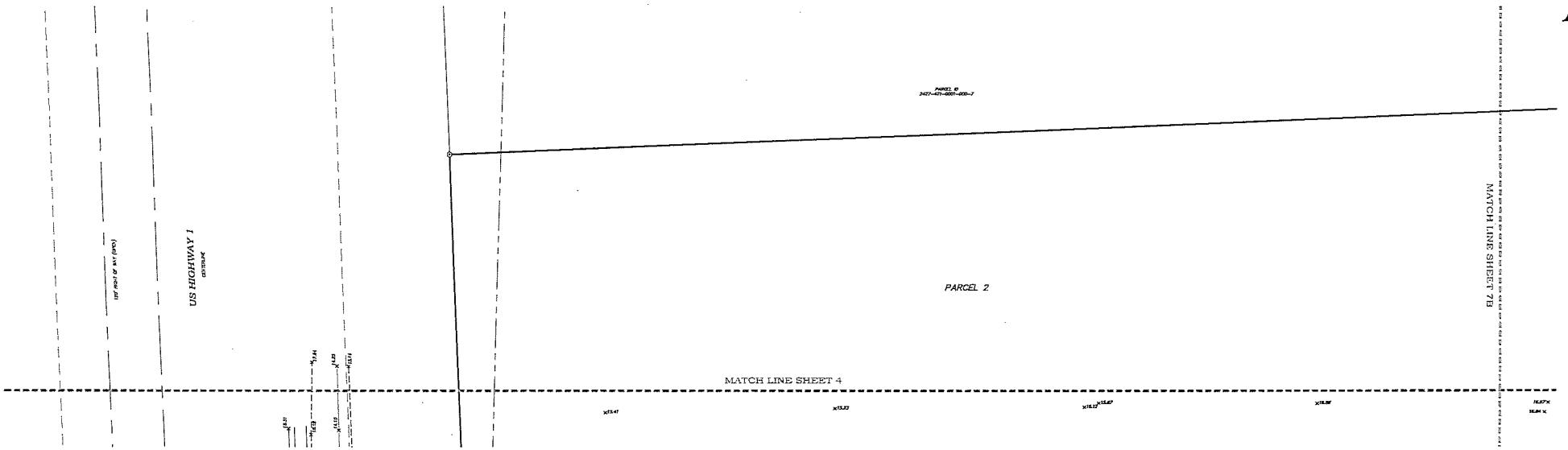
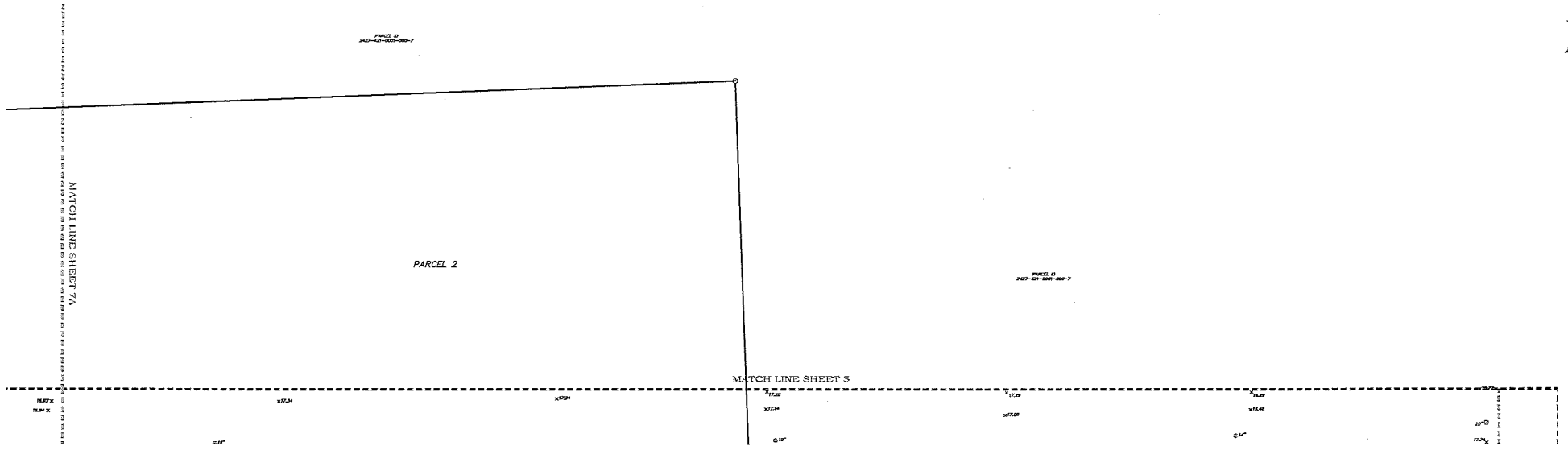
A



B



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FIELD BOOK 79	DRAWN TB RJS
PAGE(S) 52	SCALE 1"=20'
FIELD DATE 11/08/21	JOB # 20-615

SHEET 8 OF 8

NOT VALID WITHOUT ALL SHEETS 1 THROUGH 8

Technical Review Committee **1. c.**

Meeting Date: 11/16/2023

REQUESTED ACTION

Major Amendment to Site Plan - Trinity Lutheran Church of Fort Pierce - 2011 S. 13th Street

SUMMARY

Project #: 23-41100001

Trinity Lutheran Church of Ft. Pierce, located at 2011 S. 13th St., just east of the Lawnwood Recreation Complex, is seeking authorization to construct a new, 6,530 square foot, classroom building to be used in association with religious education and daycare programs offered by the Church. The proposed building addition, a prefabricated modular structure, will be located along the western side of the existing developed area of the property. The proposed use will require minor modifications to the existing parking lot and site stormwater systems.

Please review and provide comments at least two (2) days before the meeting date. Please send all comments to kcharles@cityoffortpierce.com and planning@cityoffortpierce.com. Also, should you require additional information, please do not hesitate to contact me at 772.467.3739.

LOCATION

2416-504-0750-000-2 (2011 S. 13th Street, Fort Pierce, FL 34950)

RESPONSIBLE STAFF

Kerry C. Driver - Planner

RECOMMENDATION

N/A

Attachments

Applicant File

Form Review

Form Started By: Kerry Charles Started On: 10/24/2023 01:22 PM

Final Approval Date: 10/25/2023

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 2011 S 13th St, Fort Pierce, FL 34950

Parcel ID #(s): 2416-504-0750-000-2

Project description: 6530 sq ft, classroom building addition

Application Type

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

☒ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 6,530 Site Acreage: n/a

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

Trinity Lutheran Church of FP	Tom DeGrace, PE
Property Owner(s)	**Applicant/Representative, Title, Company**
2011 so. 13th street	2980 South 25th Street
Street Address	Street Address
ft. pierce fla 34982	Ft. Pierce Fl 34981
City State Zip	City State Zip
772.710.8950	772-464-3537
Phone Number	Phone Number
kabravo1974@gmail.com	tdegrace@ct-eng.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)
- [x] 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)
- [ ] Lighting Plan (see Section 125-313)
- [ ] Design Review submittals (see Design Review application)
- [ ] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

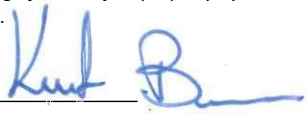
Property address or Location: 2011 South 13th Street, Ft. Pierce, Fl 34982

Parcel ID #(s): 2416-504-0750-000-2

Project description: 6530 Sq Ft. Classroom Bldg Aaddition

Trinity Lutheran Ch of FP	Culepper & Terpening, Inc.
Property Owner(s)	**Applicant/Representative, Title, Company**
2011 South 13th St.	2980 South 25th Street
Street Address	Street Address
Ft. Pierce Fl. 34982	Ft. Pierce Fl. 34981
City State Zip	City State Zip
772-710-8950	772-464-3537
Phone Number	Phone Number
kbravo@premier-pm.com	tdegrace@ct-eng.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 NARRATIVE

TRINITY LUTHERAN CH. of FP

CHILD CARE ADDITION

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.

See attached site survey.

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.

The proposed development site is an existing church and education facility. There are no major natural features remaining on the site.

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.

The design intent of the project is to provide for the installation of a modular classroom building in support of existing church operations. Colors and architectural design will be consistent with the existing buildings on the property.

d. Context photographs of neighboring uses and architectural styles.

See attached photographs of the surrounding area for consistency and styles and design.

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.

See attached photographs.

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.

See attached photographs.

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.

See attached site plan.

i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.

See attached architectural plans.

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.

See attached architectural plans.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	public park (Lawnwood)	INST.	OS-1
South	public park (Lawnwood)	INST.	OS-1
East	school (St. Lucie Elm)	Low Density	R-2
West	public park (Lawnwood)	INST.	OS-1

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	INST	OS-1	N/A	4.76	X
****Proposed**	INST	OS-1	N/A	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 653 GPD
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 2897.625
**Proposed Zoning/FLU	Total gallons per day 816.25
**Change in Demand	Total gallons per day 3713.875

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 653 GPD
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 2318
**Proposed Zoning/FLU	Total gallons per day 653
**Change in Demand	Total gallons per day 2971

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): N/A
Single Family: (du x 0.405 = students/70% K-8/30% High) N/A
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	N/A
****Proposed Zoning/FLU**	N/A
***Change in Demand**	N/A

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

Impact	See Site Plan.

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	INST	INST
****Proposed Zoning/FLU**	4.09	11.73 (AM)/ 11.82 (pm)
***Change in Demand**	Trips +311	Trips 77/ 77
Impact to Capacity	NONE	

IV. Project Description

PHASING
Is this project (phase) part of a larger project? ☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	N/A	0	N/A		
Single-family, attached	N/A	0	N/A		
Multi-family	N/A	0	N/A		
Other (specify)	N/A	0	N/A		

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
EDUCATIONAL	1	6530	N/A	WINTER 2024	WINTER 2024

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

PROJECT NARRATIVE
TRINITY LUTHERAN CHURCH
CLASSROOM BUILDING ADDITION.

Trinity Lutheran Church of Ft. Pierce, located at 2011 S. 13th St., just east of the Lawnwood Recreation Complex, is seeking authorization to construct a new, 6,528 square foot, classroom building to be used in association with religious education and day care programs offered by the Church. The proposed building addition, a prefabricated modular structure, will be located along the western side of the existing developed area the property. the proposed use will require minor modifications to the existing parking lot and site stormwater systems.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made the 8th day of February, A.D. 1960, by CITY OF FORT PIERCE, a municipal corporation existing under the laws of Florida, and having its principal place of business at Fort Pierce, Florida, hereinafter called the Grantor, to TRINITY LUTHERAN CHURCH OF FORT PIERCE, FLORIDA (a corporation not for profit) whose postoffice address is 2011 South 13th Street, hereinafter called the Grantee;

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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns, all that certain land situate in St. Lucie County, Florida, viz:

From the Southeast corner of Section 16, Twn. 35 S., R. 40 E., in the City of Fort Pierce, St. Lucie County, Florida, run North 88 deg.-14 min.-48 sec. West, along the south line of said Section 16, 1379.2 feet to the centerline of South 13th Street, as shown on the plat of Sunrise Estates Subdivision, recorded in Plat Book 9, Page 75, of the public records of St. Lucie County, Florida; thence North 0 deg.-09 min.-48 sec. West, along the centerline of South 13th Street, 723.89 feet; thence North 88 deg.-14 min.-48 sec. West, parallel to the south line of aforesaid Section 16, 305.03 feet to the Point of Beginning of the lands herein described;

From said Point of Beginning continue North 88 deg.-14 min.-48 sec. West, parallel to the south line of said Section 16, 97.21 feet; thence North 0 deg.-09 min.-48 sec. West, parallel to the centerline of aforesaid South 13th Street, 597.53 feet to the north line of the South ½ of the SE¼ of aforesaid Section 16; thence South 88 deg.-15 min.-48 sec. East, along the north line of the South ½ of the SE¼ of said Section 16, run 347.21 feet to a point 55 feet west of the centerline of South 13th Street; thence South 0 deg.-09 min.-48 sec. East, parallel to and 55 feet westerly from the centerline of South 13th Street, run 598.63 feet to the north line of property of the Trinity Lutheran Church; thence North 88 deg.-14 min.-48 sec. West, along the north line of property of the Trinity Lutheran Church, 250 feet; thence South 0 deg.-09 min.-48 sec. East, along the west line of the property of the Trinity Lutheran Church, 300 feet to the Point of Beginning; Containing 3.0 acres.

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, its successors and assigns, 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 claiming by, through or under the said Grantor, its successors or assigns.

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 above written.

Signed, sealed and delivered
in the presence of:

CITY OF FORT PIERCE

By _____
Mayor-Commissioner

Attest: _____
City Clerk

APPROVED As To Form And Correctness:

By _____
City Attorney

STATE OF FLORIDA)
ST. LUCIE COUNTY)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and County aforesaid to take acknowledgments, personally appeared JAMES L. HOWE and D. C. HUMBEY, well known to me to be the Mayor-Commissioner and City Clerk respectively of the municipal corporation named as Grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said municipal corporation and that the seal affixed thereto is the true corporate seal of said municipal corporation.

WITNESS my hand and official seal in the County and State last aforesaid, this 9th day of February, A.D. 1940.

FILED AND RECORDED
SEP

_____
Notary Public, State of Fla. at Large
My commission expires, _____

Notary Public, State of Florida at Large
My Commission Expires Nov. 29, 1941
Bonded by American Surety Co. of N. Y.

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

Property Identification

Site Address: 2011 S 13th ST	Parcel ID: 2416-504-0750-000-2	Account #: 25844	Sec/Town/Range: 16/35S/40E
		Map ID: 24/16S	Zoning: General &
Use Type: 7100	Jurisdiction: Fort Pierce		

Ownership

Trinity Lutheran Church Of FP
2011 S 13th St
Fort Pierce, FL 34950

Legal Description

LAWNWOOD ADDN THAT PART OF BLKS 105, 115 AND 128 AND VAC STS AND ALLEYS DESC AS: FROM SE COR BLK 128 RUN W 30 FT TO POB,TH CONT W 347.21 FT,TH N 597.53 FT TO N LI OF S 1/2 OF SE 1/4 OF SEC 16-35-40,TH E 347.21 FT TO W R/W DR DITCH,TH S 598.63 FT TO POB(Deed Book 261-364, 264-215)

Current Values

Just/Market:	$1,692,500	Assessed:	$1,688,280	Year	Just/Market	Assessed	Exemptions	Taxable
Exemptions:	$1,688,280	Taxable:	$0	2022	$1,692,500	$1,688,280	$1,688,280	$0
				2021	$1,534,800	$1,534,800	$1,534,800	$0
				2020	$1,548,700	$1,548,700	$1,548,700	$0

Historical Values 3-year

Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
02-08-1960	0261 / 0364	XX01	SPWD	Fort Pierce City Of	$0

Primary Building Information

Finished Area of this building: 6,212 SF
Gross Sketched Area: 7,202 SF

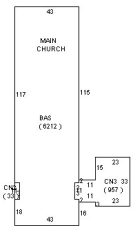
Exterior Data

View:	Roof Cover: Dim Shingle	Roof Structure: Gable	Building Type: CH5
Year Built: 1956	Frame:	Grade: Y_D	Effective Year: 1977
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: N/A1	Secondary Wall:

Interior Data

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





Total Areas

Finished/Under Air (SF):	23,181
Gross Sketched Area (SF):	26,271
Land Size (acres):	4.77
Land Size (SF):	207,781.2
Total Building Count:	4

Special Features and Yard Items

Type	Qty	Units	Year Blt
DOUBLE LIGHT	1	2	1980
SINGLE LIGHT	1	5	1980
CONCRETE LOW	1	5384	2007
ASP2 LOW	1	19440	2007
CEMENT CURB	1	626	2007
CHAINLINK 6'	1	24	2007
CONCRETE LOW	1	3350	2011
CEMENT CURB	1	306	2011
CHAINLINK 6'	1	942	2011
ASP2 LOW	1	25648	2011

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

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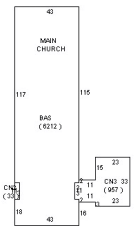
Primary Wall: Conc Block	Story Height: 1 Story	No. Units: N/A1	Secondary Wall:

Interior Data

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





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CEMENT CURB	1	306	2011
CHAINLINK 6'	1	942	2011
ASP2 LOW	1	25648	2011

Day Care Center
(565)

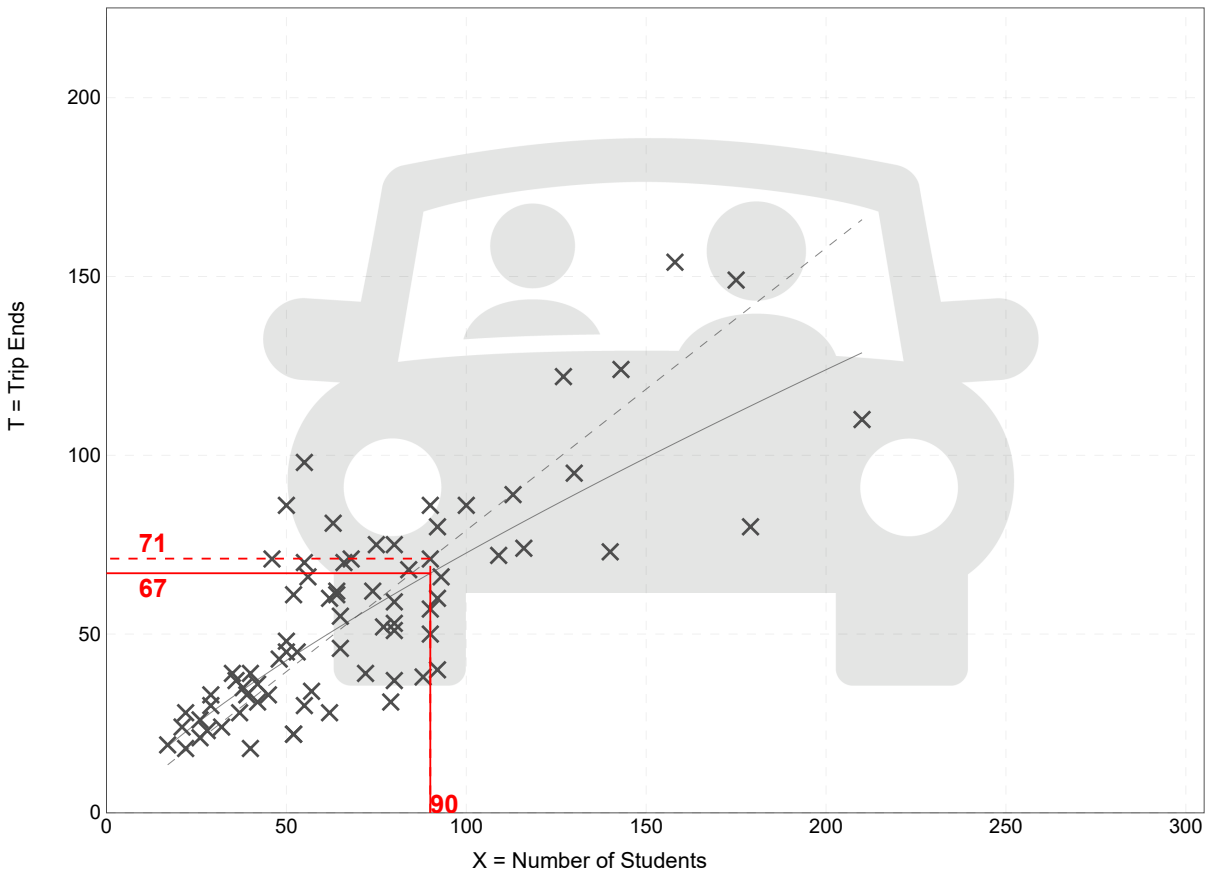
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 75
Avg. Num. of Students: 71
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.79	0.39 - 1.78	0.27

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.77 Ln(X) + 0.74

R^2= 0.63

Day Care Center
(565)

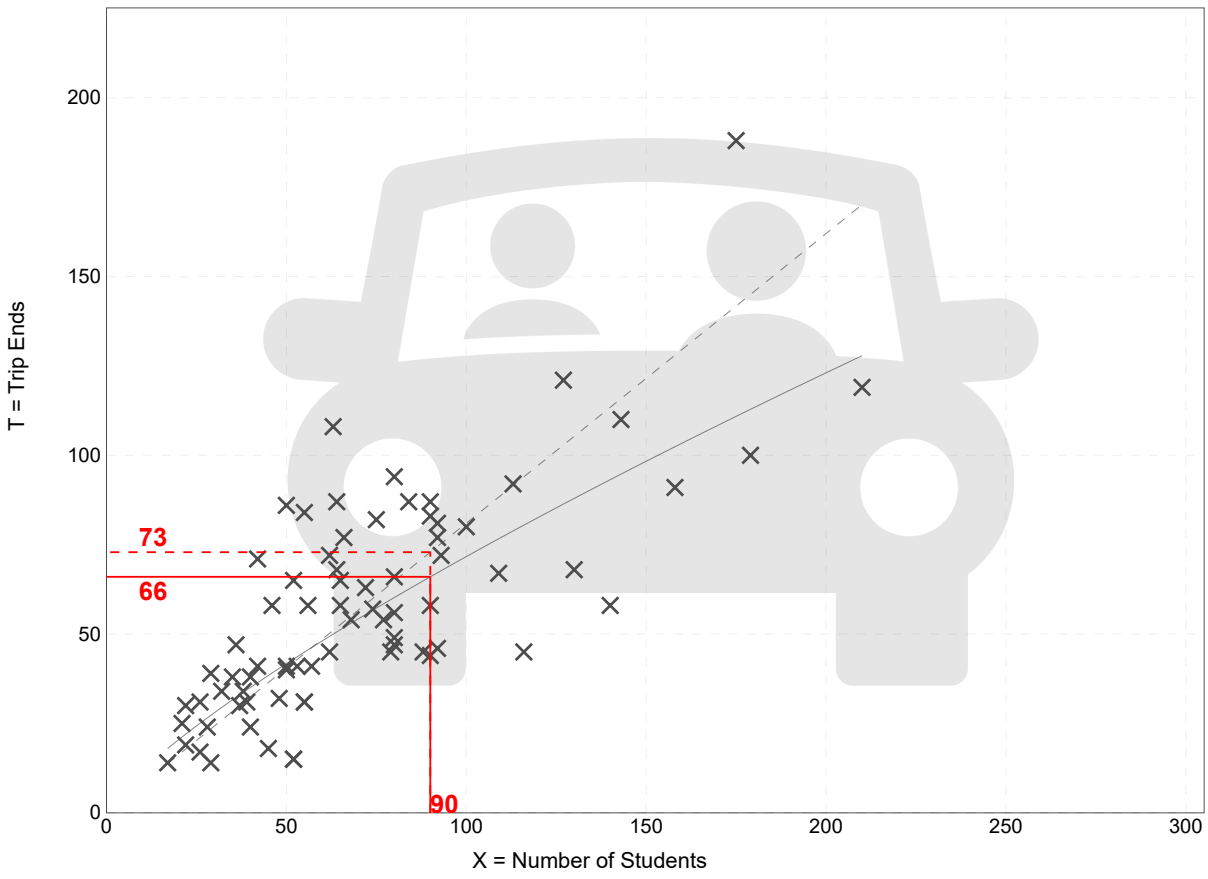
Vehicle Trip Ends vs: **Students**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 75
Avg. Num. of Students: 71
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
0.81	0.29 - 1.72	0.30

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.78 Ln(X) + 0.68

R^2= 0.57

Day Care Center
(565)

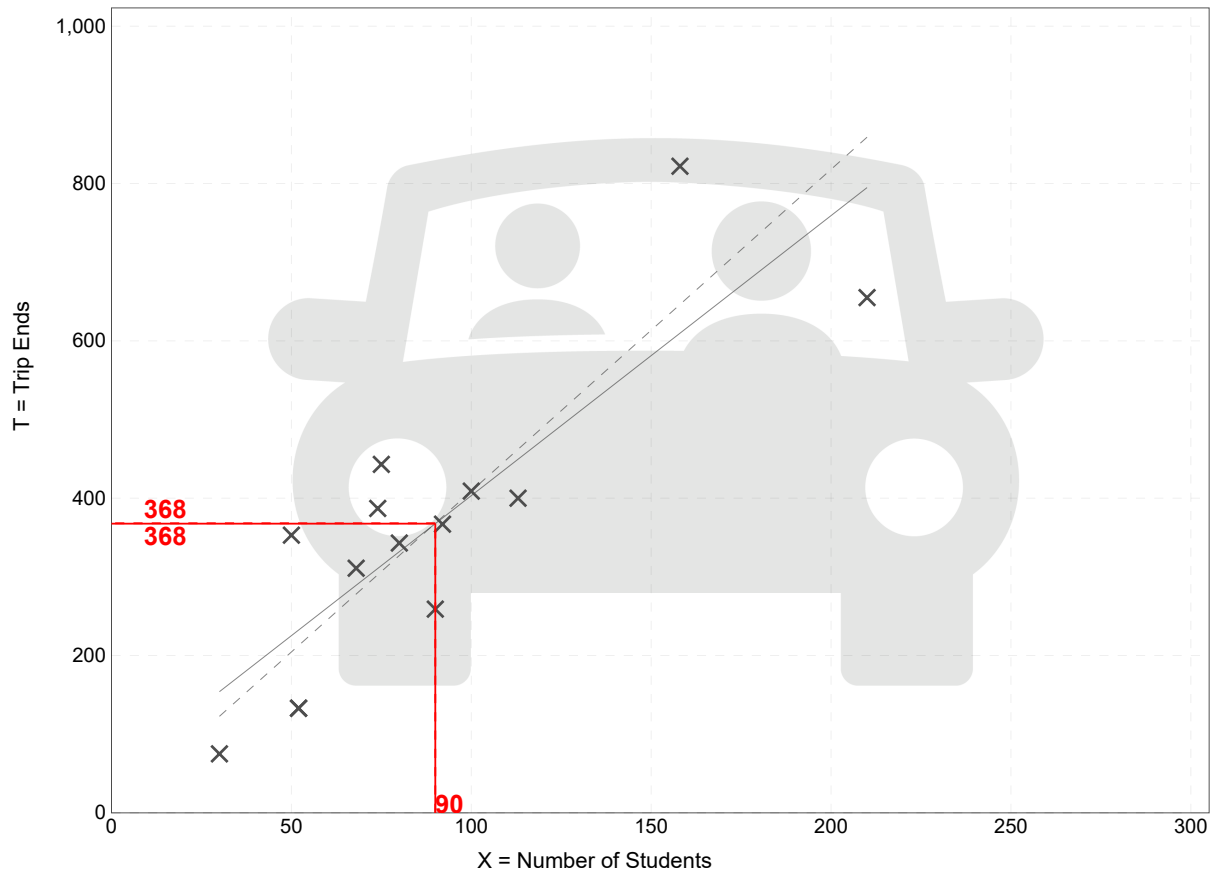
Vehicle Trip Ends vs: **Students**
On a: **Weekday**

Setting/Location: **General Urban/Suburban**
Number of Studies: 14
Avg. Num. of Students: 89
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Student

Average Rate	Range of Rates	Standard Deviation
4.09	2.50 - 7.06	1.21

Data Plot and Equation



Fitted Curve Equation: T = 3.56(X) + 47.23

R^2= 0.72

Saint Lucie County Property Appraiser



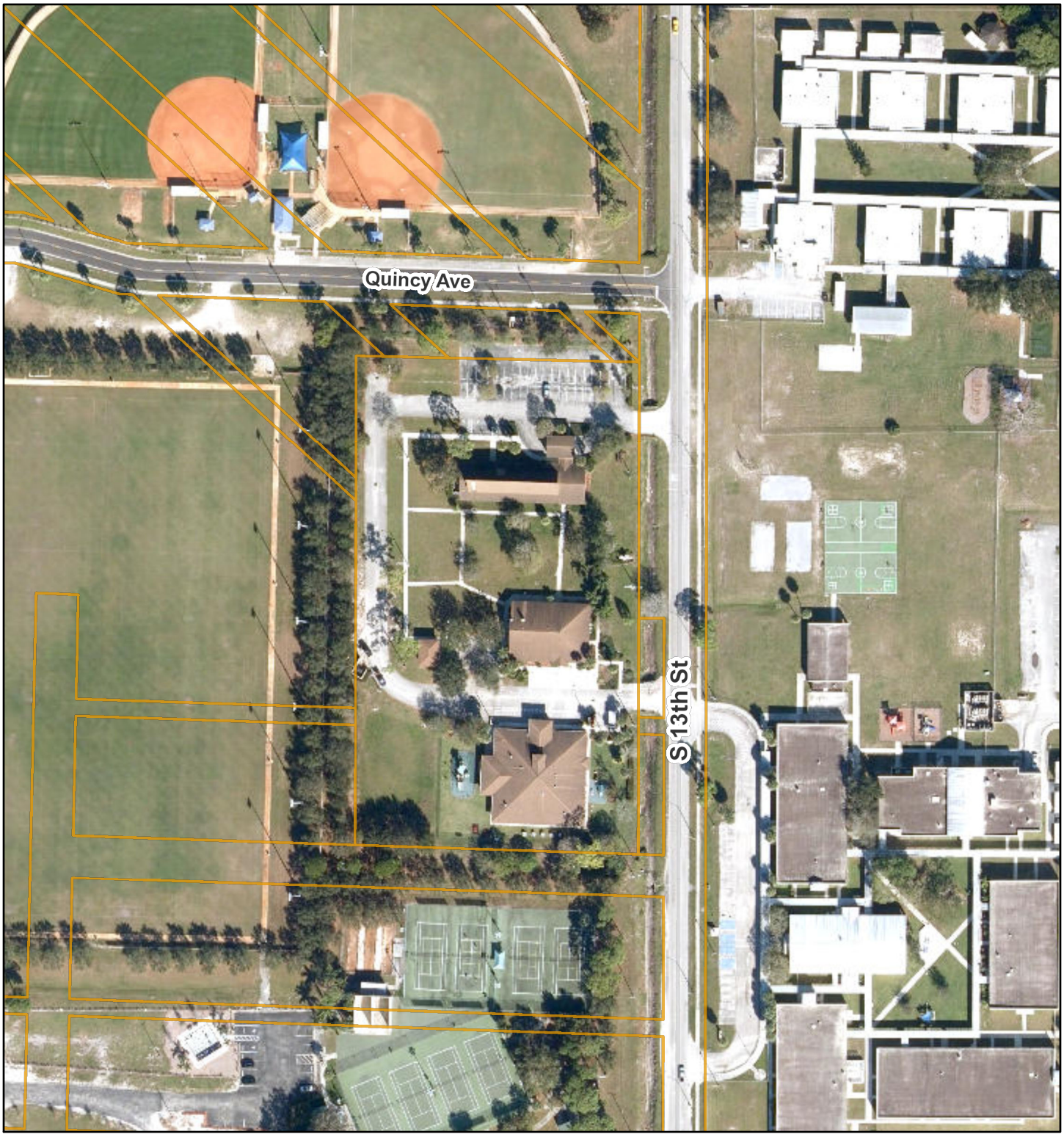
8/7/2023

1:4,514

0 187.5 375 750 ft

0 55 110 220 m

Saint Lucie County Property Appraiser



8/7/2023

1:2,257

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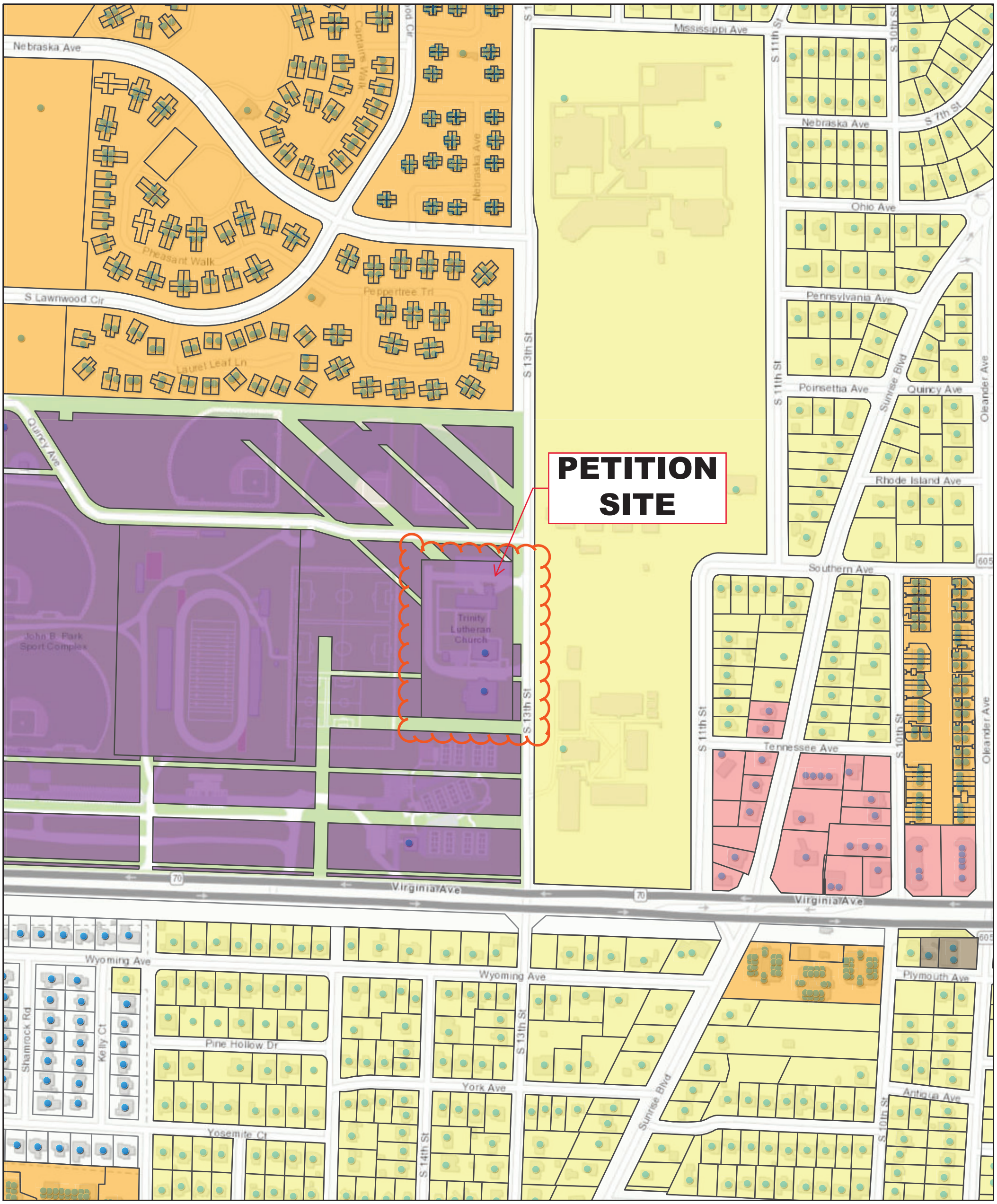
0 25 50 100 m



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Future Land Use

- INST, Institutional
- OP, Offices - Professional & Business Services
- RH, High Density Residential
- RL, Low Density Residential
- RM, Medium Density Residential
- Address Points
- Parcel Boundaries

1:4,514

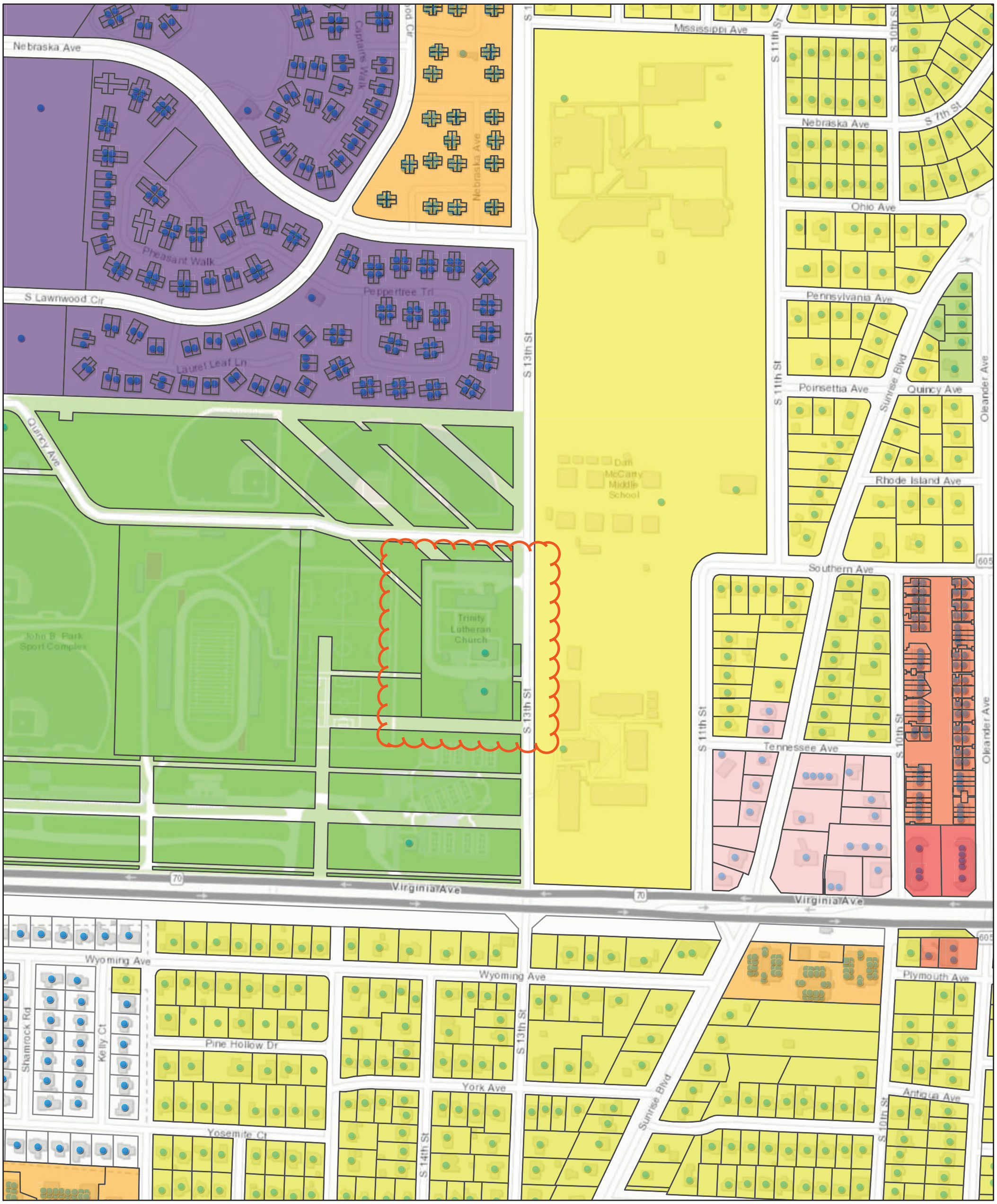
0 0.04 0.09 0.18 mi

0 0.07 0.15 0.3 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.



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Zoning

- C-1, Office Commercial
- C-3, General Commercial
- OS-1, General and Recreational Open Space
- PD, Planned Development
- R-1, Single Family Low Density
- R-2, Single Family Intermediate Density
- R-3, Single Family Moderate Density
- R-4, Medium Density Residential
- R-5, High Density Residential
- Address Points
- Parcel Boundaries

1:4,514

0 0.04 0.09 0.18 mi

0 0.07 0.15 0.3 km

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

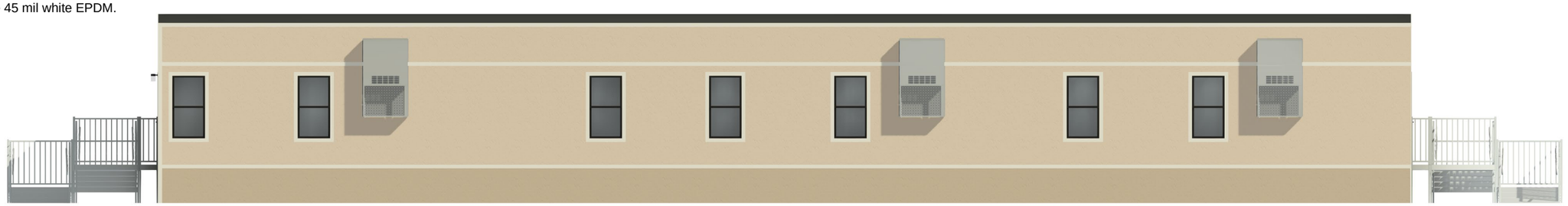
Web AppBuilder for ArcGIS
SLC Property Appraiser's Office, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Ft Pierce | City of Ft Pierce Planning Department & St Lucie County.

3.0 Wall Section
- Standard house wrap installed over exterior walls sheathing with LP smart siding
- False mansard of same siding material
- Matching skirting material with standard vents

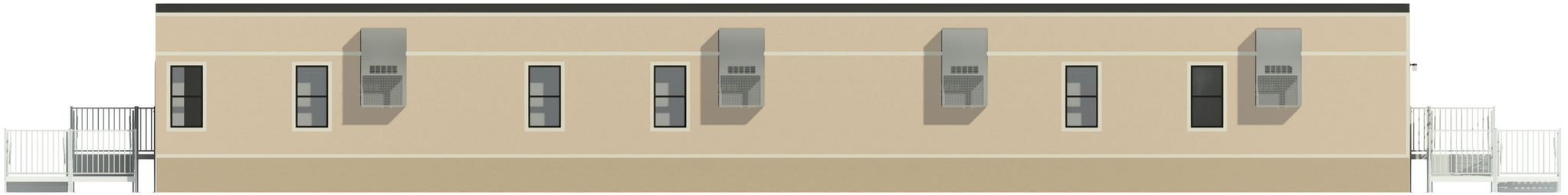
4.0 Roof/Ceiling Section
- Transverse truss (Engineered truss), (UT14w) at 16” O.C.
- Roof sheathing to be 7/16”x4x8
- Roof covering to be 45 mil white EPDM.

5.0 Windows Section
- (21) each, 36x60 VS windows, tinted and insulated, vinyl frame, rated as necessary

6.0 Exterior Doors Section
- (2) each, 72" x 80" Steel/steel exterior doors with 6” x 30” VB. Not impact rated
- Standard closure, panic hardware and removable center tee astragal ST/ST. Both doors are active with mechanically fastened (removable) center tee astragal



REAR ELEV.



HITCH ELEV.

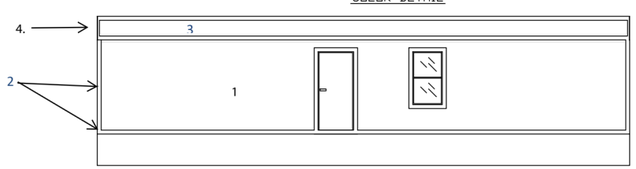


FRONT ELEV.



BACK ELEV.

COLOR DETAIL



DESCRIPTION	COLOR SELECTION
1. Building Body	D2B79B - Warm Carmel
2. Building Trim	E3D9C8 - Antique Beige
3. Mansard Body	
4. Skirting	B99E80 - Dapper Tan

VESTA MODULAR
1000 Town Center, Suite 975
Southfield, MI 48075

THE INFORMATION CONTAINED HEREIN IS PROPRIETARY TO VESTA HOUSING SOLUTIONS, INC DBA VESTA MODULAR, LLC. AND MAY NOT BE SHARED WITH ANY THIRD PARTY WITHOUT THE EXPRESS WRITTEN CONSENT OF VESTA HOUSING SOLUTIONS, INC DBA VESTA MODULAR, LLC.

N W E S
FOR REFERENCE ONLY

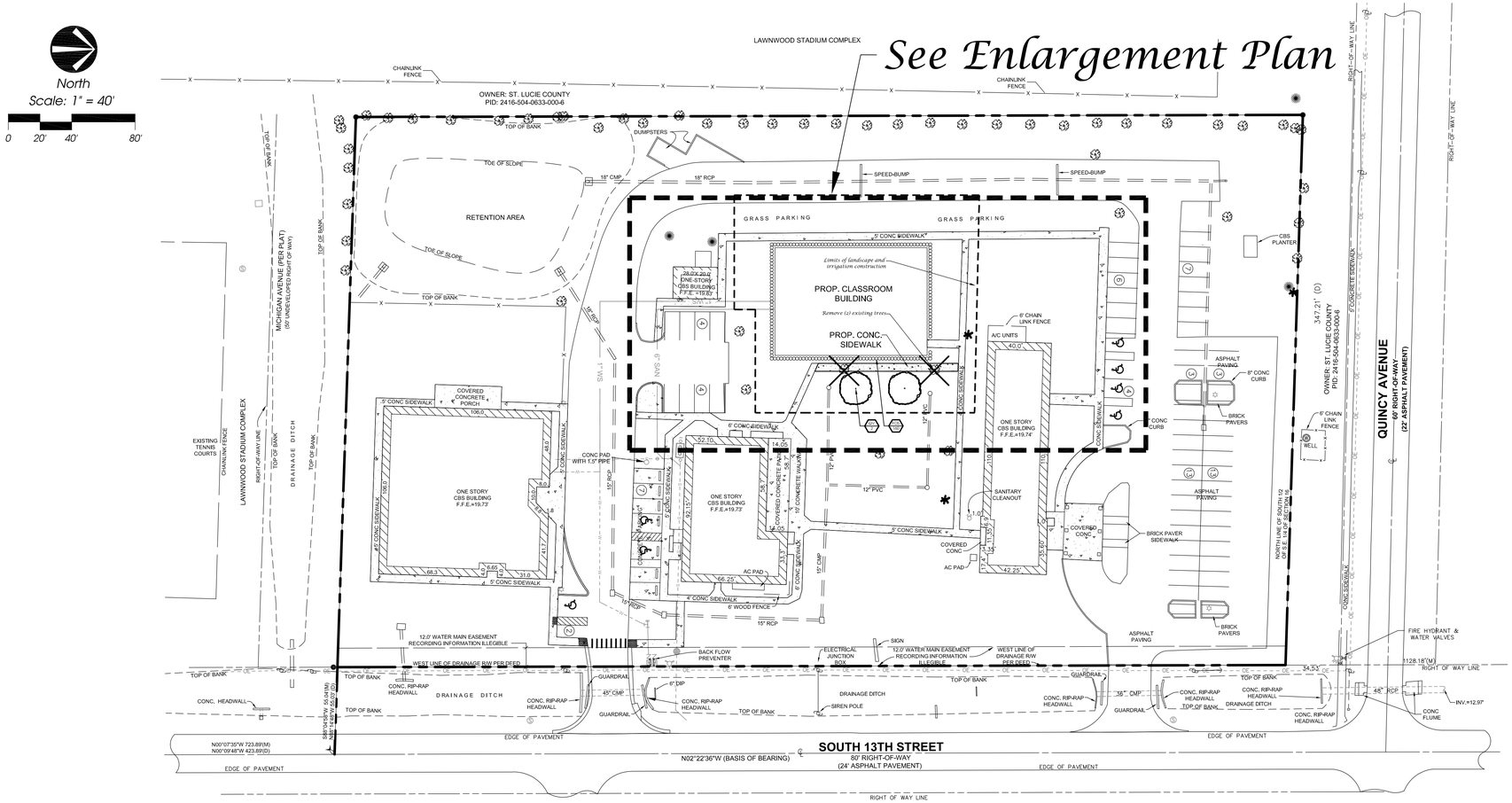
98’ x 68’ CLASSROOM BUILDING
COLOR ELEVATIONS

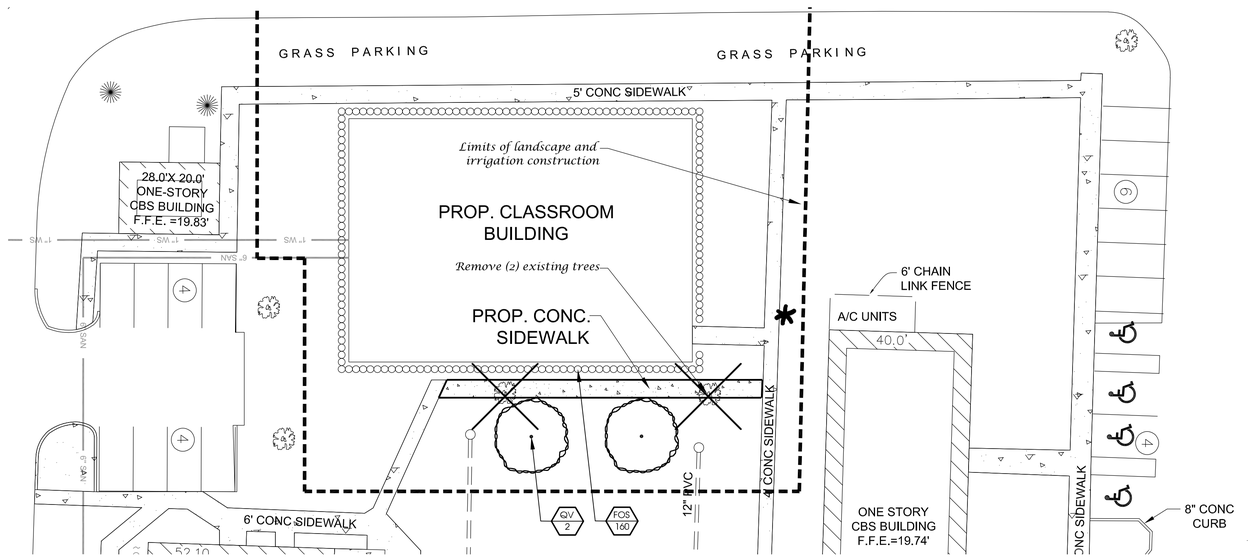
DRAWING DATE: 07/20/23

REVISION #/DATE:
1.
2.
3.

DRAWING NUMBER: 1

DRAWN BY: ERC





Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
2	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
160	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' 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				

General Notes

1. No plant substitutions can be made without the City of Fort Pierce's approval.
2. All required landscape improvements must be inspected and approved by the City prior to the issuance of a Certificate of Occupancy.
3. Any existing landscaping, sod, or irrigation damaged or destroyed during the construction shall be replaced prior to the final inspection.
4. All prohibited, exotic and invasive species shall be removed from the entire site prior to issuance of certificate of occupancy.
5. Planting adjacent to fire hydrants is to have a minimum clear radius of 7.5' as required by the NFPA Uniform Fire Code Florida Edition 18.3.4.1 Hydrants. All fire hydrants and fire check valves shall have a minimum of 7.5' from the front and sides with 4' from the rear to all landscape material per the Florida Fire Prevention Code.

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

Trinity Church Classroom Expansion

South 13th Street
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 23-0704
Drawn By JWS
Submittal Dates 8-3-2023

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 elliminate 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.

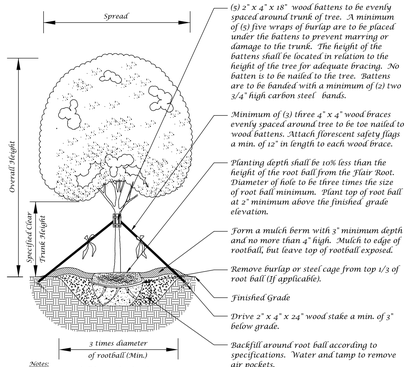
Agriform 20-0-5 twenty-one gram planting tablets may be substituted for granular fertilizer. If utilized, the following rates shall be utilized: Position plant in hole, Backfill halfway up the rootball. Place tablet(s) beside rootball about 1" from root tips. Do not place tablet(s) in bottom of hole.

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.

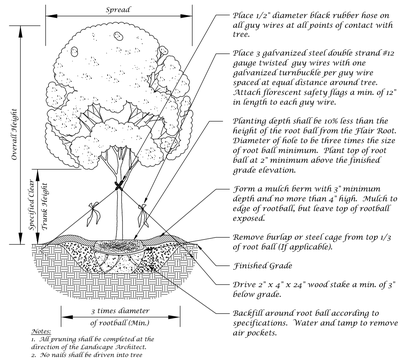
NOTES:
1. Contractor to include drainage testing for all trees and palms in bid. If drainage is inadequate, the soil specification in item #8 above shall be revised for site conditions. Contractor shall notify the Owner and Landscape Architect of poor drainage conditions in writing and written direction will be provided to the contractor of appropriate soil mixture specification to be used.
2. All fertilizers shall meet the City of Fort Pierce's fertilizer ordinance.

Landscape Details



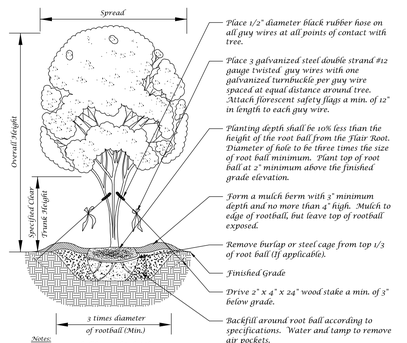
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



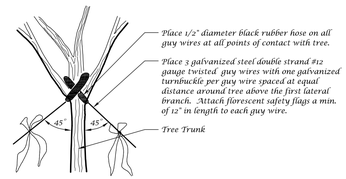
Tree Planting Detail

Not to Scale



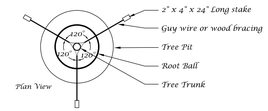
Multi-Trunk Tree Planting Detail

Not to Scale



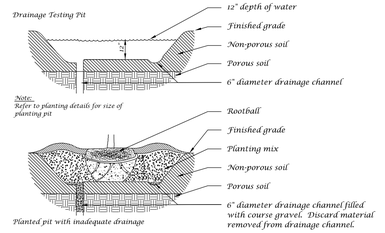
Guy Wire Attachment Detail

Not to Scale



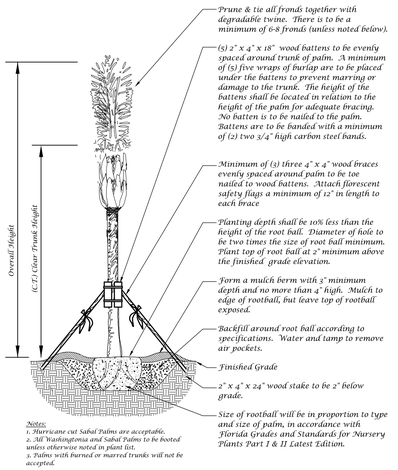
Staking Detail

Not to Scale



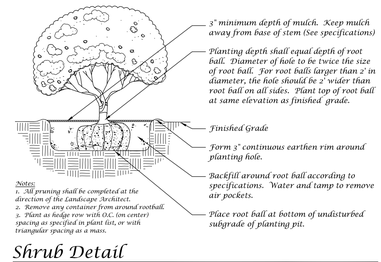
Drainage Testing Detail

Not to Scale



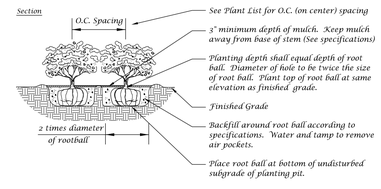
Palm Planting Detail

Not to Scale



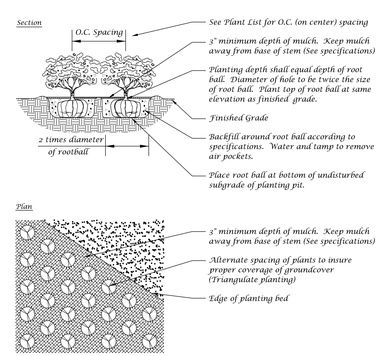
Shrub Detail

Not to Scale



Ground Cover Detail

Not to Scale



Ground Cover 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
L.C. 26000198

Trinity Church Classroom Expansion
South 13th Street
City of Fort Pierce, Florida

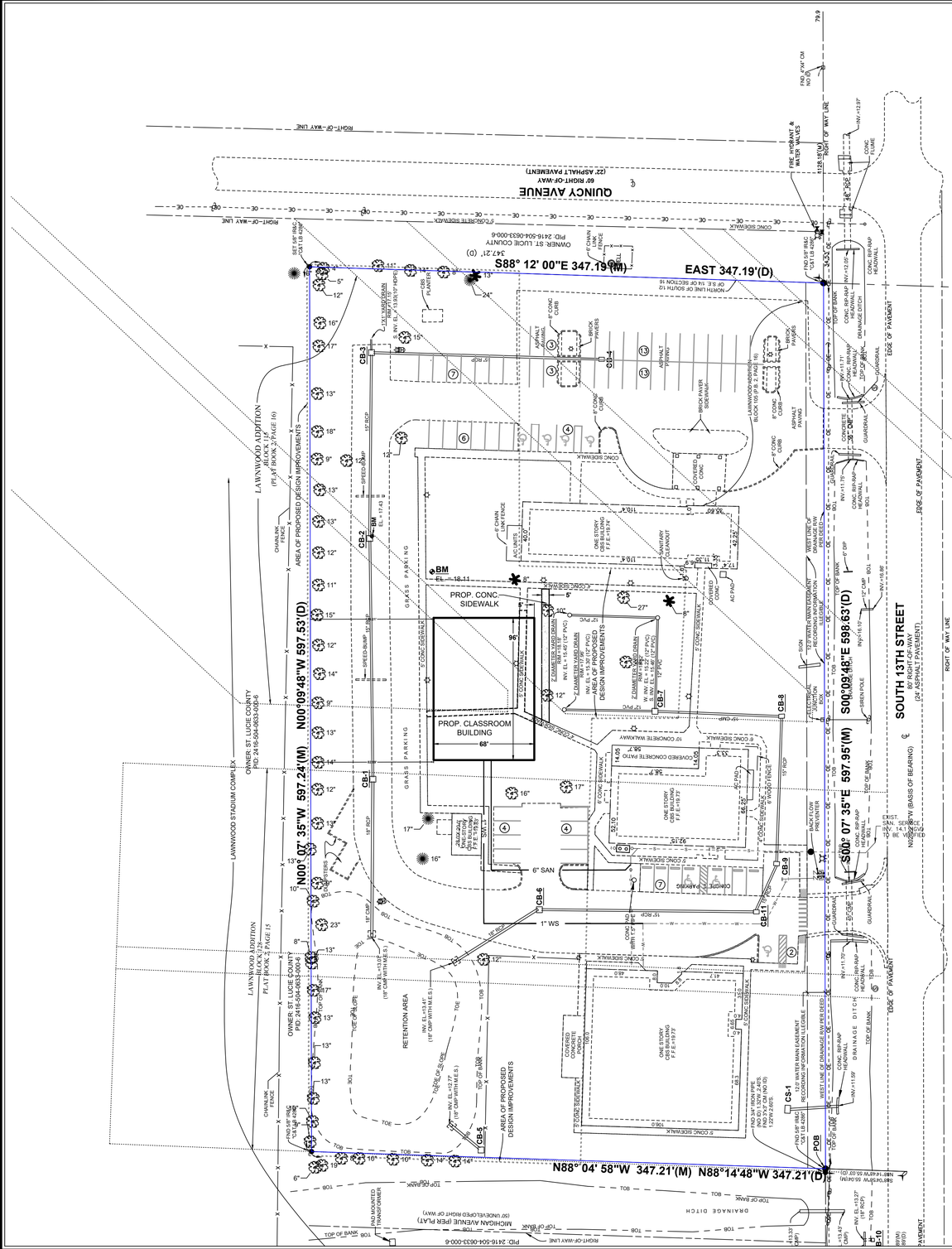
City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No. 23-0704
Drawn By JWS
Submittal Dates 8-3-2023

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.



GENERAL NOTES

1. *ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF FT. PIERCE CODE OF ORDINANCES SECTION 119 AND 125.*

GRAPHIC SCALE

40 0 20 40

(IN FEET)

1 inch = 40 ft.

SITE DATA TABLE

Owner:
Trinity Lutheran Church of Fort Pierce
2011 South 13th Street
Fort Pierce, FL 34950

Applicant:
Trinity Lutheran Church of Fort Pierce
2011 South 13th Street
Fort Pierce, FL 34950

Engineer:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Owners Representatives:
Culpepper & Terpening, Inc.
2980 South 25th. Street
Fort Pierce, FL 34981
Phone: (772) 464-3537
Fax: (772) 464-9497
www.ct-eng.com

Landscape Architect:
TBD

Architect:
TBD

1.) **Project Name:**
Trinity Church Classroom expansion

2.) **Location:**
Approximately a quarter mile north of the Virginia Avenue and 13th st. intersection.

3.) **Project Description:**
A new classroom building and additional parking to support it total site approximately 4.76 acres.

4.) **Sec/Town/Range:**
Section 16/ Range 35S/ Township 40E

5.) Map ID:
24/16S

6.) **Parcel ID Numbers:**
2416-504-0750-000-2

7.) **Gross Site Area:**
4.77 acres (proposed development tract)
207,781 sq feet (approximate)

8.) **Zoning:**
OS-1

9.) **Land Use:**
7100-CHRCHS

10.) **Building Data:**

Setbacks (feet)	Required	Provided
North	N/A	154.0
East	15	51.4
South	N/A	23.7
West	N/A	59.7

Building Square Footage (SF)	
Proposed Classroom	6,528
Existing Daycare	11,089
Existing Office	5,270
Existing Sanctuary	5,882
Total	28,769

Note: All buildings are one story.

11.) **Development Schedule:**
Start 4th Qtr 2023
Complete 4th Qtr 2024

12.) **Flood Zone:**
The project site is located in Flood Zone X.
According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map Number 12111C0187K. (2/19/2020)

13.) **Site Coverage:**

Impervious	Proposed SF	Existing SF	Total	SFWMD Permitted	Comparison
Buildings	6,528	22,803	29,331	24,829	-4,502
Pavement	0	49,255	49,255	49,223	-32
Sidewalk	-189	15,102	14,913	30,015	15,102
Total Impervious	6339	87,160	93,499	104,067	10,568

Pervious	Proposed SF	Existing SF	Total	SFWMD Permitted	Comparison
Open Space	-6,339	120,621	114,282	234,903	120,621
Total Pervious	-6339	120,621	114,282	234,903	120,621
Total	0	207,781	207781.20	100.0%	

14.) **Building Hgt.:**
Proposed Maximum Bldg. Hgt. 35 feet (single story)

15.) **Utility Service:**

Water Service	FPUA	Electric Service	FPUA
Sewage Service	FPUA	Cable Service	Blue Stream
Re-Use Water	n/a		

16.) **Fire Services:**
The Fire Hydrant is provided at the project property line near the south east corner of the property.

17.) **Site Lighting:**
Site lighting shall be provided in accord with City Codes and Standards. No lighting shall be directed off-site. Site lighting to be provided by a combination of wall mounted and poled fixtures. Parking lot (auto) lighting shall be at an average of 2.0 ft Candles; Site lighting to be LED fixtures.

18.) **Refuse Collection:**
Trash and solid waste is collected by approved City of Fort Pierce Service provider.

19.) **Parking Required:**
The controlling requirement for provided parking is set by the Fort Pierce Planning and Zoning

Building	Parking requirement	Requests	Required
Proposed Classroom	2 Spaces/classroom	6	12
Existing Daycare	2 Spaces/classroom	7	14
Existing Office	1 Space/300SF	5,270	18
Existing Sanctuary	**1 Space/ 3 seats**	**180**	**60**

*Sanctuary parking dictates required parking

Parking Provided:

	Required	Provided	
Standard Spaces	60	62	Spaces
Handicapped	3	7	Spaces
Total	**63**	**69**	**Spaces**

20.) **Site Drainage:**
The stormwater management system for the overall project area is governed by the Fort Pierce, South Florida Water Management District Permit No. 56-01457-P (as may be amended).The project sites within the PUD are required to provide a minimum dry pre-treatment volume of 1/2 inch of runoff prior to discharge into the master surface water management system.

The plan is to flow into the detention area in the southwest corner of the property. The lake will then stage to the constrol structure with a 3" bleeder at 13.5' NGVD and a 2" sharp crested weir at elevation 17.5 NGVD ultimately discharging offsite into South 13th St. Canal.

21.) **Traffic Statement**

THE PROJECT WILL RESULT IN THE GENERATION OF 833 VPD AVERAGE DAILY TRIPS AND 207 VPH PEAK HOUR FACTOR TRIP THE DIRECTIONAL DISTRIBUTION FOR THE PM PEAK HOURS TRIPS WILL BE 47% ENTERING AND 53% EXITING THE SITE, OR 97 VEHICLES ENTERING AND 110 EXITING. THE TRIPS ARE CALCULATED USING THE ITE 11TH EDITION UNDER CODE 565 (DAYCARE CENTER)

22.) **Hazardous Waste Statement:**
Any and all hazardous or toxic materials generated or used or stored on site shall be disposed of in accordance with all local, state, and federal Regulations

23.) **Wellfield Protection Ordinance:**
This project is not located in a public water supply wellfield protection zone.

24.) **Environmental Statement:**

Description	Found (Yes/No)	Agency Contact Information	Management Plan (Yes/No)	Relocation Plan (Yes/No)
Wetlands	No			
Rare Habitat	No			
Threatened Species	No			
Endangered Species	No			
Species of Special Concern	No			
Invasive /Exotic Vegetation	Yes		N/A	N/A

25.) **General Notes:**

a.) No special considerations for site access or gating will be required, thus no storage considerations are required for trucks at the project enterance.

THOMAS J. DEGRACE P.E. FL. REG. NO. 42354

NOTES:
1) ALL ELEVATIONS AND BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988.

COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE
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.	.	.
.	.	.
.	.	.
.	.	.
.	.	.

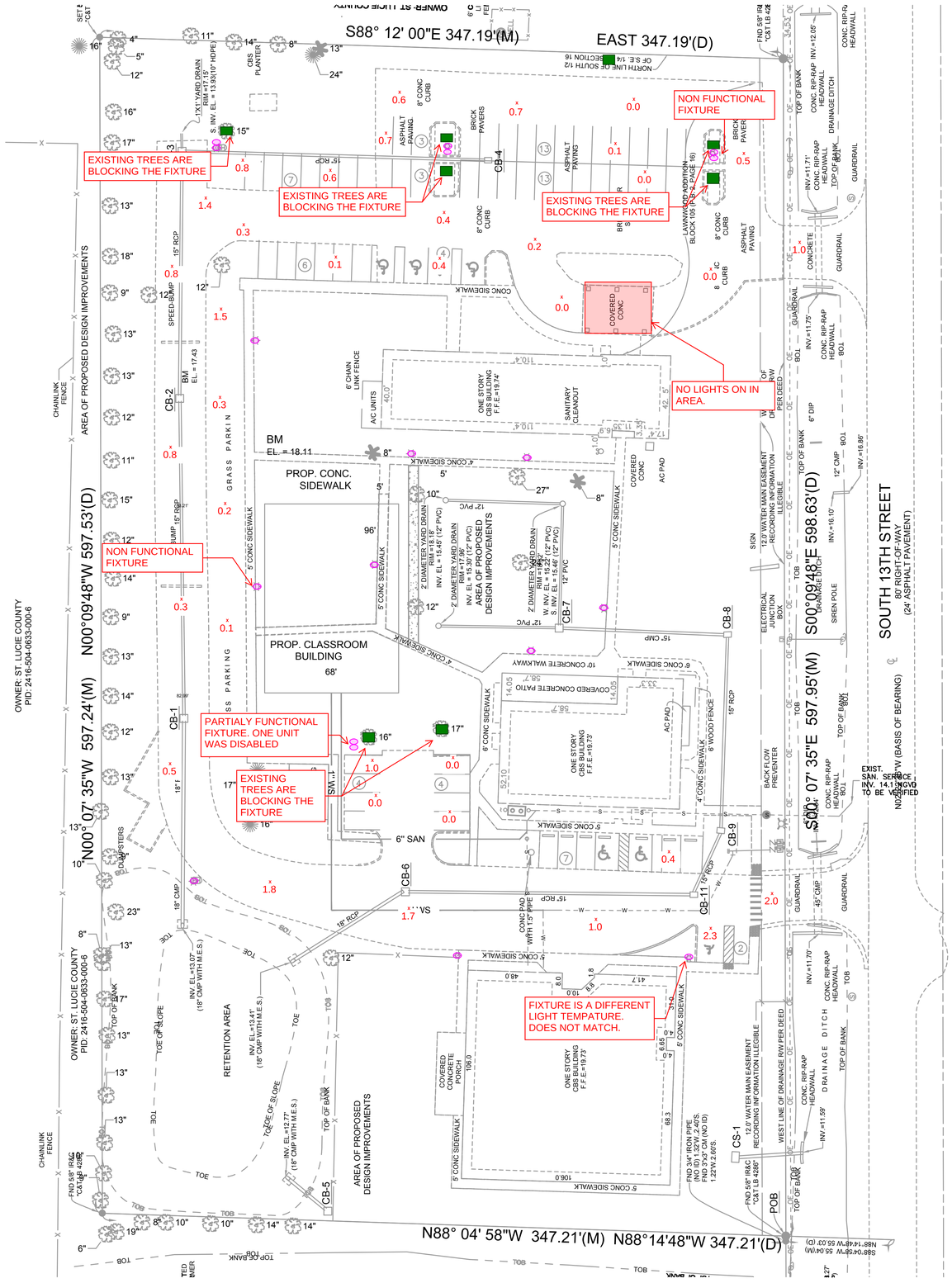
	BY	DATE
DESIGNED		
CALCS.		
DRAWN		
DETAILED		
CHECKED		
APPROVED		

TRINITY – CLASSROOM BUILDINGS

SITE PLAN

DATE:
HORIZ. SCALE: 1:20
VERT. SCALE: 1:20
JOB No. 22-214
SHEET 1 of

P:\Proj-2022\22-214 Trinity – Classroom Buildings\22-214 Trinity-Base.dwg Plotted: 7/12/2023 1:40 PM By: EDGAR COAPMAN



SURVEY COMPLETED ON 09/12/23

SCOPE OF SURVEY

SCOPE OF AREA SURVEYED ARE AS LISTED:
1. ROADWAYS
2. PARKING SPACES

SYMBOL LEGEND

- EXISTING POLE MOUNT LIGHT FIXTURE (SINGLE).
- EXISTING POLE MOUNT LIGHT FIXTURE (DOUBLE).
- EXISTING TREES
- X CALC POINT

PHOTOMETRIC AVERAGES

TOTAL AMOUNT OF CALCS - 35

MIN. - 0.0

MAX - 2.3

AVG. - 0.6

PERMIT ISSUED	-
CONSTRUCTION ISSUED	-

proj. no.:	2023-0000
project manager:	DM
checked by:	BB
scale:	AS NOTED
date:	09/18/2023

sheet
E2.1
project

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 772.595.1745 Fax 772.595.1745
bbrown@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Brady L Brown Florida License #58232
date
signed

project title: TRINITY CHURCH
2011 SOUTH 13TH STREET
FORT PIERCE, FL 34950

sheet title: **ELECTRICAL PLAN**

1	
revision	date

EW Consultants, Inc.
Natural Resource Management, Wetland, and Environmental Permitting Services

ENVIRONMENTAL ASSESSMENT

OPEN ARMS - FORT PIERCE

FORT PIERCE, FLORIDA

Prepared for:

Open Arms

Prepared by:

EW Consultants, Inc.

July 2023

© 2023 EW Consultants, Inc.

1000 SE Monterey Commons Blvd., Suite 208 • Stuart, FL 34996 • 772-287-8771 • Fax 772-287-2988

www.ewconsultants.com

I. INTRODUCTION -

The Trinity Church Classroom Expansion area within the City of Fort Pierce covered by this Environmental Assessment comprises 6,528 square feet, as well as the entire 4.77-acre Church property. It is located east of and adjacent to the Lawnwood sports complex, west of South 13th Street, south of Quincy Avenue and north of Virginia Avenue within the City of Fort Pierce, Florida (see Figure 1, Location Map). The project site is situated in northeastern St. Lucie County within Section 16, Township 35 South, and Range 40 East (see Figure 2, USGS Quadrangle Map). Figure 3 is a 2023 Aerial Photograph of the subject property and immediate surroundings. Please note that these graphics encompass the entire Trinity Church property.

II. GENERAL PROPERTY DESCRIPTION –

Based on a site visit conducted by staff from EW Consultants, Inc. in July 2023, the project area consists of facilities associated with Trinity Lutheran Church and Open Arms early childhood learning center. There are no intact native habitat (wetland or upland) assemblages on-site.

III. SOIL TYPES –

A Soil Resource Report produced by the United States Department of Agriculture/Natural Resources Conservation Service for the subject property includes soils classified as Winder sand, shell substratum (96.5%), Arents (3.0%) and Lawnwood and Myakka sands (0.6%).

IV. EXISTING LAND COVER TYPES –

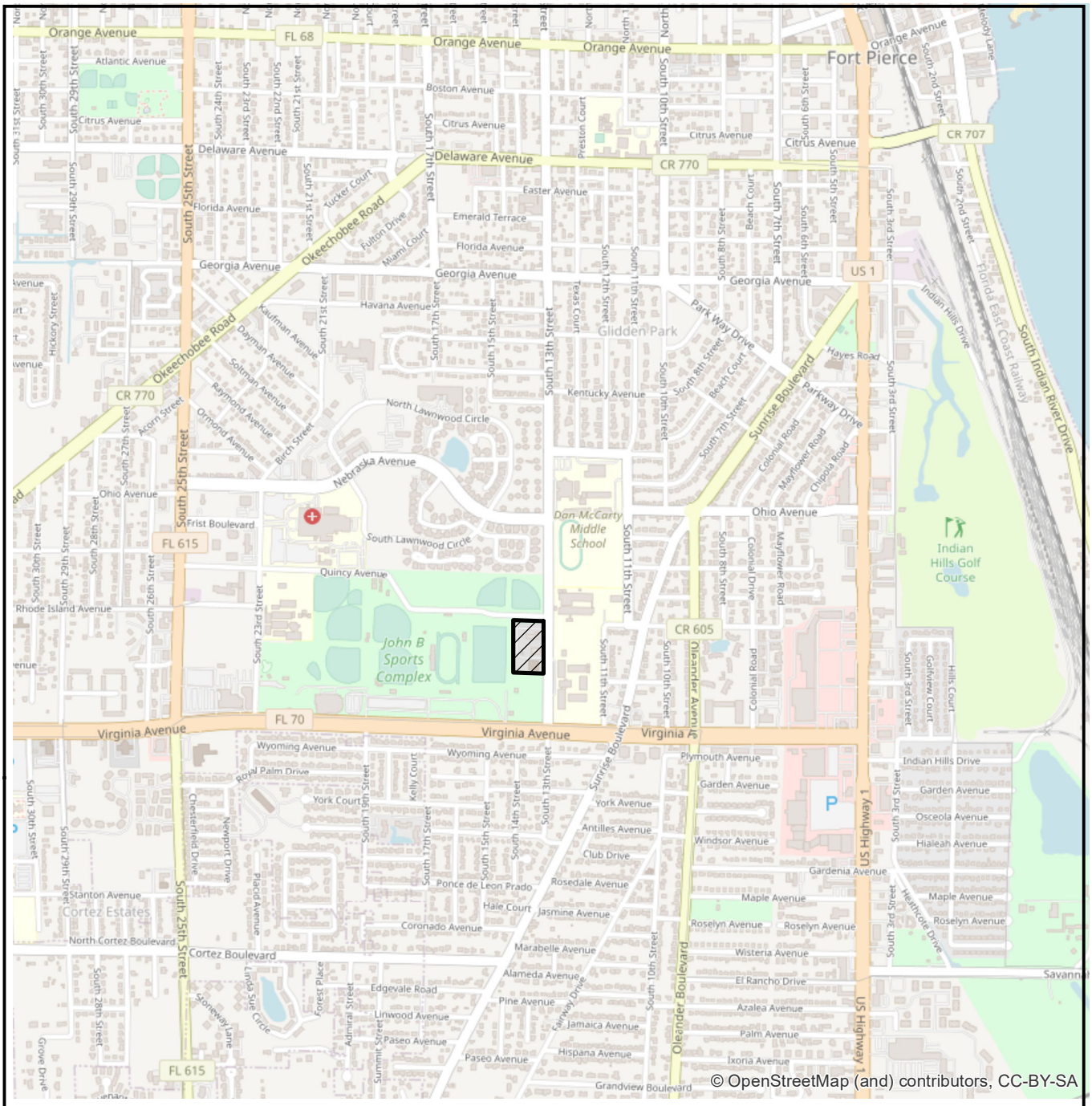
Based on the Florida Land Use, Cover and Forms Classification System (FLUCCS), the study area is classified as #172 – Religious Facilities and includes frequently mowed open areas, paved and unpaved parking, and storm water retention. Figure 4 provides a recent aerial view with nomenclature for this land cover type. The grasses within the unpaved portions of the subject site are mowed and contain a variety of ruderal weeds. All vegetation appears as established and are maintained landscape plantings. Native vegetation within the church property includes live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia*), slash pine (*Pinus elliottii*), saw palmetto (*Serenoa repens*) and strangler fig (*Ficus aurea*). Invasive non-native vegetation includes Guinea grass (*Megathyrsus maximus*), cocoplum (*Chrysobalanus icaco*), umbrella tree (*Schefflera actinophylla*), bottlebrush (*Callistemon* spp.), queen palm (*Syagrus romanzoffiana*) and other landscape plants.

V. LISTED SPECIES DISCUSSION –

During the field assessment of the property, observations were made to evaluate the presence or potential presence of wildlife. In particular, observations were made for species listed by Florida Fish and Wildlife Conservation Commission (FFWCC) and/or the U.S. Fish and Wildlife Service (USFWS) as endangered or threatened. Pedestrian surveys were conducted throughout the 4.77-acre property as well as the classroom expansion area during the July 2023 site visit. On the basis of these observations, as well as designated consultation areas and critical habitats, the following listed species and potential for occurrence have been evaluated:

Gopher Tortoise (*Gopherus polyphemus*) – State Listed – Threatened

The gopher tortoise is listed as a Threatened Species by the State of Florida, typically occurring in a variety of native and altered upland areas containing sandy soils. Although no intact native upland habitats exist on-site, the sandy soils and ruderal herbaceous weeds provide potential foraging and burrowing habitat for this species. A 100% survey according to Florida Fish and Wildlife Conservation Commission's Gopher Tortoise Permitting Guidelines (revised April 30, 2023) was conducted by a certified gopher tortoise agent within the entire church property during the July 2023 site visit. No potentially occupied burrows or signs of gopher tortoise presence (such as scat or tracks) were observed during this survey.



LEGEND

▨ - SITE (4.8+/- AC)

0 2,000 Feet

N

OPEN ARMS - FORT PIERCE
LOCATION MAP

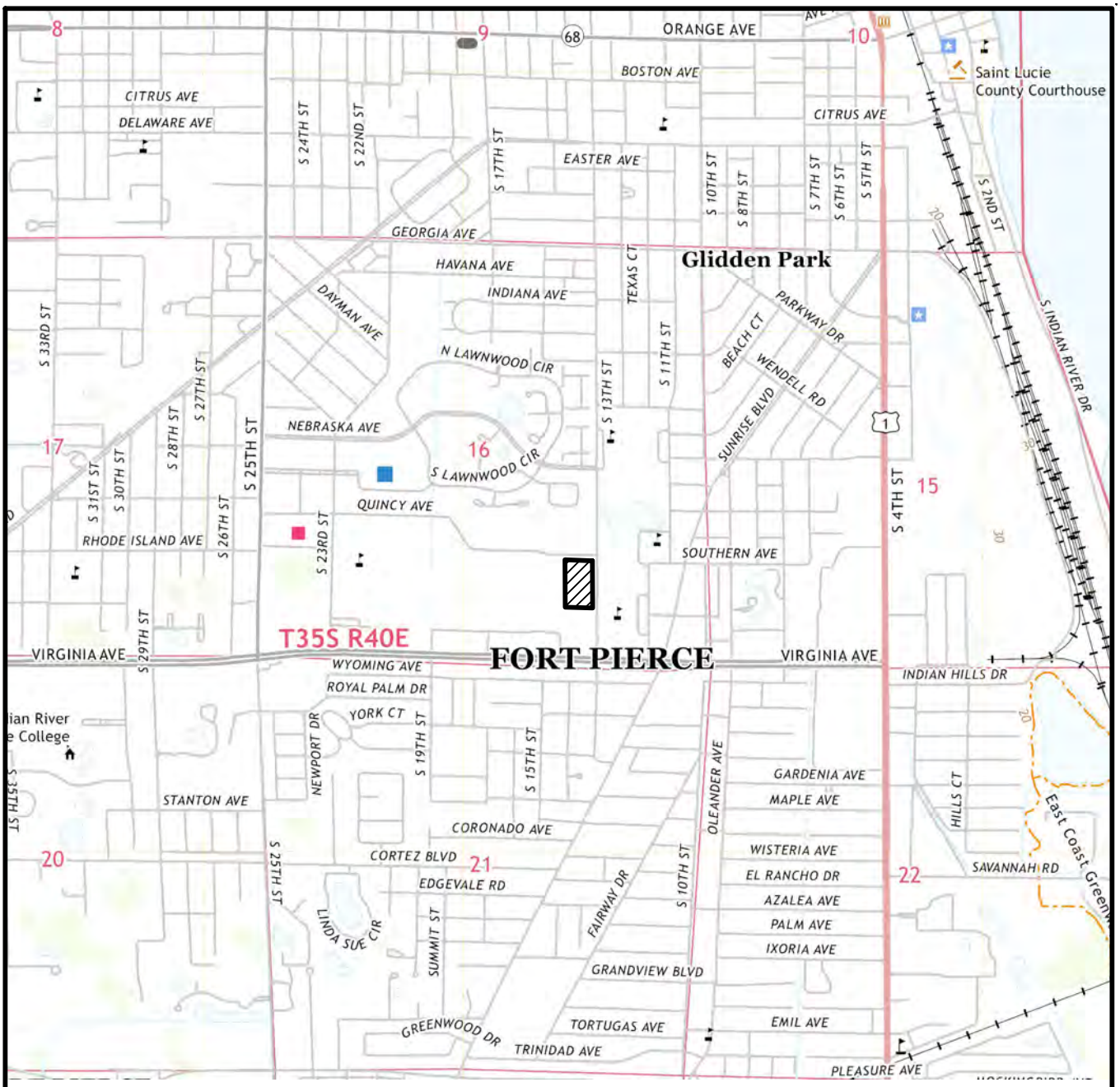
EW CONSULTANTS, INC.

1000 SE Monterey Commons Blvd., Suite 208
Stuart, FL 34996
772-287-8771 Fax 772-287-2988
www.ewconsultants.com

JULY 2023

FIGURE

1



USGS QUAD MAP "FORT PIERCE", SECTION 16, TOWNSHIP 35 SOUTH, RANGE 40 EAST, CITY OF FORT PIERCE, ST LUCIE COUNTY, FLORIDA LATITUDE 27°25'41.31" LONGITUDE -80°20'15.88"

LEGEND

- SITE (4.8± AC)

0 2000

SCALE IN FEET

OPEN ARMS - FORT PIERCE

QUAD MAP

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1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JULY 2023

FIGURE 2

Open Arms Fort Pierce.dwg QUAD



FDOT AERIALS DATED 2023

0 200
SCALE IN FEET

OPEN ARMS - FORT PIERCE

AERIAL

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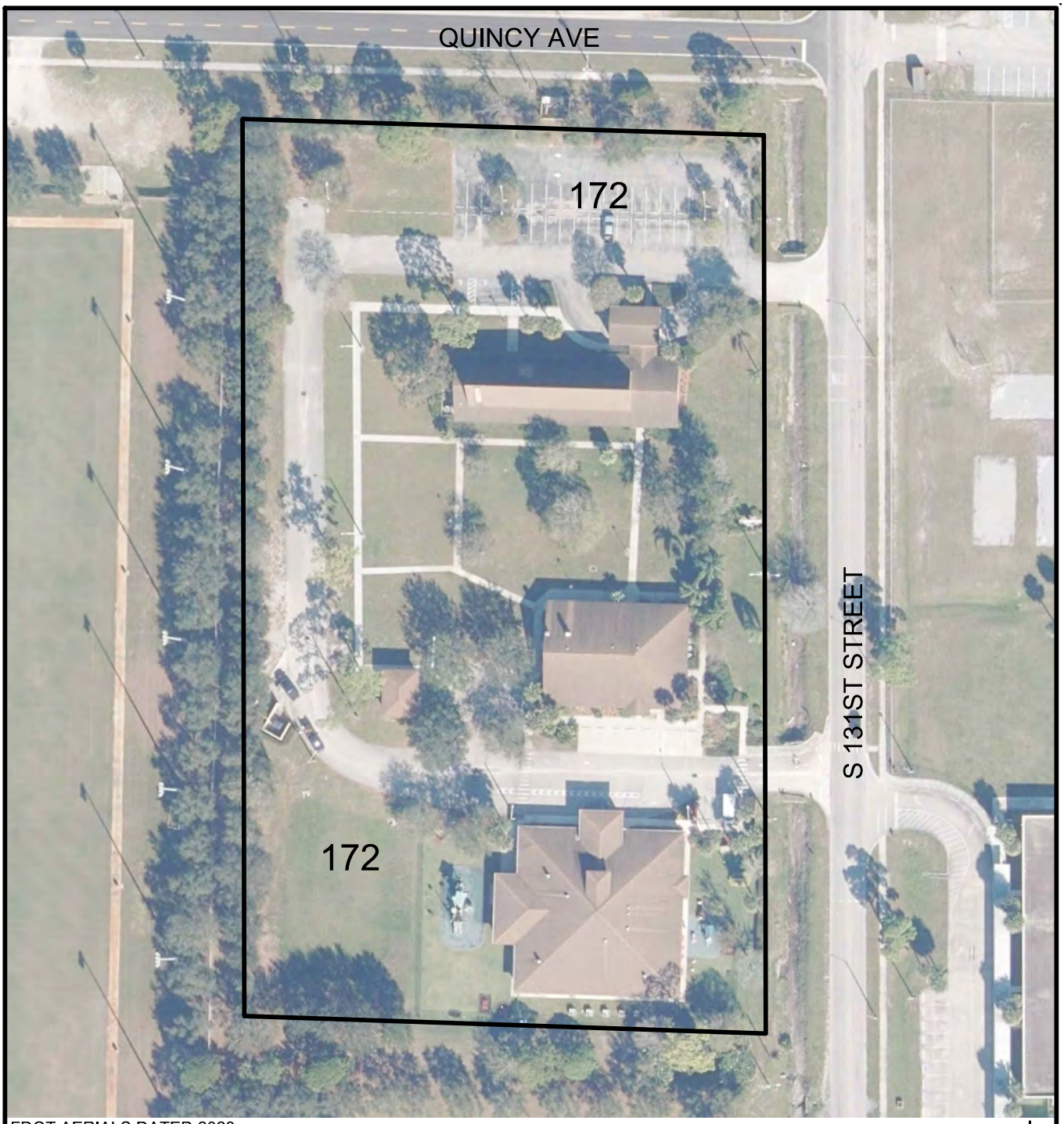
1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
WWW.EWCONSULTANTS.COM

JULY 2023

FIGURE
3

Open Arms Fort Pierce.dwg AERIAL



FDOT AERIALS DATED 2023

LEGEND
172 - RELIGIOUS FACILITIES (4.8± AC)

0 100
SCALE IN FEET

OPEN ARMS - FORT PIERCE
FLUCCS

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1000 SE MONTEREY COMMONS BLVD., SUITE 208
STUART, FL 34996
772-287-8771 FAX 772-287-2988
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JULY 2023

FIGURE
4

Open Arms Fort Pierce.dwg FLUCCS

Soil Map—St. Lucie County, Florida
(OPEN ARMS - FORT PIERCE)



Map Scale: 1:1,090 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 15 30 60 90

Feet
0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

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 16, Sep 2, 2022

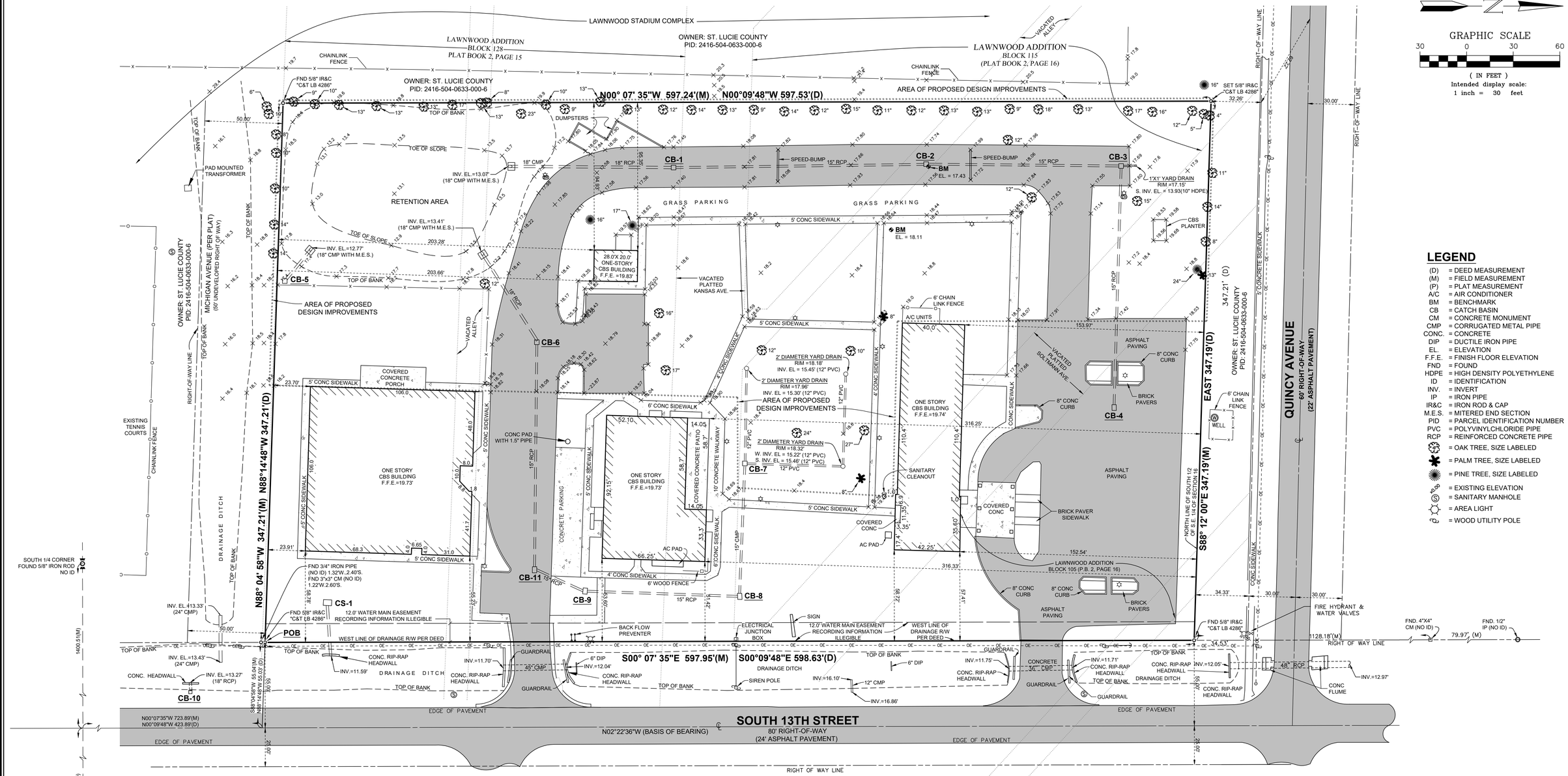
Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Arents, 0 to 5 percent slopes	0.1	3.0%
21	Lawnwood and Myakka sands	0.0	0.6%
56	Winder sand, shell substratum	4.6	96.5%
Totals for Area of Interest		**4.8**	**100.0%**



LEGEND

(D)	= DEED MEASUREMENT
(M)	= FIELD MEASUREMENT
(P)	= PLAT MEASUREMENT
A/C	= AIR CONDITIONER
BM	= BENCHMARK
CB	= CATCH BASIN
CM	= CONCRETE MONUMENT
CMP.	= CORRUGATED METAL PIPE
CONC.	= CONCRETE
DIP	= DUCTILE IRON PIPE
EL.	= ELEVATION
F.F.E.	= FINISH FLOOR ELEVATION
FND	= FOUND
HDPE	= HIGH DENSITY POLYETHYLENE
ID	= IDENTIFICATION
INV.	= INVERT
IP	= IRON PIPE
IR&C	= IRON ROD & CAP
M.E.S.	= MITERED END SECTION
PID	= PARCEL IDENTIFICATION NUMBER
PVC	= POLYVINYLCHLORIDE PIPE
RCP	= REINFORCED CONCRETE PIPE
	= OAK TREE, SIZE LABELED
	= PALM TREE, SIZE LABELED
	= PINE TREE, SIZE LABELED
99.99	= EXISTING ELEVATION
S	= SANITARY MANHOLE
	= AREA LIGHT
	= WOOD UTILITY POLE

DRAINAGE STRUCTURES

CS-1
OUTFALL TOP EL. = 17.15'
E INV. 18" RCP=11.92'
TOP OF WEIR (5" WIDE)=16.88'
BLEEDER TOP (2" WIDE)=15.89'
BLEEDER BOTTOM (5" WIDE) = 11.97'

CB-1
RIM EL. = 17.27'
N. INV. EL. = 13.27' (15" RCP)
S. INV. EL. = 13.32' (18" RCP)

CB-2
RIM EL. = 17.27'
N. INV. EL. = 13.84' (15" RCP)
S. INV. EL. = 13.81' (15" RCP)

CB-3
RIM EL. = 17.40'
N. INV. EL. = 14.00 (15" HDPE)
S. INV. EL. = 14.10 (18" RCP)

CB-4
RIM EL. = 16.79
W. INV. EL. = 14.44 (15" RCP)

CB-5
RIM EL. = 16.80'
NW. INV. EL. = 12.73' (18" CMP)

CB-6
RIM EL. = 17.98
SW. INV. EL. = 14.12' (18" RCP)
E. INV. EL. = 14.10' (15" RCP)

CB-7
RIM EL. = 18.58'
N. INV. EL. = 15.35' (12" HDPE)
E. INV. EL. = 15.48' (15" CMP)
W. INV. EL. = 15.38' (12" HDPE)

CB-8
RIM EL. = 17.99'
W. INV. EL. = 15.07' (15" RCP)
C. INV. EL. = 14.98' (15" RCP)

CB-9
RIM EL. = 17.36'
N. INV. EL. = 14.83' (15" RCP)

CB-10
RIM EL. = 16.16'
W. INV. EL. = 13.44' (18" RCP)
E. INV. EL. = 13.64' (15" RCP)

CB-11
RIM EL. = 17.82'
NE. INV. EL. = 14.57' (15" RCP)
W. INV. EL. = 14.02' (15" CMP)

SURVEYOR'S NOTES

1. The last date of data acquisition was June 22, 2023.
2. This survey was prepared in accordance with the "Standards of Practice", as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5j-17.053, of the Florida Administrative Code.
3. This survey map and/or report or the copies thereof are not valid without the original signature and the seal or digital signature of a Florida licensed surveyor and mapper.
4. 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.
5. The bearings shown hereon are based on grid north, and are referenced to the Florida state plane coordinate system, east zone, North American Datum of 1983 (Adjustment of 2011). The basis of bearing for this survey is the centerline of South 13th Street, having a bearing of North 02°22'36" West.
6. Elevations shown hereon are referenced to the North American Vertical Datum of 1988, as established by St. Lucie County benchmark VIR 215, having a published elevation of 17.717 feet.
7. The features shown hereon are referenced to the Florida State Plane Coordinate System, East Zone, North American Datum of 1983, 2007 adjustment, as established using FPRN
8. All distances shown hereon are in U.S. Survey Feet.
9. This survey does not have the benefit of a current title commitment, opinion, or abstract. During the course of the survey some searches of the public records were made, but these searches were not exhaustive and should not be considered a substitute for a proper title commitment, opinion, or abstract obtained from a title agency or other title professional.
10. This survey delineates the boundary location according to the legal description, but does not determine ownership or property rights.
11. Underground improvements, if any, were not located except as shown.
12. Interior improvements, if any were not located except as shown.
13. Symbols shown hereon are not to scale.
14. Drainage pipe sizes and connections between structures have been compiled from various maps and field observations with limited visibility. These connections are believed to be accurate, however cannot be relied upon therefore is not certified by this survey. Invert elevations may vary when pipe opening is recessed.
15. The trees shown hereon were not prepared with the benefit of an arborist. Tree specimen nomenclature is generally common (oak, palm, pine, etc.). Consult with an arborist for further classification.
16. The features shown hereon were acquired using RTK GPS and Trigonometric methods and were verified through a redundancy of measurements for accuracy.
17. The purpose of this survey is to map existing topographic features and elevations within the area of proposed design improvements.
18. The legal description of the land contained in this boundary survey is based upon a historical boundary prepared by this firm and was originally provided by the client or client's representative.

LEGAL DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 35 SOUTH OF RANGE 40 EAST, RUN NORTH 88°14'48" WEST ALONG THE SOUTH LINE OF SAID SECTION 16, 1378.2 FEET TO THE CENTERLINE OF SOUTH 13TH STREET, AS SHOWN ON THE PLAT OF SUNRISE ESTATES SUBDIVISION, ON FILE IN PLAT BOOK 8, PAGE 75 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE NORTH 00°09'48" WEST, ALONG THE CENTERLINE OF SOUTH 13TH STREET, 723.89 FEET; THENCE NORTH 88°14'48" WEST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 16, 55.03 FEET TO THE WEST LINE OF DRAINAGE CANAL RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE CONTINUE, ALONG THE LAST MENTIONED COURSE, 347.21 FEET; THENCE NORTH 00°09'48" WEST, PARALLEL TO THE CENTERLINE OF THE AFORESAID SOUTH 13TH STREET, 597.53 FEET TO THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SOUTHEAST ONE QUARTER OF SAID SECTION 16; THENCE ALONG SAID NORTH LINE, RUN EAST 347.21 FEET TO THE WEST LINE OF CANAL RIGHT-OF-WAY, WHICH POINT IS 55 FEET WEST OF THE CENTERLINE OF SOUTH 13TH STREET; THENCE SOUTH 00°09'48" EAST, ALONG SAID DRAINAGE CANAL RIGHT-OF-WAY 598.63 FEET TO THE POINT OF BEGINNING.

THOMAS P. KIERNAN
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 6199

SIGNATURE DATE

COMPUTER FILE REF.	FIELD BK./PG.
(SEE PLOT STAMP)	

CULPEPPER & TERPENING INC
2980 SOUTH 25th STREET • FORT PIERCE, FLORIDA 34981
PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4286

– REVISIONS –	BY	DATE

	BY	DATE
FIELD	SG	6-22-2023
CALCS.	JJ	
DRAWN	JHY	
DETAILED		
CHECKED	JJ	
APPROVED	TPK	

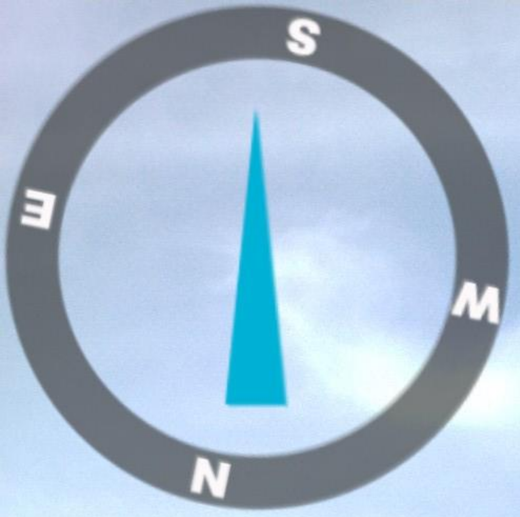
BOUNDARY, TOPOGRAPHIC & TREE SURVEY

PREPARED FOR

TRINITY LUTHERAN CHURCH

DATE:	
HORIZ. SCALE: 1"=30'	
VERT. SCALE: NONE	
JOB No.	22-214
SHEET	1 of 1

P:\Proj-2022\22-214 Trinity – Classroom Building\Survey\22-214 Boundary Topo Tree Survey.dwg Plotted: 7/7/2023 12:06 PM By: JOHN YANCY



Aug 31, 2023 10:06:07 AM
168° S
12381 Silverwood
Index number: 120

Aug 31, 2023 10:06:10 AM
145° SE
12381 Silverwood
Index number: 121

Aug 31, 2023 10:06:14 AM
108° E
12381 Silverwood
Index number: 122

Aug 31, 2023 10:06:16 AM
77° E
12381 Silverwood
Index number: 123

Aug 31, 2023 10:06:18 AM
31° NE
12381 Silverwood
Index number: 124

Aug 31, 2023 10:06:21 AM
341° N
12381 Silverwood
Index number: 125

Aug.31, 2023 10:06:25 AM
267° W
12381 Silverwood
Index number: 126


N
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Aug 31, 2023 10:07:29 AM
10° N
12381 Silverwood
Index number: 127


Aug 31, 2023 10:07:32 AM
283° W
12381 Silverwood
Index number: 128


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WASTE PRO
772-595-9390
Jeep
Aug 31, 2023 10:07:36 AM
219° SW
12381 Silverwood
Index number: 129


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Aug 31, 2023 10:07:40 AM
168° S
12381 Silverwood
Index number: 130


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Aug 31, 2023 10:07:47 AM
121° SE
12381 Silverwood
Index number: 131

Aug 31, 2023 10:07:59 AM
156° SE
12381 Silverwood
Index number: 132


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TRINITY
Aug 31, 2023 10:08:44 AM
86° E
12381 Silverwood
Index number: 133


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Aug 31, 2023 10:08:48 AM
341° N
12381 Silverwood
Index number: 134


W
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E
Aug 31, 2023 10:08:51 AM
268° W
12381 Silverwood
Index number: 135


S
W
E
N
Aug 31, 2023 10:08:55 AM
208° SW
12381 Silverwood
Index number: 136

Technical Review Committee **1. d.**

Meeting Date: 11/16/2023

REQUESTED ACTION

Major Amendment to Site Plan - Hillpointe Residential - 2101 and 2151 S. Jenkins Road

SUMMARY

Project #: 23-41200014

Applicant Alejandro Toro of EDC Inc.is proposing a major amendment to the Hillpointe Residential Site Plan. The approved Site Plan was for a 252-unit Multi-Family Residential community consisting of eight (8) buildings, a clubhouse with a gym and other associated site improvements on two (2) parcels with an acreage of approximately 17.25. The changes to the site plan include shifts in building placements, square-footage to the gym, clubhouse and mail kiosk as well as changes to the drainage and piping. The parcels addresses are 2101 & 2151 S. Jenkins Road, more specifically at parcel IDs: 2313-800-0002-000-7 & 2313-800-0004-000-1.

Please review and provide comments at least two days prior to 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

2101 & 2151 S. Jenkins Road

Parcel IDs: 2313-800-0002-000-7 & 2313-800-0004-000-1

RESPONSIBLE STAFF

Ryan Altizer, Senior Planner

RECOMMENDATION

N/A

Attachments

Application Packet & Supporting Documents

Form Review

Form Started By: Ryan Altizer Started On: 11/02/2023 11:24 AM

Final Approval Date: 11/02/2023

Camping World POA, Inc
171 N Aberdeen St, Ste 400
Chicago, IL 60607

AGENT CONSENT FORM

Project Name: Hillpointe Residential – 2101 & 2151 S. Jenkins Road

Parcel ID: 2313-800-0001-000-0 & 2313-800-0005-0008

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

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 13th day of April, 2023, by Brent Moody (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Jennifer Napier
Notary Signature

Jennifer Napier
Printed Name of Notary

JENNIFER M. NAPIER
Notary Public
Commonwealth of Kentucky
Commission Number KYNP17688
My Commission Expires Oct 26, 2024
(Notary Seal)

10/26/24
My commission expires

Brent Moody
Owner's Signature

Brent Moody
Owner's Name

250 Parkway Drive Ste 270
Street Address

Lincolnshire, IL 60069
City, State, Zip

847-739-6465
Telephone / Email

HP-222042 Fort Pierce, LLC
101 S New York Ave, Unit 211
Winter Park, FL 32789

AGENT CONSENT FORM

Project Name: Hillpointe Residential – 2101 & 2151 S. Jenkins Road

Parcel ID: 2313-800-0002-000-7 & 2313-800-0004-000-1

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

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 14 day of April, 2023, by Steven Campisi (Name of Person Acknowledging) who is personally known to me or who has produced _____(type of identification) as identification and who did (did not) take an oath.

Michelle Jarae
Notary Signature

Michelle Jarae
Printed Name of Notary

MICHELLE JARAE
MY COMMISSION # HH 32824
EXPIRES: October 17, 2026
(Notarial Seal)

10/17/2026
My commission expires

Owner's Signature

Steven Campisi
Owner's Name

101 S NEW YORK AVE UNIT 211
Street Address

WINTER PARK, FL 32789
City, State, Zip

407-794-9258
Telephone / Email

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location_____

Parcel ID #(s)_____

Project description_____

Application Type

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

☐Minor Amendment ☐Major Amendment

Site Information

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

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

Property Owner(s)	**Applicant/Representative, Title, Company**
Street Address	Street Address
City State Zip	City State Zip
Phone Number	Phone Number
Email Address	Email Address

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

(Authorized Agent)

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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



Site Plan submittal requirements:

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

- ❑ 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)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location _____

Parcel ID #(s) _____

Project description _____

Property Owner(s)	**Applicant/Representative, Title, Company**
Street Address	Street Address
City State Zip	City State Zip
Phone Number	Phone Number
Email Address	Email Address

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

(Authorized Agent)

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

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.

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

Property Identification

Site Address: 2101 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0002-000-7
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185066
Map ID: 23/13S
Zoning: General Co

Ownership

HP-222042 FORT PIERCE LLC
101 S New York AVE Unit 211
Winter Park, FL 32789



Legal Description

CAMPING WORLD (PB 80-7) TRACT 1

Current Values

Just/Market Value:	$2,712,300
Assessed Value:	$781,418
Exemptions:	$0
Taxable Value:	$781,418

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):	14.83
Land Size (SF):	645,777

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 16, 2023	4939 / 2829	0205	SPWD	FREEDOMROADS PROPERTY COMPANY LLC	$4,250,000
Aug 13, 2019	4309 / 0826	0330	SPWD	Structured REA-FT Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:	$0
Land:	$2,712,300
Just/Market:	$2,712,300
Ag Credit:	$0
Save Our Homes or 10% Cap:	$1,930,882
Assessed:	$781,418
Exemption(s):	$0
Taxable:	$781,418

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	14.825	North St. Lucie Water Management District	$340.98
2019	0041	40.3	Fort Pierce Stormwater Charge	$2,780.70

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
2023	$2,712,300	$781,418	$0	$781,418
2022	$1,356,100	$710,380	$0	$710,380
2021	$645,800	$645,800	$0	$645,800
2020	$645,800	$645,800	$0	$645,800

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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Michelle Franklin, CFA -- Saint Lucie County Property Appraiser -- All rights reserved.

Property Identification

Site Address: 2151 S Jenkins RD
Sec/Town/Range: 13/35S/39E
Parcel ID: 2313-800-0004-000-1
Jurisdiction: Fort Pierce

Use Type: 1000
Account #: 185068
Map ID: 23/13S
Zoning: General Co

Ownership

HP-222042 FORT PIERCE LLC
101 S New York AVE Unit 211
Winter Park, FL 32789



Legal Description

CAMPING WORLD (PB 80-7) TRACT 3

Current Values

Just/Market Value:	$682,000
Assessed Value:	$128,139
Exemptions:	$0
Taxable Value:	$128,139

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):	2.43
Land Size (SF):	105,894

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 16, 2023	4939 / 2829	0205	SPWD	FREEDOMROADS PROPERTY COMPANY LLC	$4,250,000
Aug 13, 2019	4309 / 0826	0330	SPWD	Structured Rea Ft Pierce LLC	$525,000

Special Features and Yard Items

Type	Qty	Units	Year Blt

Current Year Values

Current Values Breakdown

Current Year Exemption Value Breakdown

Building:	$0
Land:	$682,000
Just/Market:	$682,000
Ag Credit:	$0
Save Our Homes or 10% Cap:	$553,861
Assessed:	$128,139
Exemption(s):	$0
Taxable:	$128,139

Tax Year	Grant Year	Code	Description	Amount

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2019	0054	2.431	North St. Lucie Water Management District	$55.91
2020	0041	6.6	Fort Pierce Stormwater Charge	$455.40

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
2023	$682,000	$128,139	$0	$128,139
2022	$341,000	$116,490	$0	$116,490
2021	$105,900	$105,900	$0	$105,900
2020	$105,900	$105,900	$0	$105,900

Permits

Number	Issue Date	Description	Amount	Fee

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

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
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MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5144595 OR BOOK 4939 PAGE 2829, Recorded 01/19/2023 09:16:37 AM Doc
Tax: $29750.00

Prepared By:
Jessica Gorski
Camping World
250 Parkway Drive, Suite 270
Lincolnshire, IL 60069

Return to:
Sarah Buvala
First American Title Insurance Company
2425 E. Camelback Road, Suite 300
Phoenix, Arizona 85016
File No.: NCS-936038

SPECIAL WARRANTY DEED

State of Florida
County of St. Lucie

THIS SPECIAL WARRANTY DEED is made on January 18th, 2023, between

FreedomRoads Property Company, LLC, a Minnesota liability company

Having a mailing address of: 250 Parkway Drive, Suite 270, Lincolnshire, IL 60069 ("Grantor"). and

HP-222042 Fort Pierce, LLC, a Florida limited liability company

having a mailing address of: 101 S New York Ave, Suite 211, Winter Park, FL 32789 ("Grantee"),

WITNESSETH, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **St. Lucie**, State of **Florida**, to-wit:

See Exhibit "A" attached hereto

Tax Parcel Identification Number: **2313-800-0002-000-7 and 2313-800-0004-000-1**

SUBJECT, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

1113150

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

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

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2023.** That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

FreedomRoads Property Company, LLC

Brent Moody
Printed Name: Brent Moody
Title: President

Signed, sealed and delivered in our presence:

Debra Cherry
Witness Signature
Print Name: DEBRA CHERRY

Witness Signature
Print Name: Anna Gouveia

State of **Illinois**

County of **Lake**

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me by means of physical presence or online notarization on January 16 2023, by **Brent Moody**, as **President,** on behalf F**reedomRoads Property Company, LLC,** existing under the laws of the State of Minnesota, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public
Jessica L. Gorski
(Printed Name)

My Commission expires: 4/15/26

JESSICA L GORSKI
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 15, 2026

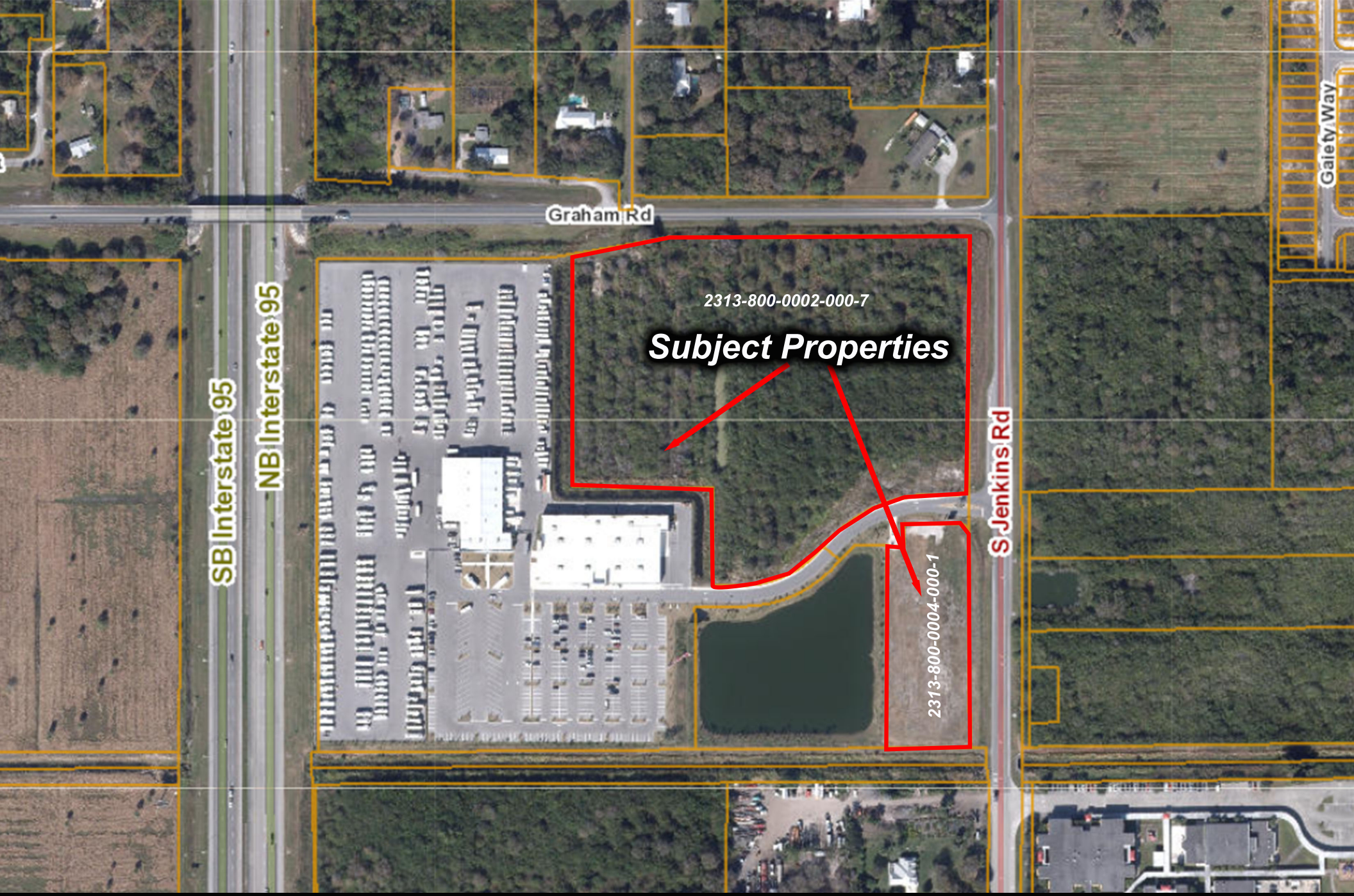
{Notarial Seal}

Mail Tax Statements to:
HR 222042 Fort Pierce, LLC
101 S. NY Avenue #211
Winter Park FL 32789

Exhibit A

The Land referred to herein below is situated in the County of St. Lucie, State of Florida, and is described as follows:

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 80, PAGE 7, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA



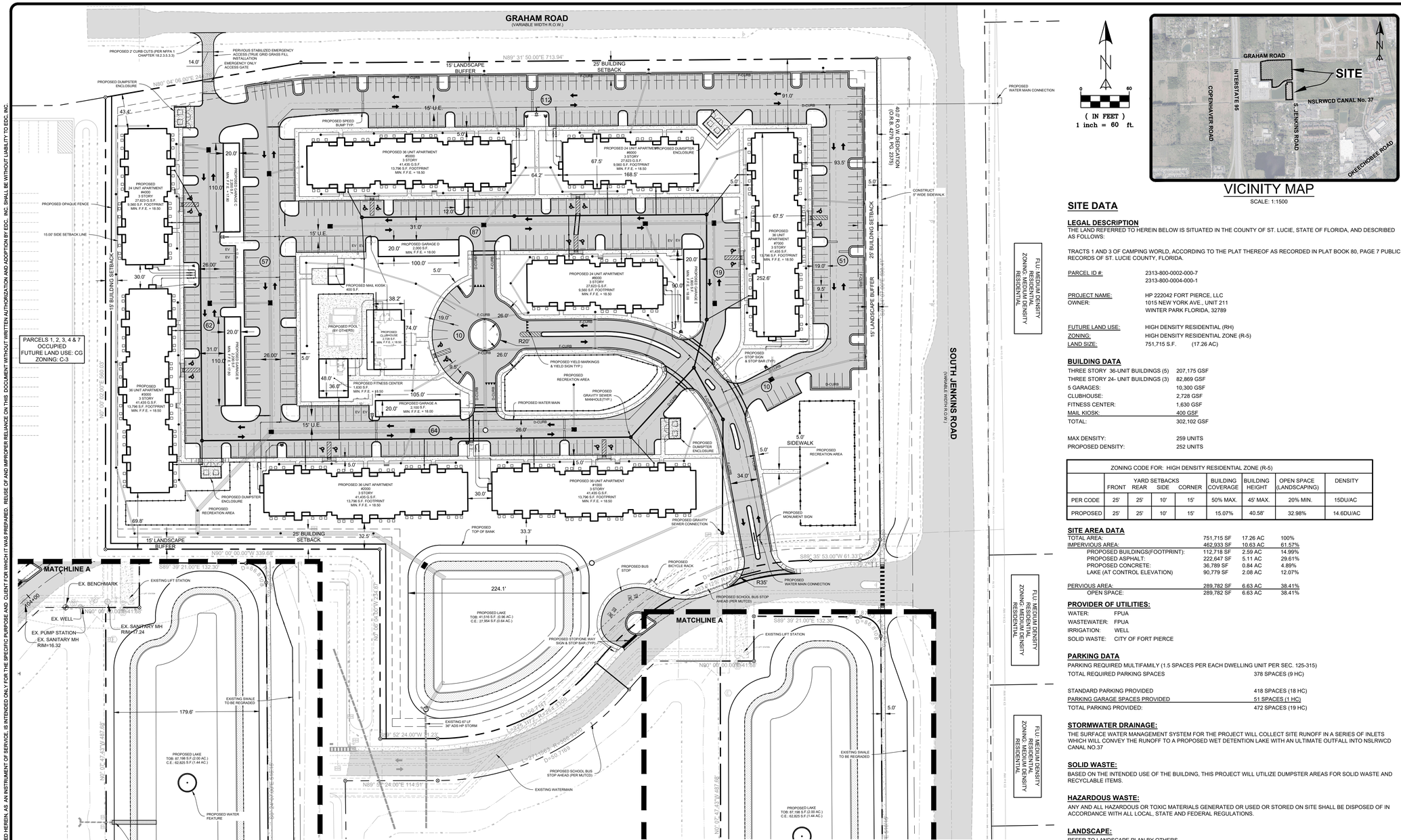
Freedomroads Property Company

Fort Pierce, FL

Aerial Map

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL



VICINITY MAP

SCALE: 1:1500

SITE DATA

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ST. LUCIE, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

TRACTS 1 AND 3 OF CAMPING WORLD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGE 7 PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

PARCEL ID #: 2313-800-0002-000-7
2313-800-0004-000-1

PROJECT NAME: HP 222042 FORT PIERCE, LLC
OWNER: 1015 NEW YORK AVE., UNIT 211
WINTER PARK FLORIDA, 32789

FUTURE LAND USE: HIGH DENSITY RESIDENTIAL (RH)
ZONING: HIGH DENSITY RESIDENTIAL ZONE (R-5)
LAND SIZE: 751,715 S.F. (17.26 AC)

BUILDING DATA

THREE STORY 36-UNIT BUILDINGS (5)	207,175 GSF
THREE STORY 24- UNIT BUILDINGS (3)	82,869 GSF
5 GARAGES:	10,300 GSF
CLUBHOUSE:	2,728 GSF
FITNESS CENTER:	1,630 GSF
MAIL KIOSK:	400 GSF
TOTAL:	302,102 GSF
MAX DENSITY:	259 UNITS
PROPOSED DENSITY:	252 UNITS

ZONING CODE FOR: HIGH DENSITY RESIDENTIAL ZONE (R-5)

	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)	DENSITY
PER CODE	25'	25'	10'	15'	50% MAX.	45' MAX.	20% MIN.	15DU/AC
PROPOSED	25'	25'	10'	15'	15.07%	40.58'	32.98%	14.6DU/AC

SITE AREA DATA

TOTAL AREA:	751,715 SF	17.26 AC	100%
IMPERVIOUS AREA:	462,933 SF	10.63 AC	61.57%
PROPOSED BUILDINGS(FOOTPRINT):	112,718 SF	2.59 AC	14.99%
PROPOSED ASPHALT:	222,647 SF	5.11 AC	29.61%
PROPOSED CONCRETE:	36,789 SF	0.84 AC	4.89%
LAKE (AT CONTROL ELEVATION)	90,779 SF	2.08 AC	12.07%
PERVIOUS AREA:	289,782 SF	6.63 AC	38.41%
OPEN SPACE:	289,782 SF	6.63 AC	38.41%

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: WELL
SOLID WASTE: CITY OF FORT PIERCE

PARKING DATA

PARKING REQUIRED MULTIFAMILY (1.5 SPACES PER EACH DWELLING UNIT PER SEC. 125-315)

TOTAL REQUIRED PARKING SPACES	378 SPACES (9 HC)
STANDARD PARKING PROVIDED	418 SPACES (18 HC)
PARKING GARAGE SPACES PROVIDED	51 SPACES (1 HC)
TOTAL PARKING PROVIDED:	472 SPACES (19 HC)

STORMWATER DRAINAGE:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO A PROPOSED WET DETENTION LAKE WITH AN ULTIMATE OUTFALL INTO NSLRWCD CANAL NO.37

SOLID WASTE:

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

HAZARDOUS WASTE:

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

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

VERTICAL DATUM NOTE:

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

*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

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

F.I.R.M. PANEL:
12111C0167J
ST. LUCIE COUNTY
CITY OF FORT PIERCE
120285
ZONE X

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LEGEND

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

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split In	Out	Net New Trips In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	T = 6.41(X) + 75.31	50%	50%	866	845	1,691
TOTALS							866	845	1,691

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split In	Out	Net New Trips In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	(T) = 0.31(X) + 22.85	24%	76%	24	77	101
TOTALS							24	77	101

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split In	Out	Net New Trips In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	(T) = 0.43(X) + 30.55	63%	37%	81	48	129
TOTALS							81	48	129

Source: ITE 11th Edition Trip Generation Rates

TRAFFIC STATEMENT:
THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE), TRIP GENERATION, 11TH EDITION, LAND USE CODE 220 - MULTIFAMILY HOUSING (LOW-RISE) WAS USED TO DETERMINE EXPECTED DAILY TRIP GENERATION RATES FOR THE PROPOSED PROJECT. A TOTAL OF 252 DWELLINGS UNITS WAS USED TO OBTAIN THE FOLLOWING RESULT:

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

AT DESIGNED BY
VER DRAWN BY
22-154 spa 10-11-23.dwg FILENAME
SP LAYOUT
AS SHOWN SCALE
10OCT23 DATE

REVISION COMMENTS
X XX-XX-XXXX X DATE

HILLPOINTE
MULTI-FAMILY RESIDENTIAL
SITE PLAN AMENDMENT
FORT PIERCE FLORIDA

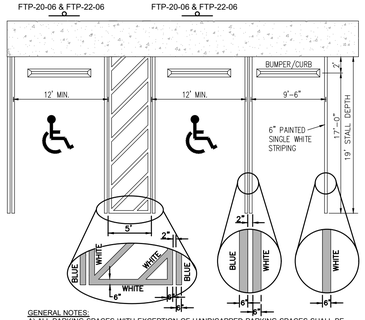
ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 SW VILLAGE PARKWAY - SUITE 201
PORT SAINT LUCIE, FL 34987
772-462-2455

22-154

1 OF 2

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

Z:\EDC 2022\22-154 - Hillpointe LLC - Camping World Outparcels\ENGINEERING\AutoCAD\DWG\22-154 SPA 10-11-23.dwg, 10/13/2023 11:19:55 AM



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

B) ALL HANDICAPPED PARKING SPACES SHALL BE PROPERLY SIGNED AND STRIPED IN ACCORDANCE WITH THE FDOT STANDARD INDEX 711-001 FOR PAVEMENT MARKING DETQUK & FDOT INDEX No. 700-102 SIGN DETAILS PER THE LATEST FDOT DESIGN STANDARDS

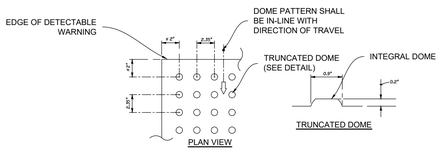
C) ALL COMPACT SPACES SHALL BE MARKED "COMPACT" ON THE STALL OR TIRE STOP.

HANDICAPPED SPACE DETAIL

19' PARKING STALL DETAIL



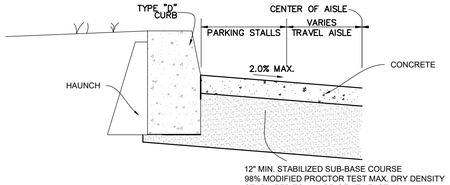
NOTES:
1. FTP 20-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
2. FTP 21-06: TOP PORTION SHALL HAVE REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND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



ALL SIDEWALK CURB RAMPS SHALL HAVE DETECTABLE WARNING SURFACES THAT EXTEND THE FULL WIDTH OF THE RAMP AND IN THE DIRECTION OF TRAVEL 24 INCHES (610 MM) FROM THE BACK OF CURB

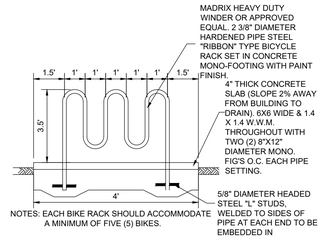
NOTES:
REFER TO FDOT INDEX 304 FOR FURTHER DETAILS
CAST IN PLACE

DETECTABLE WARNING



NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLARITY.

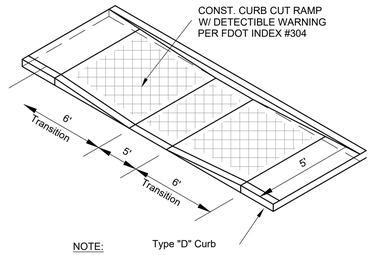
PARKING LOT SECTION W/ TYPE "D" CURB



NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

TYPICAL BIKE RACK DETAIL

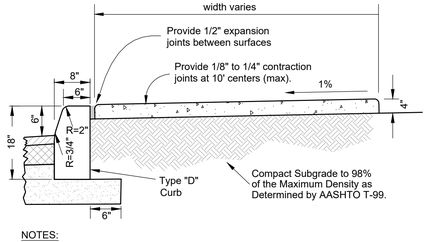
N.T.S.



NOTE:

1. SIDEWALK IS PARALLEL TO CURB.

HANDICAP CURB CUT RAMP

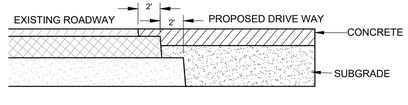


NOTES:

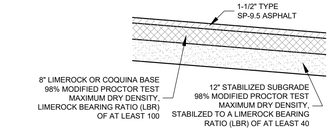
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

TYPE "D" CURB & SIDEWALK COMBINATION

NOT TO SCALE

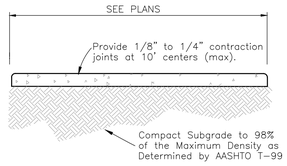


MATERIAL BENCHING DETAIL
(FOR ATTACHING TO EXISTING ROADWAY)



TYPICAL PAVEMENT SECTION

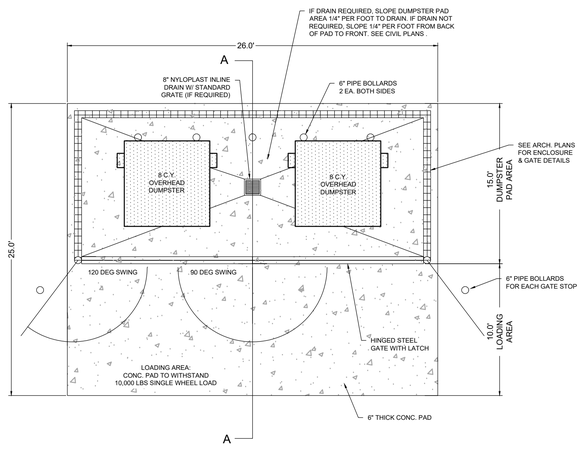
N.T.S.



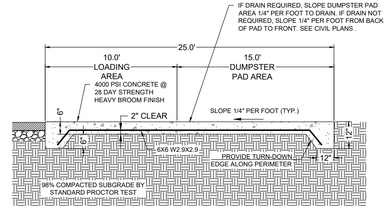
NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR SIDEWALK CONSTRUCTION.
2. SIDEWALK THICKNESS TO BE INCREASED TO 6" THICK AT DRIVEWAY LOCATIONS.
3. ALL REPAIRS REQUIRED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED 10' MINIMUM TO NEXT FULL JOINT.
4. ALL SIDEWALK WITHIN FDOT RIGHT-OF-WAY TO BE CONSTRUCTED PER STANDARD PLANS 522-001.

4" THICK SIDEWALK DETAIL

NOT TO SCALE



PLAN VIEW



SECTION VIEW A - A

(# CXXX) CONCRETE DUMPSTER PAD

NOT TO SCALE

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

AT — DESIGNED BY
VER — DRAWN BY
22-154 spa 10-11-23.dwg — FILENAME
SP — LAYOUT
AS SHOWN — SCALE
12OCT23 — DATE

REVISION COMMENTS
X
XX-XX-XXXX
DATE

HILLPOINTE
MULTI-FAMILY RESIDENTIAL
SITE PLAN AMENDMENT DETAILS
FORT PIERCE FLORIDA

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

22-154

2 OF 2

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Z:\EDC-2022\22-154 - Hillpointe LLC - Camping World Outparcels\ENGINEERING\AutoCAD\DWGs\22-154 SPA 10-11-23.dwg, 10/13/2023 11:20:11 AM

April 25, 2022

Hillpointe LLC
Attn: Nicholas Everly

VIA Email: klee@hillpointe.com and neverly@hillpointe.com

Reference: **Environmental Assessment**
2151 & 2101 S Jenkins Road
Fort Pierce, Florida
Parcel ID # 2313-800-0002-000-7 and 2313-800-0004-000-1

Dear Mr. Everly,

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

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

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

Respectfully submitted,
EDC, Inc.

Madison Quinones, BS, FWC AGTA, AWB®
Wildlife Biologist | Project Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

Parcel ID: 2313-800-0002-000-7 and 2313-800-0004-000-1
2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Date: April 25, 2022
Project # 22-154

Prepared For:
Hillpointe LLC
Attn: Nicholas Everly
Email: klee@hillpointe.com and neverly@hillpointe.com

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

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida. The subject property is further located within Section 13, Township 35 South, and Range 39 East.

This environmental assessment was completed as a precursor to permitting and review by governmental agencies as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on April 20, 2022 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

VEGETATION:

It is the opinion of EDC that there is no native upland habitat located on site. The subject property consisted of mowed grass (southern tax parcel) and a fallow grove (northern tax parcel) comprised predominantly of exotic vegetation. The upland habitat associations were determined via onsite analysis and classified according to the Florida Cooperative Land Cover (CLC) System developed by the Florida Fish and Wildlife Conservation Commission (FWC). The CLC incorporates classifications used by FWC, Florida Natural Areas Inventory (FNAI), and Florida's water management districts. The following CLC codes were identified onsite; 214 – fallow grove and 1810 – mowed grass. Please refer to the attached Florida CLC Map for the approximate location of the habitat(s) delineated onsite.

It is important to note that there is native vegetation present, but the native vegetation does not have significant associations and is therefore not considered to be native habitat.

Common Name	Species Name
Cabbage Palm	*Sabal Palmetto*
Laurel Oak	*Quercus laurifolia*
Dwarf Palmetto	*Sabal minor*
Flatsedge	*Cyperus spp.*
Saltbush	*Baccharis halimifolia*
Grassleaf Rush	*Juncus marginatus*
Brazilian Pepper**	*Schinus terebinthifolia*
Caesar's Weed**	*Urena lobata*
Cogon Grass**	*Imperata cylindrica*
Giant Reed**	*Arundo donax*
Torpedo Grass**	*Panicum repens*

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

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

WETLAND DELINEATION:

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

An agricultural ditch is located on the northern tax parcel. According to State rules, this area is classified as "other surface waters" (OSW). OSWs are surface waters that are not identified as wetlands. Please refer to the attached Florida CLC Map for the approximate location of the OSW.

WILDLIFE EVALUATION:

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

Due to there being no native upland habitat or wetlands located on site, historical and continued anthropogenic disturbance (agricultural, clearing, mowing, etc.), and no connection to any adjoining significant native habitats, it is unlikely that any listed animal/plant species is located onsite.

SOIL COMPOSITION:

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

Hilolo loamy sand, 0-2% slopes – Hilolo sand is fine-loamy, silicious, poorly drained and slowly permeable soil. These soils are found in dense palm hammocks and along the borders of sloughs and depressional areas. The surface layer is fine sand to a depth of eight inches. The water table is at a depth of less than 10 inches for 2 to 4 months in most years. Natural vegetation is cabbage palm, water oak, longleaf pine and slash pine with an understory of wax myrtle, saw palmetto and inkberry. Citrus crops are well suited for this soil. The soil has high potential for dwellings without basements, small commercial buildings and roads. Water control measures are necessary to overcome excessive wetness.

Wabasso sand, 0-2% slopes – This soil is a nearly level, poorly drained soil in broad open areas of the flatwoods. The surface layer is sand about 8 inches thick. The upper 4 inches is black and the lower 4 inches is dark grey. The water table is typically at a depth of less than 10 inches for 1 to 4 months during the wet season, and at a depth of 10 to 40 inches for 6 to 9 months in most years. Natural vegetation is slash pine, cabbage palm, saw palmetto, running oak, inkberry and fetterbush. Common grasses are threeawn and bluestem. The soil has severe limitations for cultivated crops and citrus due to wetness. The soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

Winder loamy sand – This is a poorly drained, nearly level soil found in hammocks and along drainage ways. The surface layer typically is black loamy sand that is 6 inches thick. The water table is within a depth of 10 inches of the surface for 2 to 4 months and between a depth of 10 to 40 inches for most of the rest of the year. The natural vegetation associated with this soil type includes cabbage palm, willow oak, scattered long leaf and slash pine and an understory of wax

myrtle and saw palmetto. This soil has high potential for dwellings without basements, small commercial buildings, local roads and streets.

SITE HISTORY:

According to the earliest available Google Earth aerial photographs, the subject property has been used as a grove from 1994 until around 2006 when the grove appeared to be out of production. At this time the grove appeared to have been cleared and was left to be claimed by exotic vegetation overtime. The southern tax parcel was cleared in 2019.

CITY OF FORT PIERCE REGULATIONS:

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

Section 123-64: *No person shall remove a protected tree situated within the city, without first obtaining a tree removal permit. Protected trees include any native tree with at least 14 inches in diameter (DBH), except for palms which have a minimum clear trunk of ten feet (**Sec. 123-66**).*

It is the opinion of EDC that trees meeting the protected trees criteria were observed onsite. Therefore, a tree survey is required prior to the submittal of a tree removal permit and land clearing permit.

SUMMARY:

The subject property evaluated as part of this Environmental Assessment consists of two tax parcels (Parcel ID # 2313-800-0002-000-7 & 2313-800-0004-000-1) comprised of 17.25 acres. The property is classified by the St. Lucie County Property Appraiser as vacant commercial land (land use code 1000). The subject property has a Future Land Use designation of Commercial General (CG) and is zoned as commercial (C-3). The subject property is located at 2151 and 2101 S Jenkins Road on the west side of Jenkins, north of Okeechobee Road in Fort Pierce, Florida.

It is the professional opinion of EDC that no native upland habitat or wetlands are located onsite. In addition, no listed animal or plant species or their habitat(s) were located onsite. Lastly, trees meeting the protected tree criteria were observed onsite. A tree survey will be required prior to the submittal of a tree removal permit and land clearing permit.

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

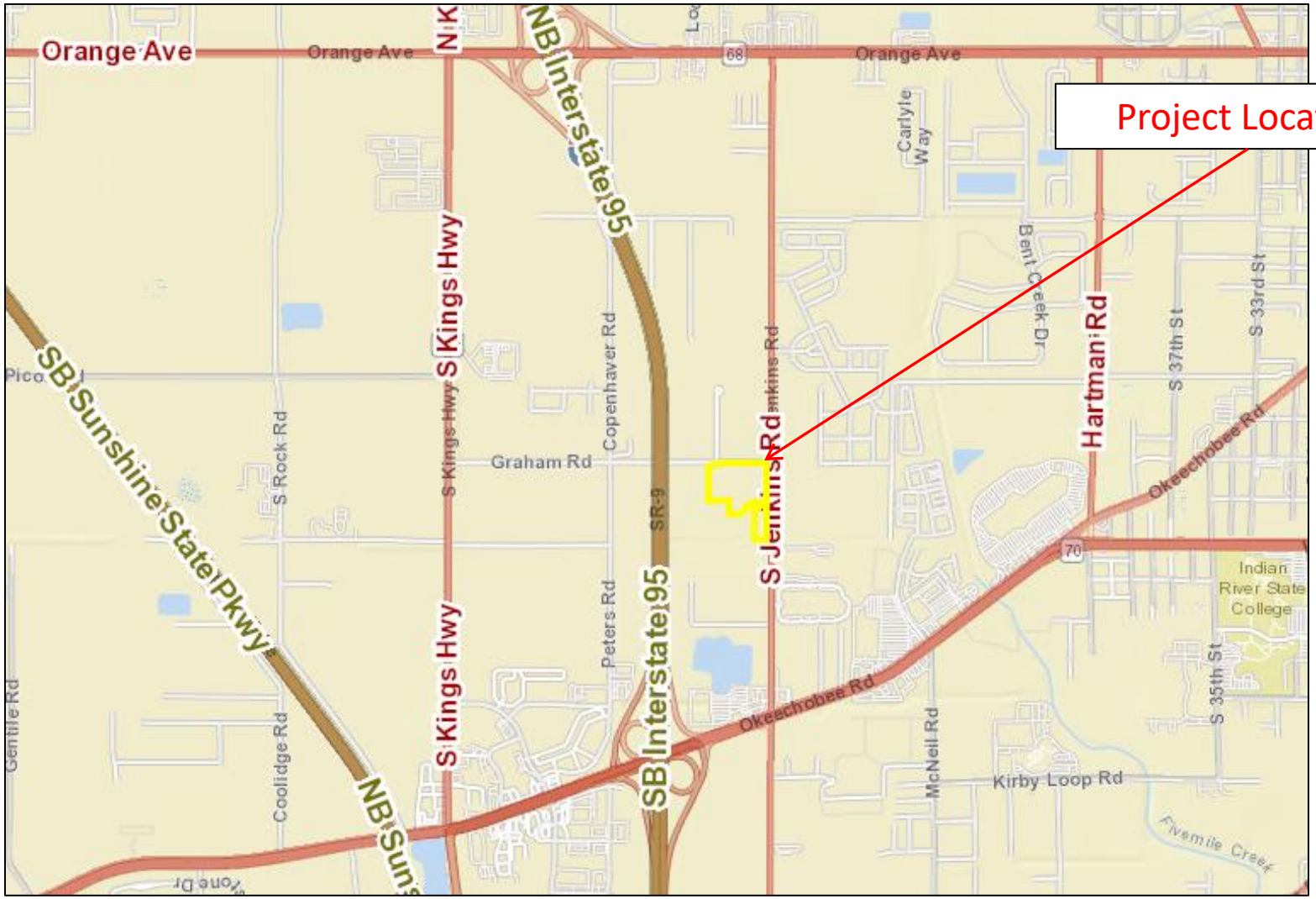
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Location Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

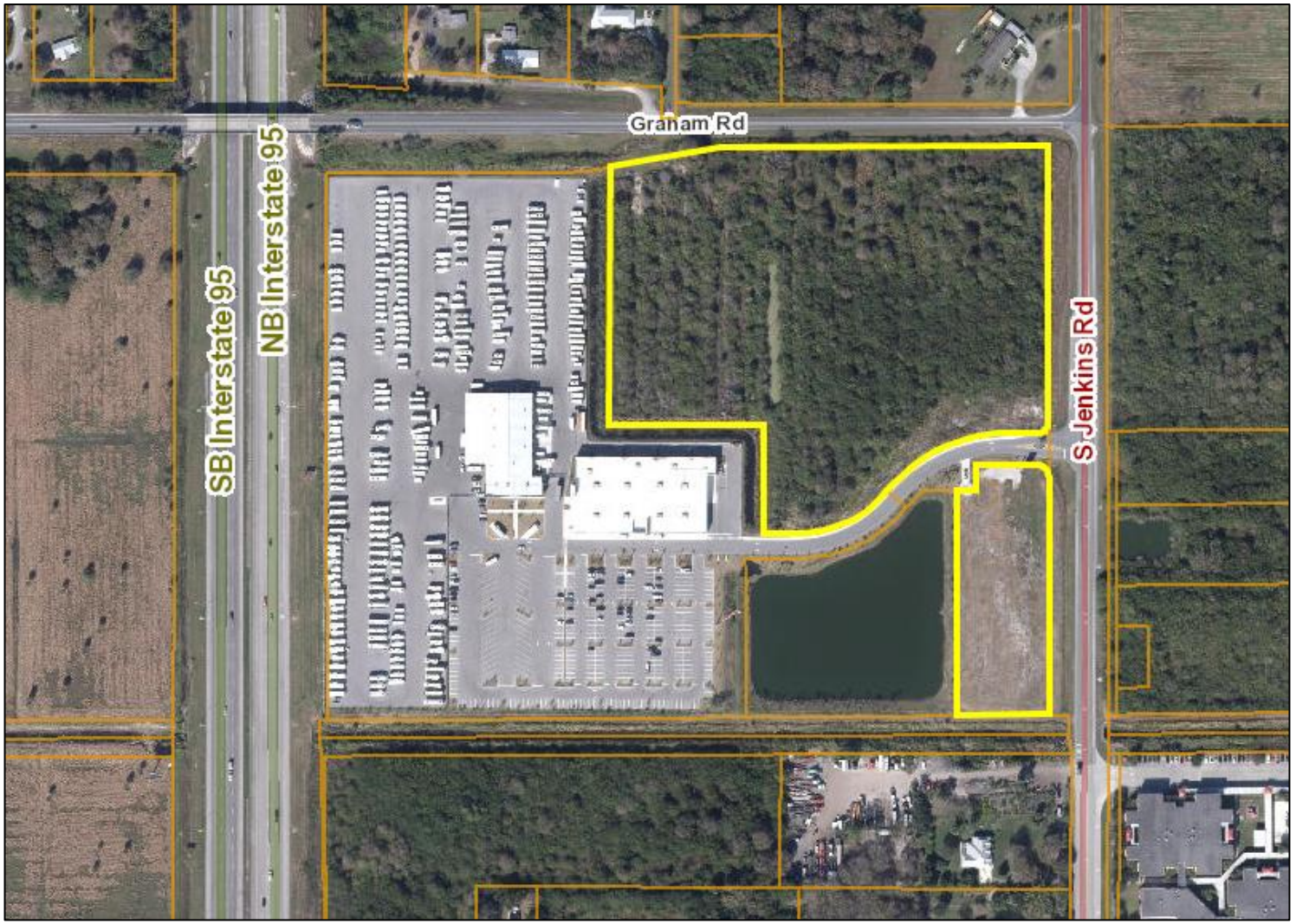
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Property Appraiser Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



ENGINEERS SURVEYORS ENVIRONMENTAL

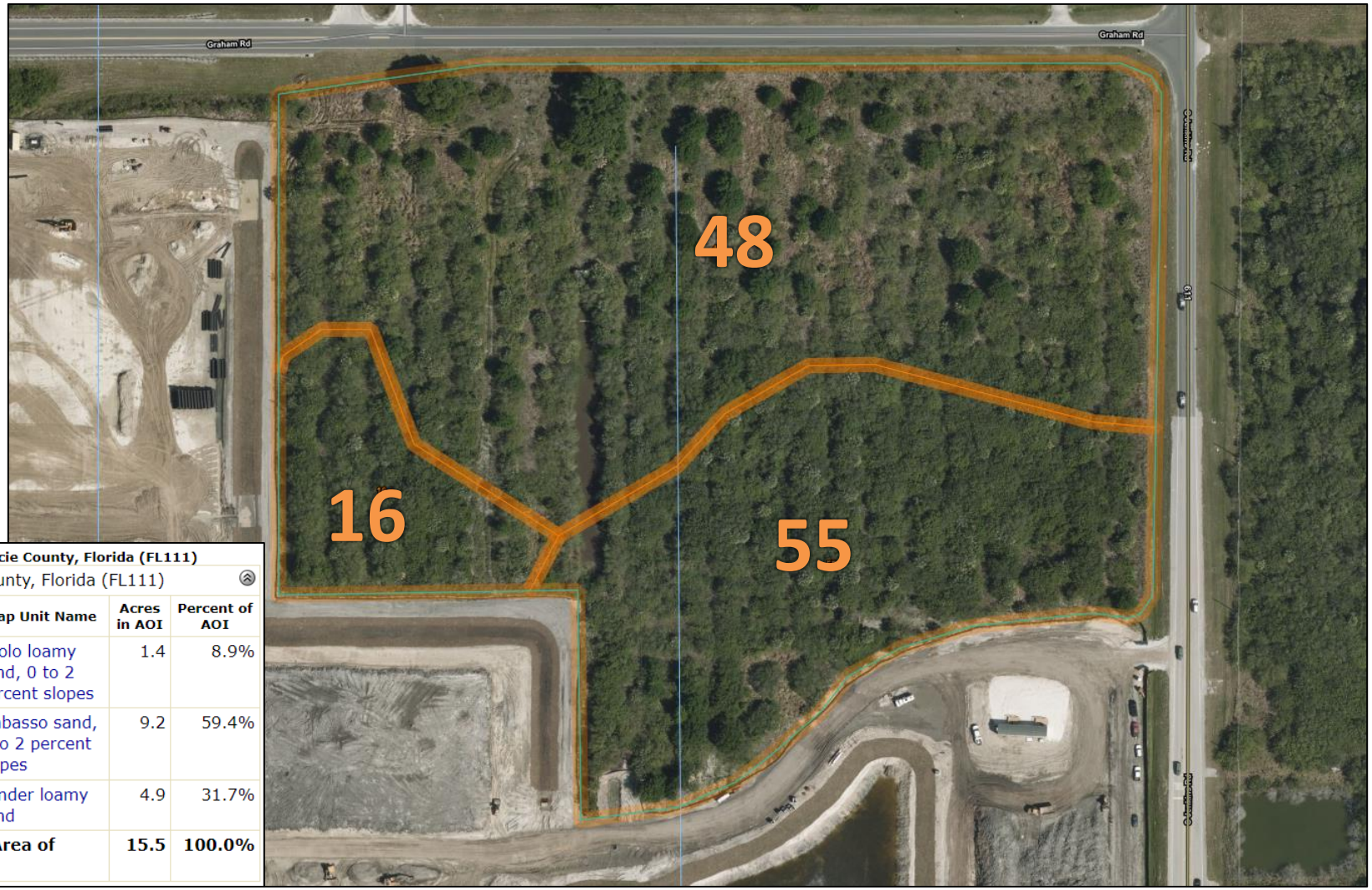
Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey North Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Hilolo loamy sand, 0 to 2 percent slopes	1.4	8.9%
48	Wabasso sand, 0 to 2 percent slopes	9.2	59.4%
55	Winder loamy sand	4.9	31.7%
Totals for Area of Interest		**15.5**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

USDA Web Soil Survey South Parcel Map

Project: 22-154	Hillpointe LLC	04/25/2022

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
55	Winder loamy sand	2.7	100.0%
Totals for Area of Interest		**2.7**	**100.0%**

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

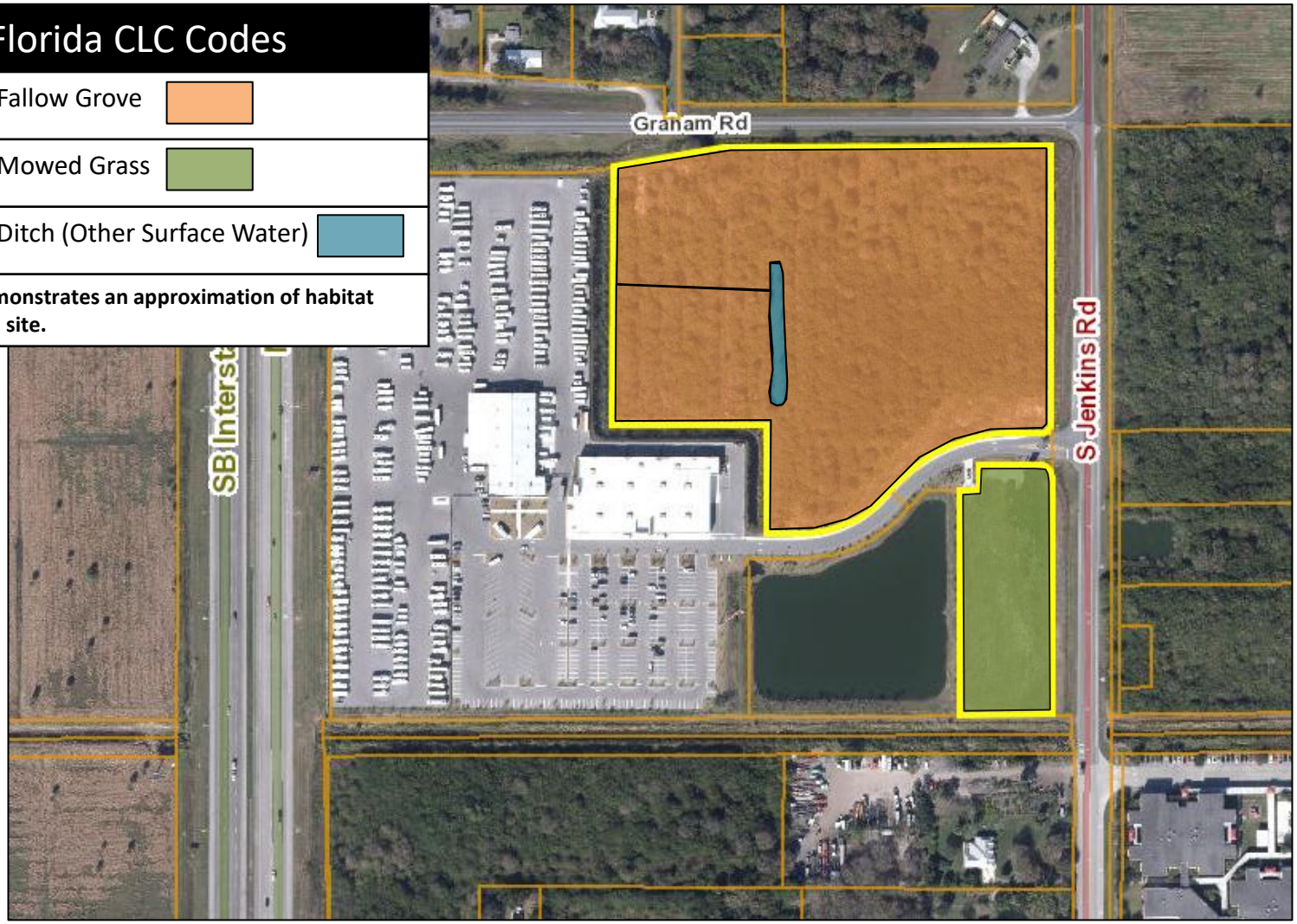
Florida Cooperative Land Cover (CLC) Map

Project: 22-154	Hillpointe LLC	04/25/2022

N

Florida CLC Codes	
214	Fallow Grove
1810	Mowed Grass
4220	Ditch (Other Surface Water)

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



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

2151 & 2101 S Jenkins Road
Fort Pierce, Florida

Google Earth 1994 Aerial Image

Project: 22-154	Hillpointe LLC	04/25/2022

N



O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Hillpointe Residential

Prepared for:

Alejandro Toro
EDC, Inc.
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987

Prepared by

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

May 26, 2022

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: 5/26/2022 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

May 26, 2022

Mr. Alejandro Toro
EDC, Inc.
10250 SW Village Parkway – Suite 201
Port Saint Lucie, Florida 34987

Re: Hillpointe Residential

Dear Mr. Lott:

O'Rourke Engineering & Planning has completed the traffic analysis for 252 multifamily dwelling units to be located west of Jenkins Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

Hillpointe Residential Traffic Analysis 5.26.2022

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APPENDICES

APPENDIX A: Site Location
APPENDIX B: Roadway Details
APPENDIX C: St. Lucie County 2019/2020 Level of Service Report, Model Data, FDOT 2012 Quality Level of Service,
APPENDIX D: Other Project Data and Growth Rate Data
APPENDIX E: Intersection Analysis

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed 252 multifamily units to be located west of Jenkins Road in St. Lucie County, Florida. The purpose of this report is to determine the project impact on the surrounding roadway system.

In order to make that determination, the following analytical steps were taken:

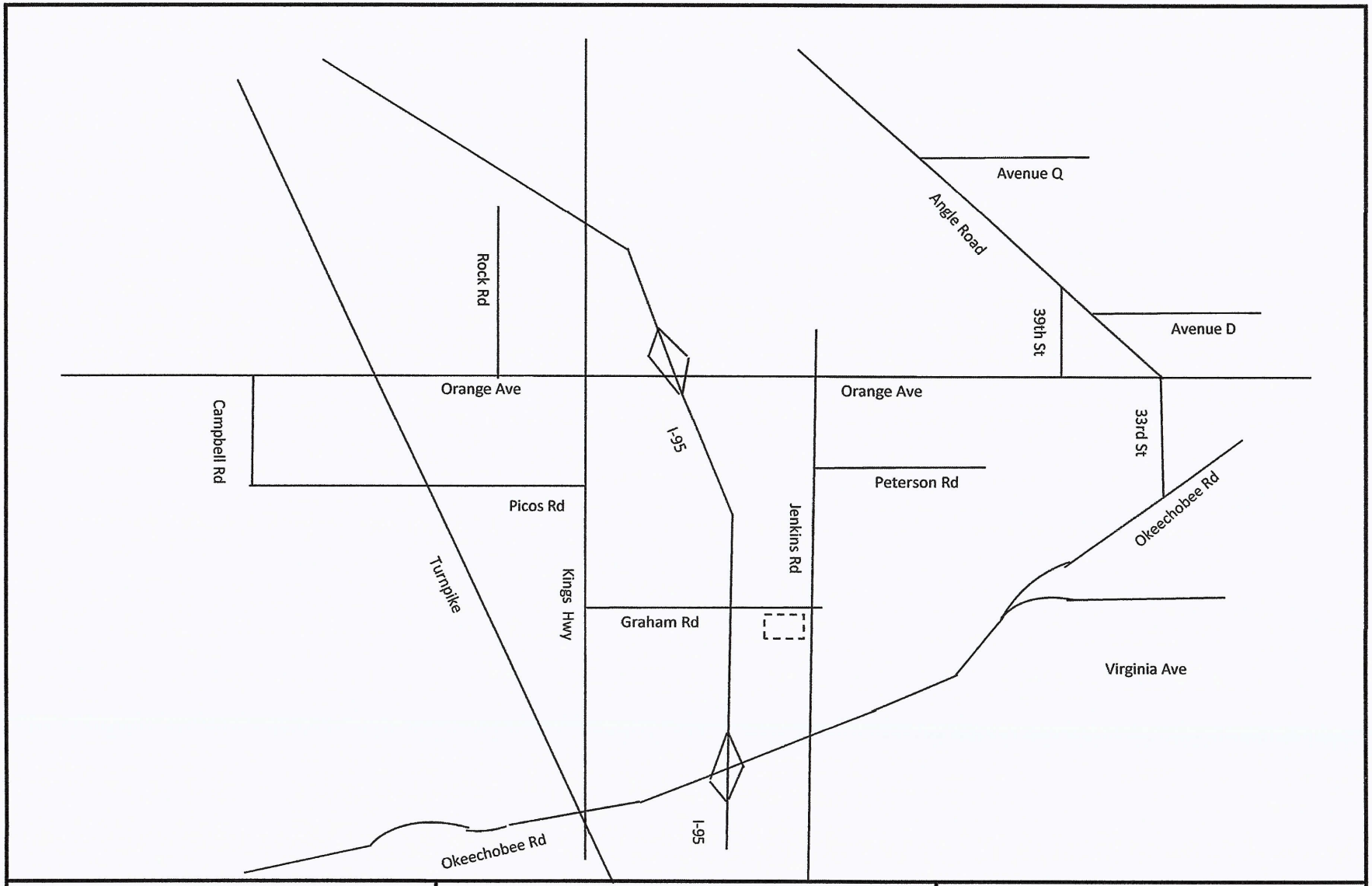
- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of short-term cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The subject property consists of 252 multifamily units located off Jenkins Road in St. Lucie County, Florida. The buildout year is estimated as 2026.

The project location is shown in **Figure 1**.


Avenue Q
Angle Road
Rock Rd
39th St
Avenue D
Orange Ave
Orange Ave
Campbell Rd
I-95
33rd St
Peterson Rd
Picos Rd
Jenkins Rd
Okeechobee Rd
Turnpike
Kings Hwy
Graham Rd
Virginia Ave
I-95
Okeechobee Rd
NTS
O'ROURKE
ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR22051.0
Date: 5/26/2022
Legend
= Project Location
Figure 1
Project Location
Hillpointe Residential

ROADWAY CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

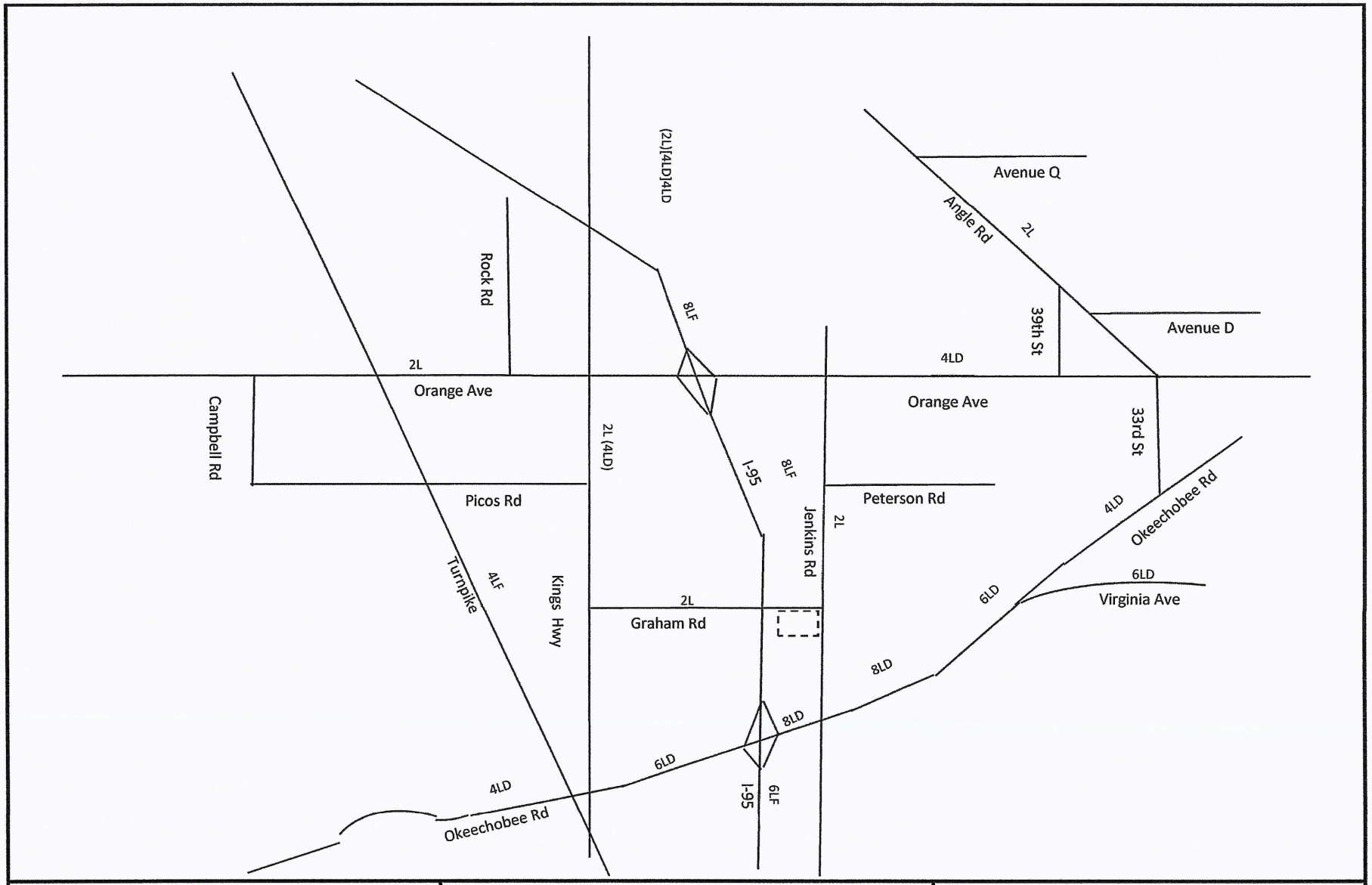
The study area was reviewed to determine the existing number and type of lanes, and the traffic control along the roadway. Each roadway is described below.

- Edwards Road is a two-lane local roadway with an east/west alignment.
- S. Jenkins Road is a two-lane arterial with a north/south alignment.
- Graham Road is a two-lane local roadway with an east/west alignment.
- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Orange Avenue is a four-lane divided arterial with an east/west alignment east of I-95.
- Kings Highway is a two-lane arterial with a north/south alignment and is included in the 5-year TIP to be widened to a four-lane divided roadway.

The roadway network is shown in **Figure 2** with notations for Existing and Existing + Committed. Roadway details are included in **Appendix B**.

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 FDOT Quality Level of Service was used to augment data included in the St. Lucie TPO 2021 Level of Service Report. These documents are included in **Appendix C.**



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR22051.0 | Date: 5/26/2022

Legend

= Project Location

(XX) = Existing Conditions if different then 2040 Network

[XX] = Commited 5-Year TIP

Figure 2

Lane Geometrics

Hillpointe Residential

PROJECT TRAFFIC

To estimate future traffic, the ITE Trip Generation, 11th Edition trip rates for the highest reasonable use in the land use category were applied. Multi-family Housing (Land Use Code 220) was applied to estimate the trips generated by the 252 units. These calculations are shown in **Tables 1a, 1b, and 1c.**

As shown, the proposed project will generate 2,152 net daily trips. There will be 123 AM peak hour trips and 160 PM peak hour trips.

PROJECT DISTRIBUTION/ ASSIGNMENT

The project traffic was distributed using LRTP employment data and then assigned to the roadway network. Future employment data reflects 19% to the north, 17% to the west, 43% east and 21% south from the project.

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 3. Appendix C** provides the supporting data for the distribution.

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
Multifamily Housing (Low-Rise)	220	252	DU	T = 6.41(X) + 75.31	50%	50%	846	845	1,691
TOTALS							**846**	**845**	**1,691**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

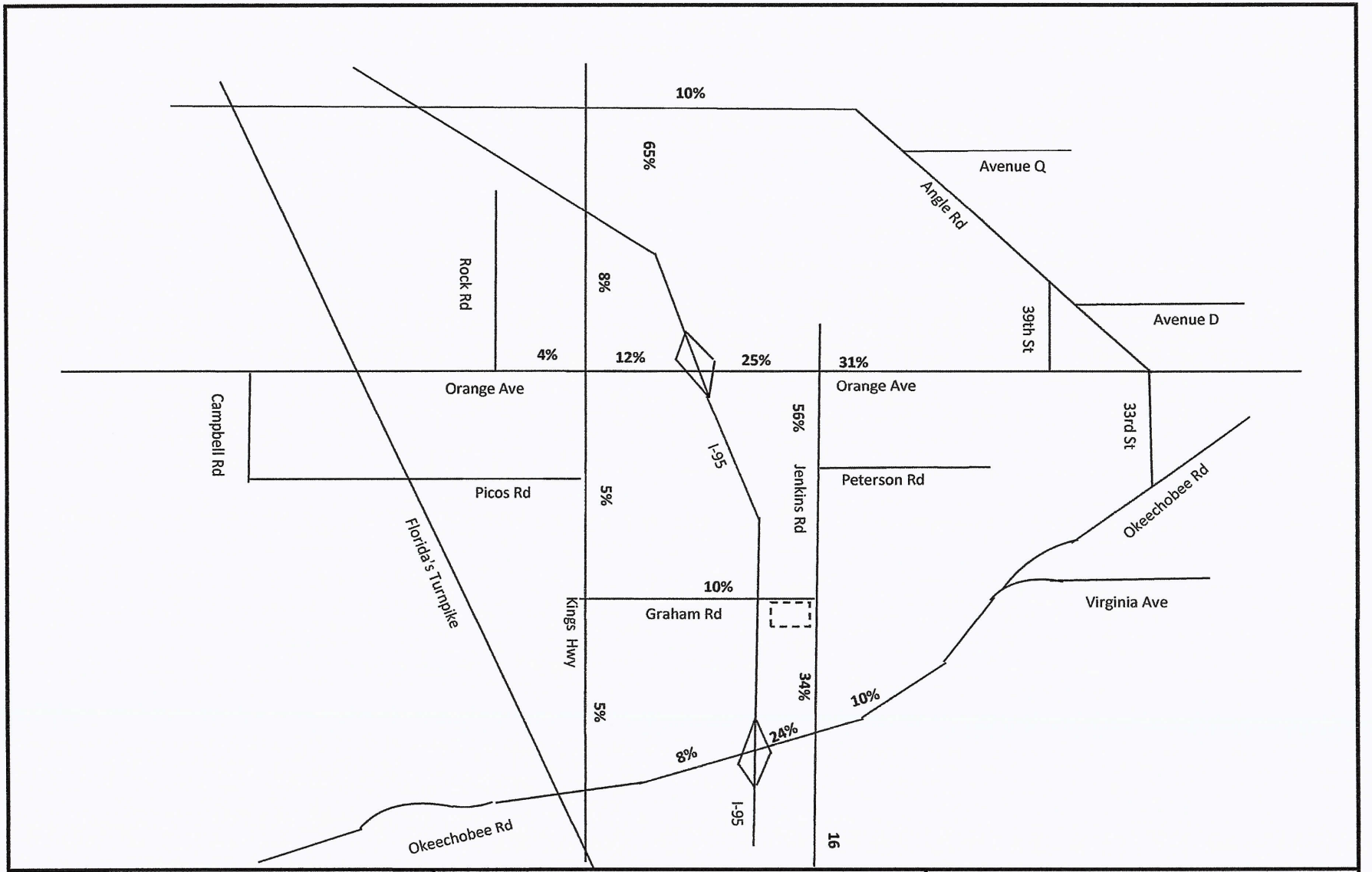
Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Net New Trips		
					In	Out	In	Out	Total
Multifamily Housing (Low-Rise)	220	252	DU	(T) = 0.31(X) + 22.85	24%	76%	24	77	101
TOTALS							**24**	**77**	**101**

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
Multifamily Housing (Low-Rise)	220	252	DU	(T) = 0.43(X) + 20.55	63%	37%	81	48	129
TOTALS							**81**	**48**	**129**

Source: ITE 11th Edition Trip Generation Rates



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, Fl, 34994

Job Number: SR22051.0 | Date: 5/26/2022

Legend

= Project Location

Figure 3

Percent Assignment

Hillpointe Residential

Link Analysis

Tables 2a and 2b summarize the project percent impact on the roadway network. These links were analyzed further to ensure they will meet concurrency. Existing traffic volumes were grown using a 2.13% growth rate. Approved background projects (committed trips) were then added. Finally, the trips from the proposed project were then added to generate total traffic. The total traffic volumes were then compared to the allowable service volumes to determine concurrency. **Table 3a and 3b** summarizes the results of the link analysis. As shown, Jenkins Road will operate at below levels of service with the existing network. However, since this is a deficiency before the project traffic is added, the project can assume the improvements to fix the deficiency in place.

Appendix D includes the growth rate calculation and background traffic.

INTERSECTION ANALYSIS

The intersections of Jenkins/Graham, Jenkins/Orange, and Jenkins/Okeechobee were analyzed using HCS. The intersections were analyzed for the 2026 with and without project scenarios.

Table 4 summarizes the results. As shown, all intersections will operate at acceptable levels of service. The intersection of Graham and Jenkins will have delay to the westbound approach. There will be an addition of a left-turn lane at both eastbound and westbound approaches when the east leg is added by Waypoint.

DRIVEWAY ANALYSIS

There is one driveway located on Jenkins Road. A southbound right turn lane and a northbound left turn lane will be provided.

CONCLUSION

The proposed project can be accommodated on the roadway network at acceptable levels of service. Therefore, the project meets the requirements for concurrency.

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	YES	920	43	4.67%	56%
	Orange Ave	Peterson Rd	SB	2L	IN	NO	920	13	1.41%	56%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	43	6.83%	56%
	Peterson Rd	Graham Rd	SB	2L	IN	NO	630	13	2.06%	56%
	Graham Rd	Okeechobee Rd	NB	2L	IN	NO	920	8	0.87%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	26	2.83%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	1	0.09%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	3	0.28%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	3	0.15%	12%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	9	0.45%	12%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	6	0.30%	25%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	19	0.95%	25%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	24	1.20%	31%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	7	0.35%	31%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	1	0.05%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	4	0.20%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	6	0.30%	8%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	2	0.10%	8%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	6	0.14%	24%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	18	0.42%	24%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	8	0.20%	10%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	2	0.05%	10%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	8	0.25%	10%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	2	0.06%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 24
Net Out: 77

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Direction	Lanes	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	% Project of Capacity-Peak Hour	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	2L	OUT	NO	920	27	2.93%	56%
	Orange Ave	Peterson Rd	SB	2L	IN	YES	920	45	4.89%	56%
	Peterson Rd	Graham Rd	NB	2L	OUT	YES	630	27	4.29%	56%
	Peterson Rd	Graham Rd	SB	2L	IN	YES	630	45	7.14%	56%
	Graham Rd	Okeechobee Rd	NB	2L	IN	YES	920	28	3.04%	34%
	Graham Rd	Okeechobee Rd	SB	2L	OUT	YES	920	16	1.74%	34%
Orange Ave	Campbell Rd	Kings Hwy	EB	2L	IN	NO	1,070	3	0.28%	4%
	Campbell Rd	Kings Hwy	WB	2L	OUT	NO	1,070	2	0.19%	4%
	Kings Hwy	I-95	EB	4LD	IN	NO	2,000	10	0.50%	12%
	Kings Hwy	I-95	WB	4LD	OUT	NO	2,000	6	0.30%	12%
	I-95	Jenkins Rd	EB	4LD	IN	NO	2,000	20	1.00%	25%
	I-95	Jenkins Rd	WB	4LD	OUT	NO	2,000	12	0.60%	25%
	Jenkins Rd	Hartman Rd	EB	4LD	OUT	NO	2,000	15	0.75%	31%
	Jenkins Rd	Hartman Rd	WB	4LD	IN	NO	2,000	25	1.25%	31%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Okeechobee Rd	Crossroads Pkwy	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Crossroads Pkwy	Graham Rd	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Crossroads Pkwy	Graham Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Graham Rd	Picos Rd	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Graham Rd	Picos Rd	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Picos Rd	Orange Ave	NB	4LD	IN	NO	2,000	4	0.20%	5%
	Picos Rd	Orange Ave	SB	4LD	OUT	NO	2,000	2	0.10%	5%
	Orange Ave	Angle Rd	NB	4LD	OUT	NO	2,000	4	0.20%	8%
	Orange Ave	Angle Rd	SB	4LD	IN	NO	2,000	6	0.30%	8%
Okeechobee Rd	I95	Jenkins Rd	EB	6LD	IN	NO	4,240	19	0.45%	24%
	I95	Jenkins Rd	WB	6LD	OUT	NO	4,240	12	0.28%	24%
	Jenkins Rd	McNeil Rd	EB	6LD	OUT	NO	4,040	5	0.12%	10%
	Jenkins Rd	McNeil Rd	WB	6LD	IN	NO	4,040	8	0.20%	10%
	McNeil Rd	Virginia Ave	EB	6LD	OUT	NO	3,170	5	0.16%	10%
	McNeil Rd	Virginia Ave	WB	6LD	IN	NO	3,170	8	0.25%	10%

(1) FDOT 2012 Service Capacity Tables & St. Lucie TPO

(2) According to the Guidelines prepared by the TPO and modified by the City and County

Net In: 81
Net Out: 48

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2026 AM Peak Hour + Growth	AM Peak Hour Committed Projects Directional	2026 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	NB	OUT	YES	517	2.13%	587	147	734	920	43	777	4.67%	YES	56%
	Peterson Rd	Graham Rd	NB	OUT	YES	517	2.13%	587	93	680	630	43	723	6.83%	YES(4)	56%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	497	2.13%	564	100	664	920	26	690	2.83%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibilty of the applicant

Net In: 24
Net Out: 77
Years Grown: 6

TABLE 6b -Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	2020 Peak Hour Directional Volumes	Growth Rate	2026 PM Peak Hour + Growth	PM Peak Hour Committed Projects Directional	2026 Growth + Committed Peak Direction	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Jenkins Rd	Orange Ave	Peterson Rd	SB	IN	YES	523	2.13%	594	199	793	920	45	838	4.89%	YES	56%
	Peterson Rd	Graham Rd	NB	OUT	YES	502	2.13%	570	95	665	630	27	692	4.29%	YES(4)	56%
	Peterson Rd	Graham Rd	SB	IN	YES	523	2.13%	594	141	735	630	45	780	7.14%	YES(4)	56%
	Graham Rd	Okeechobee Rd	NB	IN	YES	502	2.13%	570	95	665	920	28	693	3.04%	YES	34%
	Graham Rd	Okeechobee Rd	SB	OUT	YES	523	2.13%	594	141	735	920	16	751	1.74%	YES	34%

(1) St. Lucie County 2019/2020 Traffic Counts and LOS Report

(2) Growth rate calculated from St. Lucie County 2017 and 2019/2020 Traffic Counts and Level of Service Report

(3) Off peak direction based on FDOT D factor relationship

(4) Concurrency satisfied based on assuming improvements needed to address deficient/backlogged facilities are in place and not the responsibilty of the applicant

Net In: 101
Net Out: 59
Years Grown: 6

Table 4: Intersection Results

Intersection	Existing				2026 w/o Project				2026 with Project			
	AM		PM		AM		PM		AM		PM	
	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay	LOS	Delay
Graham/Jenkins [1] [2]	B/A	11.3/3.3	B/A	14.3/3.3	B/A	13.2/2.7	C/A	21.3/3.2	C/B [3]	15.7/12.1	E/B	41.2/14.4
Jenkins/Orange	B	16.7	B	17.1	C	25.1	C	24.2	C	26.2	C	25.0
Jenkins/Okeechobee	C	34.6	C	30.8	D	44.5	D	46.9	D	43.5	D	47.4

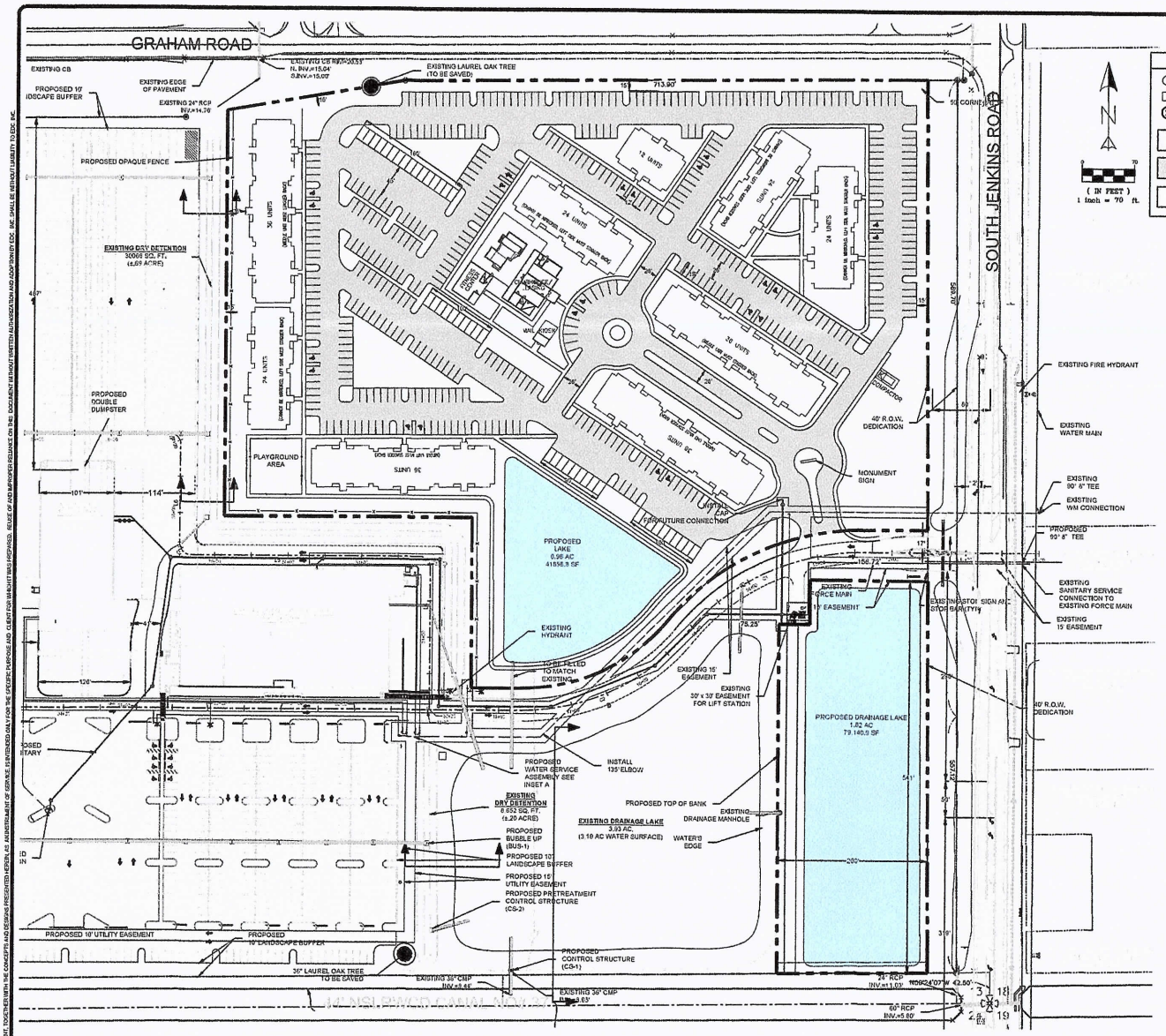
[1] EB Approach / NB Approach for existing and 2026 w/o Project

[2] EB Approach / WB Approach for 2026 with Project

[3] 13.7 B AM, 22.6 C PM w/ left turn lanes on both plus EB/WB approach

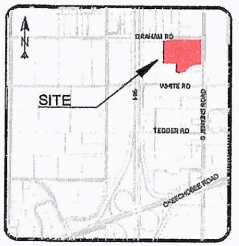
APPENDIX A

SITE DATA



LEGEND

- DRAINAGE MANHOLE
- CATCH BASIN
- SANITARY MANHOLE
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- EXISTING ASPHALT



SITE DATA

PROPERTY DATA

LEGAL DESCRIPTION:
CAMPING WORLD (PB 80-7) TRACT 1

PROPERTY SIZE:	751,410 SF (17.25)
FUTURE LAND USE:	GC
ZONING:	C-3
PARCEL ID	2313-650-0002-000-7 2313-650-0004-000-1
ADDRESS:	2101 S JENKINS ROAD 2151 S JENKINS ROAD FORT PIERCE, FL 34947
OWNER:	FREEDOMROADS PROPERTY COMPANY LLC 250 PARKWAY DR STE 270 LINCOLNSHIRE, IL 60069

BUILDING DATA

PROPOSED BUILDING TYPE:	MULTI-FAMILY DWELLINGS
MAXIMUM UNITS:	258
PROPOSED UNITS:	252

BUILDING SETBACKS

FRONT:	25
SIDE:	15
REAR:	20

DRAINAGE

PROPOSED:	120,998.9 SF	2.77 AC	16.7%

PARKING MULTI-FAMILY 1.5 SPACES PER EACH DWELLING UNIT)

REQUIRED:	358 SPACES
PROVIDED:	483 SPACES
HANDICAP REQUIRED:	8 SPACES
HANDICAP PROVIDED:	22 SPACES

EDC
ENGINEERS @ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455

AT	
DESIGNED BY	
DRAWN BY	
FILENAME	
SITE PLAN	
LAYOUT	
AS SHOWN	
SCALE	
APRIL 1, 2022	
DATE	

04-04-2022	REVISED PER TRH COMMENTS (04-04-22)
DATE	REVISION COMMENTS

HILLPOINTE LLC RESIDENTIAL

CONCEPTUAL SITE PLAN

FORT PIERCE FLORIDA

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

22-154

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.

APPENDIX B

Roadway Details

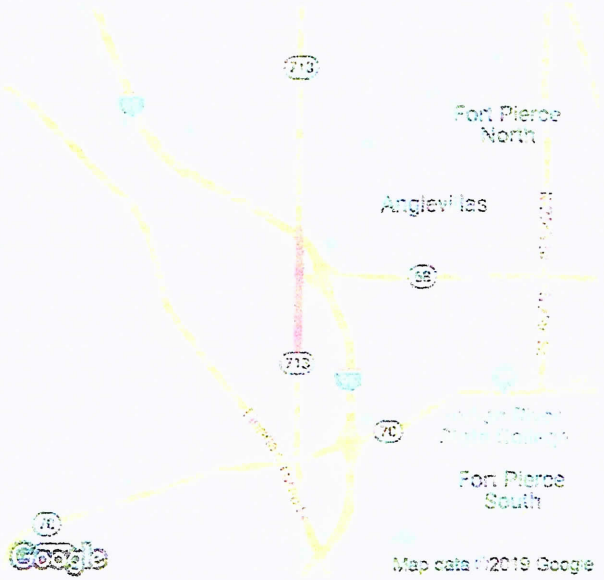
5 Year Plan

LRTP Cost Feasible Map

FDOT 2012 QUALITY LEVEL OF SERVICE

KINGS HWY FROM NORTH OF PICOS ROAD TO NORTH OF I-95 OVERPASS

2302567 Non-SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF 68/ORANGE AVENUE
Lead Agency: MANAGED BY FDOT **From:** NORTH OF PICOS RD
Length: 1.217 **To:** NORTH OF SR-9/I-95 OVERPASS
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	175,083	0	0	0	0	175,083
		175,083					**175,083**

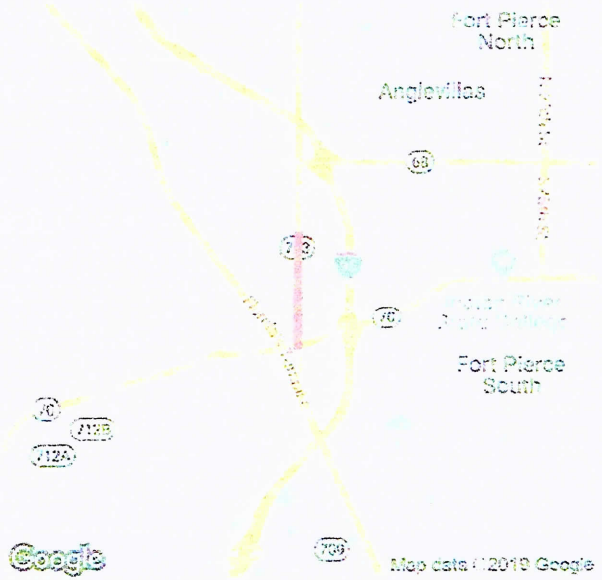
Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-2

B-1

Notes

KINGS HWY FROM 500 FEET S OF OKEECHOBEE ROAD TO NORTH OF PICOS ROAD

2302566 SIS



Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2012 TPO PRIORITY #2 1,550 FT OF PROJECT WILL BE CONCRETE, BALANCE IS FLEXIBLE PAVEMENT PHS202=LFA WITH ST LUCIE COUNTY; $187,669 LF REC'D 3/1/17
Lead Agency: MANAGED BY FDOT
From: 500 feet S OF OKEECHOBEE
Length: 2.2
To: NORTH OF PICOS ROAD
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	GFSA	65,007	0	0	0	0	65,007
ROW	SA	192,741	0	0	0	0	192,741
ROW	SU	656,235	0	0	0	0	656,235
ROW	DDR	1,907,675	0	0	0	0	1,907,675
ROW	DS	7,000	0	0	0	0	7,000
		2,828,658					**2,828,658**

Prior Year Cost: 71,626,501
Future Year Cost: 0
Total Project Cost: 83,381,682
LRTP: Page 6-5

Notes

KINGS HWY FR N OF I-95 OVERPASS TO N OF COMMERCIAL CIR

4383791 Non-SIS



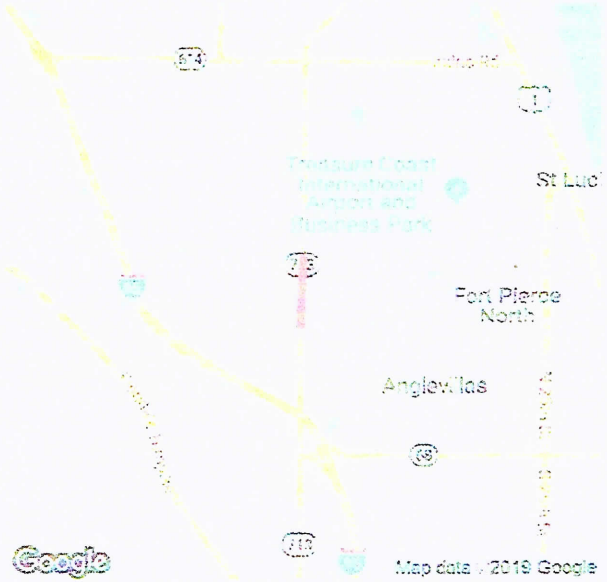
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** N OF I-95 OVERPASS
Length: 1.4 **To:** N OF COMMERCIAL CIR
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	DDR	12,740,314	64,992	0	0	0	12,805,306
ROW	DIH	106,090	106,090	0	0	0	212,180
CST	DDR	0	0	0	16,120,659	0	16,120,659
CST	DIH	0	0	0	396,144	0	396,144
CST	DS	0	0	0	12,916,408	0	12,916,408
ENV	DDR	5,000	0	60,000	0	0	65,000
		12,851,404	**171,082**	**60,000**	**29,433,211**		**42,515,697**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

KINGS HIGHWAY FROM NORTH OF COMMERCIAL CIRCLE TO NORTH OF ST LUCIE BLVD
4383792 Non-SIS



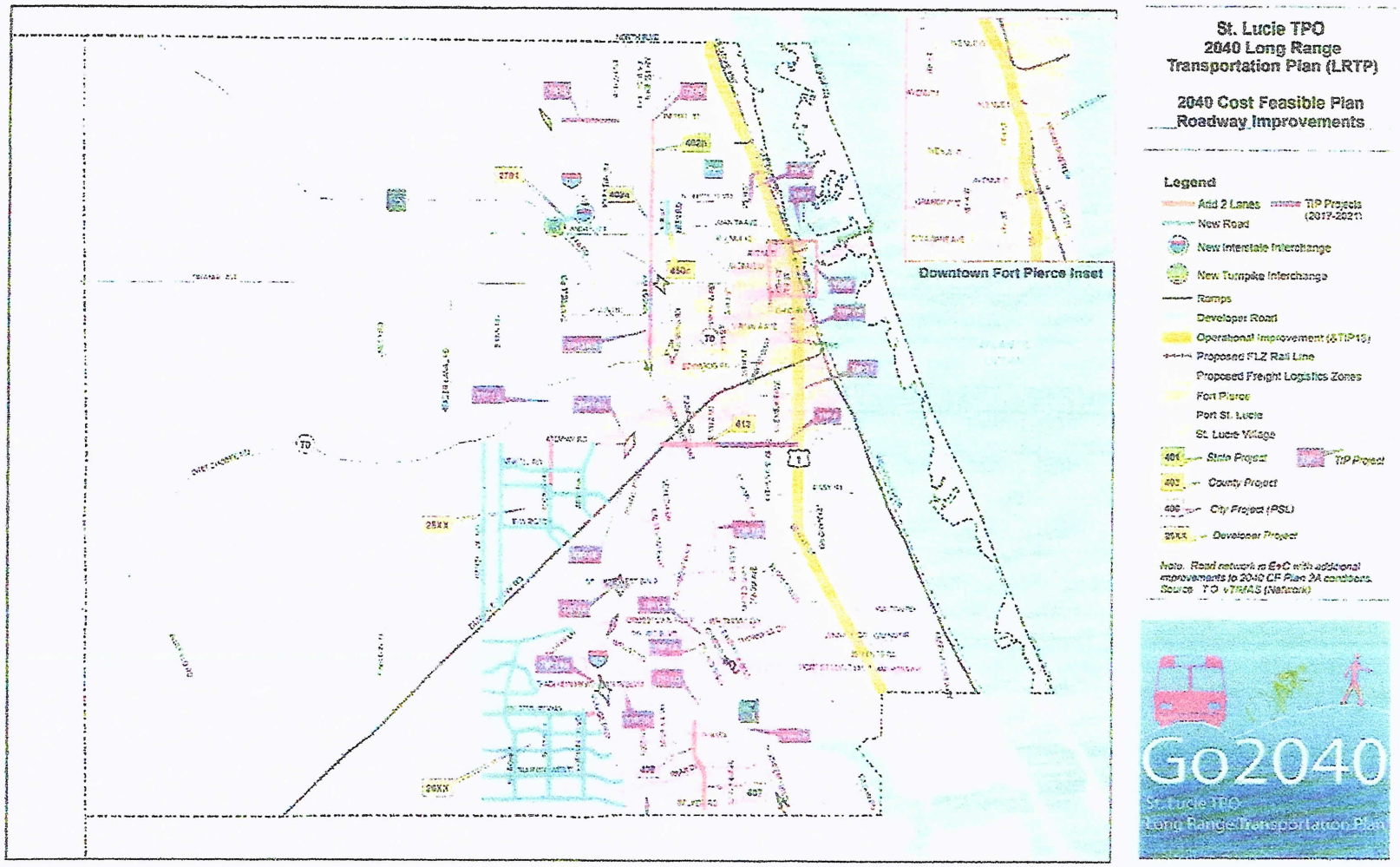
Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT **From:** NORTH OF COMMERCIAL CIRCLE
Length: 1.21 **To:** NORTH OF ST LUCIE BLVD
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2020	2021	2022	2023	2024	Total
ROW	SU	0	656,819	0	0	0	656,819
ROW	DDR	1,004,226	684,559	2,000,000	0	0	3,688,785
ROW	DIH	133,673	0	0	0	0	133,673
CST	DDR	0	0	0	12,829,249	0	12,829,249
CST	DIH	0	0	0	387,010	0	387,010
CST	DS	0	0	0	16,583,548	0	16,583,548
ENV	DDR	75,000	0	0	0	0	75,000
		1,212,899	**1,341,378**	**2,000,000**	**29,799,807**		**34,354,084**

Prior Year Cost: 4,342,411
Future Year Cost: 0
Total Project Cost: 83,222,192
LRTP: Page 6-5

Notes

Map 6-1: Go2040 Cost Feasible Plan Roadway Improvements



APPENDIX C

2040 Model Data Volumes

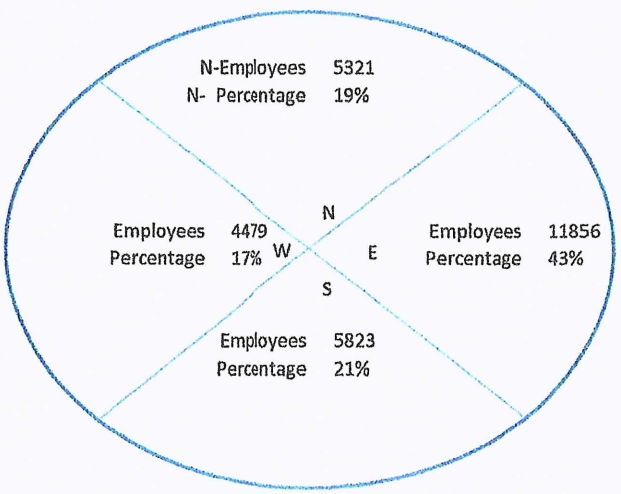
2040 Employment Data/Distribution

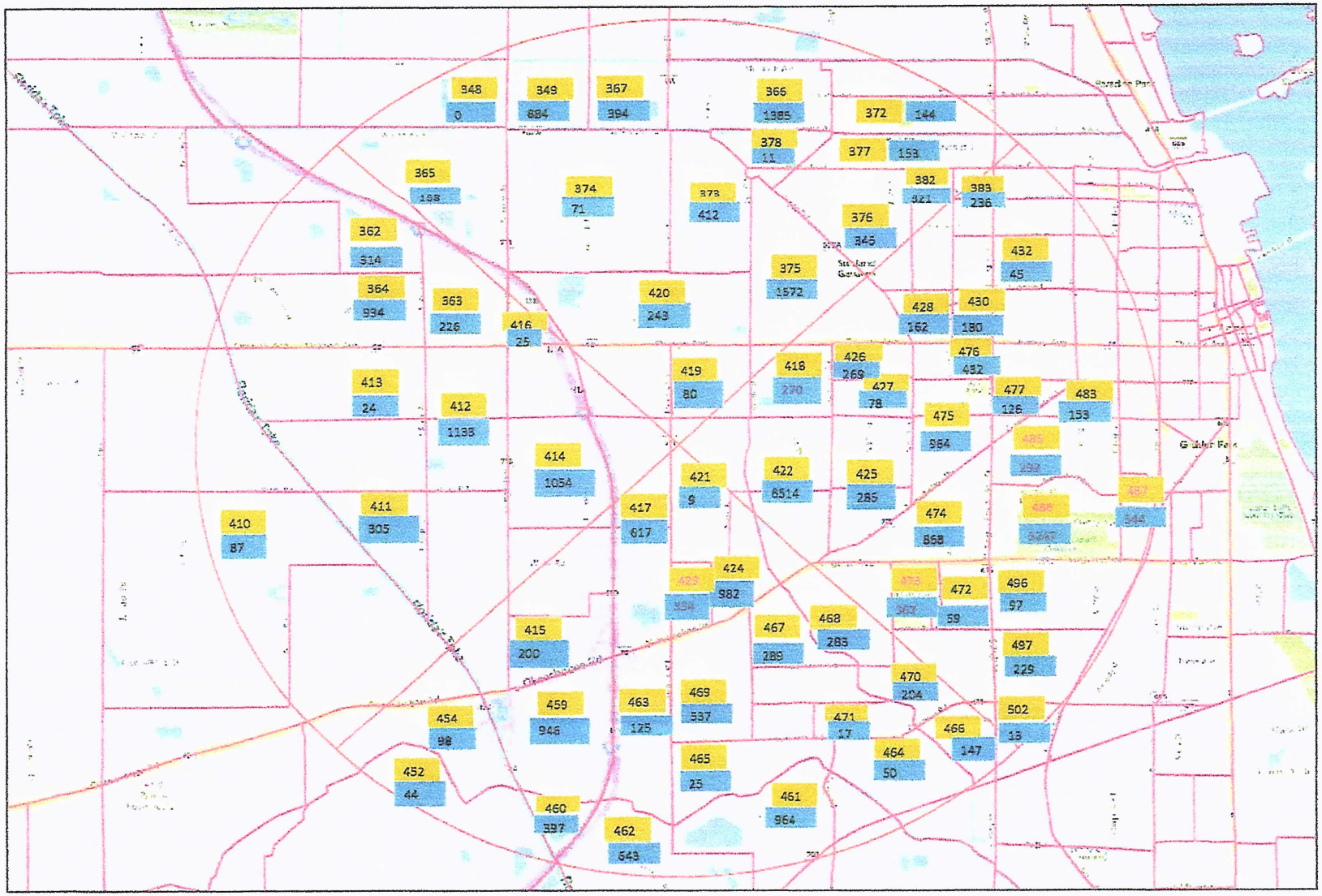
ST. LUCIE COUNTY 2019/2020 LEVEL OF SERVICE REPORT

Distribution Based on Employment Location (2040)

Location	TAZ Number	POP	HH	Total Employees
N	348	134	73	0
N	349	1,215	296	884
W	362	1,073	589	314
W	363	0	0	226
W	364	1,463	729	934
2/3 N 1/3 W	365	114	42	158
N	366	1,229	467	1,385
N	367	220	71	394
N	372	1,393	426	144
N	373	1,328	440	412
N	374	191	81	71
2/3 N 1/3 E	375	764	229	1,572
2/3 N 1/3 E	376	1,443	470	345
N	377	706	244	153
N	378	412	133	11
1/3 N 2/3 E	382	2,744	928	321
1/3 N 2/3 E	383	2,492	862	236
W	410	603	237	87
W	411	11	5	305
W	412	653	231	1,133
W	413	138	54	24
W	414	501	201	1,054
S	415	0	0	200
2/3 N 1/3 W	416	0	0	25
1/2 S 1/2 W	417	210	82	617
1/3 N 2/3 E	418	540	173	270
2/3 N 1/3 E	419	65	22	80
N	420	127	52	243
1/2 S 1/2 E	421	6	3	9
E	422	1,686	978	6,514
S	424	1,220	480	982

Location	TAZ Number	POP	HH	Total Employees
E	425	248	86	285
E	426	38	15	269
E	427	158	55	78
E	428	419	130	162
E	430	458	153	180
E	432	517	153	45
S	452	435	145	44
2/3 S 1/3 W	454	1,542	539	98
S	459	0	0	946
S	460	25	10	397
S	461	553	143	964
S	462	73	19	643
S	463	306	143	125
S	464	289	114	50
S	465	928	327	25
2/3 S 1/3 E	466	841	336	`147
S	467	287	104	289
2/3 S 1/3 E	468	410	143	283
S	469	766	256	537
1/2 S 1/2 E	470	1,000	403	204
S	471	141	51	17
E	472	891	362	59
E	474	1,630	569	868
E	475	1,535	451	964
E	476	1,233	336	432
E	477	685	189	126
E	483	658	222	153
E	496	2,041	634	97
E	497	1,205	442	229
E	502	407	142	13





NTS O'ROURKE ENGINEERING & PLANNING 969 SE Federal Hwy, Suite 402 Stuart, Fl, 34994 Job Number: Date:	Legend ### = TAZ Number ### = 2040 Total Employees	Figure # TAZ & Employment Distributions Jenkins Pointe

St Lucie TPO 2040 LRTP
CF 2040 Final - Volume Smoothing

Segment ID	On Street	From	To	Juris.	Lanes and Type	Volume Smoothing Method	Default Smoothing Method	Validation Year Count Volume	Validation Year Model Volume	Raw Model Volume	Selected Volume	Difference between Selected and VYCV	Difference between Selected and Raw	% AGR	(C) Raw AADT	(D) Difference Method	(E) Ratio Method	(F) Average Method
1510	ANGLE RD	ORANGE AVE	AVENUE D	CR	2U	D	D	9,200	9547	13,161	11,498	2,298	-347	10,685	11,845	11,498	12,175	11,837
1520.1	ANGLE RD	AVENUE D	AVENUE Q	CR	2U	D	D	8,876	8233	12,339	11,748	2,872	643	10,309	11,105	11,748	12,771	12,259
1520.21	ANGLE RD	AVENUE Q	53RD ST	CR	2U	D	D	6,600	6972	10,647	9,210	2,610	-372	7,665	9,582	9,210	9,675	9,443
1520.22	ANGLE RD	53RD ST	KEEN RD	CR	2U	D	D	5,450	7617	12,827	9,377	3,927	-2,167	6,330	11,544	9,377	8,811	9,094
1530	ANGLE RD	KEEN RD	KINGS HWY	CR	2U	D	D	4,300	5702	10,793	8,312	4,012	-1,402	4,994	9,714	8,312	7,814	8,063
1540	ANGLE RD	KINGS HWY	JOHNSTON RD	CR	2U	D	D	2,700	3178	4,302	3,394	694	-478	3,136	3,872	3,394	3,509	3,452
1550.11	ANGLE RD	JOHNSTON RD	FLORIDAS TURNPIKE	CR	2U	D	D	1,000	1286	2,101	1,605	605	-286	1,161	1,891	1,605	1,568	1,587
1550.12	ANGLE RD	FLORIDAS TURNPIKE	1/2 MI E OF GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
1550.2	ANGLE RD	1/2 MI E OF GODWIN RD	GODWIN RD	CR	2U	U	D	1,000	343	250	1,161	161	936	1,161	225	882	700	791
4410.1	JENKINS RD	OKEECHOBEE RD	GRAHAM RD	CR	2U	D	D	7,100	3791	7,270	9,852	2,752	3,309	8,246	6,543	9,852	13,072	11,462
4410.2	JENKINS RD	GRAHAM RD	PETERSON RD	CR	2U	D	D	7,100	1586	2,441	7,711	611	5,514	8,246	2,197	7,711	10,490	9,101
4410.3	JENKINS RD	PETERSON RD	ORANGE AVE	CR	2U	D	D	7,100	1533	2,268	7,608	508	5,567	8,246	2,041	7,608	10,084	8,846
4800.1	KINGS HWY	OKEECHOBEE RD	CROSSROADS PKWY	SR	4D	F	F	13,500	6198	8,822	16,844	3,344	8,904	15,679	7,939	15,241	18,446	16,844
4800.2	KINGS HWY	CROSSROADS PKWY	GRAHAM RD	SR	4D	F	F	11,200	6300	12,212	18,366	7,166	7,376	13,008	10,991	15,691	20,842	18,366
4800.3	KINGS HWY	GRAHAM RD	PICOS RD	SR	4D	F	F	11,200	7190	13,939	18,699	7,499	6,155	13,008	12,545	16,555	20,844	18,699
4800.4	KINGS HWY	PICOS RD	ORANGE AVE	SR	4D	F	F	8,900	6415	12,663	15,374	6,474	3,977	10,336	11,397	13,882	16,866	15,374
4810.1	KINGS HWY	ORANGE AVE	N OF I-95 OVERPASS	SR	4D	F	F	13,374	16999	27,084	20,603	7,229	-3,772	15,533	24,375	20,750	20,456	20,603
4810.2	KINGS HWY	N OF I-95 OVERPASS	ANGLE RD	SR	4D	F	F	12,700	16620	26,569	19,741	7,041	-4,171	14,750	23,912	19,992	19,490	19,741
4820	KINGS HWY	ANGLE RD	ST LUCIE BLVD	SR	4D	F	F	12,700	11888	19,709	19,382	6,682	1,643	14,750	17,738	18,550	20,213	19,382
4830	KINGS HWY	ST LUCIE BLVD	INDRIO RD	SR	4D	F	F	13,550	15206	24,127	20,349	6,799	-1,365	15,737	21,714	20,058	20,639	20,349
6250.2	OKEECHOBEE RD	MCCARTY RD	FLORIDAS TURNPIKE	SR	4D	F	F	5,700	5412	9,288	9,019	3,319	660	6,620	8,359	8,647	9,390	9,019
6260	OKEECHOBEE RD	FLORIDAS TURNPIKE	KINGS HWY	SR	4D	F	F	21,500	5764	11,094	32,723	11,223	22,739	24,970	9,985	25,721	39,726	32,723
6270.1	OKEECHOBEE RD	KINGS HWY	CROSSROADS PKWY	SR	8D	F	F	21,500	23051	26,436	22,956	1,456	-836	24,970	23,792	22,241	23,671	22,956
6270.2	OKEECHOBEE RD	CROSSROADS PKWY	I-95	SR	8D	F	F	25,000	24608	33,328	31,444	6,444	1,451	29,035	29,994	30,386	32,503	31,444
6280	OKEECHOBEE RD	I-95	JENKINS RD	SR	8D	F	F	30,500	35848	62,649	51,103	20,603	-5,281	35,423	56,384	51,036	51,171	51,103
6290.1	OKEECHOBEE RD	JENKINS RD	MCNEIL RD	SR	8D	F	F	30,500	31176	53,820	49,154	18,654	716	35,423	48,438	47,762	50,546	49,154
6630.2	ORANGE AVE	CAMPBELL RD	KINGS HWY	CR	2U	D	D	10,513	6776	11,329	13,933	3,420	3,737	12,210	10,196	13,933	16,873	15,403
6640	ORANGE AVE	KINGS HWY	I-95	SR	4D	F	F	18,600	18558	31,555	29,401	10,801	1,002	21,602	28,399	28,441	30,361	29,401
6650	ORANGE AVE	I-95	JENKINS RD	SR	4D	F	F	13,800	9635	20,522	25,426	11,626	6,956	16,027	18,470	22,635	28,217	25,426
6660	ORANGE AVE	JENKINS RD	HARTMAN RD	SR	4D	F	F	12,300	9164	20,775	24,301	12,001	5,604	14,285	18,698	21,834	26,769	24,301
6670	ORANGE AVE	HARTMAN RD	ANGLE RD	SR	4D	F	F	6,375	10375	20,369	13,174	6,799	-5,158	7,404	18,332	14,332	12,015	13,174
6680	ORANGE AVE	ANGLE RD	25TH ST	SR	4D	F	F	12,232	8144	16,547	21,419	9,187	6,527	14,206	14,892	18,980	23,858	21,419

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
AIROSO BLVD	CROSSTOWN PKWY to PRIMA VISTA BLVD	243	19,000	2021	2,100	952	C	0.453	986	C	0.47
AIROSO BLVD	PRIMA VISTA BLVD to FLORESTA DR	101	14,500	2021	2,000	723	C	0.362	748	C	0.374
AIROSO BLVD	FLORESTA DR to ST JAMES DR	301	21,862	2019	2,100	1,160	C	0.552	1,176	C	0.56
ANGLE RD	ORANGE AVE to AVENUE D	100	9,500	2021	840	465	D	0.554	446	D	0.531
ANGLE RD	AVENUE D to AVENUE Q	100	9,500	2021	580	465	D	0.802	446	D	0.769
ANGLE RD	AVENUE Q to 53RD ST	615	8,119	2020	640	479	D	0.748	492	D	0.769
ANGLE RD	53RD ST to KEEN RD	616	5,786	2020	630	308	C	0.489	344	C	0.546
ANGLE RD	KEEN RD to KINGS HWY	616	5,786	2020	880	308	C	0.35	344	C	0.391
ANGLE RD	KINGS HWY to JOHNSTON RD	617	3,333	2016	1,480	205	B	0.139	199	B	0.134
ANGLE RD	JOHNSTON RD to FLORIDA'S TURNPIKE	948505	2,400	2020	1,480	125	B	0.084	125	B	0.084
AVENUE A	7TH ST to US 1	945034	1,100	2020	840	99	C	0.118	99	C	0.118
AVENUE A	US 1 to INDIAN RIVER DR	945033	2,300	2020	640	114	C	0.178	105	C	0.164
AVENUE D	ANGLE RD to 29TH ST	164	3,579	2016	600	203	C	0.338	200	C	0.333
AVENUE D	29TH ST to 25TH ST	164	3,579	2016	790	203	C	0.257	200	C	0.253
AVENUE D	25TH ST to 17TH ST	163	7,000	2021	750	348	C	0.464	342	C	0.456
AVENUE D	17TH ST to 13TH ST	162	3,458	2016	750	160	C	0.213	172	C	0.229
AVENUE D	13TH ST to 10TH ST	161	1,763	2016	750	83	C	0.111	93	C	0.124
AVENUE D	10TH ST to 7TH ST	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE D	7TH ST to US 1	160	2,305	2016	750	115	C	0.153	125	C	0.167
AVENUE I	25TH ST to 17TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE I	17TH ST to 13TH ST	620	2,483	2016	750	214	C	0.285	167	C	0.223
AVENUE H	13TH ST to 7TH ST	618	1,533	2017	540	89	C	0.165	96	C	0.178
AVENUE H	7TH ST to US 1	619	1,250	2017	750	68	C	0.091	67	C	0.089
AVENUE Q	ANGLE RD to 25TH ST	700	5,981	2020	750	316	C	0.421	303	C	0.404
AVENUE Q	25TH ST to 17TH ST	701	3,200	2021	750	187	C	0.249	194	C	0.259

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St. Lucie Transportation Planning Organization

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772-462-1593 www.stlucietpo.org

Traffic Counts and Level of Service Report
2021

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

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Traffic Counts and Level of Service Report
2021

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

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Traffic Counts and Level of Service Report
2021

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

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

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APPENDIX D

OTHER PROJECT DATA

GROWTH RATE DATA

| AM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

| PM APPROVED PROJECTS | | | 39 Acre Residential Development | | | | | 9 Kings Center St. Lucie County | | | | | 10 Village of Sunset Lakes St. Lucie County | | | | | Mariner Cove Ft. Pierce | | | | | 43 Bent Creek @ 50% Complete City of Fort Pierce | | | | | 44 Celebration Pointe @25% Complete City of Fort Pierce | | | | | 37 Whispering Oaks | | | | | St. Lucie Commerce Center @25% Complete | | | | | WaWa | | | | | SUM Daily | | SUM 2 Way | | SUM Directional N/E | | SUM Directional S/W | | Two Way | | Directional N/E | | Directional S/W | |
|---|---|---

Historical Growth Rate Calculation

Segment	From	To	2017 AADT	2021 AADT	4 Year Historical Growth Rate
Jenkins Rd	Okeechobee Hwy	Orange Ave	9,100	9,900	2.13%

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Traffic Counts and Level of Service Report
Fall 2017

Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
I-95	ORANGE AVE to INDRIO RD	941905	42,866	2015	7,320	-	-	-	-	-	-
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	4,629	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,429	2015	750	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	5,505	2015	790	-	-	-	-	-	-
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	5,505	2015	540	-	-	-	-	-	-
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	820	2015	1,080	-	-	-	-	-	-
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	820	2015	3,240	-	-	-	-	-	-
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	9,800	2015	3,240	-	-	-	-	-	-
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	9,800	2015	700	-	-	-	-	-	-
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	9,800	2015	880	-	-	-	-	-	-
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,446	2015	920	-	-	-	-	-	-
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,446	2015	790	-	-	-	-	-	-
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,542	2016	790	358	C	0.918	343	C	0.879
INDRIO RD	SLASH PINE TRL to US 1	114	5,542	2016	920	358	C	0.411	343	C	0.394
INDRIO RD	US 1 to OLD DIXIE HWY	672	950	2016	750	66	C	0.178	89	C	0.241
JENNINGS RD	US 1 to LENNARD RD	673	4,533	2016	2,100	300	C	0.149	245	C	0.122
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	7,613	2016	880	431	C	0.519	404	C	0.487
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,100	2017	920	543	C	0.624	545	C	0.626
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,100	2017	630	543	C	0.905	545	C	0.908
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,100	2017	920	543	C	0.624	545	C	0.626
JOHNSTON RD	ANGLE RD to L20	674	2,400	2016	1,070	163	B	0.429	158	B	0.416
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,000	2017	1,070	127	B	0.334	123	B	0.324
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	7,282	2016	1,070	439	C	0.578	440	C	0.579

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*** Volumes, LOS and V/C values with " - " designation are associated with FDOT Count Stations and will need to have current FDOT volume data supplied before values can be generated properly.**

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2019 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2019	9200 C	N 4600	S 4600	9.00	51.00	7.80
2018	10000 V	N 4400	S 5600	9.00	51.30	5.80
2017	9900 R	N 4400	S 5500	9.00	50.90	10.00
2016	9700 T	N 4300	S 5400	9.00	50.90	6.20
2015	9600 S	N 4300	S 5300	9.00	51.00	41.80
2014	9600 F	N 4300	S 5300	9.00	50.80	49.50
2013	9600 C	N 4300	S 5300	9.00	50.80	11.90
2012	7100 S	N 3600	S 3500	9.00	56.80	4.80
2011	7100 F	N 3600	S 3500	9.00	57.20	4.80
2010	7100 C	N 3600	S 3500	10.32	55.40	4.80
2009	8500 C	N 4200	S 4300	10.27	57.35	10.70
2008	9100 C	N 4500	S 4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

APPENDIX E

INTERSECTION ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

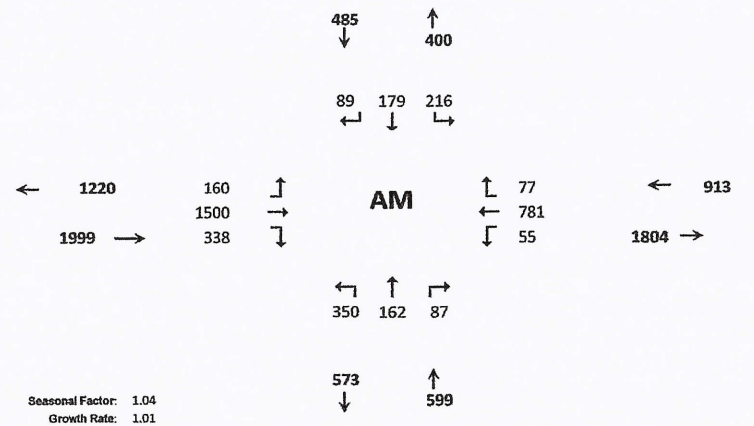
N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2022

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	65	31	2	26	45	19	11	215	66	11	127	31	649	3641
7:15-7:30	87	40	23	29	42	16	27	326	73	11	186	15	875	3767
7:30-7:45	102	39	36	66	61	26	48	388	100	14	201	14	1095	3672
7:45-8:00	78	28	16	60	32	25	40	434	81	13	196	19	1022	3202
8:00-8:15	63	46	7	49	34	17	36	266	65	14	153	25	775	2817
8:15-8:30	66	32	9	76	29	12	22	277	50	8	165	34	780	
8:30-8:45	57	36	10	71	37	14	24	165	41	3	143	24	625	
8:45-9:00	51	27	4	40	30	18	33	178	42	7	175	32	637	



AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM												
Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918
Growth	350	162	87	216	179	89	160	1500	338	55	781	77	3996
In/Out Percentage													
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0
SUBPROJECTS													
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% In/Out													
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
% 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	350	162	87	216	179	89	160	1500	338	55	781	77	3996

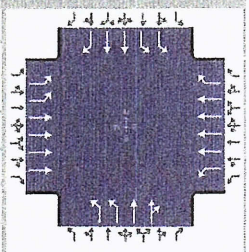
Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 2

	Trips In	Trips Out

E-1

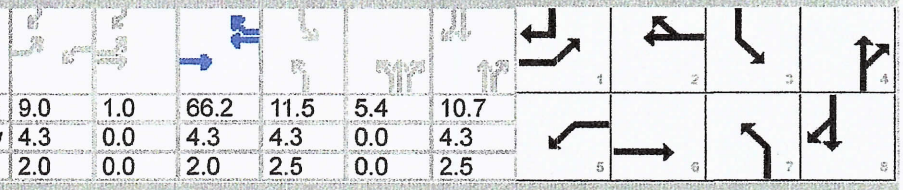
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2021	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - EXISTING AM.xus		
Project Description	Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	160	1500		55	781	77	350	162	87	216	179	89

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.0	1.0		66.2	11.5	5.4	10.7					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	2.0	0.0		2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.3	73.5	15.3	72.5	23.8	22.9	18.3	17.5
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	8.7		6.4		16.8	12.4	11.1	9.5
Green Extension Time (g_e), s	0.4	0.0	0.1	0.0	0.2	1.1	0.4	1.1
Phase Call Probability	1.00		0.90		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	186	1744		64	908	90	407	149	140	251	208	103
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1682	1757	1809	1610
Queue Service Time (g_s), s	6.7	21.3		4.4	9.7	3.8	14.8	9.7	10.4	9.1	7.3	7.5
Cycle Queue Clearance Time (g_c), s	6.7	21.3		4.4	9.7	3.8	14.8	9.7	10.4	9.1	7.3	7.5
Green Ratio (g/C)	0.08	0.52		0.07	0.51	0.51	0.13	0.12	0.12	0.09	0.08	0.16
Capacity (c), veh/h	270	3565		125	3513	820	459	235	208	312	296	256
Volume-to-Capacity Ratio (X)	0.689	0.489		0.510	0.258	0.109	0.887	0.635	0.674	0.805	0.702	0.405
Back of Queue (Q), ft/ln (95 th percentile)	133.5	323.5		91.5	168.8	63.2	297.3	203.8	195.3	182.3	149.2	134.7
Back of Queue (Q), veh/ln (95 th percentile)	5.3	12.9		3.7	6.8	2.5	11.9	8.2	7.8	7.3	6.0	5.4
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
Uniform Delay (d_1), s/veh	58.5	20.3		58.4	18.0	16.6	55.6	54.2	54.4	58.1	58.1	49.2
Incremental Delay (d_2), s/veh	1.2	0.5		1.2	0.2	0.3	16.0	1.1	1.4	1.9	1.1	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	59.7	20.8		59.6	18.2	16.9	71.5	55.2	55.9	60.0	59.3	49.5
Level of Service (LOS)	E	C		E	B	B	E	E	E	E	E	D
Approach Delay, s/veh / LOS	24.5	C		20.6	C		64.9	E		57.8	E	
Intersection Delay, s/veh / LOS	34.6						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.42	B	2.56	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.28	A	0.93	A	1.06	A	0.95	A

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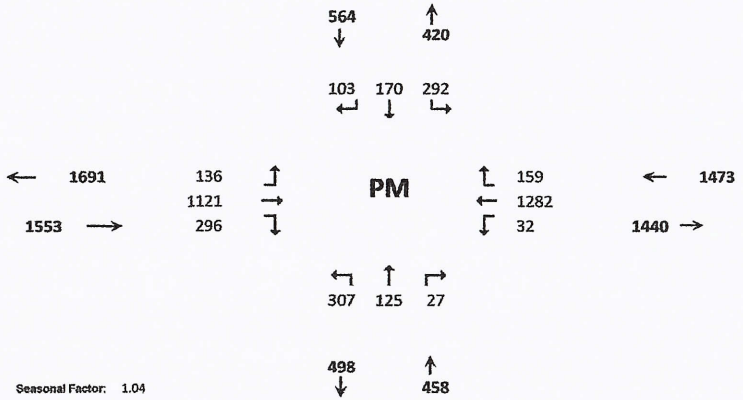
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 12/3/2021 **ANALYSIS YEAR:** 2022

	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	63	37	4	91	45	32	18	231	59	8	260	35	883	3577
4:15-4:30	95	39	19	87	48	38	27	230	97	8	240	27	955	3680
4:30-4:45	79	17	10	74	51	21	29	251	68	8	199	86	893	3755
4:45-5:00	69	26	7	71	35	17	32	206	60	3	279	41	846	3778
5:00-5:15	92	38	5	54	44	30	27	281	65	12	307	31	986	3816
5:15-5:30	73	33	6	75	47	24	32	253	78	6	366	37	1030	
5:30-5:45	67	23	8	72	31	25	38	252	79	4	271	46	916	
5:45-6:00	57	24	6	74	38	18	31	271	57	8	264	36	884	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	289	118	25	275	160	97	128	1057	279	30	1208	150	3816	
Season Factor	301	123	26	286	166	101	133	1099	290	31	1256	156	3969	
Growth	307	125	27	292	170	103	136	1121	296	32	1282	159	4048	
In/Out Percentage														
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30.0%		
In/Out		IN		OUT	OUT	OUT	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%	11.0%	0.0%	0.0%	11.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN		OUT	OUT	OUT	IN							
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN		OUT	OUT	OUT	IN							
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0.0%	0.0%	55.0%	5.0%	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
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%		
In/Out								OUT			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%	11.0%	0.0%	0.0%	11.0%	0.0%		
In/Out								OUT			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%	0.0%	0.0%		
In/Out														
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%	40%	0.0%	0.0%	40.0%	0.0%		
In/Out								OUT			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%	0.0%	0.0%		
In/Out		IN		OUT	OUT	OUT	IN					IN		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	0
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	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
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	307	125	27	292	170	103	136	1121	296	32	1282	159	4048	

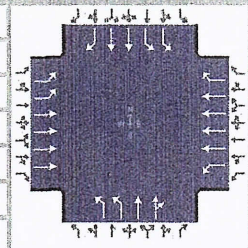


Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 2

Trips In **Trips Out**

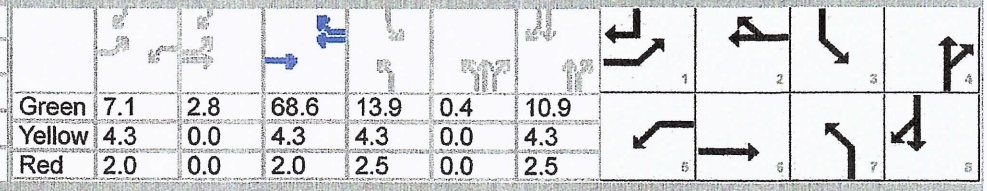
HCS 2010 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.25
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.93
Urban Street	Okeechobee Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - EXISTING PM.xus		
Project Description	Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	136	1121		32	1282	159	307	125	27	292	170	103

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB		WB			NB				SB			
Green	7.1	2.8	68.6	13.9	0.4	10.9							
Yellow	4.3	0.0	4.3	4.3	0.0	4.3							
Red	2.0	0.0	2.0	2.5	0.0	2.5							

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.2	77.8	13.4	74.9	21.1	18.1	20.7	17.7
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	7.2		4.4		14.0	7.6	13.4	10.1
Green Extension Time (g_e), s	0.3	0.0	0.0	0.0	0.3	0.9	0.5	0.9
Phase Call Probability	0.99		0.71		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.33	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	146	1205		34	1378	171	330	83	81	314	183	111
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1785	1757	1809	1610
Queue Service Time (g_s), s	5.2	12.4		2.4	15.3	7.3	12.0	5.4	5.6	11.4	6.3	8.1
Cycle Queue Clearance Time (g_c), s	5.2	12.4		2.4	15.3	7.3	12.0	5.4	5.6	11.4	6.3	8.1
Green Ratio (*g/C*)	0.08	0.55		0.05	0.53	0.53	0.11	0.09	0.09	0.11	0.08	0.16
Capacity (*c*), veh/h	269	3793		99	3642	850	387	166	156	376	304	258
Volume-to-Capacity Ratio (*X*)	0.544	0.318		0.347	0.378	0.201	0.853	0.498	0.520	0.836	0.602	0.428
Back of Queue (*Q*), ft/ln (95 th percentile)	103.3	206.2		49.2	246.6	121.5	240.4	115.9	114.1	218.3	129.2	144.5
Back of Queue (*Q*), veh/ln (95 th percentile)	4.1	8.2		2.0	9.9	4.9	9.6	4.6	4.6	8.7	5.2	5.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.8	16.0		59.2	18.1	16.2	56.8	56.6	56.7	56.9	57.4	49.2
Incremental Delay (d_2), s/veh	0.6	0.2		0.8	0.3	0.5	9.3	0.9	1.0	1.9	0.7	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	58.5	16.2		60.0	18.4	16.7	66.2	57.5	57.7	58.9	58.2	49.6
Level of Service (LOS)	E	B		E	B	B	E	E	E	E	E	D
Approach Delay, s/veh / LOS	20.8	C		19.1	B		63.3	E		57.0	E	
Intersection Delay, s/veh / LOS	30.8						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.9	C	3.0	C	3.8	D	3.8	D
Bicycle LOS Score / LOS	1.0	A	1.1	A	0.9	A	1.0	A

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TURNING MOVEMENT VOLUME COUNTS

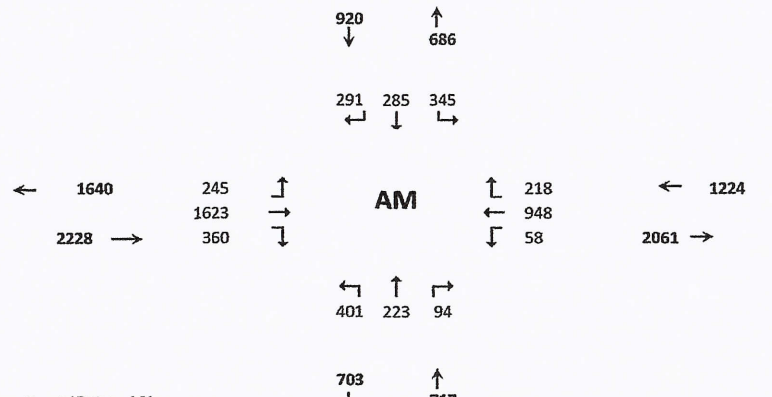
N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - 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	65	31	2	26	45	19	11	215	66	11	127	31	649	3641
7:15-7:30	87	40	23	29	42	16	27	326	73	11	186	15	875	3767
7:30-7:45	102	39	36	66	61	26	48	388	100	14	201	14	1095	3672
7:45-8:00	78	28	16	60	32	25	40	434	81	13	196	19	1022	3202
8:00-8:15	63	46	7	49	34	17	36	266	65	14	153	25	775	2817
8:15-8:30	66	32	9	76	29	12	22	277	50	8	165	34	780	
8:30-8:45	57	36	10	71	37	14	24	165	41	3	143	24	625	
8:45-9:00	51	27	4	40	30	18	33	178	42	7	175	32	637	



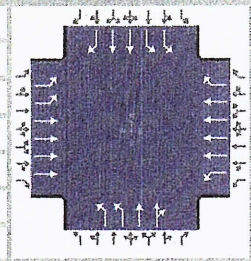
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM														
Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767		
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918		
Growth	364	169	91	225	187	93	167	1561	352	57	813	81	4159		
In/Out															
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0		

Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

SUBPROJECTS															Trips In	Trips Out
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	18	0	27	5	5	18	0	0	0	0	109	0	Kings Highway Commerce Park	362	90
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	14	0	0	62	0	0	St. Lucie Commerce Center	563	124
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21%	0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	5	0	17	17	35	9	0	0	0	0	5	0	Whispering Oaks	45	167
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	12	0	37	37	78	26	0	0	0	0	12	0	Bent Creek	123	371
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	36	7	3	0	1	0	0	0	8	1	0	0	0	39 Acre Residential	14	66
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	38	0	0	38	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	6	0	0	22	0	0	Stonemont	197	55
%	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																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	5	0	0	14	0	0	Project Hurricane	36	12
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	12	0	39	39	81	25	0	0	0	0	12	0	Celebration Pointe	121	385
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	232	42	21	0	14	0	0	0	79	7	0	0		Mariner Cove	143	421
Subtotal	36	54	3	119	98	198	79	62	8	1	136	138	0			
Total	401	223	94	345	285	291	245	1623	360	58	948	218	4159			

HCS7 Signalized Intersection Results Summary

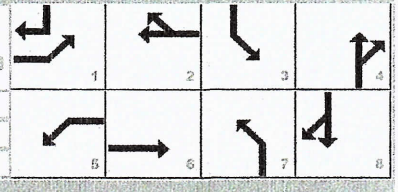
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - AM Without Proje...		
Project Description	AM - 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	245	1623		58	948	218	401	223	94	345	285	291

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On





	EB			WB			NB			SB		
Green	9.1	3.7		45.1	17.1	1.1	27.7					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	2.0	0.0		2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	19.1	55.1	15.4	51.4	25.0	35.6	23.9	34.5
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	12.3		6.7		19.1	13.8	16.5	25.8
Green Extension Time (g_e), s	0.5	0.0	0.1	0.0	0.0	2.1	0.6	1.9
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.05	0.04

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	285	1887		67	1102	253	466	190	178	401	331	338
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1711	1757	1809	1610
Queue Service Time (g_s), s	10.3	30.6		4.7	16.1	15.9	17.1	11.3	11.8	14.5	10.3	23.8
Cycle Queue Clearance Time (g_c), s	10.3	30.6		4.7	16.1	15.9	17.1	11.3	11.8	14.5	10.3	23.8
Green Ratio (g/C)	0.10	0.38		0.07	0.35	0.35	0.14	0.22	0.22	0.13	0.21	0.31
Capacity (c), veh/h	347	2588		127	2392	558	492	421	379	463	771	502
Volume-to-Capacity Ratio (X)	0.821	0.729		0.531	0.461	0.454	0.948	0.452	0.470	0.867	0.430	0.674
Back of Queue (Q), ft/ln (95 th percentile)	202.3	462.5		96.6	273	264.9	356.5	224.4	213.9	276.2	201	356.3
Back of Queue (Q), veh/ln (95 th percentile)	8.1	18.5		3.9	10.9	10.6	14.3	9.0	8.6	11.0	8.0	14.3
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	0.00	0.00
Uniform Delay (d_1), s/veh	57.5	34.9		58.4	33.0	32.9	55.4	43.8	44.0	55.3	44.3	39.0
Incremental Delay (d_2), s/veh	1.9	1.8		1.3	0.6	2.7	27.6	0.3	0.3	7.6	0.1	1.1
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	59.3	36.8		59.7	33.7	35.6	83.0	44.1	44.3	62.9	44.4	40.0
Level of Service (LOS)	E	D		E	C	D	F	D	D	E	D	D
Approach Delay, s/veh / LOS	39.7	D		35.2	D		65.9	E		50.0	D	
Intersection Delay, s/veh / LOS	44.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.97	C
Bicycle LOS Score / LOS	1.38	A	1.07	A	1.18	A	1.37	A

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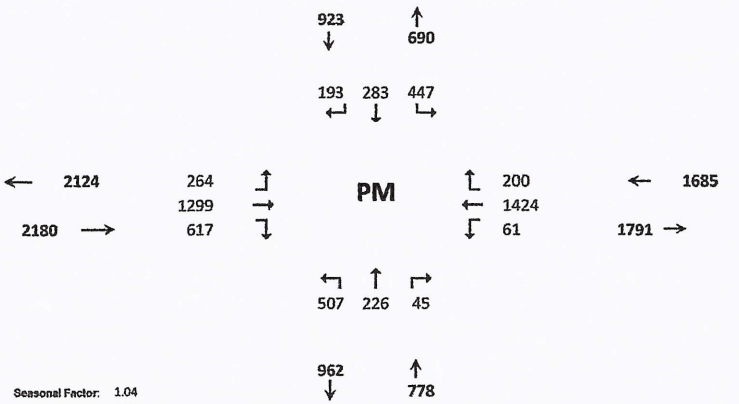
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 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	63	37	4	91	45	32	18	231	59	8	260	35	883	3577
4:15-4:30	95	39	19	87	48	38	27	230	97	8	240	27	955	3680
4:30-4:45	79	17	10	74	51	21	29	251	68	8	199	86	893	3755
4:45-5:00	69	26	7	71	35	17	32	206	60	3	279	41	846	3778
5:00-5:15	92	38	5	54	44	30	27	281	65	12	307	31	986	3816
5:15-5:30	73	33	6	75	47	24	32	253	78	6	366	37	1030	
5:30-5:45	67	23	8	72	31	25	38	252	79	4	271	46	916	
5:45-6:00	57	24	6	74	38	18	31	271	57	8	264	36	884	



PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	289	118	25	275	160	97	128	1057	279	30	1208	150	3816	
Season Factor	301	123	26	286	166	101	133	1099	290	31	1256	156	3969	
Growth	319	130	28	304	177	107	141	1167	308	33	1334	166	4213	
In/Out	0	0	0	0	0	0	0	0	0	0	0	0		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	

Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

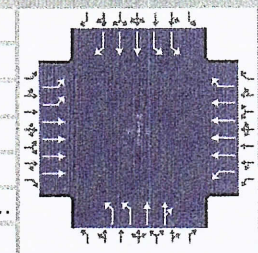
	Trips In	Trips Out
Jenkins Pointe - Waypoint	0	0

SUBPROJECTS

%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	6	0	111	19	19	6	0	0	0	0	35	0	Kings Highway Commerce Park	115	371
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	86	0	0	23	0	0	St. Lucie Commerce Center	208	784
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	17	0	9	9	20	36	0	0	0	0	0	0	Whispering Oaks	172	94
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	39	0	23	23	47	81	0	0	0	0	0	0	Bent Creek	385	226
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0.0%	0.0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	17	3	2	0	6	0	0	0	35	3	0	0	0	39 Acre Residential	64	31
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	24	0	0	50	0	0	Kings Highway Warehouse	458	216
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	7	0	0	7	0	0	Stonemont	68	186
%	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																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	268	137
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	15	0	0	9	0	0	Project Hurricane	23	37
%	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	OUT	OUT	IN					IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe	398	229
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	171	31	16	0	50	0	0	0	274	25	0	0	0	Mariner Cove	498	311
Subtotal	188	96	17	143	107	86	123	132	309	28	90	35	0			
Total	507	226	45	447	283	193	264	1299	617	61	1424	200	4213			

HCS7 Signalized Intersection Results Summary

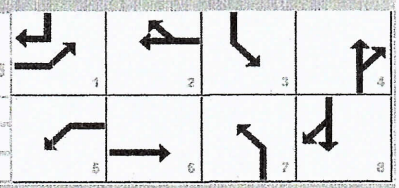
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.93
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - PM Without Proje...		
Project Description	PM - 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	264	1299		61	1424	200	507	226	45	447	283	193

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

	EB			WB			NB			SB		
Green	9.1		3.8	54.5		18.2	1.7	16.5				
Yellow	4.3		0.0	4.3		4.3	0.0	4.3				
Red	2.0		0.0	2.0		2.5	0.0	2.5				



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	19.2	64.7	15.4	60.8	25.0	23.3	26.7	25.0
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (MAH), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	12.3		6.5		20.2	11.9	19.4	16.6
Green Extension Time (g_e), s	0.6	0.0	0.1	0.0	0.0	1.6	0.5	1.5
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.58	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (v), veh/h	284	1397		66	1531	215	545	148	143	481	304	208
Adjusted Saturation Flow Rate (s), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1791	1757	1809	1610
Queue Service Time (g_s), s	10.3	18.2		4.5	21.5	11.6	18.2	9.6	9.9	17.4	10.3	14.6
Cycle Queue Clearance Time (g_c), s	10.3	18.2		4.5	21.5	11.6	18.2	9.6	9.9	17.4	10.3	14.6
Green Ratio (g/C)	0.10	0.45		0.07	0.42	0.42	0.14	0.13	0.13	0.15	0.14	0.24
Capacity (c), veh/h	348	3098		126	2895	676	492	240	227	539	506	385
Volume-to-Capacity Ratio (X)	0.815	0.451		0.520	0.529	0.318	1.108	0.615	0.633	0.892	0.601	0.539
Back of Queue (Q), ft/ln (95 th percentile)	201.5	291.7		93.9	338.1	201.2	491.4	201.4	197.1	330.8	202.9	241.9
Back of Queue (Q), veh/ln (95 th percentile)	8.1	11.7		3.8	13.5	8.0	19.7	8.1	7.9	13.2	8.1	9.7
Queue Storage Ratio (RQ) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.4	24.8		58.4	28.1	25.3	55.9	53.8	53.9	54.0	52.5	43.2
Incremental Delay (d_2), s/veh	1.8	0.5		1.2	0.7	1.2	73.5	1.0	1.1	12.6	0.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	59.2	25.2		59.6	28.8	26.5	129.4	54.7	55.0	66.5	52.9	43.7
Level of Service (LOS)	E	C		E	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	31.0		C	29.7		C	103.4		F	57.6		E
Intersection Delay, s/veh / LOS	46.9						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.57	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.18	A	1.23	A	1.18	A	1.31	A

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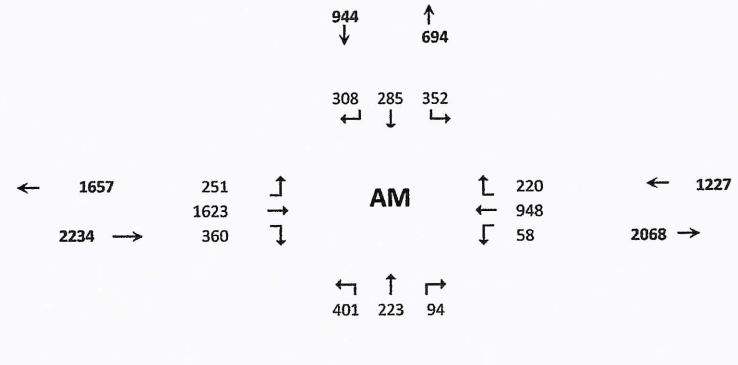
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd
E/W STREET: Okeechobee Rd
CONTROL: Signalized
FILENAME: Hillpointe Residential
COUNT DATE: 12/10/2020
DAY: Thursday
CITY: St Lucie
REPORT DATE: 3/10/2022
ANALYSIS YEAR: 2026 - 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	65	31	2	26	45	19	11	215	66	11	127	31	649	3641
7:15-7:30	87	40	23	29	42	16	27	326	73	11	186	15	875	3767
7:30-7:45	102	39	36	66	61	26	48	388	100	14	201	14	1095	3672
7:45-8:00	78	28	16	60	32	25	40	434	81	13	196	19	1022	3202
8:00-8:15	63	46	7	49	34	17	36	266	65	14	153	25	775	2817
8:15-8:30	66	32	9	76	29	12	22	277	50	8	165	34	780	
8:30-8:45	57	36	10	71	37	14	24	165	41	3	143	24	625	
8:45-9:00	51	27	4	40	30	18	33	178	42	7	175	32	637	



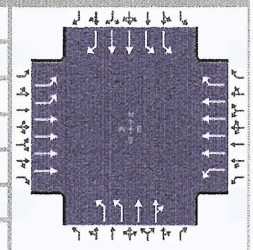
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	330	153	82	204	169	84	151	1414	319	52	736	73	3767	
Season Factor	343	159	85	212	176	87	157	1471	332	54	765	76	3918	
Growth	364	169	91	225	187	93	167	1561	352	57	813	81	4159	
In/Out				OUT		OUT	IN					IN		
Percentage	0%	0%	0%	10%	0%	24%	24%	0%	0%	0%	0%	10%	0%	
PROJECT	0	0	0	7	0	17	6	0	0	0	0	2	32	

Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

SUBPROJECTS														Trips In	Trips Out
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	18	0	27	5	5	18	0	0	0	0	109	0	Kings Highway Commerce Park	362	90
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	14	0	0	62	0	0	St. Lucie Commerce Center	563	124
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21%	0%	0.0%	0.0%	0.0%	10.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	5	0	17	17	35	9	0	0	0	0	5	0	Whispering Oaks	45	167
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	12	0	37	37	78	26	0	0	0	0	12	0	Bent Creek	123	371
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%			
In/Out	OUT	OUT	OUT		IN				IN	IN					
Volume	36	7	3	0	1	0	0	0	8	1	0	0	0	39 Acre Residential	14	66
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	38	0	0	38	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	6	0	0	22	0	0	Stonemont	197	55
%	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															
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	0	0
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%			
In/Out								OUT			IN				
Volume	0	0	0	0	0	0	0	5	0	0	14	0	0	Project Hurricane	36	12
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	10.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	12	0	39	39	81	25	0	0	0	0	12	0	Celebration Pointe	121	385
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%			
In/Out	OUT	OUT	OUT		IN				IN	IN					
Volume	232	42	21	0	14	0	0	0	79	7	0	0		Mariner Cove	143	421
Subtotal	36	54	3	119	98	198	79	62	8	1	136	138	0			
Total	401	223	94	352	285	308	251	1623	360	58	948	220	4191			

HCS Signalized Intersection Results Summary

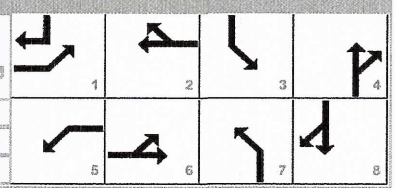
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	MM	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.86
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	Okeechobee and Jenkins - AM With Project Hillpo...		
Project Description	AM - 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	253	1623		58	948	221	401	223	94	354	285	313

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	9.1	0.9		45.5	17.5	0.7	30.1					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	2.0	0.0		2.0	2.5	0.0	2.5					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	1.1	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	16.3	52.7	15.4	51.8	25.0	37.6	24.3	36.9
Change Period, (*Y+R c*), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (*g s*), s	8.8		6.7		19.1	13.5	16.9	28.3
Green Extension Time (*g e*), s	0.5	0.0	0.1	0.0	0.0	2.2	0.6	1.8
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.07	0.09

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	294	1887		67	1102	257	466	190	178	412	331	364
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1711	1757	1809	1610
Queue Service Time (*g s*), s	6.8	31.5		4.7	16.1	16.0	17.1	11.0	11.5	14.9	10.1	26.3
Cycle Queue Clearance Time (*g c*), s	6.8	31.5		4.7	16.1	16.0	17.1	11.0	11.5	14.9	10.1	26.3
Green Ratio (*g/C*)	0.43	0.36		0.07	0.35	0.35	0.14	0.24	0.24	0.13	0.23	0.31
Capacity (*c*), veh/h	616	2462		127	2415	564	492	450	406	473	838	497
Volume-to-Capacity Ratio (*X*)	0.477	0.767		0.531	0.456	0.456	0.948	0.423	0.440	0.871	0.396	0.733
Back of Queue (Q), ft/ln (95 th percentile)												
Back of Queue (Q), veh/ln (95 th percentile)	5.0	19.1		3.9	10.9	10.7	14.3	8.8	8.4	11.3	7.9	15.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	24.7	37.0		58.4	32.7	32.7	55.4	42.1	42.2	55.1	42.3	40.2
Incremental Delay (*d 2*), s/veh	0.2	2.3		1.3	0.6	2.6	27.6	0.2	0.3	8.3	0.1	2.7
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	24.9	39.4		59.7	33.3	35.3	83.0	42.3	42.5	63.4	42.4	42.9
Level of Service (LOS)	C	D		E	C	D	F	D	D	E	D	D
Approach Delay, s/veh / LOS	37.4	D		34.9	C		65.1	E		50.4	D	
Intersection Delay, s/veh / LOS	43.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.97	C
Bicycle LOS Score / LOS	1.39	A	1.08	A	1.18	A	1.40	A

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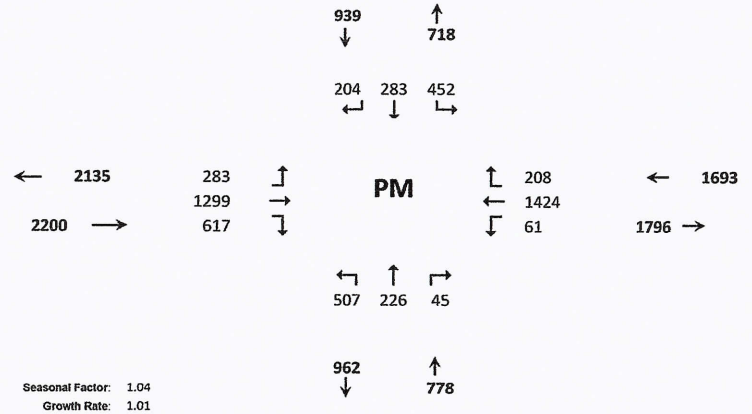
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized
FILENAME:
COUNT DATE: 12/10/2020 **DAY:** Thursday **CITY:** St Lucie
REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 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	63	37	4	91	45	32	18	231	59	8	260	35	883	3577
4:15-4:30	95	39	19	87	48	38	27	230	97	8	240	27	955	3680
4:30-4:45	79	17	10	74	51	21	29	251	68	8	199	86	893	3755
4:45-5:00	69	26	7	71	35	17	32	206	60	3	279	41	846	3778
5:00-5:15	92	38	5	54	44	30	27	281	65	12	307	31	986	3816
5:15-5:30	73	33	6	75	47	24	32	253	78	6	366	37	1030	
5:30-5:45	67	23	8	72	31	25	38	252	79	4	271	46	916	
5:45-6:00	57	24	6	74	38	18	31	271	57	8	264	36	884	



PM PEAK HOUR IS FROM: 5:00PM TO 6:00PM

Volumes	289	118	25	275	160	97	128	1057	279	30	1208	150	3816
Season Factor	301	123	26	286	166	101	133	1099	290	31	1256	156	3969
Growth	319	130	28	304	177	107	141	1167	308	33	1334	166	4213
In/Out	0	0	0	OUT	0	OUT	IN	0	0	0	0	IN	0
Percentage	0%	0%	0%	10%	0%	24%	24%	0%	0%	0%	0%	10%	0%
PROJECT	0	0	0	5	0	12	19	0	0	0	0	8	44

Seasonal Factor: 1.04
Growth Rate: 1.01
Years Grown: 6

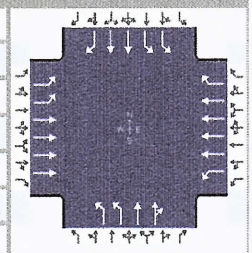
	Trips In	Trips Out
Hillpointe Residential	81	48

SUBPROJECTS

%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30.0%			
In/Out		IN		OUT	OUT	OUT	IN					IN			
Volume	0	6	0	111	19	19	6	0	0	0	0	35	0	Kings Highway Commerce Park	115	371
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	86	0	0	23	0	0	St. Lucie Commerce Center	208	784
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	17	0	9	9	20	36	0	0	0	0	0	0	Whispering Oaks	172	94
%	0.0%	10.0%	0.0%	10.0%	10.0%	21.0%	21.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN		OUT	OUT	OUT	IN									
Volume	0	39	0	23	23	47	81	0	0	0	0	0	0	Bent Creek	385	226
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0.0%	0.0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	17	3	2	0	6	0	0	0	35	3	0	0	0	39 Acre Residential	64	31
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	24	0	0	50	0	0	Kings Highway Warehouse	458	216
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	11.0%	0.0%	0.0%	11.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	7	0	0	7	0	0	Stonemont	68	186
%	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																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Sunset Lakes	268	137
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	15	0	0	9	0	0	Project Hurricane	23	37
%	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	OUT	OUT	IN					IN				
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe	398	229
%	55.0%	10.0%	5.0%	0.0%	10.0%	0.0%	0%	0%	55.0%	5.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	171	31	16	0	50	0	0	0	274	25	0	0	0	Mariner Cove	498	311
Subtotal	188	96	17	143	107	86	123	132	309	28	90	35	0			
Total	507	226	45	452	283	204	283	1299	617	61	1424	208	4257			

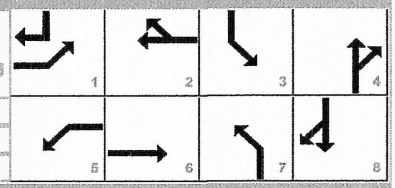
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.93
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	Okeechobee and Jenkins - PM With Project Hillpo...		
Project Description	PM - 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	283	1299		61	1424	208	507	226	45	452	283	207

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.1	4.6		52.8	18.2	1.9	17.3					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	2.0	0.0		2.0	2.5	0.0	2.5					

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	20.0	63.7	15.4	59.1	25.0	24.1	26.9	26.0
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.0	3.0	3.0
Queue Clearance Time (g_s), s	13.0		6.5		20.2	11.8	19.6	17.6
Green Extension Time (g_e), s	0.6	0.0	0.1	0.0	0.0	1.6	0.5	1.6
Phase Call Probability	1.00		0.91		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.67	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	304	1397		66	1531	224	545	148	143	486	304	223
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1791	1757	1809	1610
Queue Service Time (g_s), s	11.0	18.4		4.5	22.0	12.5	18.2	9.5	9.8	17.6	10.2	15.6
Cycle Queue Clearance Time (g_c), s	11.0	18.4		4.5	22.0	12.5	18.2	9.5	9.8	17.6	10.2	15.6
Green Ratio (*g/C*)	0.11	0.44		0.07	0.41	0.41	0.14	0.13	0.13	0.15	0.15	0.25
Capacity (*c*), veh/h	369	3046		126	2802	654	492	252	238	544	533	406
Volume-to-Capacity Ratio (*X*)	0.824	0.459		0.520	0.546	0.342	1.108	0.587	0.604	0.894	0.571	0.548
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	8.5	11.8		3.8	13.8	8.5	19.7	8.0	7.8	13.4	8.0	10.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	57.0	25.4		58.4	29.5	26.6	55.9	53.0	53.2	53.9	51.6	42.2
Incremental Delay (d_2), s/veh	1.8	0.5		1.2	0.8	1.4	73.5	0.8	0.9	12.9	0.4	0.4
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	58.8	25.9		59.6	30.2	28.1	129.4	53.8	54.1	66.8	52.0	42.6
Level of Service (LOS)	E	C		E	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	31.8	C		31.0	C		103.1	F		57.0	E	
Intersection Delay, s/veh / LOS	47.4						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.58	C	2.98	C	2.98	C
Bicycle LOS Score / LOS	1.19	A	1.24	A	1.18	A	1.32	A

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TURNING MOVEMENT VOLUME COUNTS

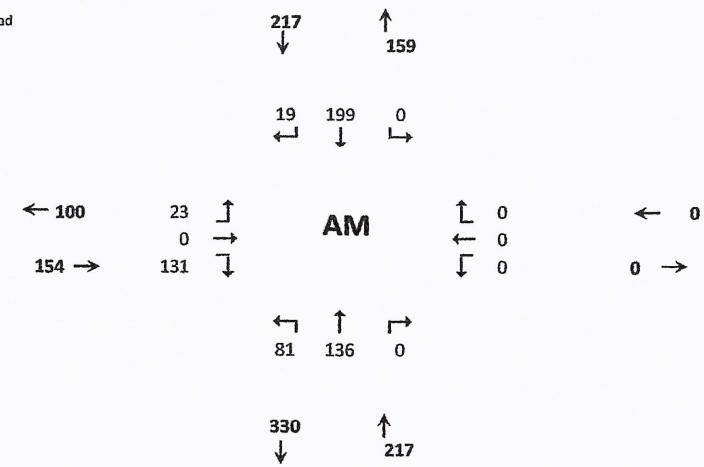
N/S STREET: Jenkins Road | E/W STREET: Graham Road | CONTROL: Unsignalized

FILENAME: Hillpointe

COUNT DATE: 2/27/2018 | DAY: Tuesday | CITY: Ft. Pierce | INTERSECTION: Jenkins Road & Graham Road

REPORT DATE: 3/10/2022 | ANALYSIS YEAR: 2022

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	13	22	0	0	27	4	13	0	25	0	0	0	104	581
7:15-7:30	16	35	0	0	32	14	5	0	31	0	0	0	133	592
7:30-7:45	27	38	0	0	36	9	16	0	42	0	0	0	168	592
7:45-8:00	17	36	0	0	50	12	14	0	47	0	0	0	176	575
8:00-8:15	18	27	0	0	35	3	6	0	26	0	0	0	115	566
8:15-8:30	24	35	0	0	38	5	1	0	30	0	0	0	133	
8:30-8:45	18	32	0	0	58	5	9	0	29	0	0	0	151	
8:45-9:00	18	37	0	0	60	5	6	0	41	0	0	0	167	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	78	131	0	0	191	18	22	0	126	0	0	0	566	
Season Factor	78	131	0	0	191	18	22	0	126	0	0	0	566	
Growth	81	136	0	0	199	19	23	0	131	0	0	0	589	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	81	136	0	0	199	19	23	0	131	0	0	0	589	



Seasonal Factor: 1
Trips In
Trips Out
Growth Rate: 1.01
Years Grown: 4

HCS7 Two-Way Stop-Control Report

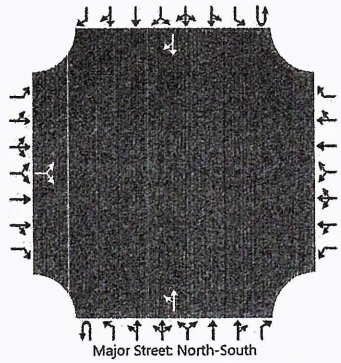
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	3/10/2022
Analysis Year	2022
Time Analyzed	AM
Intersection Orientation	North-South
Project Description	Jenkins Pointe - Waypoint

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
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)		23		131						81	136				199	19
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)			162							85						
Capacity, c (veh/h)			736							1331						
v/c Ratio			0.22							0.06						
95% Queue Length, Q_{95} (veh)			0.8							0.2						
Control Delay (s/veh)			11.3							7.9						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		11.3								3.3						
Approach LOS		B														

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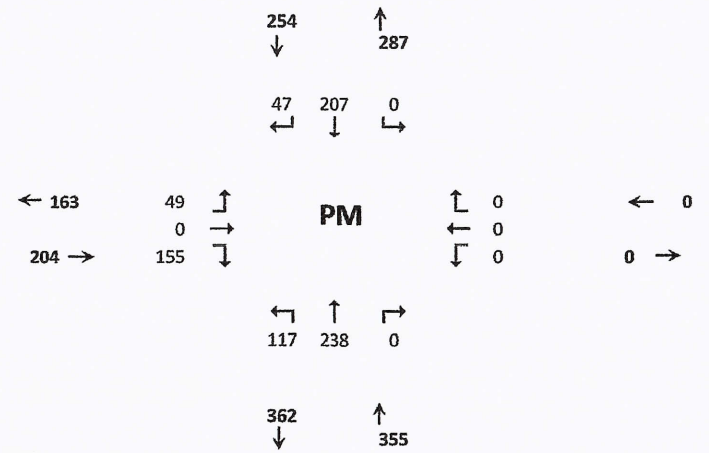
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road
FILENAME: Hillpointe **ANALYSIS YEAR:** 2022

	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	36	52	0	0	66	4	8	0	30	0	0	0	196	773
4:15-4:30	35	71	0	0	41	14	6	0	39	0	0	0	206	781
4:30-4:45	26	55	0	0	47	6	18	0	37	0	0	0	189	749
4:45-5:00	30	54	0	0	50	14	5	0	29	0	0	0	182	727
5:00-5:15	21	49	0	0	61	11	18	0	44	0	0	0	204	701
5:15-5:30	30	42	0	0	42	8	7	0	45	0	0	0	174	
5:30-5:45	40	43	0	0	42	5	6	0	31	0	0	0	167	
5:45-6:00	31	35	0	0	42	14	5	0	29	0	0	0	156	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	112	229	0	0	199	45	47	0	149	0	0	0	781	
Season Factor	112	229	0	0	199	45	47	0	149	0	0	0	781	
Growth	117	238	0	0	207	47	49	0	155	0	0	0	813	
In/Out	0	0	0	0	0	0	0	0	0	Out	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	117	238	0	0	207	47	49	0	155	0	0	0	813	



Seasonal Factor: 1
Growth Rate: 1.01
Trips In:
Trips Out:
Years Grown: 4

E-15

HCS7 Two-Way Stop-Control Report

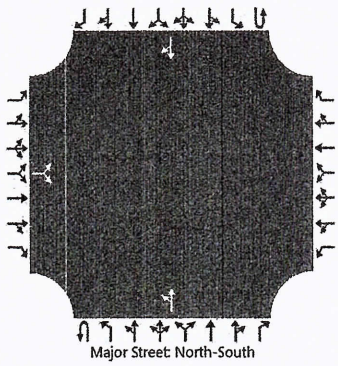
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	03/10/2022
Analysis Year	2022
Time Analyzed	PM
Intersection Orientation	North-South
Project Description	

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
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)		49		155						117	238				207	47
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)			215							123						
Capacity, c (veh/h)			601							1289						
v/c Ratio			0.36							0.10						
95% Queue Length, Q_{95} (veh)			1.6							0.3						
Control Delay (s/veh)			14.3							8.1						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)		14.3								3.3						
Approach LOS		B														

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TURNING MOVEMENT VOLUME COUNTS

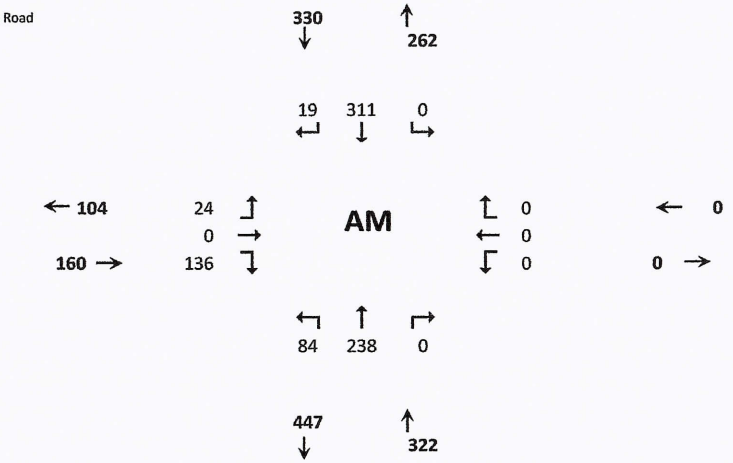
N/S STREET: Jenkins Road **E/W STREET:** Graham Road **CONTROL:** Unsignalized

FILENAME: Hillpointe Residential

COUNT DATE: 2/27/2018 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** Jenkins Road & Graham Road

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - Without Project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	13	22	0	0	27	4	13	0	25	0	0	0	104	581
7:15-7:30	16	35	0	0	32	14	5	0	31	0	0	0	133	592
7:30-7:45	27	38	0	0	36	9	16	0	42	0	0	0	168	592
7:45-8:00	17	36	0	0	50	12	14	0	47	0	0	0	176	575
8:00-8:15	18	27	0	0	35	3	6	0	26	0	0	0	115	566
8:15-8:30	24	35	0	0	38	5	1	0	30	0	0	0	133	
8:30-8:45	18	32	0	0	58	5	9	0	29	0	0	0	151	
8:45-9:00	18	37	0	0	60	5	6	0	41	0	0	0	167	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	78	131	0	0	191	18	22	0	126	0	0	0	566	
Season Factor	78	131	0	0	191	18	22	0	126	0	0	0	566	
Growth	84	142	0	0	207	19	24	0	136	0	0	0	613	
In/Out														
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	**0**	
Mariner Cove	0	2	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	2	0	0	6	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	5	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	7	0	0	7	0	0	0	0	0	0	0		
Kings Center	0	0	0	0	0	0	0	0	0	0	0	0		
Celebration Point	0	48	0	0	15	0	0	0	0	0	0	0		
Bent Creek	0	1	0	0	4	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
Total	84	238	0	0	311	19	24	0	136	0	0	0	813	



Seasonal Factor: 1
Trips In
Trips Out
Growth Rate: 1.01
Years Grown: 8

HCS7 Two-Way Stop-Control Report

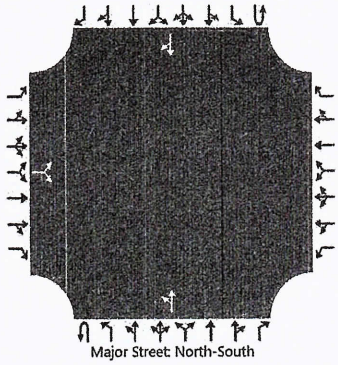
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	3/10/2022
Analysis Year	2026
Time Analyzed	AM - Without Project
Intersection Orientation	North-South
Project Description	Hillpointe

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
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)		24		136						84	238				311	19
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)			168							88						
Capacity, c (veh/h)			604							1205						
v/c Ratio			0.28							0.07						
95% Queue Length, Q_{95} (veh)			1.1							0.2						
Control Delay (s/veh)			13.2							8.2						
Level of Service (LOS)			B							A						
Approach Delay (s/veh)	13.2								2.7							
Approach LOS	B															

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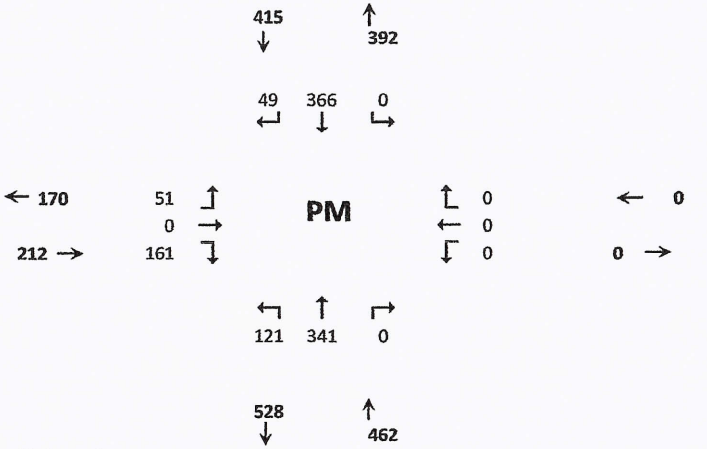
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road
FILENAME: Hillpointe
E/W STREET: Graham Road
ANALYSIS YEAR: 2026 - Without Project

	Northbound			Southbound			Eastbound			Westbound				
15 Min Period Ianes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	36	52	0	0	66	4	8	0	30	0	0	0	196	773
4:15-4:30	35	71	0	0	41	14	6	0	39	0	0	0	206	781
4:30-4:45	26	55	0	0	47	6	18	0	37	0	0	0	189	749
4:45-5:00	30	54	0	0	50	14	5	0	29	0	0	0	182	727
5:00-5:15	21	49	0	0	61	11	18	0	44	0	0	0	204	701
5:15-5:30	30	42	0	0	42	8	7	0	45	0	0	0	174	
5:30-5:45	40	43	0	0	42	5	6	0	31	0	0	0	167	
5:45-6:00	31	35	0	0	42	14	5	0	29	0	0	0	156	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	112	229	0	0	199	45	47	0	149	0	0	0	781	
Season Factor	112	229	0	0	199	45	47	0	149	0	0	0	781	
Growth	121	248	0	0	215	49	51	0	161	0	0	0	846	
In/Out	0	0	0	0	0	0	0	0	0	Out	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Mariner Cove	0	4	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	12	0	0	3	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	21	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	8	0	0	8	0	0	0	0	0	0	0		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
King's Center	0	0	0	0	0	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	4	0	0	2	0	0	0	0	0	0	0		
Celebration Point	0	29	0	0	50	0	0	0	0	0	0	0		
Total	121	341	0	0	366	49	51	0	161	0	0	0	1090	



Seasonal Factor: 1
Growth Rate: 1.01
Trips In:
Trips Out:
Years Grown: 8

HCS7 Two-Way Stop-Control Report

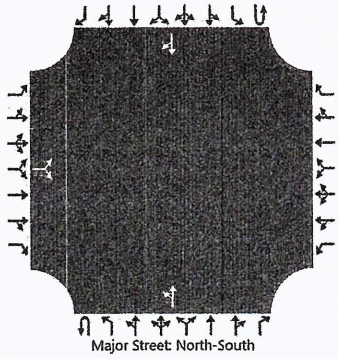
General Information

Analyst	WA
Agency/Co.	O'Rourke Engineering
Date Performed	03/10/2022
Analysis Year	2026
Time Analyzed	PM - Without Project
Intersection Orientation	North-South
Project Description	Hill pointe

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
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)		51		161						121	341				366	49
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			223							127						
Capacity, c (veh/h)			440							1116						
v/c Ratio			0.51							0.11						
95% Queue Length, Q_{95} (veh)			2.8							0.4						
Control Delay (s/veh)			21.3							8.6						
Level of Service (LOS)			C							A						
Approach Delay (s/veh)	21.3								3.2							
Approach LOS	C															

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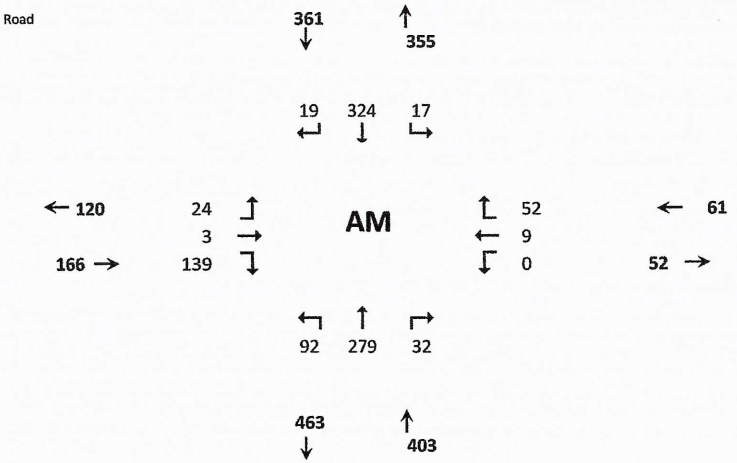
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road **CONTROL:** Unsignalized
FILENAME: Hillpointe Residential
COUNT DATE: 2/27/2018 **DAY:** Tuesday **CITY:** Ft. Pierce **INTERSECTION:** Jenkins Road & Graham Road
REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - 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	13	22	0	0	27	4	13	0	25	0	0	0	104	581
7:15-7:30	16	35	0	0	32	14	5	0	31	0	0	0	133	592
7:30-7:45	27	38	0	0	36	9	16	0	42	0	0	0	168	592
7:45-8:00	17	36	0	0	50	12	14	0	47	0	0	0	176	575
8:00-8:15	18	27	0	0	35	3	6	0	26	0	0	0	115	566
8:15-8:30	24	35	0	0	38	5	1	0	30	0	0	0	133	
8:30-8:45	18	32	0	0	58	5	9	0	29	0	0	0	151	
8:45-9:00	18	37	0	0	60	5	6	0	41	0	0	0	167	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	78	131	0	0	191	18	22	0	126	0	0	0	566	
Season Factor	78	131	0	0	191	18	22	0	126	0	0	0	566	
Growth	84	142	0	0	207	19	24	0	136	0	0	0	613	
In/Out	OUT	OUT			IN				IN					
Percentage	10%	56%	0%	0%	56%	0%	0%	0%	10%	0%	0%	0%	0%	
PROJECT	7	41	0	0	13	0	0	0	2	0	0	0	**0**	
Mariner Cove	0	2	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	2	0	0	6	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	5	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	7	0	0	7	0	0	0	0	0	0	0		
Kings Center	0	0	0	0	0	0	0	0	0	0	0	0		
Celebration Point	0	48	0	0	15	0	0	0	0	0	0	0		
Bent Creek	0	1	0	0	4	0	0	0	0	0	0	0		
Waypoint	0	0	32	17	0	0	0	3	0	0	9	52		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
Total	92	279	32	17	324	19	24	3	139	0	9	52	991	



Seasonal Factor:	1
Trips In	24
Trips Out	74
Growth Rate:	1.01
Years Grown:	8

HCS Two-Way Stop-Control Report

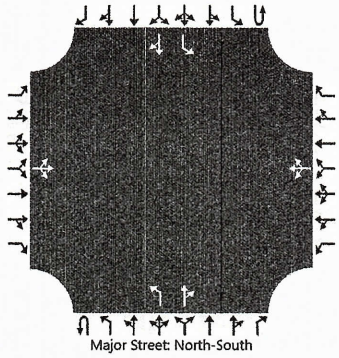
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	AM - With Project
Intersection Orientation	North-South
Project Description	Hillpointe Residential

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
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	1	0	0	1	1	0	0	1	1	0
Configuration			LTR				LTR			L		TR		L		TR
Volume (veh/h)		24	3	139		0	9	52		92	279	32		17	324	19
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

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)		7.13	6.53	6.23		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)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			175				64			97				18		
Capacity, c (veh/h)			511				568			1191				1227		
v/c Ratio			0.34				0.11			0.08				0.01		
95% Queue Length, Q_{95} (veh)			1.5				0.4			0.3				0.0		
Control Delay (s/veh)			15.7				12.1			8.3				8.0		
Level of Service (LOS)			C				B			A				A		
Approach Delay (s/veh)	15.7				12.1				1.9				0.4			
Approach LOS	C				B				A				A			

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HCS Two-Way Stop-Control Report

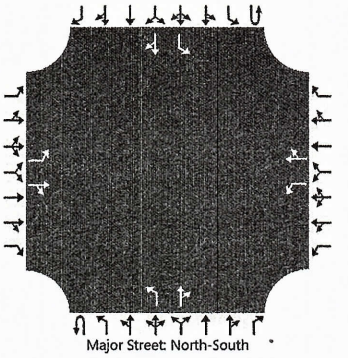
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	AM - With Project w/improvements
Intersection Orientation	North-South
Project Description	Hillpointe Residential

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
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		1	1	0		1	1	0	0	1	1	0	0	1	1	0
Configuration		L		TR		L		TR		L		TR		L		TR
Volume (veh/h)		24	3	139		0	9	52		92	279	32		17	324	19
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

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)		7.13	6.53	6.23		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)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		25		149		0		64		97				18		
Capacity, c (veh/h)		216		665		187		568		1191				1227		
v/c Ratio		0.12		0.22		0.00		0.11		0.08				0.01		
95% Queue Length, Q_{95} (veh)		0.4		0.9		0.0		0.4		0.3				0.0		
Control Delay (s/veh)		23.9		12.0		24.2		12.1		8.3				8.0		
Level of Service (LOS)		C		B		C		B		A				A		
Approach Delay (s/veh)	13.7				12.1				1.9				0.4			
Approach LOS	B				B				A				A			

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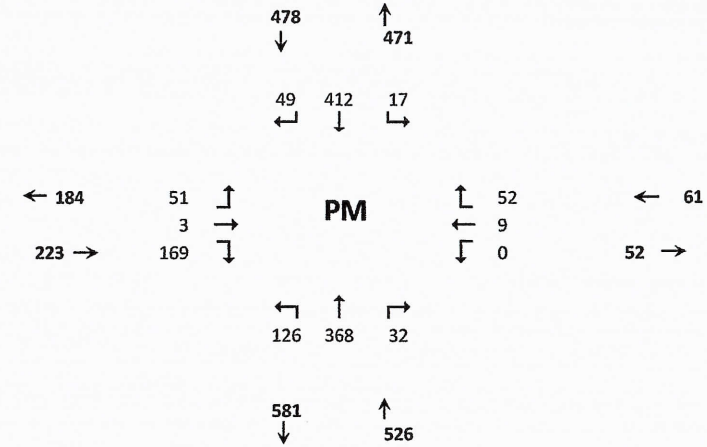
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Road **E/W STREET:** Graham Road
FILENAME: Hillpointe Residential
ANALYSIS YEAR: 2026 - With 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	36	52	0	0	66	4	8	0	30	0	0	0	196	773
4:15-4:30	35	71	0	0	41	14	6	0	39	0	0	0	206	781
4:30-4:45	26	55	0	0	47	6	18	0	37	0	0	0	189	749
4:45-5:00	30	54	0	0	50	14	5	0	29	0	0	0	182	727
5:00-5:15	21	49	0	0	61	11	18	0	44	0	0	0	204	701
5:15-5:30	30	42	0	0	42	8	7	0	45	0	0	0	174	
5:30-5:45	40	43	0	0	42	5	6	0	31	0	0	0	167	
5:45-6:00	31	35	0	0	42	14	5	0	29	0	0	0	156	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	112	229	0	0	199	45	47	0	149	0	0	0	781	
Season Factor	112	229	0	0	199	45	47	0	149	0	0	0	781	
Growth	121	248	0	0	215	49	51	0	161	0	0	0	846	
In/Out	OUT	OUT	0	0	IN	0	0	0	IN	Out	0	0	0	
Percentage	10%	56%	0%	0%	56%	0%	0%	0%	10%	0%	0%	0%	0%	
Project	5	27	0	0	45	0	0	0	8	0	0	0	**0**	
Mariner Cove	0	4	0	0	8	0	0	0	0	0	0	0		
39 Acre Residential	0	12	0	0	3	0	0	0	0	0	0	0		
Whispering Oaks	0	20	0	0	21	0	0	0	0	0	0	0		
SLCC	0	16	0	0	59	0	0	0	0	0	0	0		
WaWa	0	8	0	0	8	0	0	0	0	0	0	0		
Creekside	0	0	0	0	0	0	0	0	0	0	0	0		
King's Center	0	0	0	0	0	0	0	0	0	0	0	0		
Waypoint	0	0	32	17	0	0	0	3	0	0	9	52		
Bent Creek	0	4	0	0	2	0	0	0	0	0	0	0		
Celebration Point	0	29	0	0	50	0	0	0	0	0	0	0		
Total	126	368	32	17	412	49	51	3	169	0	9	52	1288	



Seasonal Factor: 1
Growth Rate: 1.01
Trips In: 81
Trips Out: 48
Years Grown: 8

HCS Two-Way Stop-Control Report

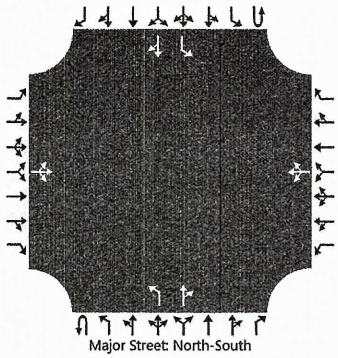
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	PM - With Project
Intersection Orientation	North-South
Project Description	Hillpointe Residential

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
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	1	0	0	1	1	0	0	1	1	0
Configuration			LTR				LTR			L		TR		L		TR
Volume (veh/h)		51	3	169		0	9	52		126	368	32		17	412	49
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)		0				0										
Right Turn Channelized																
Median Type | Storage		Undivided														

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)		7.13	6.53	6.23		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)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			235				64			133				18		
Capacity, c (veh/h)			322				446			1071				1133		
v/c Ratio			0.73				0.14			0.12				0.02		
95% Queue Length, Q_{95} (veh)			5.4				0.5			0.4				0.0		
Control Delay (s/veh)			41.2				14.4			8.8				8.2		
Level of Service (LOS)			E				B			A				A		
Approach Delay (s/veh)	41.2				14.4				2.1				0.3			
Approach LOS	E				B				A				A			

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HCS Two-Way Stop-Control Report

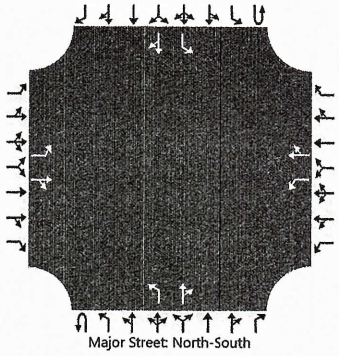
General Information

Analyst	MM
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	4/26/2022
Analysis Year	2026
Time Analyzed	PM - With Project
Intersection Orientation	North-South
Project Description	Hillpointe Residential

Site Information

Intersection	Jenkins & Graham
Jurisdiction	St. Lucie County
East/West Street	Graham Rd
North/South Street	Jenkins Rd
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		1	1	0		1	1	0	0	1	1	0	0	1	1	0
Configuration		L		TR		L		TR		L		TR		L		TR
Volume (veh/h)		51	3	169		0	9	52		126	368	32		17	412	49
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type | Storage	Undivided															

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)		7.13	6.53	6.23		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)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		54		181		0		64		133				18		
Capacity, c (veh/h)		130		572		106		446		1071				1133		
v/c Ratio		0.41		0.32		0.00		0.14		0.12				0.02		
95% Queue Length, Q_{95} (veh)		1.8		1.4		0.0		0.5		0.4				0.0		
Control Delay (s/veh)		50.9		14.2		39.1		14.4		8.8				8.2		
Level of Service (LOS)		F		B		E		B		A				A		
Approach Delay (s/veh)	22.6				14.4				2.1				0.3			
Approach LOS	C				B				A				A			

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TURNING MOVEMENT VOLUME COUNTS

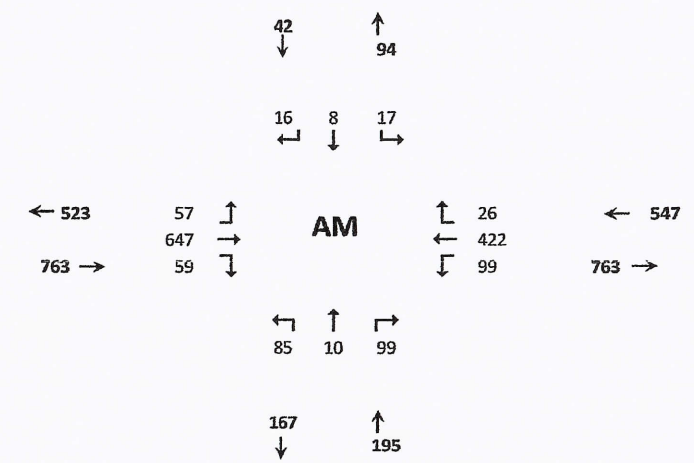
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Milpomrde~1

COUNT DATE: 6/27/2018 **DAY:** Wednesday **CITY:** Ft. Pierce

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2022

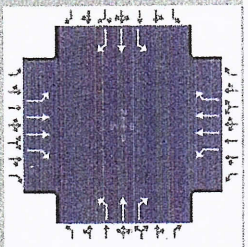
15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	21	6	15	1	2	4	6	101	13	17	99	4	289	1313
7:15-7:30	18	3	18	0	3	3	8	121	13	25	71	1	284	1327
7:30-7:45	17	2	18	2	1	1	16	143	15	22	101	4	342	1298
7:45-8:00	21	1	24	6	1	6	11	183	14	22	98	11	398	1228
8:00-8:15	17	3	25	7	2	4	14	108	9	16	92	6	303	1145
8:15-8:30	4	0	13	2	2	4	7	134	17	8	61	3	255	
8:30-8:45	12	2	16	0	4	1	5	115	16	13	85	3	272	
8:45-9:00	7	6	16	1	3	1	10	128	15	35	91	2	315	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	73	9	85	15	7	14	49	555	51	85	362	22	1327	
Season Factor	82	10	95	17	8	16	55	622	57	95	405	25	1486	
Growth	85	10	99	17	8	16	57	647	59	99	422	26	1547	
In/Out	Out	-	Out	-	-	-	-	-	In	In	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	85	10	99	17	8	16	57	647	59	99	422	26	1547	



Seasonal Factor: 1.12
Trips In
Trips Out
Growth Rate: 1.010
Years Grown: 4
PHF: 0.834

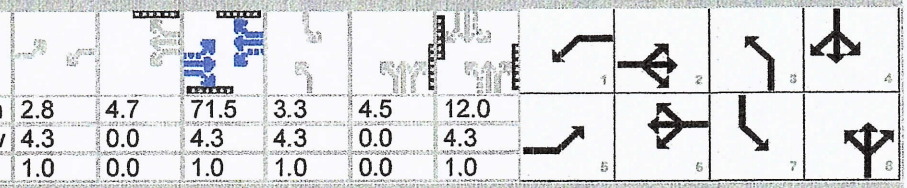
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins - EXAM.xus		
Project Description	2022				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	13	520	112	172	684	5	86	6	140	16	14	9

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	2.8	4.7		71.5	3.3	4.5	12.0					
Yellow	4.3	0.0		4.3	4.3	0.0	4.3					
Red	1.0	0.0		1.0	1.0	0.0	1.0					

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	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	8.1	76.8	12.8	81.5	13.1	21.8	8.6	17.3
Change Period, ($Y+R_c$), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	2.4		7.2		8.0	14.2	3.1	3.0
Green Extension Time (g_e), s	0.0	0.0	0.3	0.0	0.1	0.4	0.0	0.4
Phase Call Probability	0.40		1.00		0.97	1.00	0.47	1.00
Max Out Probability	0.00		0.00		0.01	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	15	619	133	205	814	6	102	7	167	19	17	11
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	0.4	10.2	4.5	5.2	13.0	0.2	6.0	0.4	12.2	1.1	1.0	0.7
Cycle Queue Clearance Time (g_c), s	0.4	10.2	4.5	5.2	13.0	0.2	6.0	0.4	12.2	1.1	1.0	0.7
Green Ratio (*g/C*)	0.62	0.60	0.60	0.67	0.63	0.63	0.18	0.14	0.14	0.13	0.10	0.10
Capacity (*c*), veh/h	444	2122	944	582	2260	1006	305	258	218	250	187	158
Volume-to-Capacity Ratio (*X*)	0.035	0.292	0.141	0.352	0.360	0.006	0.336	0.028	0.763	0.076	0.089	0.068
Back of Queue (*Q*), ft/ln (95 th percentile)	6.6	174.5	69.6	79.5	209.6	2.5	119.5	8.3	213.7	22.6	20.5	13.2
Back of Queue (*Q*), veh/ln (95 th percentile)	0.3	6.9	2.7	3.1	8.3	0.1	4.7	0.3	8.4	0.9	0.8	0.5
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	9.2	11.9	10.7	8.2	10.4	8.0	43.3	44.8	49.8	46.2	49.0	48.9
Incremental Delay (d_2), s/veh	0.0	0.3	0.3	0.1	0.4	0.0	0.2	0.0	2.1	0.0	0.1	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	9.2	12.2	11.0	8.3	10.8	8.1	43.5	44.8	51.9	46.2	49.1	49.0
Level of Service (LOS)	A	B	B	A	B	A	D	D	D	D	D	D
Approach Delay, s/veh / LOS	11.9	B		10.3	B		48.6	D		47.9	D	
Intersection Delay, s/veh / LOS	16.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.08	B	2.07	B	2.46	B	2.47	B
Bicycle LOS Score / LOS	1.12	A	1.33	A	0.94	A	0.56	A

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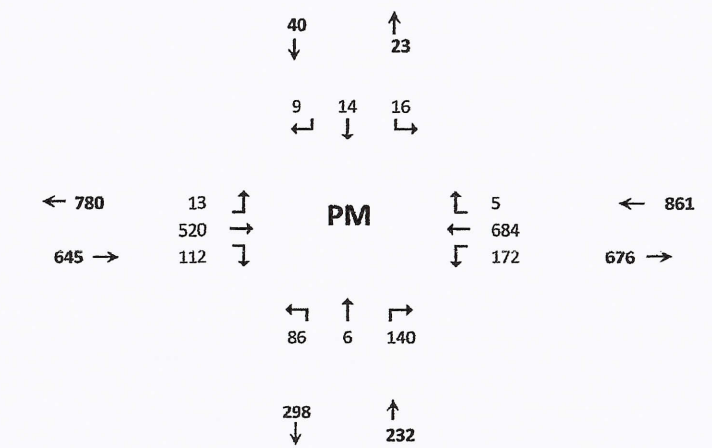
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave.
FILENAME: . Hi Uppoint
ANALYSIS YEAR: 2022

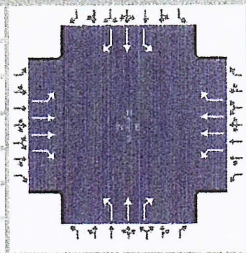
15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	1	22	4	1	2	2	107	20	29	115	1	322	1492
5:00-5:15	16	1	36	5	3	1	3	106	25	56	147	0	399	1428
5:15-5:30	17	2	32	0	3	0	1	139	23	39	194	2	452	
5:30-5:45	15	1	28	1	2	2	1	100	11	28	128	2	319	
5:45-6:00	25	0	24	0	0	1	1	81	17	22	86	1	258	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	74	5	120	14	12	8	11	446	96	148	587	4	1525	
Season Factor	83	6	134	16	13	9	12	500	108	166	657	4	1708	
Growth	86	6	140	16	14	9	13	520	112	172	684	5	1777	
In/Out	Out	-	Out	-	-	-	-	-	In	In	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	86	6	140	16	14	9	13	520	112	172	684	5	1777	



Seasonal Factor: 1.12
Growth Rate: 1.010
Trips In:
Trips Out:
Years Grown: 4
PHF: 0.843

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM	PHF	0.83
Urban Street	Orange Avenue	Analysis Year	2022	Analysis Period	1> 4:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins - EXPM.xus		
Project Description	2022				

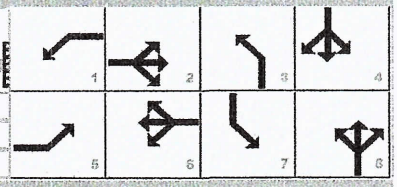


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	59	673	62	103	439	27	89	11	103	18	8	17

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.3	0.5	71.8	3.6	4.5	12.0	
Yellow	4.3	0.0	4.3	4.3	0.0	4.3	
Red	1.0	0.0	1.0	1.0	0.0	1.0	



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	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	11.6	77.1	12.2	77.6	13.5	21.8	8.9	17.3
Change Period, ($Y+R_c$), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	3.7		5.1		8.3	10.8	3.3	3.4
Green Extension Time (g_e), s	0.1	0.0	0.2	0.0	0.1	0.3	0.0	0.3
Phase Call Probability	0.91		0.98		0.97	1.00	0.51	1.00
Max Out Probability	0.00		0.00		0.01	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	71	811	75	124	529	33	107	13	124	22	10	20
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	1.7	14.2	2.4	3.1	8.3	1.0	6.3	0.7	8.8	1.3	0.6	1.4
Cycle Queue Clearance Time (g_c), s	1.7	14.2	2.4	3.1	8.3	1.0	6.3	0.7	8.8	1.3	0.6	1.4
Green Ratio (*g/C*)	0.65	0.60	0.60	0.66	0.60	0.60	0.18	0.14	0.14	0.13	0.10	0.10
Capacity (*c*), veh/h	606	2130	948	485	2146	955	315	258	218	253	187	158
Volume-to-Capacity Ratio (*X*)	0.117	0.381	0.079	0.256	0.246	0.034	0.341	0.051	0.568	0.086	0.052	0.129
Back of Queue (*Q*), ft/ln (95 th percentile)	27.5	230.9	37.2	48.9	141.1	15.5	125	15.5	157.4	25.7	11.8	25.3
Back of Queue (*Q*), veh/ln (95 th percentile)	1.1	9.1	1.5	1.9	5.6	0.6	4.9	0.6	6.2	1.0	0.5	1.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	8.0	12.5	10.2	8.7	11.1	9.7	43.1	44.9	48.4	46.0	48.9	49.3
Incremental Delay (d_2), s/veh	0.0	0.5	0.2	0.1	0.3	0.1	0.2	0.0	0.9	0.1	0.0	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	8.1	13.1	10.3	8.8	11.4	9.7	43.4	45.0	49.3	46.0	48.9	49.4
Level of Service (LOS)	A	B	B	A	B	A	D	D	D	D	D	D
Approach Delay, s/veh / LOS	12.5	B		10.8	B		46.4	D		47.9	D	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.08	B	2.08	B	2.46	B	2.47	B
Bicycle LOS Score / LOS	1.28	A	1.05	A	0.89	A	0.57	A

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TURNING MOVEMENT VOLUME COUNTS

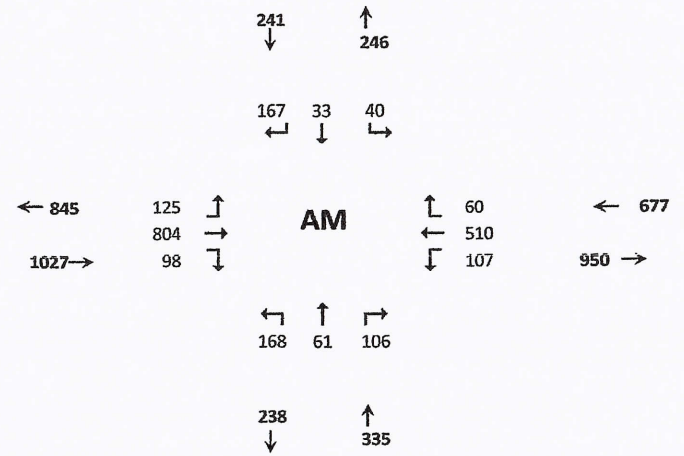
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Jenkins Pointe - Waypoint

COUNT DATE: 6/27/2018 **DAY:** Wednesday **CITY:** Ft. Pierce

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - 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	21	6	15	1	2	4	6	101	13	17	99	4	289	1313
7:15-7:30	18	3	18	0	3	3	8	121	13	25	71	1	284	1327
7:30-7:45	17	2	18	2	1	1	16	143	15	22	101	4	342	1298
7:45-8:00	21	1	24	6	1	6	11	183	14	22	98	11	398	1228
8:00-8:15	17	3	25	7	2	4	14	108	9	16	92	6	303	1145
8:15-8:30	4	0	13	2	2	4	7	134	17	8	61	3	255	
8:30-8:45	12	2	16	0	4	1	5	115	16	13	85	3	272	
8:45-9:00	7	6	16	1	3	1	10	128	15	35	91	2	315	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	73	9	85	15	7	14	49	555	51	85	362	22	1327	
Season Factor	82	10	95	17	8	16	55	622	57	95	405	25	1486	
Growth	89	11	103	18	8	17	59	673	62	103	439	27	1609	
In/Out Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Mariner Cove	36	8	16	0	2	0	0	0	7	3	0	0		
39 Acre Residential	36	7	3	0	1	0	0	0	8	1	0	0		
Whispering Oaks	0	5	0	17	17	35	9	0	0	0	0	5		
SLCC	0	28	0	5	5	0	0	5	0	0	28	28		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Kings Center	0	2	0	0	0	0	0	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	72	24	0	0	0	0	0		
Bent Creek	0	0	0	0	0	36	12	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	7	0	0	0	0	7	21	126	21	0	43	0		
Total	168	61	106	40	33	167	125	804	98	107	510	60	2280	

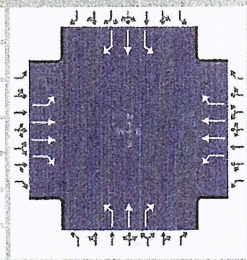


Seasonal Factor: 1.12
Trips In
Trips Out
Growth Rate: 1.010
Years Grown: 8
PHF: 0.834

E-29

HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins - AM - Without Project.xus		
Project Description	2026 - Without Project				

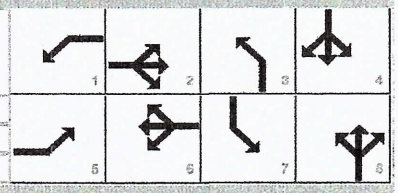


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	125	804	98	107	510	60	168	61	106	40	33	167

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.9	61.4	5.6	2.2	17.4	0.0						
Yellow	4.3	4.3	4.3	4.3	4.3	0.0						
Red	1.0	1.0	1.0	1.0	1.0	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	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	12.3	66.7	12.2	66.7	18.4	30.2	10.9	22.7
Change Period, (*Y+R c*), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (*g s*), s	6.7		6.0		13.1	10.2	4.7	16.7
Green Extension Time (*g e*), s	0.2	0.0	0.2	0.0	0.1	0.8	0.0	0.7
Phase Call Probability	0.99		0.99		1.00	1.00	0.80	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.02

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	149	957	117	127	607	71	200	73	126	48	39	199
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (*g s*), s	4.7	21.5	4.7	4.0	12.1	2.8	11.1	3.8	8.2	2.7	2.2	14.7
Cycle Queue Clearance Time (*g c*), s	4.7	21.5	4.7	4.0	12.1	2.8	11.1	3.8	8.2	2.7	2.2	14.7
Green Ratio (*g/C*)	0.57	0.51	0.51	0.57	0.51	0.51	0.27	0.21	0.21	0.19	0.14	0.14
Capacity (*c*), veh/h	497	1823	811	348	1821	811	428	388	329	335	271	229
Volume-to-Capacity Ratio (*X*)	0.299	0.525	0.144	0.367	0.333	0.088	0.468	0.187	0.383	0.142	0.145	0.866
Back of Queue (*Q*), ft/ln (95 th percentile)	80.7	340.5	76.9	68.5	212.5	45.7	209.8	79.3	144.4	52.6	46.1	263.4
Back of Queue (*Q*), veh/ln (95 th percentile)	3.2	13.4	3.0	2.7	8.4	1.8	8.3	3.1	5.7	2.1	1.8	10.4
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	12.9	19.6	15.4	14.9	17.3	15.0	36.0	39.2	40.9	40.3	44.8	50.2
Incremental Delay (*d 2*), s/veh	0.1	1.1	0.4	0.2	0.5	0.2	0.3	0.1	0.3	0.1	0.1	9.4
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	13.0	20.6	15.8	15.2	17.8	15.2	36.3	39.3	41.2	40.4	44.9	59.6
Level of Service (LOS)	B	C	B	B	B	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	19.3	B		17.1	B		38.4	D		54.4	D	
Intersection Delay, s/veh / LOS	25.1						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.10	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.50	A	1.15	A	1.15	A	0.96	A

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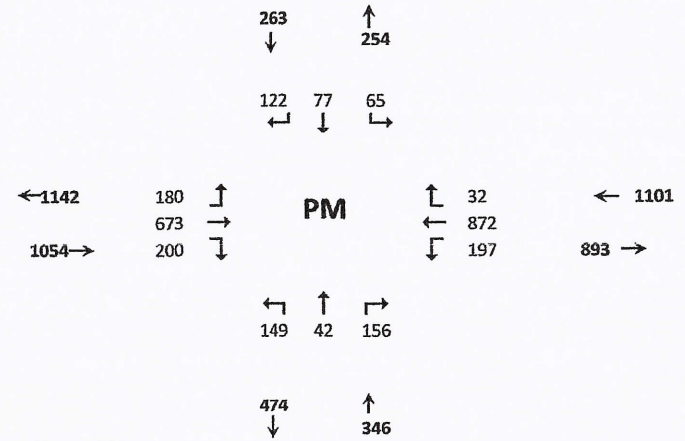
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave.
FILENAME: Jenkins Pointe - Waypoint
ANALYSIS YEAR: 2026 - Without Project

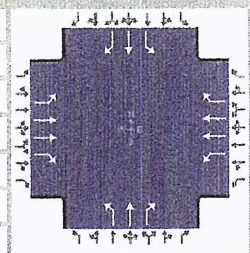
15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	1	22	4	1	2	2	107	20	29	115	1	322	1492
5:00-5:15	16	1	36	5	3	1	3	106	25	56	147	0	399	1428
5:15-5:30	17	2	32	0	3	0	1	139	23	39	194	2	452	
5:30-5:45	15	1	28	1	2	2	1	100	11	28	128	2	319	
5:45-6:00	25	0	24	0	0	1	1	81	17	22	86	1	258	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	74	5	120	14	12	8	11	446	96	148	587	4	1525	
Season Factor	83	6	134	16	13	9	12	500	108	166	657	4	1708	
Growth	90	6	146	17	15	10	13	541	116	179	712	5	1850	
In/Out	0	0	0	0	0	0	0	0	0	0	0	0	0	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	
Mariner Cove	17	4	8	0	8	0	0	0	34	15	0	0		
39 Acre Residential	17	3	2	0	6	0	0	0	35	3	0	0		
Whispering Oaks	0	17	0	9	9	20	36	0	0	0	0	17		
SLCC	0	10	0	39	39	0	0	39	0	0	10	10		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	25	0	0	0	0	25	15	93	15	0	150	0		
King's Center	0	2	0	0	0	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	0	0	0	0	22	38	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	45	78	0	0	0	0	0		
Total	149	42	156	65	77	122	180	673	200	197	872	32	2765	



Seasonal Factor: 1.12
Growth Rate: 1.010
Trips In:
Trips Out:
Years Grown: 8
PHF: 0.843

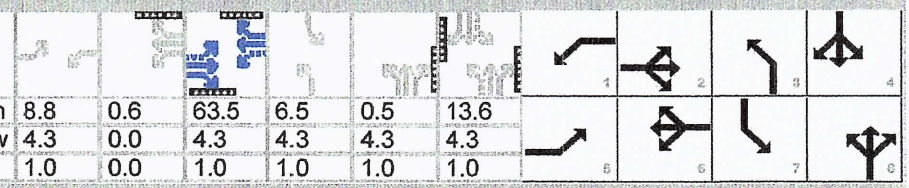
HCS7 Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	WA	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 4:00
Intersection	Orange & Jenkins	File Name	C3 Orange & Jenkins- PM - Without Project.xus		
Project Description	2026 - 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	180	673	200	197	872	32	149	42	156	65	77	122

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Green	8.8	0.6		63.5	6.5	0.5	13.6					
Yellow	4.3	0.0		4.3	4.3	4.3	4.3					
Red	1.0	0.0		1.0	1.0	1.0	1.0					

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	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	14.1	68.8	14.8	69.5	17.5	24.6	11.8	18.9
Change Period, (*Y+R c*), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (*g s*), s	8.5		9.1		12.2	15.4	6.5	12.7
Green Extension Time (*g e*), s	0.3	0.0	0.4	0.0	0.1	0.8	0.1	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	0.92	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	214	801	238	235	1038	38	177	50	186	77	92	145
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (*g s*), s	6.5	16.4	10.0	7.1	23.0	1.4	10.2	2.8	13.4	4.5	5.5	10.7
Cycle Queue Clearance Time (*g c*), s	6.5	16.4	10.0	7.1	23.0	1.4	10.2	2.8	13.4	4.5	5.5	10.7
Green Ratio (*g/C*)	0.60	0.53	0.53	0.61	0.53	0.53	0.23	0.16	0.16	0.17	0.11	0.11
Capacity (*c*), veh/h	369	1885	839	467	1904	848	329	301	255	309	211	179
Volume-to-Capacity Ratio (*X*)	0.581	0.425	0.284	0.502	0.545	0.045	0.539	0.166	0.728	0.250	0.434	0.811
Back of Queue (*Q*), ft/ln (95 th percentile)	109.8	269.2	164.4	118.6	355.2	22.4	198.5	57.6	228.4	90	116	196.4
Back of Queue (*Q*), veh/ln (95 th percentile)	4.3	10.6	6.5	4.7	14.0	0.9	7.8	2.3	9.0	3.5	4.6	7.7
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	14.8	17.1	15.6	12.3	18.3	13.3	39.6	43.4	47.8	43.5	49.6	52.0
Incremental Delay (*d 2*), s/veh	0.5	0.7	0.8	0.3	1.1	0.1	0.5	0.1	1.5	0.2	0.5	3.3
Initial Queue Delay (*d 3*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	15.4	17.9	16.5	12.6	19.5	13.4	40.1	43.5	49.3	43.7	50.2	55.3
Level of Service (LOS)	B	B	B	B	B	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	17.2	B		18.1	B		44.7	D		51.0	D	
Intersection Delay, s/veh / LOS	24.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.09	B	2.09	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.52	B	1.57	B	1.17	A	1.01	A

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TURNING MOVEMENT VOLUME COUNTS

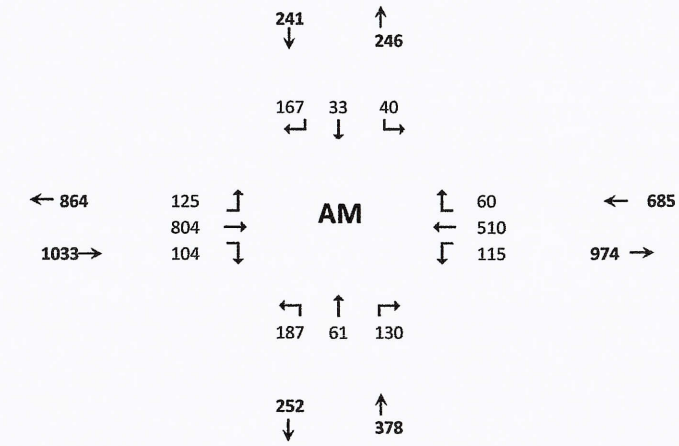
N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave. **CONTROL:** Signal

FILENAME: Hillpointe Residential

COUNT DATE: 6/27/2018 **DAY:** Wednesday **CITY:** Ft. Pierce

REPORT DATE: 3/10/2022 **ANALYSIS YEAR:** 2026 - 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	21	6	15	1	2	4	6	101	13	17	99	4	289	1313
7:15-7:30	18	3	18	0	3	3	8	121	13	25	71	1	284	1327
7:30-7:45	17	2	18	2	1	1	16	143	15	22	101	4	342	1298
7:45-8:00	21	1	24	6	1	6	11	183	14	22	98	11	398	1228
8:00-8:15	17	3	25	7	2	4	14	108	9	16	92	6	303	1145
8:15-8:30	4	0	13	2	2	4	7	134	17	8	61	3	255	
8:30-8:45	12	2	16	0	4	1	5	115	16	13	85	3	272	
8:45-9:00	7	6	16	1	3	1	10	128	15	35	91	2	315	
AM PEAK HOUR IS FROM:	7:15AM TO 8:15AM													
Volumes	73	9	85	15	7	14	49	555	51	85	362	22	1327	
Season Factor	82	10	95	17	8	16	55	622	57	95	405	25	1486	
Growth	89	11	103	18	8	17	59	673	62	103	439	27	1609	
In/Out	OUT		OUT						IN	IN				
Percentage	25%	0%	31%	0%	0%	0%	0%	0%	25%	31%	0%	0%	0%	
PROJECT	19	0	24	0	0	0	0	0	6	7	0	0	**0**	
Mariner Cove	36	8	16	0	2	0	0	0	7	3	0	0		
39 Acre Residential	36	7	3	0	1	0	0	0	8	1	0	0		
Whispering Oaks	0	5	0	17	17	35	9	0	0	0	0	5		
SLCC	0	28	0	5	5	0	0	5	0	0	28	28		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Kings Center	0	2	0	0	0	0	0	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	72	24	0	0	0	0	0		
Bent Creek	0	0	0	0	0	36	12	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	7	0	0	0	0	7	21	126	21	0	43	0		
Total	187	61	130	40	33	167	125	804	104	115	510	60	2336	

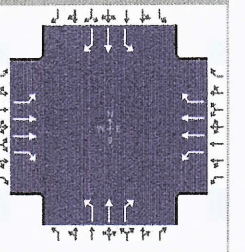


Seasonal Factor: 1.12
Trips In 24
Trips Out 77
Growth Rate: 1.010
Years Grown: 8
PHF: 0.83354

E-33

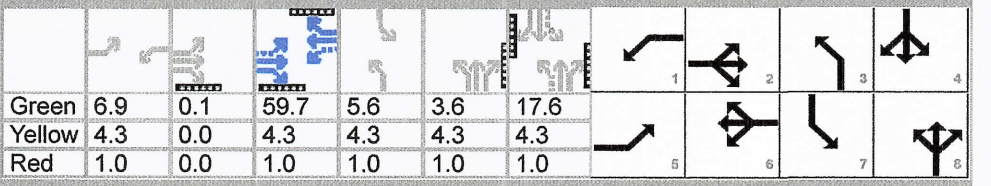
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM	PHF	0.83
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Orange & Jenkins	File Name	Orange & Jenkins - AM - With Project Hillpointe 5....		
Project Description	2026 - 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	125	804	104	115	510	60	187	61	130	40	33	167

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.9	0.1	59.7	5.6	3.6	17.6		
Yellow	4.3	0.0	4.3	4.3	4.3	4.3		
Red	1.0	0.0	1.0	1.0	1.0	1.0		

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	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	12.4	65.2	12.2	65.0	19.8	31.7	10.9	22.9
Change Period, (*Y+R c*), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	6.9		6.5		14.5	12.3	4.7	16.9
Green Extension Time (g_e), s	0.2	0.0	0.2	0.0	0.0	0.9	0.0	0.7
Phase Call Probability	0.99		0.99		1.00	1.00	0.80	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.05

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	151	969	125	139	614	72	225	73	157	48	40	201
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	4.9	22.5	5.2	4.5	12.6	2.9	12.5	3.8	10.3	2.7	2.2	14.9
Cycle Queue Clearance Time (g_c), s	4.9	22.5	5.2	4.5	12.6	2.9	12.5	3.8	10.3	2.7	2.2	14.9
Green Ratio (*g/C*)	0.56	0.50	0.50	0.56	0.50	0.50	0.28	0.22	0.22	0.19	0.15	0.15
Capacity (*c*), veh/h	482	1776	791	334	1772	789	449	412	349	337	274	232
Volume-to-Capacity Ratio (*X*)	0.312	0.545	0.158	0.415	0.347	0.092	0.501	0.178	0.449	0.143	0.145	0.867
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	14.0	3.4	3.1	8.7	1.9	9.0	3.1	7.1	2.1	1.8	10.7
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	13.7	20.7	16.4	16.1	18.3	15.9	35.4	38.0	40.5	40.2	44.7	50.1
Incremental Delay (d_2), s/veh	0.1	1.2	0.4	0.3	0.5	0.2	0.3	0.1	0.3	0.1	0.1	12.0
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	13.8	21.9	16.8	16.4	18.8	16.1	35.7	38.1	40.8	40.2	44.8	62.1
Level of Service (LOS)	B	C	B	B	B	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	20.4	C		18.2	B		37.8	D		56.1	E	
Intersection Delay, s/veh / LOS	26.2						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.10	B	2.45	B	2.46	B
Bicycle LOS Score / LOS	1.51	B	1.17	A	1.24	A	0.96	A

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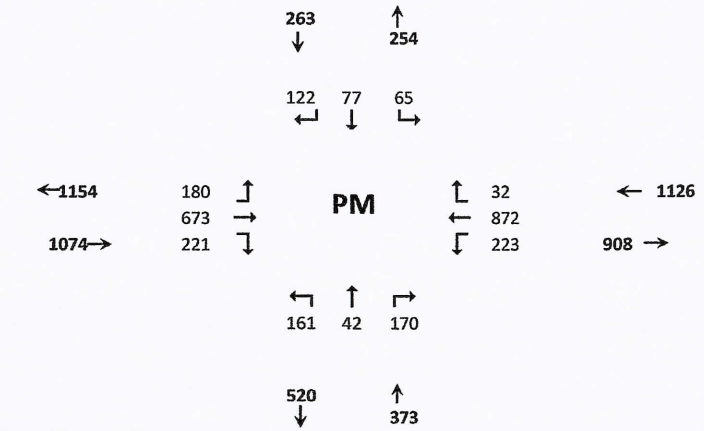
TURNING MOVEMENT VOLUME COUNTS

N/S STREET: Jenkins Rd. **E/W STREET:** Orange Ave.
FILENAME: Hillpointe Residential
ANALYSIS YEAR: 2026 - With Project

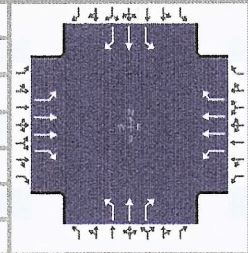
	Northbound			Southbound			Eastbound			Westbound				
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	15	1	18	3	5	4	6	81	18	21	116	5	293	1287
4:15-4:30	16	1	25	5	3	1	2	79	14	32	139	3	320	1393
4:30-4:45	23	1	30	5	5	5	5	94	28	24	131	1	352	1525
4:45-5:00	18	1	22	4	1	2	2	107	20	29	115	1	322	1492
5:00-5:15	16	1	36	5	3	1	3	106	25	56	147	0	399	1428
5:15-5:30	17	2	32	0	3	0	1	139	23	39	194	2	452	
5:30-5:45	15	1	28	1	2	2	1	100	11	28	128	2	319	
5:45-6:00	25	0	24	0	0	1	1	81	17	22	86	1	258	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	74	5	120	14	12	8	11	446	96	148	587	4	1525	
Season Factor	83	6	134	16	13	9	12	500	108	166	657	4	1708	
Growth	90	6	146	17	15	10	13	541	116	179	712	5	1850	
In/Out	OUT	0	OUT	0	0	0	0	0	IN	IN	0	0	0	
Percentage	25%	0%	31%	0%	0%	0%	0%	0%	25%	31%	0%	0%	0%	
Project	12	0	15	0	0	0	0	0	20	25	0	0	**0**	
Mariner Cove	17	4	8	0	8	0	0	0	34	15	0	0		
39 Acre Residential	17	3	2	0	6	0	0	0	35	3	0	0		
Whispering Oaks	0	17	0	9	9	20	36	0	0	0	0	17		
SLCC	0	10	0	39	39	0	0	39	0	0	10	10		
WaWa	0	0	0	0	0	0	0	0	0	0	0	0		
Creekside	25	0	0	0	0	25	15	93	15	0	150	0		
King's Center	0	2	0	0	0	0	0	0	0	0	0	0		
Chick-Fil-A	0	0	0	0	0	0	0	0	0	0	0	0		
Bent Creek	0	0	0	0	0	22	38	0	0	0	0	0		
Celebration Pointe	0	0	0	0	0	45	78	0	0	0	0	0		
Total	161	42	170	65	77	122	180	673	221	223	872	32	2837	



Seasonal Factor: 1.12
Growth Rate: 1.010
Trips In: 81
Trips Out: 48
Years Grown: 8
PHF: 0.843

HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering & Planning			Duration, h	0.250
Analyst	MM	Analysis Date	Mar 10, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM	PHF	0.84
Urban Street	Orange Avenue	Analysis Year	2026	Analysis Period	1> 4:00
Intersection	Orange & Jenkins	File Name	Orange & Jenkins- PM - With Project Hillpointe 5....		
Project Description	2026 - 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	180	673	221	223	872	32	161	42	170	65	77	122

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



	EB			WB			NB			SB		
Green	9.1	1.7		61.4	6.5		1.3	13.6				
Yellow	4.3	0.0		4.3	4.3		4.3	4.3				
Red	1.0	0.0		1.0	1.0		1.0	1.0				

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	3.0	1.1	3.0	1.1	3.0
Phase Duration, s	14.4	66.7	16.1	68.4	18.4	25.5	11.8	18.9
Change Period, ($Y+R_c$), s	5.3	5.3	5.3	5.3	5.3	5.3	5.3	5.3
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.2	3.0	3.2
Queue Clearance Time (g_s), s	8.8		10.4		13.0	16.6	6.5	12.7
Green Extension Time (g_e), s	0.3	0.0	0.4	0.0	0.1	0.9	0.1	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	0.92	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	214	801	263	265	1038	38	192	50	202	77	92	145
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1781	1781	1585	1781	1781	1585	1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s	6.8	17.0	11.7	8.4	23.4	1.4	11.0	2.7	14.6	4.5	5.5	10.7
Cycle Queue Clearance Time (g_c), s	6.8	17.0	11.7	8.4	23.4	1.4	11.0	2.7	14.6	4.5	5.5	10.7
Green Ratio (*g/C*)	0.59	0.51	0.51	0.60	0.53	0.53	0.24	0.17	0.17	0.17	0.11	0.11
Capacity (*c*), veh/h	365	1822	811	471	1872	833	342	314	266	309	212	179
Volume-to-Capacity Ratio (*X*)	0.586	0.440	0.324	0.563	0.555	0.046	0.561	0.159	0.760	0.250	0.433	0.810
Back of Queue (*Q*), ft/ln (95 th percentile)												
Back of Queue (*Q*), veh/ln (95 th percentile)	4.6	11.0	7.6	5.5	14.3	0.9	8.3	2.2	9.7	3.5	4.6	7.7
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	15.5	18.5	17.2	13.2	19.1	13.8	39.3	42.7	47.6	43.5	49.6	52.0
Incremental Delay (d_2), s/veh	0.6	0.8	1.1	0.4	1.2	0.1	0.8	0.1	1.7	0.2	0.5	3.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	16.0	19.2	18.2	13.6	20.2	13.9	40.1	42.8	49.3	43.7	50.1	55.3
Level of Service (LOS)	B	B	B	B	C	B	D	D	D	D	D	E
Approach Delay, s/veh / LOS	18.5	B		18.7	B		44.6	D		50.9	D	
Intersection Delay, s/veh / LOS	25.0						C					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.10	B	2.09	B	2.46	B	2.46	B
Bicycle LOS Score / LOS	1.54	B	1.59	B	1.22	A	1.01	A

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THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North			
South			
East			
West			

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current					
****Proposed**					N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

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

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
****Proposed Zoning/FLU Enrollment Demand**		
****Change in Demand**		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
****Proposed Zoning/FLU**	
***Change in Demand**	

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

Impact	

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

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

IV. Project Description

PHASING
Is this project (phase) part of a larger project? [ ] Yes [ ] No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.
Total Project: Residential Units: Single Family: Multifamily:
Non-residential (square footage):
Mixed-use (describe use):
(If this is a single phase project, name it Phase I – Total)

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family					
Other (specify)					

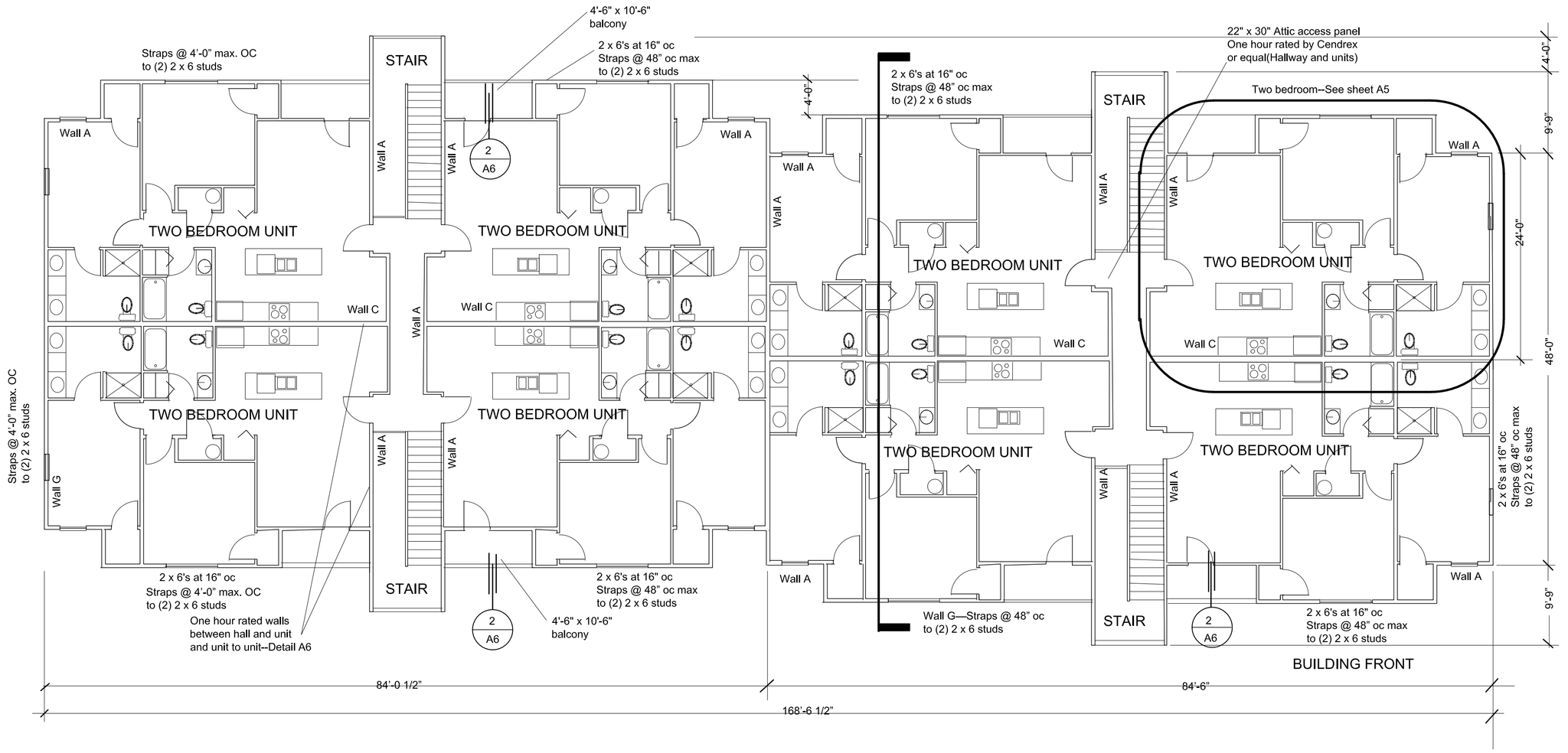
NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. [ ] Yes [ ] No

B. 1. Does this application involve demolition or re-use of any structure(s)? [ ] Yes [ ] No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? [ ] Yes [ ] No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

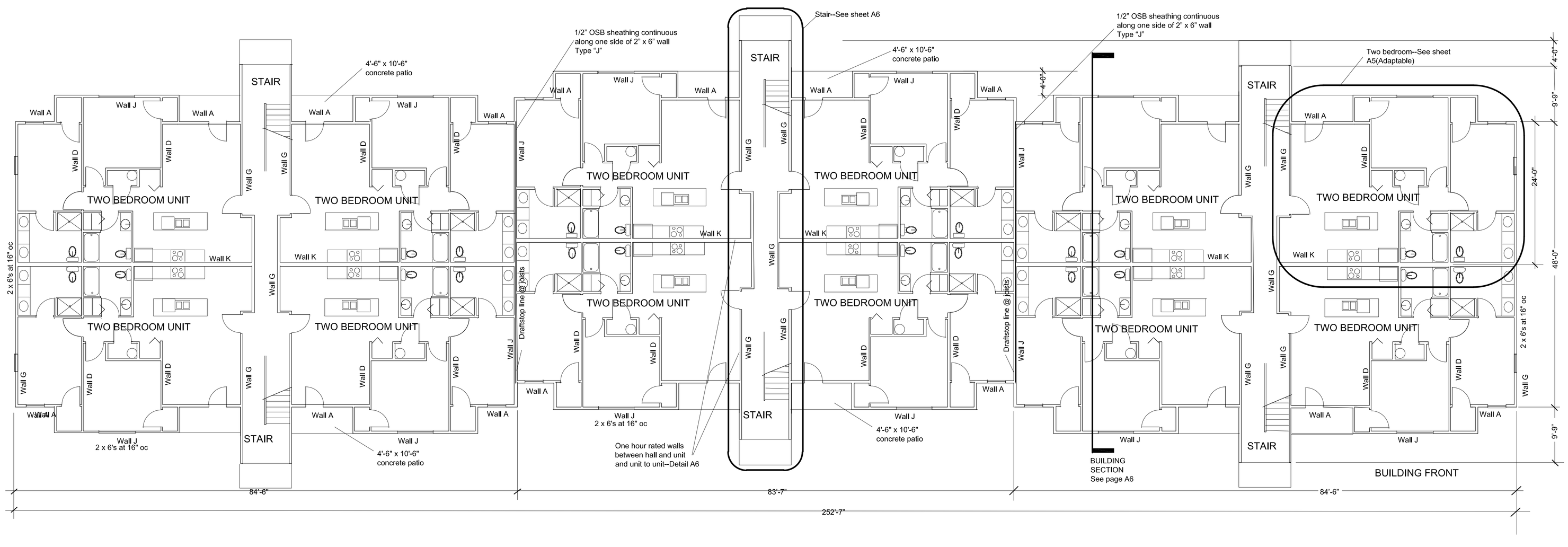
C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding



24 BUILDING PLAN

Scale: 1"=10'-0" Area: 9207.87 sf/floor/Group R2/Type VA/NfPA 13R fire suppression
NOTE: See wall design cart on sheet A3(Wall referenced to PEC Structural work)



36 BUILDING PLAN

Scale: 1"=10'-0" Area: 13799 sf/floor/Group R2/Type VA/NfPA 13R fire suppression

Architect's Seal

Date: _____

REVISON:

POINTE GRAND SOUTH JENKINS

PROJECT:

Hillpointe, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

OWNER:

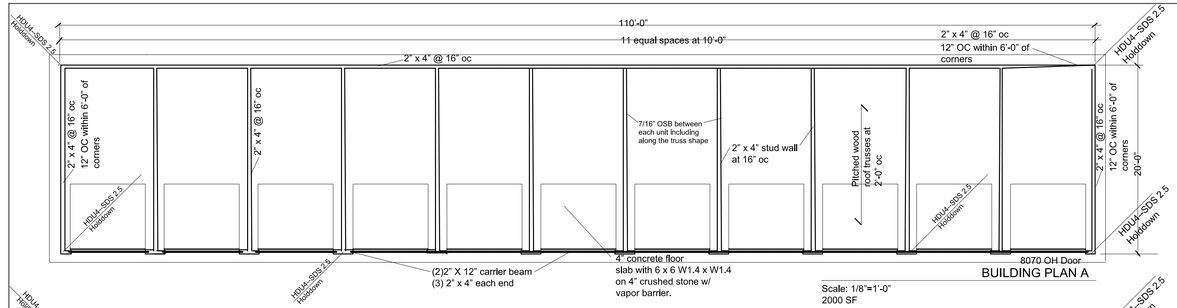
Georgia RA11984
Architect
Frederick W. Mahoney

Architectural Resources of Georgia, LLC
147 Steepleview Drive
Athens, GA 30606
Phone: 517-974-0882
AROGALLC@gmail.com

ARCHITECT:

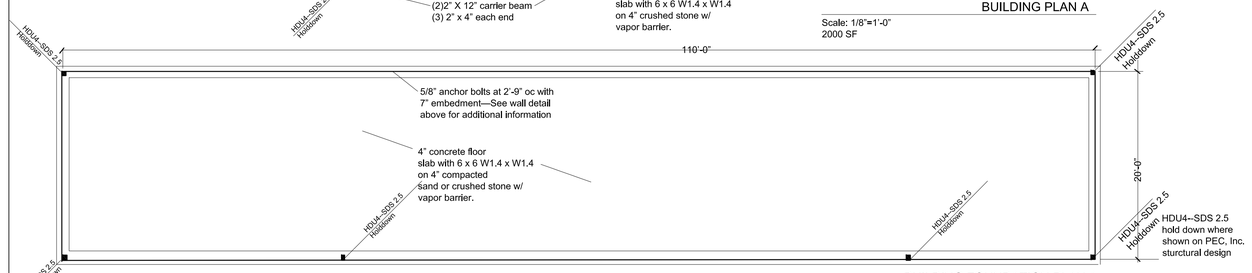
DATE:
10/13/2022

PAGE:
A-4



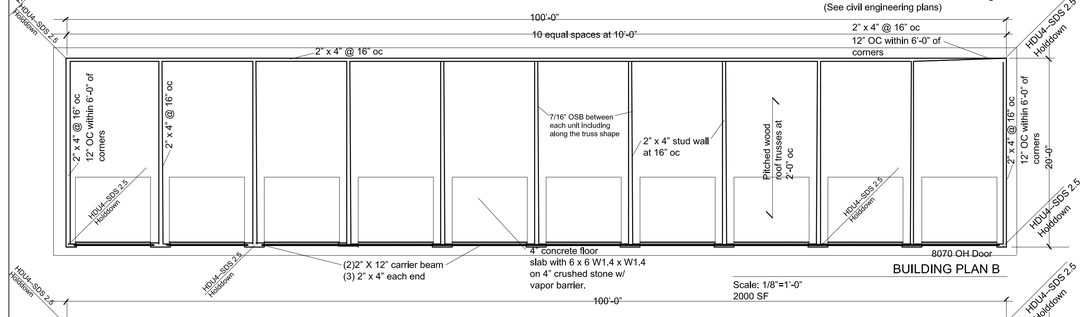
BUILDING PLAN A

Scale: 1/8"=1'-0"
2000 SF



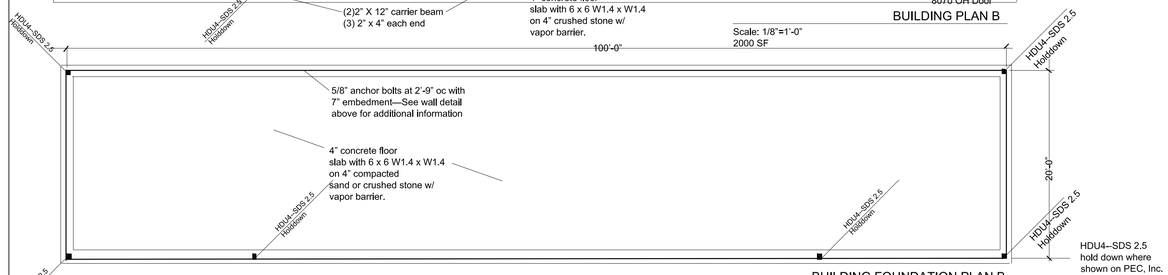
BUILDING FOUNDATION PLAN A

Scale: 1/8"=1'-0" 2000 SF—One building on the site
(See civil engineering plans)



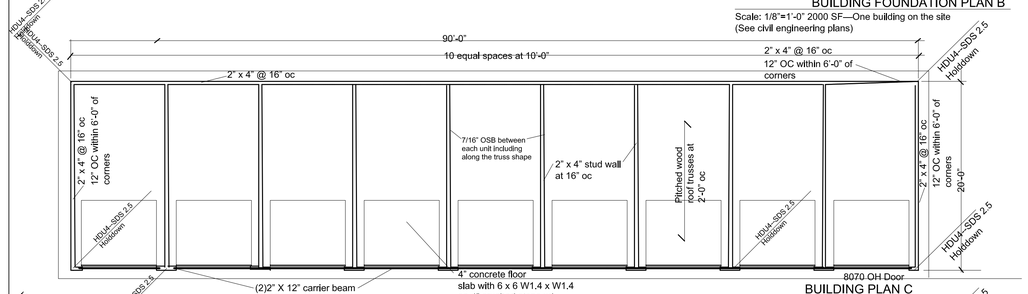
BUILDING PLAN B

Scale: 1/8"=1'-0"
2000 SF



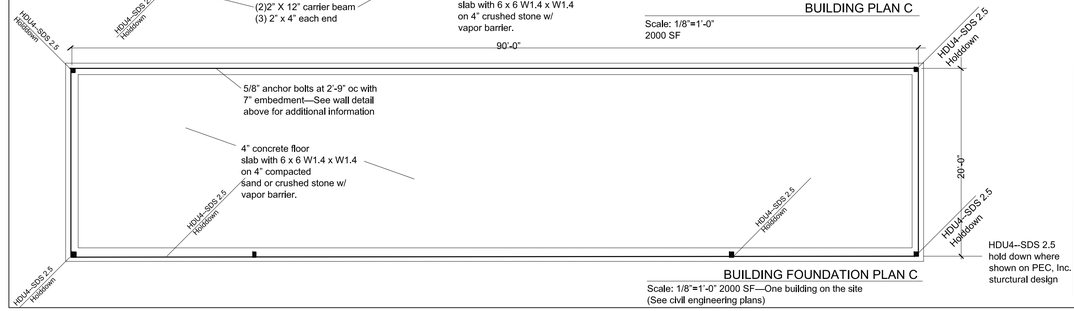
BUILDING FOUNDATION PLAN B

Scale: 1/8"=1'-0" 2000 SF—One building on the site
(See civil engineering plans)



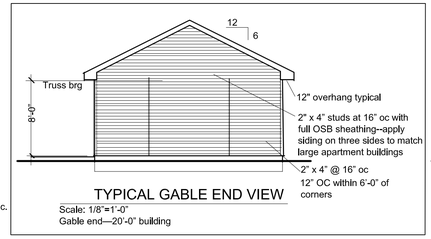
BUILDING PLAN C

Scale: 1/8"=1'-0"
2000 SF



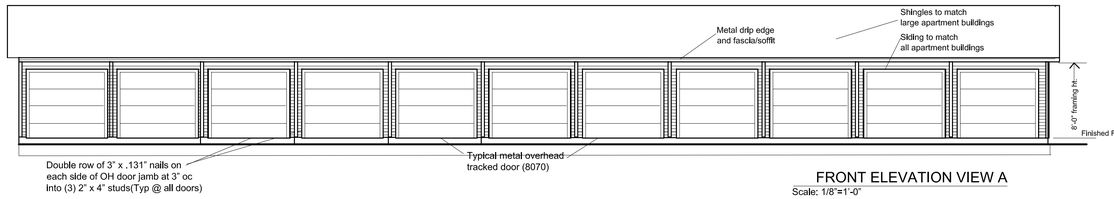
BUILDING FOUNDATION PLAN C

Scale: 1/8"=1'-0" 2000 SF—One building on the site
(See civil engineering plans)



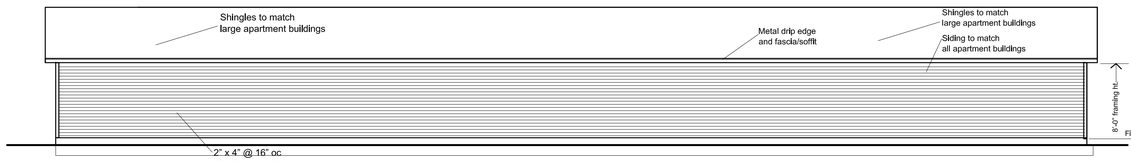
TYPICAL GABLE END VIEW

Scale: 1/8"=1'-0"
Gable end—20'-0" building



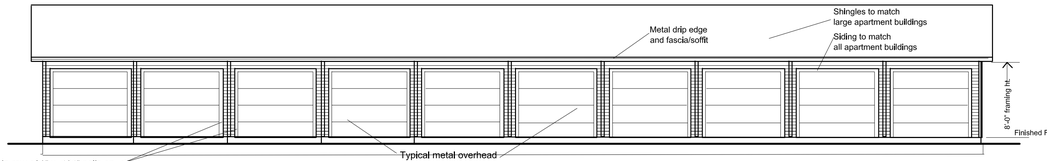
FRONT ELEVATION VIEW A

Scale: 1/8"=1'-0"



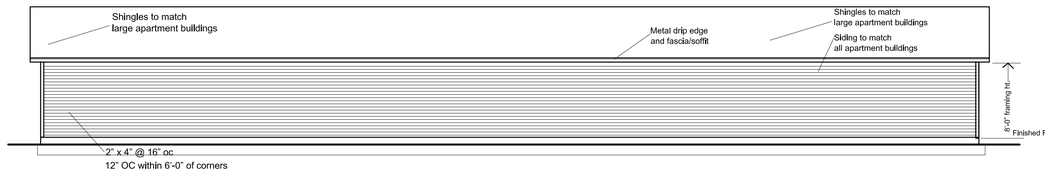
REAR ELEVATION VIEW A

Scale: 1/8"=1'-0"



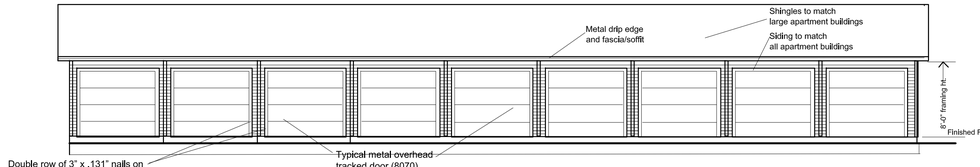
FRONT ELEVATION VIEW B

Scale: 1/8"=1'-0"



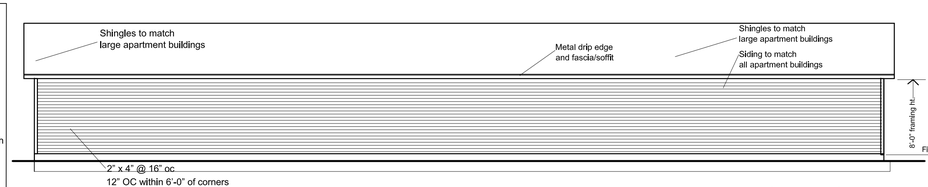
REAR ELEVATION VIEW B

Scale: 1/8"=1'-0"



FRONT ELEVATION VIEW C

Scale: 1/8"=1'-0"



REAR ELEVATION VIEW C

Scale: 1/8"=1'-0"

REV:

POINTE GRAND FORT PIERCE

SOUTH JENKINS RD
FORT PIERCE, FLORIDA

OWNER:
Hillpointe, LLC
8830 Macon Highway
Building 300
Athens, Georgia 30606

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ARCHITECT:
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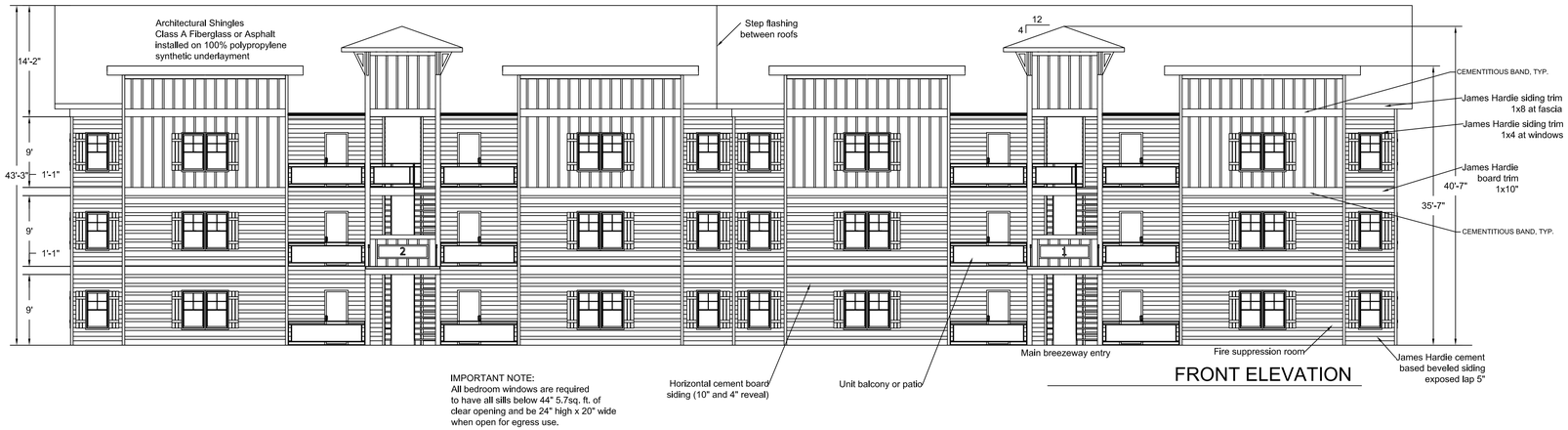
Athens, Georgia 30606
Phone: 770-540-3662
AROGALLC@gmail.com
Architect
Frederick W. Mahoney
Georgia RA11984

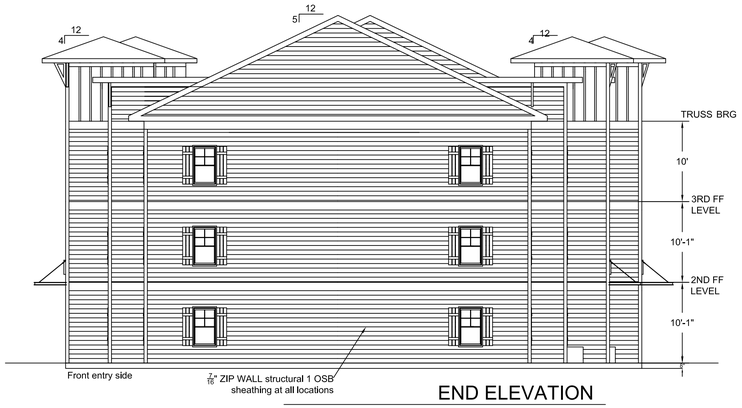
DATE:
5/4/2021

PAGE:
G-1



IMPORTANT NOTE:
All bedroom windows are required to have all sills below 44" 5.7sq. ft. of clear opening and be 24" high x 20" wide when open for egress use.

FRONT ELEVATION



END ELEVATION

REVISION	DATE	DESCRIPTION

DATE

DESIGN PROFESSIONAL

OWNER

HILLPOINTE

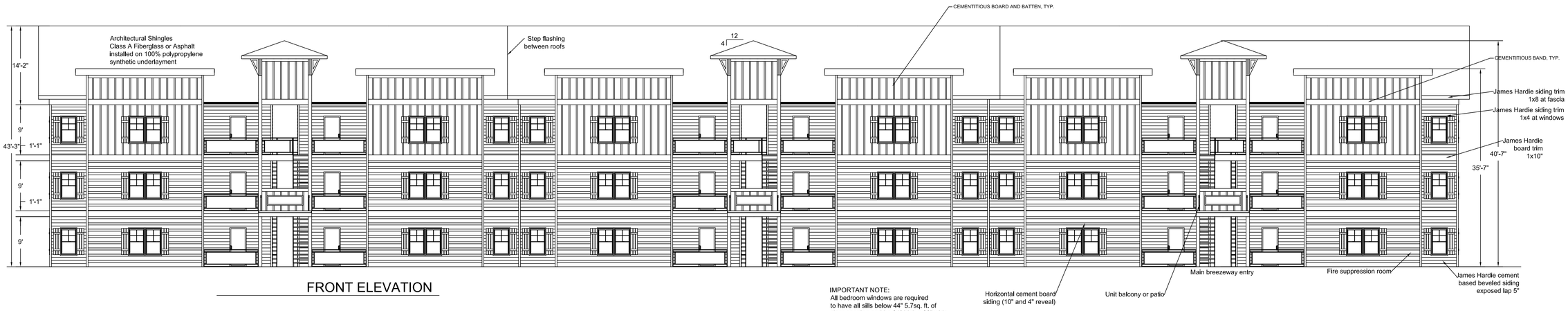
HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

PROJECT

POINTE GRAND *SOUTH JENKINS*
24 UNIT APARTMENTS ELEVATIONS

SHEET TITLE HERE

A2



FRONT ELEVATION

IMPORTANT NOTE:
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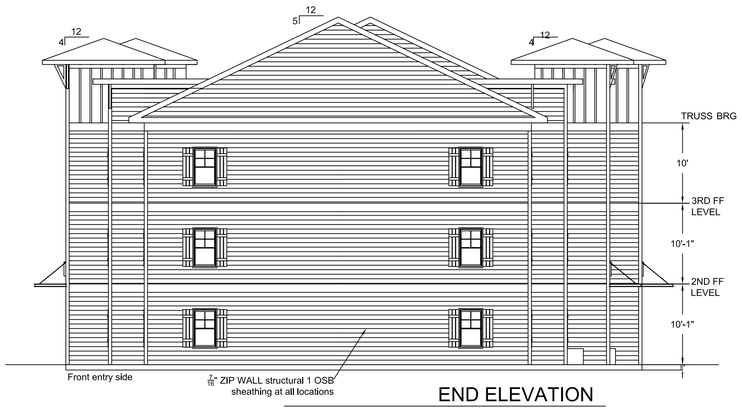

END ELEVATION

REVISION	DATE	DESCRIPTION

DATE

DESIGN PROFESSIONAL

OWNER

HILLPOINTE

HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

PROJECT

POINTE GRAND *SOUTH JENKINS*
36 UNIT APARTMENTS ELEVATIONS

SHEET TITLE HERE

A3

REVISON:

PROJECT:

POINTE GRAND FORT PEIRCE

OWNER:

Hillpointe, LLC
8830 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:

Architectural Resources of Georgia, LLC
147 Steepleview Drive
Athens, GA 30606
Phone: 517-974-0882
AROGALLC@gmail.com

Frederick W. Mahoney
Architect
Georgia RA011984

DATE:

8/15/22

PAGE:

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REVISON:

PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hillpointe, LLC
8850 Macon Highway
Building 300
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Frederick W. Mahoney
Architect
Georgia RA011984

DATE:
8/15/22

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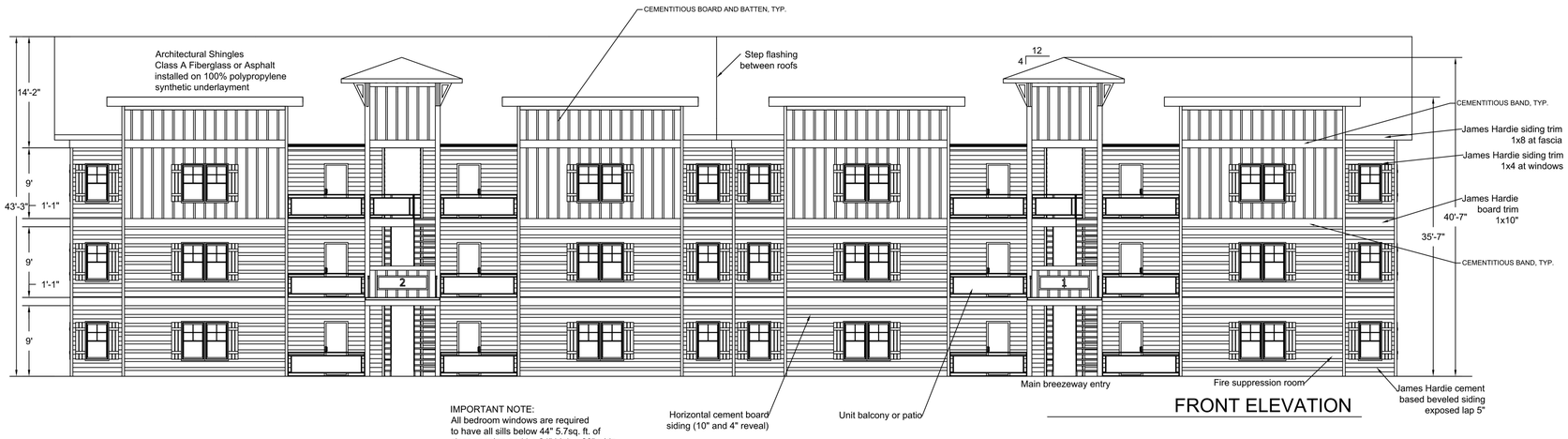
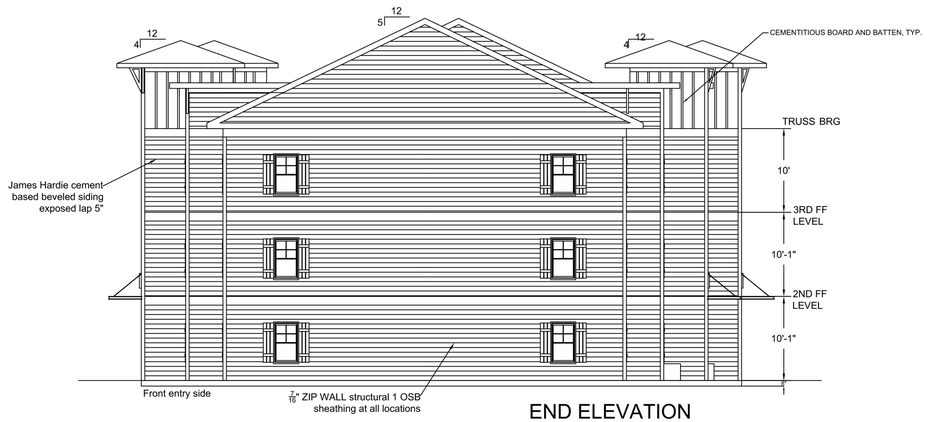
Main body and trim	Steel patio and stair rail and pool fence color
SW 7012 **Creamy** Interior / Exterior Location Number: 261-C3	SW 7048 **Urbane Bronze** Interior / Exterior Location Number: 245-C7



IMPORTANT NOTE:
All bedroom windows are required to have all sills below 44" 5.7sq. ft. of clear opening and be 24" high x 20" wide when open for egress use.

FRONT ELEVATION





END ELEVATION

REVISION	DATE	DESCRIPTION

DATE

DESIGN PROFESSIONAL

OWNER

HILLPOINTE

HILLPOINTE, LLC
8830 MACON HIGHWAY
BUILDING 300
ATHENS, GA 30606

PROJECT

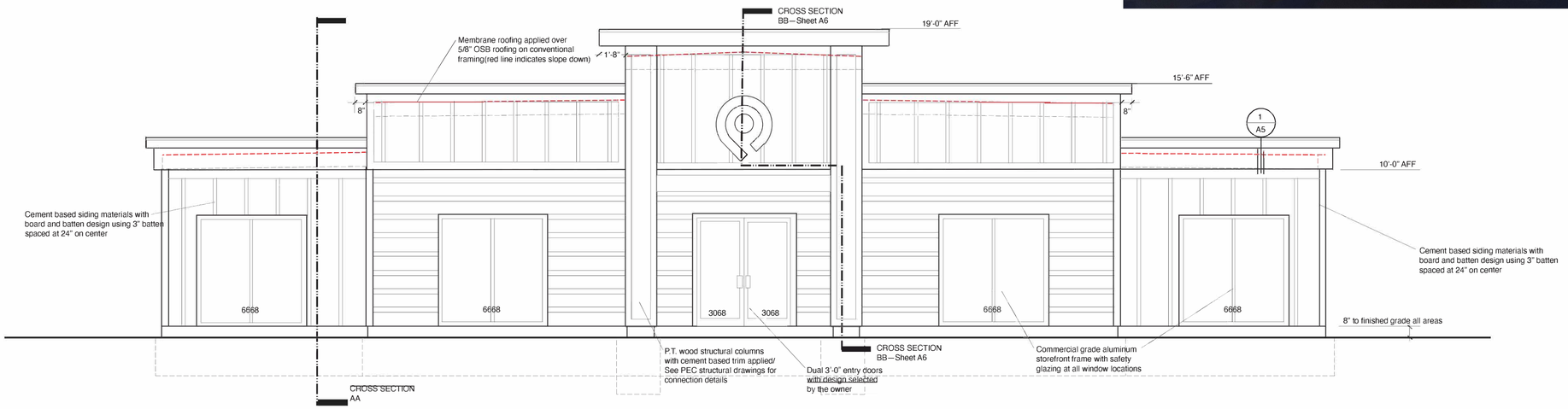
POINTE GRAND *SOUTH JENKINS*
24 UNIT APARTMENTS MATERIAL BOARD

SHEET TITLE HERE

A2

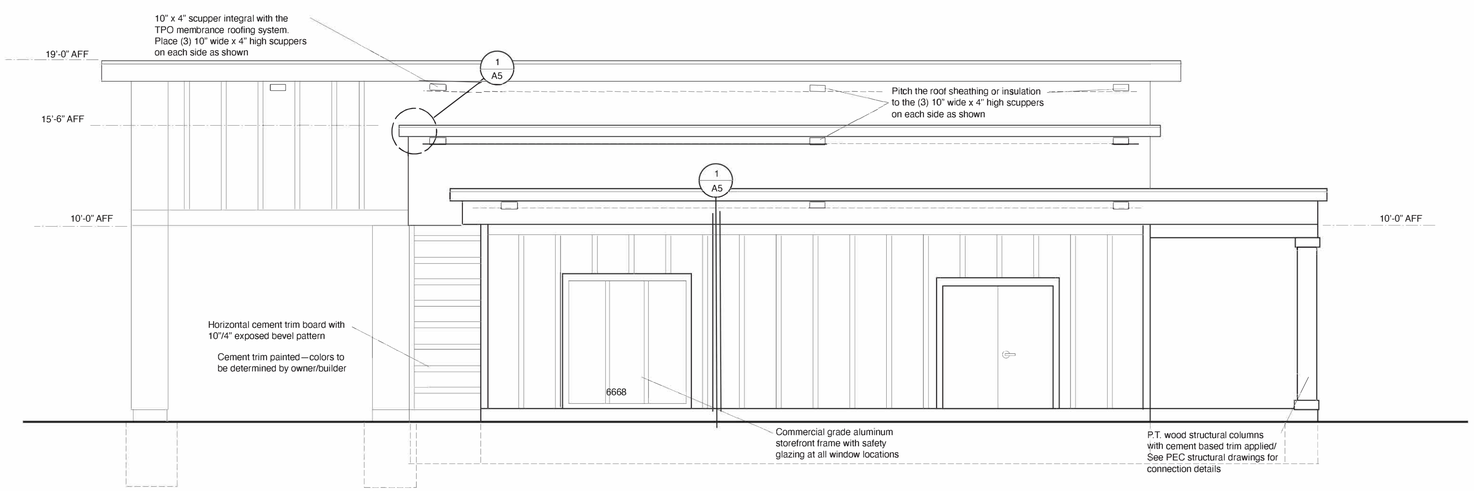
Main body and trim	Steel patio and stair rail and pool fence color
SW 7012 **Creamy** Interior / Exterior Location Number: 261-C3	SW 7048 **Urbane Bronze** Interior / Exterior Location Number: 245-C7





FRONT ELEVATION

Scale: 1/4"=1'-0"



SIDE ELEVATION

Scale: 1/4"=1'-0"

Architect's Seal

Date:

REVISON:

PROJECT:
POINTE GRAND FORT PEIRCE

OWNER:
Hillpointe, LLC
8850 Macon Highway
Building 300
Athens, GA 30606

ARCHITECT:
Architectural Resources of Georgia, LLC
147 Steepleview Drive
Athens, GA 30606
Phone: 517-974-0882
AROGALLC@gmail.com
Frederick W. Mahoney
Architect
Georgia RA011984

DATE:
8/15/22

PAGE:
A-2

LETTER OF JUSTIFICATION
HILLPOINTE RESIDENTIAL
Development Review Application – Site Plan Amendment
October 13, 2023

REQUEST

On behalf of the Petitioner, Engineering, Design, & Construction, Inc. (EDC) is requesting a Site Plan Amendment approval for the development of 252-unit multi-family units located in the City of Fort Pierce, Florida. The project consists of eight (8) multi-family buildings, a clubhouse with gym and associated site improvements. The subject parcels are located at the southwest corner of South Jenkins Road and Graham Road in Fort Pierce Florida.

SITE CHARACTERISTICS & PROJECT HISTORY

The subject parcels are currently undeveloped. The property addresses and parcel information are outlined in the below table:

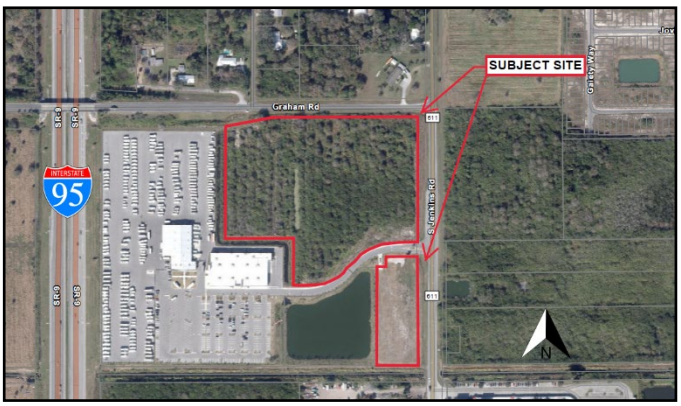
Parcel ID	Parcel Address	Acreage	FLU	Zoning
2313-800-0002-000-7	2101 S. Jenkins Road	14.82	RH	R-5
2313-800-0004-000-1	2151 S. Jenkins Road	2.43	RH	R-5
TOTAL ACRES:		17.25		

The subject parcels total approximately 17.25 acres. The applicant is proposing to do a site plan amendment for the 252-unit multi-family originally approved on Tuesday, January 17, 2023. The site plan changes are the following:

1. Buildings placement have shifted
2. Gym, Club House, & mail kiosk square footage have changed
3. Drainage and piping changes
4.

The owner's name and address is:
HP – 222042 Fort Pierce LLC
101 S New York Ave, Unit 211
Winter Park, FL 32789

The map to the right depicts the parcels associated with this request.



Parcel 1 North Parcel:
To the north of this parcel lies the right-of-way of Graham Road followed by single family

homes. These parcels are located in the Low-Density Residential Future land use and in the C-1 Zoning district.

To the south of this parcel lies the access to an existing commercial development known as Camping world followed by a 3-acre drainage lake. These parcels have a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial Zone (C-3) Zoning district.

To the west of the subject parcel lies the Camping World commercial facility. This site has a Future Land Use Designation of General Commercial (GC) and is located in the General Commercial Zone (C-3) Zoning district.

To the east of this parcel lies the right-of-way of S Jenkins Road followed by vacant parcels across this road. These vacant lots lie in the Future Land Use Designation of High Density Residential (RH) and the High-Density Residential Zone (R-5)

Parcel 2 South Parcel:
To the north of this parcel lies the access to an existing commercial development known as Camping world followed by a 3-acre drainage lake. These parcels have a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial Zone (C-3) Zoning district.

To the south of this parcel lies a nursery and landscaping services company. This site has a future land use of Low Density Residential and lies in the AR-1 Zoning district.

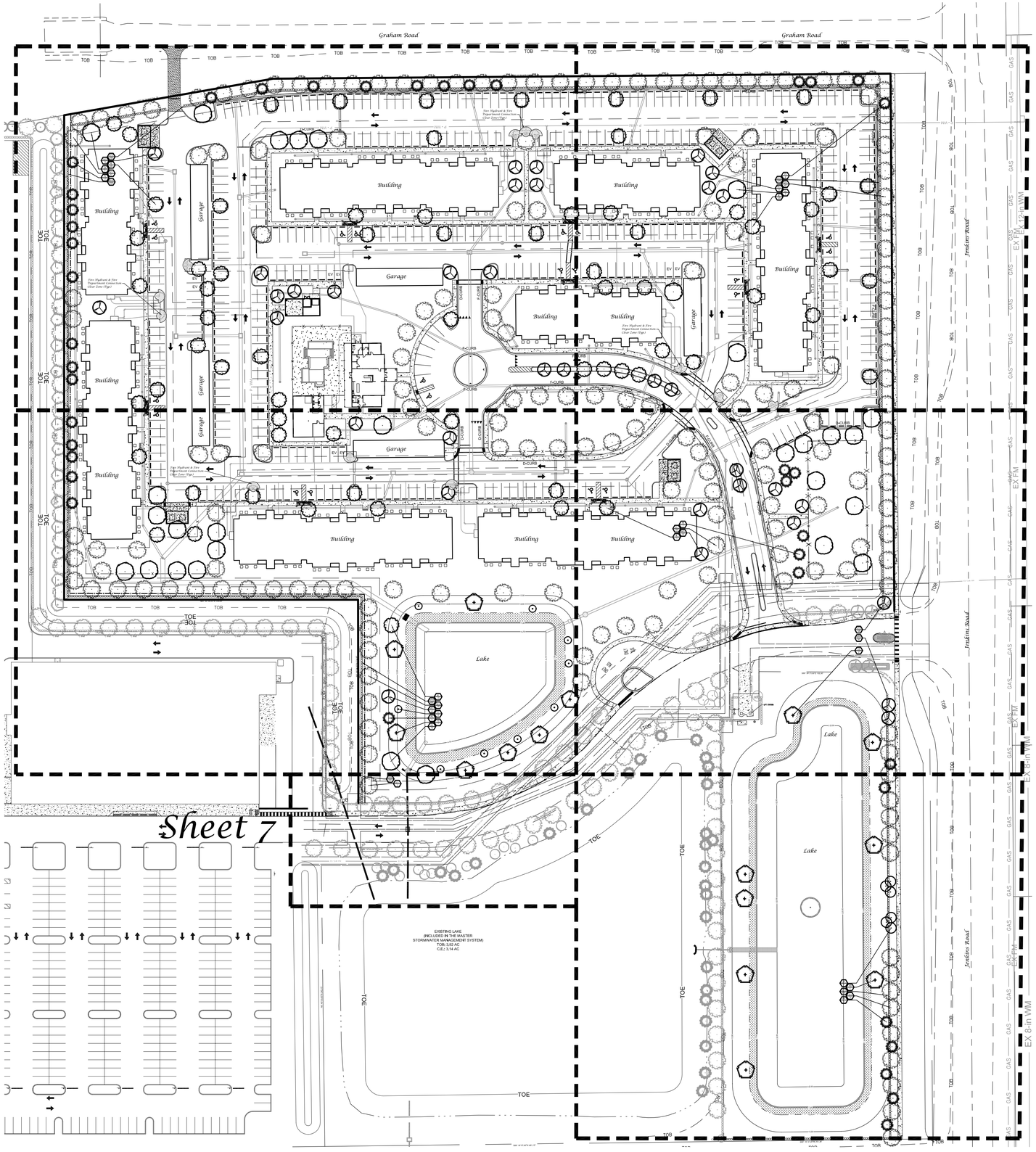
To the west of this parcel lies a 3-acre drainage lake that this project will incorporate in the drainage design and the Camping World commercial Facility. These parcels have a Future Land Use Designation of General Commercial (GC) and are located in the General Commercial Zone (C-3) Zoning district.

To the east of this parcel lies the right-of-way of S Jenkins Road followed by vacant parcels across this road. These vacant lots lie in the Future Land Use Designation of High Density Residential (RH) and the High-Density Residential Zone (R-5)

The Development Review application outlines the required submittal requirements for site plan submittals. Most of the items are included in this submittal package. the following are not applicable to this application and are not included:

- Beach / Dune System Protection Plan

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



Sheet 2

Sheet 3

Sheet 4

Sheet 5

Sheet 6

Sheet 7

Sheet Legend

Sheet L-1	Cover Sheet
Sheet L-2	Landscape Plan
Sheet L-3	Landscape Plan
Sheet L-4	Landscape Plan
Sheet L-5	Landscape Plan
Sheet L-6	Landscape Plan
Sheet L-7	Landscape Plan
Sheet L-8	Landscape Data, Plant List, Details & Specifications

Landscape Plan

North
Scale: 1" = 60'
0 30' 60' 120'

Conceptual Design Group, Inc.
Landscape Architecture - Site Planning
900 East Ocean Boulevard, Suite 130d
Stuart, Florida 34994
(772) 344-2340
LC: 26000198

HILLPOINTE

South Jenkins Road
City of Fort Pierce, Florida

City Project Number:

Jeffrey W. Smith, RLA
Florida Registration Number:
LA 0001635

Job No.	22-1001
Drawn By	JWS
Submittal Dates	10-12-2022
	10-19-2023
Revision Dates	
New Base	10-19-2023

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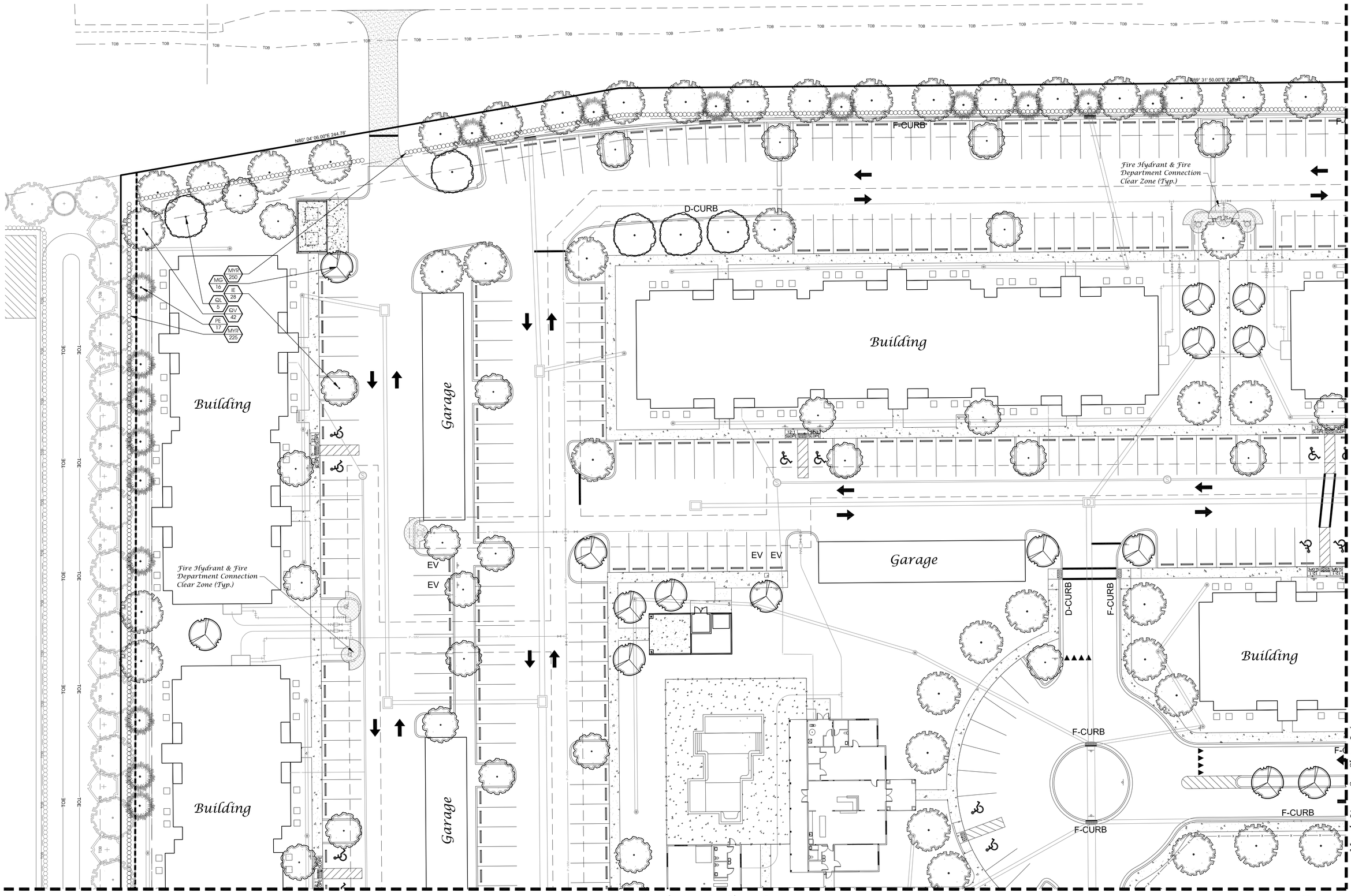
Sheet L-1 of 8



Landscape Plan

North

Scale: 1" = 20'

0 10' 20' 40'

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Match Line - See Sheet L-2

Garage

Building

Fire Hydrant & Fire Department Connection Clear Zone (Typ.)

Garage

EV EV

D-CURB

D-CURB

D-CURB

Building

Building

N90° 00' 00.00"W 339.68'

N0° 00' 04.00"W 234.87'

Lake

IE 15
MYR 400
QV 38
MG 4
TD 9
PE 6
AR 7
CL 12

Match Line - See Sheet L-5

Match Line - See Sheet L-6

Landscape Plan

North
Scale: 1" = 20'
0 10' 20' 40'

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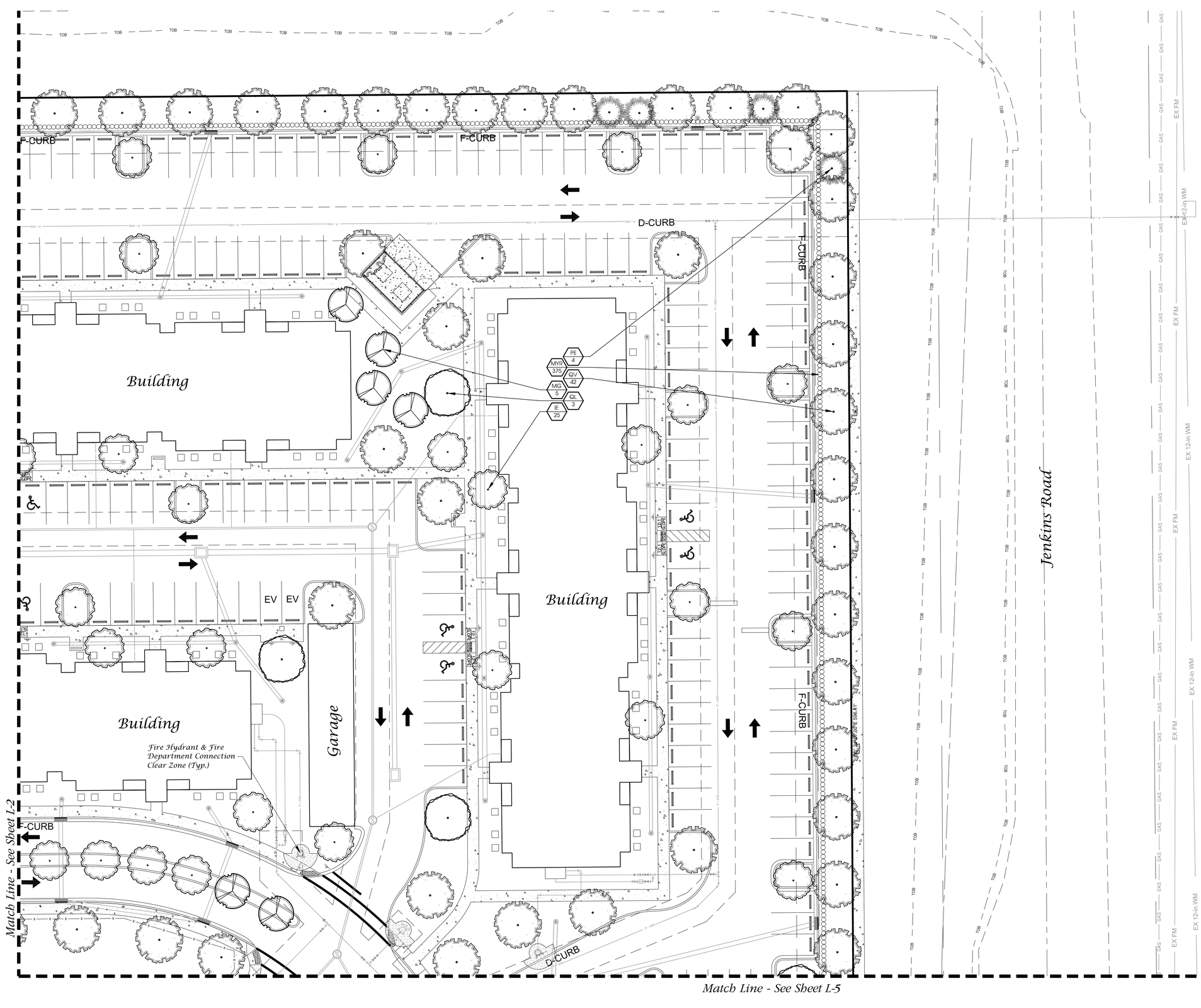

Landscape Plan

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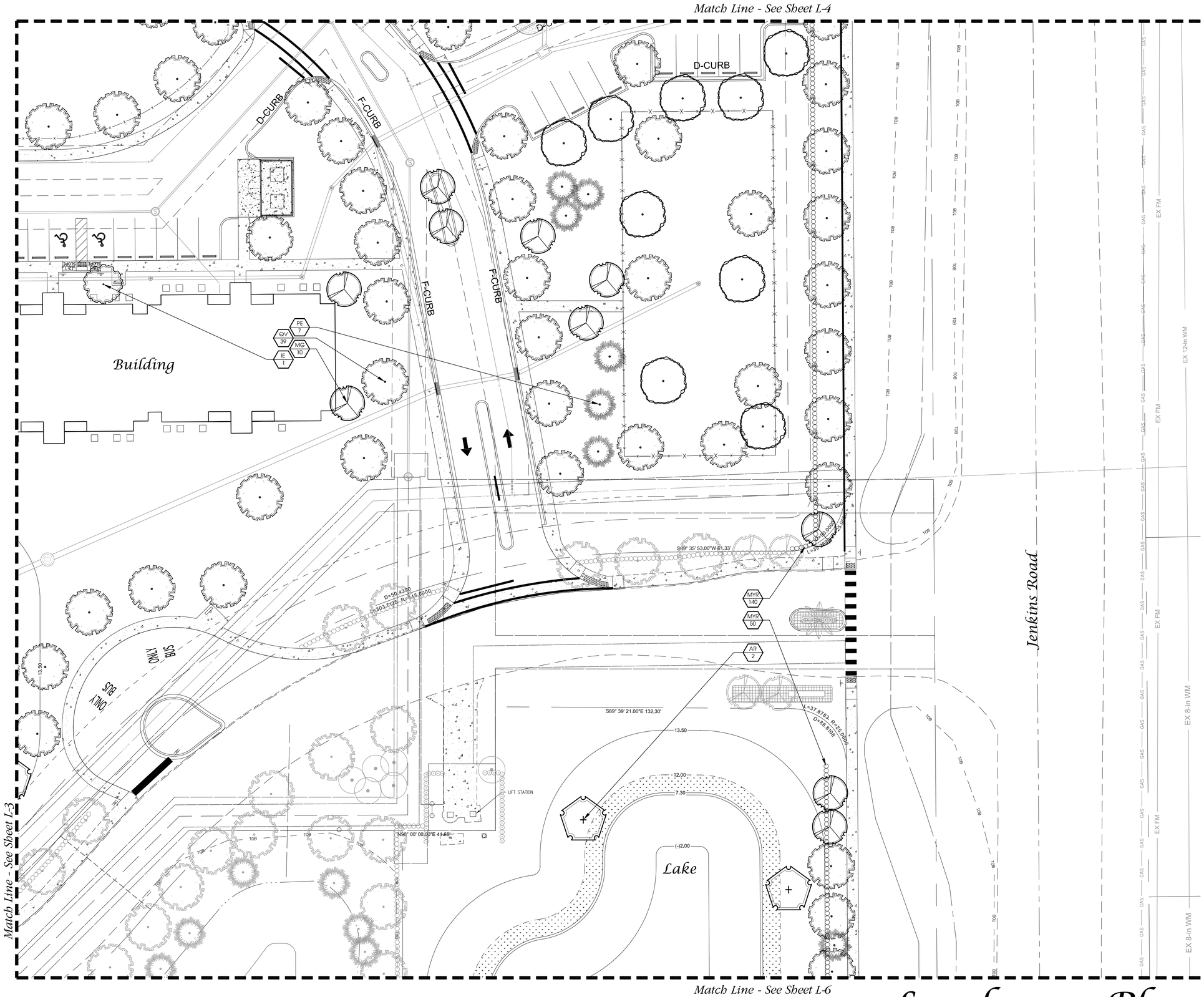

Landscape Plan

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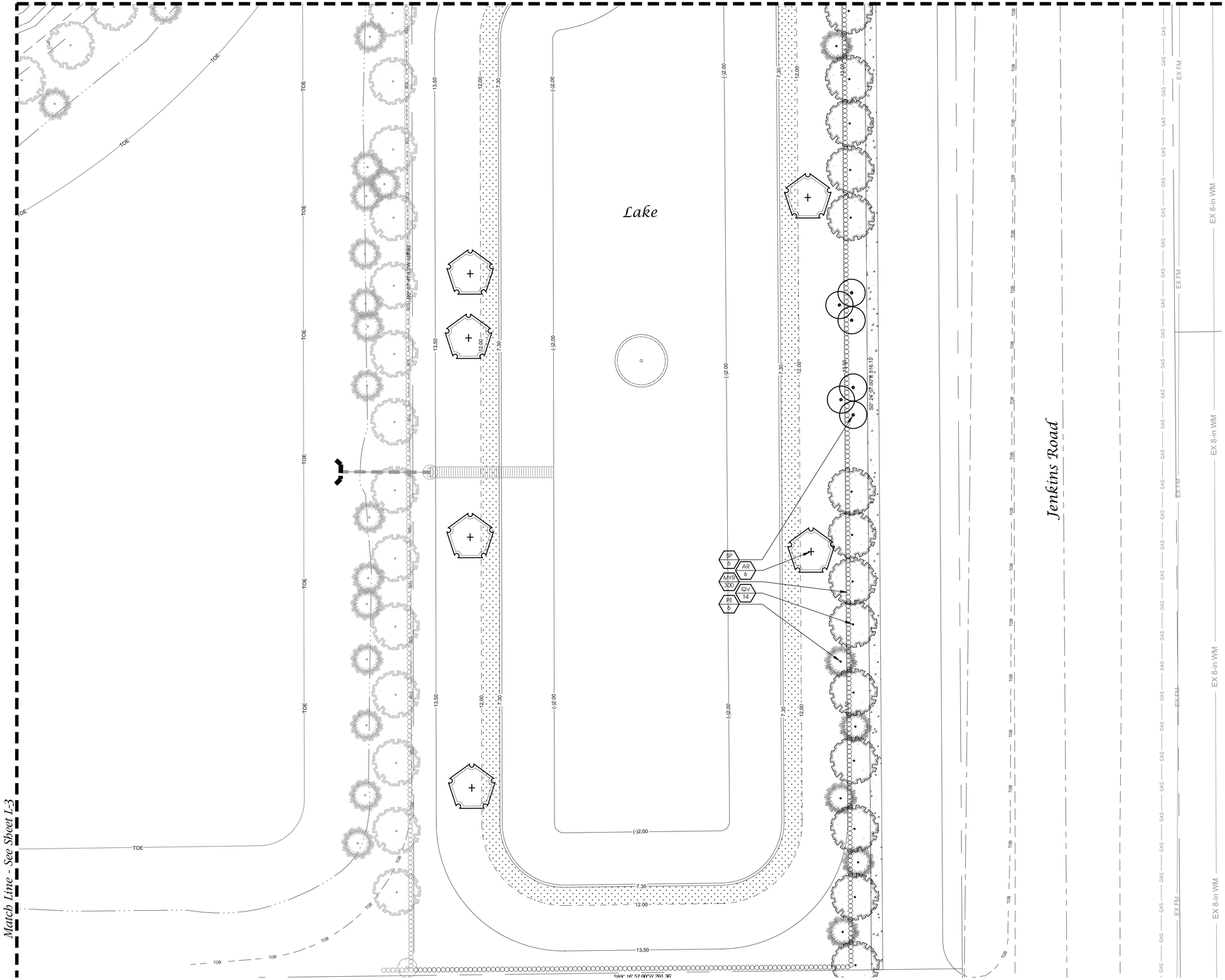
Match Line - See Sheet L-5

Match Line - See Sheet L-3



Landscape Plan

North
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0 10' 20' 40'

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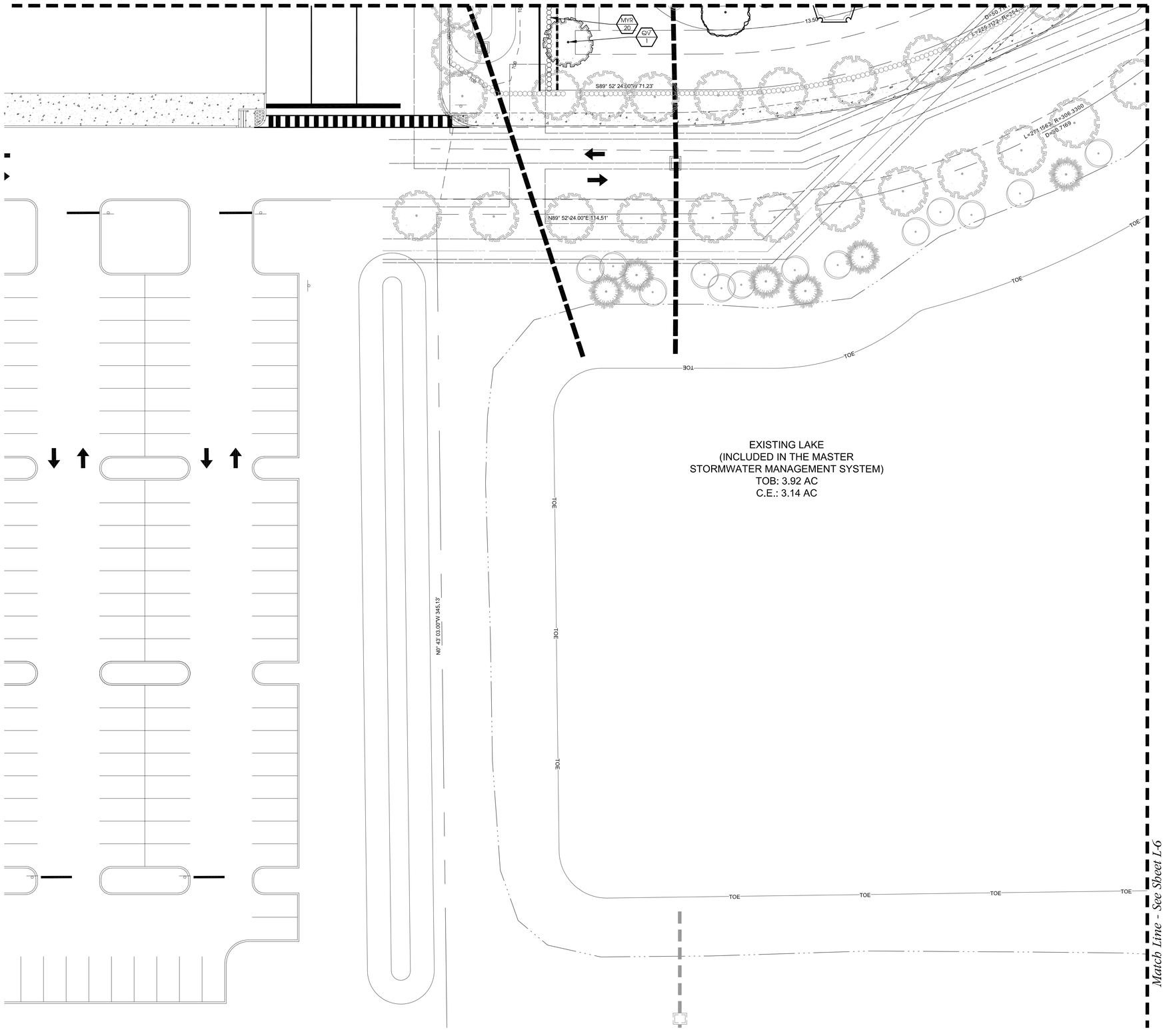
Match Line - See Sheet L-3



Match Line - See Sheet L-6

Landscape Plan

North
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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						
15	AR*	ACER RUBRUM	RED MAPLE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
69	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
35	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
40	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
20	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
162	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
9	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
PALMS						
6	SP*	SABAL PALMETTO	SABAL PALM	12' C.T.	A.S.	SLICK TRUNKS
SHRUBS / GROUNDCOVERS						
1,760	MYR*	USE 440 OF EACH PLANT BELOW FOR MYR AS SHOWN ON THE PLAN. PLANT IN A MINIMUM 200' LENGTH WITH 100 SHRUBS IN EACH 200' LENGTH				
	440	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
	440	ILLICIUM PARVIFLORUM	FLORIDA ANISE	#3, 2' x 2'	2' O.C.	FULL & THICK
	440	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
	440	VIBURNUM OBOVATUM	WALTER'S VIBURNUM	#3, 2' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			FULL & THICK
		* = Florida Native				SEE SPECS
		NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE				

Landscape Data

Landscaping Adjacent to R.O.W. (East Buffer) 1,232'

Trees Required = 15' Wide Landscape Strip with 1 Tree/300 s.f.
1,232 l.f. x 15' = 18,480 s.f. / 300 = 62 Trees
Provided = 62 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,232 l.f. / 2' o.c. = 616 Shrubs
Provided = 616 Shrubs

Landscaping to Adjacent Property (West Buffer) 1,135'

Trees Required = 15' Wide Landscape Strip with 1 Tree/200 s.f.
1,135 l.f. x 15' = 17,025 s.f. / 200 = 85 Trees
Provided = 85 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
1,135 l.f. / 2' o.c. = 568 Shrubs
Provided = 568 Shrubs

Landscaping to Adjacent Property (North Buffer) 959'

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
959' l.f. x 15' = 14,385 s.f. / 200 = 72 Trees
Provided = 72 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
959 l.f. / 2' o.c. = 480 Shrubs
Provided = 480 Shrubs

Interior Vehicular Use Area

Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (196,517 s.f./15 = 13,101 s.f.)
Landscape Area Provided = 32,611 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
196,517 s.f./15 = 13,101 s.f. / 100 = 131 Trees
Trees Provided = 131

Maximum Use of Palm Trees
Sec. 22-187(1)(c)
Required = Fifty (50) percent of the required trees shall be species other than palm trees
Total Trees Required = 350 Trees
Maximum Palms Allowed = 175 (350 / 2 = 175)
Total Palms Provided = 0 (0%)

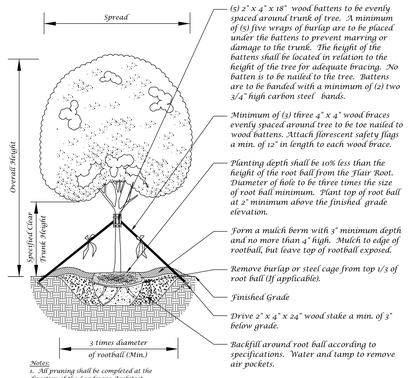
Total Trees Required = 350 Trees
Total Trees Provided = 350 Trees

Total Trees Required = 350 Trees
Total Native Trees Provided = 350 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 1,664
Total Native Shrubs Provided = 1,664 (100%)

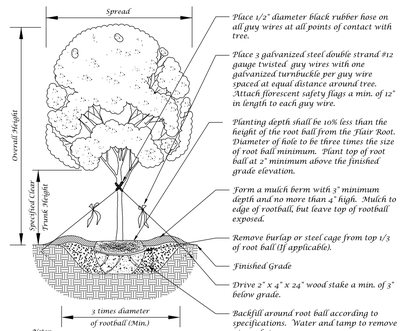
Landscape Details



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)

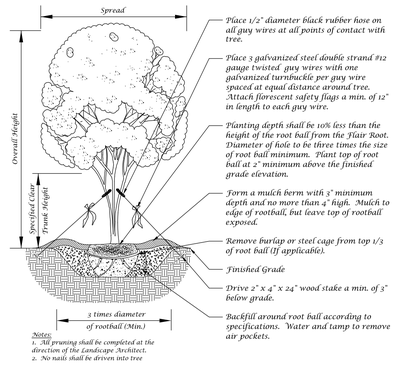
Not to Scale



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

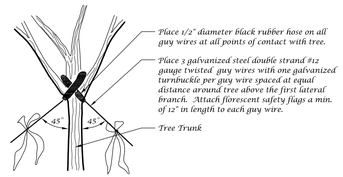
Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

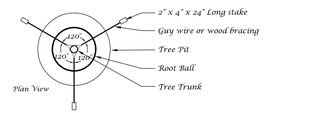
Multi-Trunk Tree Planting Detail

Not to Scale



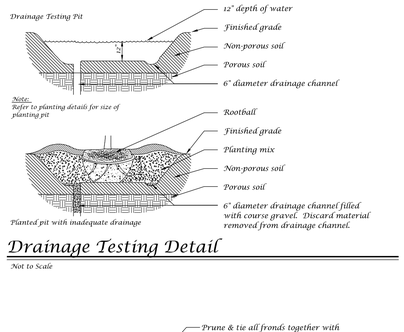
Guy Wire Attachment Detail

Not to Scale



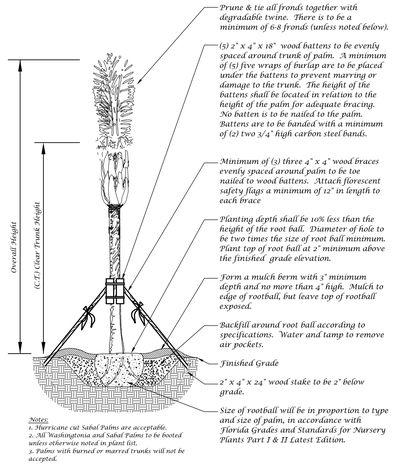
Staking Detail

Not to Scale



Drainage Testing Detail

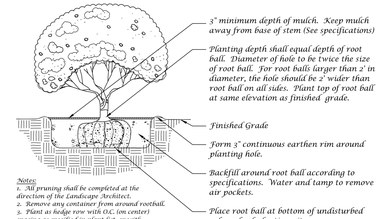
Not to Scale



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

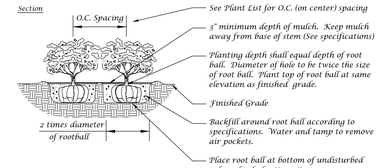
Not to Scale

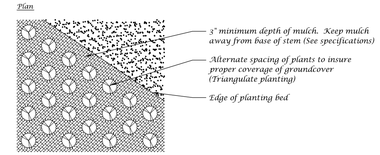


Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. Remove any container from around rootball.
3. Plant as hedge row with O.C. (on center) spacing as specified in plant list, or with triangular spacing as a mass.

Shrub Detail

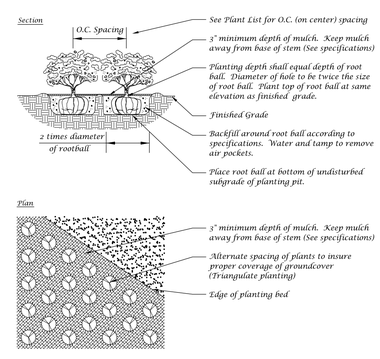
Not to Scale





Ground Cover Detail

Not to Scale



Ground Cover Detail

Not to Scale

Landscape Plan

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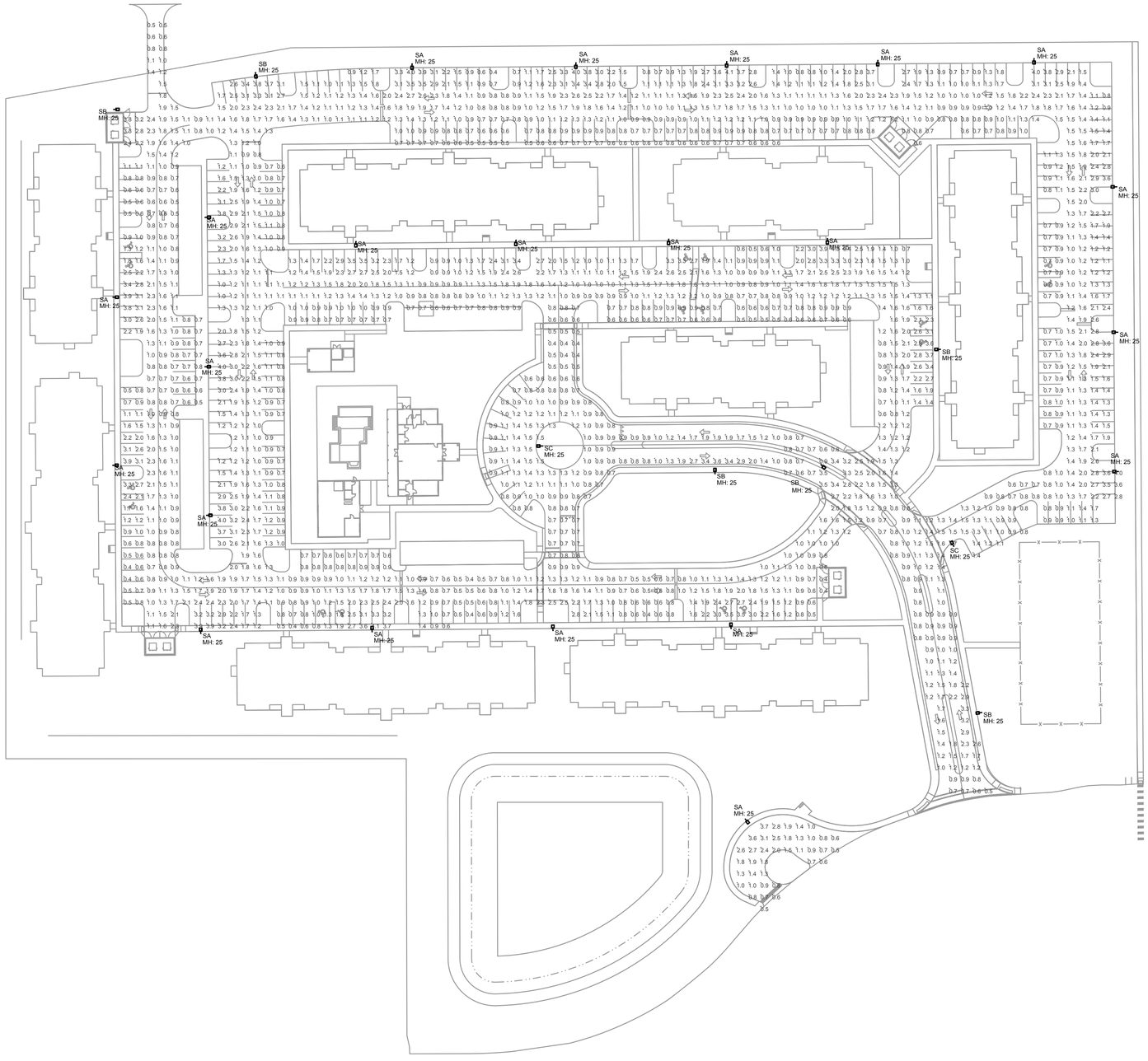

SITE PHOTOMETRIC PLAN

1"=50'-0" NORTH

Calculation Summary							
Project: HILLPOINT FT PIERCE SITE REV1 10-17-2023							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE & PARKING_Planar	Illuminance	Fc	1.37	4.1	0.4	3.43	10.25

Luminaire Schedule								
Project: HILLPOINT FT PIERCE SITE REV1 10-17-2023								
Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	22	SA	Gardco	ECF-S-48L-1A-NW-G2-4-HIS POLE MOUNT 25' AFG	16372	0.900	158.7	3491.4
	6	SB	Gardco	ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 25' AFG	15899	0.900	158.7	952.2
	2	SC	Gardco	ECF-S-48L-1A-NW-G2-5W POLE MOUNT 25' AFG	20755	0.900	158.7	317.4

PERMIT ISSUED -
CONSTRUCTION ISSUED -

revision | date

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
JMAY@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Brady L Brown
Florida License #5232

date
signed

project title: HILLPOINTE
FORT PIERCE FLORIDA

sheet title: SITE PHOTOMETRIC PLAN

projt. no.: 2023-0484
project manager: JM
checked by: BB
scale: AS NOTED
date: 10/19/2023

sheet
E1.1
project

Technical Review Committee **1. e.**

Meeting Date: 11/16/2023

REQUESTED ACTION

Zoning Text Amendment - Sec. 125-313 - Major/Minor Site Plan Thresholds

SUMMARY

City Commission have directed staff to propose an amendment to the major/minor site plan application thresholds:

Major Site plans are

a. A residential project which exceeds **50** (existing code=20) total dwelling units; or

b. A nonresidential or mixed-use development over **10,000** (existing code 4,000) square feet in area.

LOCATION

Citywide

RESPONSIBLE STAFF

Please respond to Kev Freeman, Planning Director with any comments - kfreeman@cityoffortpierce.com

RECOMMENDATION

TBD

Attachments

Draft Ordinance

Form Review

Form Started By: Kev Freeman Started On: 11/01/2023 12:28 PM

Final Approval Date: 11/01/2023

ORDINANCE NO. 23-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA, CHAPTER 125 – ZONING, ARTICLE VII. – SUPPLEMENTARY REGULATIONS, DIVISION 1. GENERALLY, SECTION 125-313. – MAJOR AND MINOR SITE PLAN APPLICATION; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Fort Pierce, though the site plan application process regulates the approval of development through the major and minor site plan application process, and

WHEREAS, the existing thresholds of major and minor site plan applications require a substantial number of applications to be directed through the major site plan application process, causing additional timeline and cost to be incurred by property owners seeking to redevelop property, and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their_____, 2023, meeting, voted _____ to recommend _____of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Section 125-313 of the City of Fort Pierce Code of Ordinances is hereby amended so the same shall read as follows:

Sec. 125-313. Major and minor site plan application.

(a) *Major site plans.*

(1) *General.* A major site plan is one which is:

a. A residential project which exceeds 50 ~~20~~total dwelling units; or

b. A nonresidential or mixed-use development over 10,000~~4,000~~ square feet in area.

(2) *Pre-application conference required.* Prior to filing for major site plan review, the developer and/or consultant shall meet with the city planning department, and any other relevant departments, to discuss the development review. No person may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal made by any participant at the pre-application conference

as a representation or implication that the proposal will be ultimately approved or rejected in any form.

(3) *Submittal requirements.*

a. *Application.* Application forms for any site plan review shall be available from the city planning department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation. The completed application form shall be accompanied by appropriate review fees, a vicinity map, a site plan, and by any other information required by the city planning department.

b. *Vicinity map.* The vicinity map shall indicate the general location of the site, abutting streets, existing utilities, complete legal description of the property in question, and all adjacent land uses.

c. *Site plan.* A site plan shall include, at minimum, the following items. The planning director shall have the discretion to request additional information, studies, or plans dependent on the nature of the development being proposed.

1. Name, location, owner, and designer/consultant of the proposed development.
2. Present zoning for subject site.
3. Location of the site in relation to surrounding properties, including the means of ingress and egress to such properties and any screening or buffers on such properties as well as access and traffic flow for both vehicular and pedestrian traffic.
4. Date, north arrow, and graphic scale not less than one inch equal to 50 feet.
5. Area, dimensions, and boundaries of the site.
6. Location of all property lines, existing right-of-way approaches, sidewalks, curbs, gutters, and streets.
7. Location of existing telephone and power poles and access to utilities and points of utility hookups.
8. Location and dimensions of all existing and proposed parking areas and loading areas, along with a lighting plan which shows illumination of all parking areas, as well as interior and immediately adjoining streets, at levels consistent with this Code.
9. Location, size, and design of proposed landscaped areas (including existing trees and required landscaped buffer areas).
10. Location and size of any lakes, ponds, canals, or other waters and waterways along with watercourses, easements, mean high tide lines, ordinary high water lines and section lines.
11. Structures and major features fully dimensioned including setbacks, distances between structures, floor area, width of driveways, parking spaces, property or lot lines, and percent of property covered by structures.

12. Location of dumpsters with details of any enclosures.
13. Locations, general dimensions, and uses of all buildings and structures, including overhangs, porches, balconies and building heights.
14. A storm drainage plan which indicates the techniques used to control drainage. The plan shall include:
    (i) Location and elevations of all existing and proposed drainage facilities within the site plan area and adjacent vicinity for 100 feet in all directions;
    (ii) Retention areas and exfiltration systems;
    (iii) Length, width, depth, and direction of flow for all canals and ditches;
    (iv) Storm sewers and appurtenances;
    (v) Contour lines at one-foot intervals; and
    (vi) A note indicating that all storm drainage facilities shall conform to chapters 32 and 121 and the Standard Specifications adopted by the city commission on February 13, 1973, as amended.
15. A plan providing, where applicable, for the protection of the beach and dune system. The plan shall include these requirements:
    (i) Demonstration of compliance with the coastal construction control line established pursuant to F.S. ch. 161;
    (ii) All beach access points are to be provided as beach/dune walkovers in accordance with the requirements of the state department of natural resources;
    (iii) No construction which threatens the stability of the primary dune or beach itself shall be permitted;
    (iv) No rigid shore protection structures shall be permitted except when used as part of a comprehensive plan for beach restoration and when nonstructural alternatives are unavailable;
    (v) Demonstration of dune restoration measures conforming to the requirements of the state department of natural resources.
16. A design review plan which meets the requirements of section 125-314.
17. For residential, hotel, motel, bed and breakfast, mobile home park, or other comparable use site plans:
    (i) Tabulation of gross acreage.
    (ii) Tabulation of density.
    (iii) Number of dwelling units proposed.
    (iv) Location and percent of total open space and recreation areas.
    (v) Percent of lot covered by buildings.
    (vi) Floor area of dwelling units.

(vii) Number of proposed parking spaces.

(viii) Street layout.

(ix) Layout of mobile home stands (for mobile home parks only).

(x) Stormwater management plan.

(xi) Recreation facility locations.

(4) *Technical review committee.* Once review has been completed, the city planning department shall then route the application to each reviewing department and other agencies that are part of the technical review committee or are determined necessary for intergovernmental review. Each reviewer shall then submit written comments to the city planning department by the technical review committee's meeting date. The technical review committee shall be held on the third Thursday of each month where comments from reviewing departments and other agencies shall be used to determine whether the application complies with the requirements of this Code or if revisions or additional information is needed in order to proceed.

(5) *Planning board.* Once the city planning department has determined the application is ready to proceed, the department will prepare a staff report and recommendation for consideration by the city planning board. Notice of the public hearing shall be consistent with section 125-37.

(6) *City commission.* The city planning department will prepare a staff report and recommendation for consideration by the planning board. The planning board may choose to approve, with or without conditions, deny, or table the item. In no case, however, may a major site plan proceed to city commission without action from the planning board. Notice of the public hearing shall be consistent with section 125-37.

(7) *City commission public hearing.*

a. At the public hearing, the city commission shall hear from all interested parties regarding whether the major site plan application complies with the requirements of this Code. The city commission shall consider the application, the written comments of each responding department and agency, the compliance recommendation of the city planning department, and the comments presented to the planning board and city commission.

b. The city commission may choose to approve the major site plan, with or without conditions, deny the site plan, withdraw the site plan, or continue the public hearing.

c. During the public hearing, the city commission may decide that additional information is necessary to complete its review and may continue the public hearing for this purpose. A continuance shall be to a time certain and shall be announced at the public hearing. Not more than one continuance shall be granted for this purpose.

(b) *Minor site plan.*

(1) *General.* A minor site plan is one which is:

a. A single-family, duplex, triplex, townhouse, multi-dwelling building, manufactured home, or multifamily residential project of between two and 20 units, inclusive; or

b. A nonresidential or mixed-use development under 4,000 square feet in area.

(2) *Pre-application conference.* Prior to filing for minor site plan review, the developer and/or consultant shall meet with the city planning department, and any other relevant departments, to discuss the development review. No person may rely upon any comment concerning a proposed development, or any expression of any nature about the proposal made by any participant at the pre-application conference as a representation or implication that the proposal will be ultimately approved or rejected in any form. The planning director may have the option to waive the pre-application conference for any minor site plan application.

(3) *Submittal requirements.* Application forms for a minor site plan review shall be available from the city planning department. A completed application shall be signed by all owners, or their agent, of the property subject to the proposal, and notarized. Signatures by other parties will be accepted only with notarized proof of authorization by the owners. In a case of corporate ownership, the authorized signature shall be accompanied by a notation of the signer's office in the corporation. The completed application form shall be accompanied by appropriate review fees, a vicinity map, a site plan, and by any other information required by the city planning department. The vicinity map and site plan shall be submitted in compliance with subsection (a)(3) of this section.

(4) *Technical review committee.* Once review has been completed, the city planning department shall then route the application to each reviewing department and other agencies that are part of the technical review committee or are determined necessary for intergovernmental review. The minor site plan application shall be reviewed consistent with subsection (a)(4) of this section.

(5) *Action on minor site plan.* The city planning department shall determine if the minor site plan is either in compliance or not in compliance with this Code and ready to proceed.

a. If in compliance, and there are no outstanding documents, actions, or information needed, the minor site plan shall be deemed approved.

b. If not in compliance, the planning director shall specify the reasons therefor, how the application may be brought into compliance, and convey this information to the applicant. Within 180 days of said conveyance the applicant may submit documents, actions, or information to comply with the requirements. In this event, the compliance review recommendation of the department shall be amended accordingly. If an application does not achieve compliance within the 180 days referenced above, the entire application shall be void.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 23-NNN was duly advertised in accordance with Section 171.044(2) of the Florida Statutes in the St. Lucie News Tribune on Sunday, _____, 2023 and Sunday, _____, 2023; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2023; and was duly introduced, read by title only, and passed on second and final reading _____, 2023, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____of _____, 2023.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Sara Hedges, Esq.
CITY ATTORNEY

Technical Review Committee **1. f.**

Meeting Date: 11/16/2023

REQUESTED ACTION

Zoning Text Amendment - Sec. 125-322 - Fences Abutting Railway Right-of-Way

SUMMARY

Proposed zoning code change to permit properties abutting a railway line or railway right of way to erect a fence of up to eight (8) feet in height along the rear and side property lines within the rear yard area. The maximum height for fences within the front yard setback shall remain as provided.

LOCATION

Citywide

RESPONSIBLE STAFF

Please return any comments to Kev Freeman - kfreeman@cityoffortpierce.com

RECOMMENDATION

TBD

Attachments

Fence Code amendment

Form Review

Form Started By: Kev Freeman Started On: 11/02/2023 11:37 AM

Final Approval Date: 11/02/2023

Sec. 125-322. Fences, walls and hedges; installation, replacement and maintenance.

(a) *Purpose.* It is the purpose and intent of this section to establish the requirements for the installation, replacement, and maintenance of fences, walls and hedges, in order to protect and preserve the health, safety, welfare, appearance and general wellbeing of the citizens of the city.

(b) *General requirements.* The following requirements apply to all fences, walls and hedges in any zoning district, except as herein specified:

(1) *Placement.* All permitted fences, walls, and hedges shall be located on the property of the applicant and not within any public right-of-way. No fence, wall or hedge shall be permitted to be located within, or so as to enclose, a drainage easement, except upon the written authorization of the city engineer. Fences, walls and hedges may be permitted within utility easements, subject to the right of the city, utilities authority, or franchised utility company to remove, without cost or obligation to replace or restore, any such fence or wall and landscaping as may be necessary to maintain the utilities located in a utility easement. A suitable gate to provide access will be provided when utility meters are located within a fenced enclosure.

(2) *Clear vision areas.* All fences, walls and hedges shall conform to the clear vision provisions of section 125-308.

(3) *Finish.* All fences and walls shall be constructed so that the side of the fence or wall facing or viewable from the public rights-of-way or an adjoining property shall be the finished side of the fence or wall, in terms of materials and their treatment. Fences shall have all support posts and stringers placed facing inward toward the applicant's property. All exterior faces of block walls shall be finished and of professional quality, such as stucco, prefinished block, stacked block with struck joints, shadow blocks, painted or similar, installed in a workmanlike manner.

(4) *Construction.* All walls shall be erected in accordance with the requirements of the state building code, as adopted or amended by the city.

(5) *Permit.* All new or substantially altered fences and walls shall require a construction permit issued by the building department. The application for permit shall accurately establish the location of the fence or wall on the property, and the applicant shall be responsible therefor.

(6) *Conditional uses.* The maximum height for walls, fences, and hedges of a conditional use shall not exceed the maximum allowed in the zoning district, unless a greater height is approved in accordance with the requirements of section 125-313.

(7) *Trellises, arbors, pergolas, etc.* Trellises, arbors, pergolas and similar garden structures, if erected along the property line or within the required yard, shall conform to the height requirements of this section; if they are not erected within the required yard, then this section is inapplicable.

(c) *Requirements by zoning districts.* The following maximum fence, wall and hedge heights are allowed by zoning district, as follows:

(1) *Single-Family Zoning Districts (E-1, R-1, R-2, R-3).* Fences or walls may be erected or maintained along property lines or within the required yards, to a maximum height of six feet above finished grade of the abutting parcel, except as follows:

a. *Front yards.* The maximum height for fences, walls or hedges in the required front yard shall be four feet.

b. *Waterfront lots.* The maximum height for fences, walls or hedges in the required building setback distance from the water shall be four feet.

c. *Double frontage lots.* The maximum height for walls, fences or hedges in the required rear yard, as defined by the basic use standards, shall be four feet.

(2) *Medium and High Density Residential Zoning Districts and Office, Neighborhood and Tourist Commercial Zoning Districts (R-4, R-4A, R-5, C-1, C-2, C-5).* Fences or walls may be maintained along property lines or within the required yards, to a maximum height of six feet above finished grade of the abutting parcel, except the maximum height for walls, fences and hedges in the required setback distance from the yard shall be four feet and providing, further, that the maximum height for fences, walls or hedges in the front yards of single-family or duplex residences located in R-4, R-4A or R-5 districts shall be four feet.

(3) *General and Central Commercial, Industrial and Open Space Zoning Districts (C-3, C-4, I-1, I-2, OS-1, OS-2).* Fences and walls in the C-3, C-4, OS-1, and OS-2 Zoning Districts may be maintained along property lines or within the required yard, to a maximum height of eight feet above finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided. Fences and walls in the I-1 and I-2 zoning districts may be maintained along property lines or within the required yard, to the maximum heights specified in subsection (e)(5) of this section finished grade of the abutting parcel, except vehicular access suitable for emergency vehicles shall be provided.

(4) *Planned Unit Development and Redevelopment Zoning Districts (PUD and PUR).* Fences or walls may be maintained along property lines or within the required yards, to a maximum height of six feet above finished grade of the abutting parcel, when consistent with the purpose and intent of the approved development or redevelopment plan.

(5) Unless otherwise prohibited by overlay district requirements, properties abutting a railway line or railway right of way may erect a fence of up to eight (8) feet in height along the rear and side property lines or within the required rear yard. The maximum height for fences within the front yard setback shall remain as provided within this section.

(d) *Special requirements.* In addition to the general requirements of section 125-322(b) and specific height requirements by zoning district of section 125-322(c), the following requirements are applicable as indicated:

(1) *Landscaping.* All fences and walls constructed generally parallel to the public right-of-way and having a length of 100 feet or more shall be landscaped along not less than 50 percent of the linear distance. This landscaping shall consist of shrubs and not less than one tree for each 50 feet of fence or wall so landscaped. All landscaping shall conform to the standards of section 125-314(b). Fences and walls enclosing single-family or duplex uses are exempt from the landscape requirement.

(2) *Security fences.* Security fences designed to preclude entry into hazardous locations or facilities or to protect the exterior storage of materials or equipment from vandalism or theft may not be erected, except that upon application to the director of planning a security fence may be permitted upon determination that such fence is necessary in the interest of public safety or the protection of public or private property and does not have a negative impact on the general appearance of the area. If permitted, such a fence shall not provide more than three strands of barbed wire above a fence not exceeding six feet in height. Barbed wire fences, otherwise allowed under this section, are not permitted in residential neighborhoods, downtown or in areas of the city which have been targeted for redevelopment.

(3) *Retaining walls.* Retaining walls shall be approved by the city engineer.

(4) *Construction fences.* Temporary fences may be permitted by the director of building and code enforcement to enclose construction sites as necessary in the interest of public safety or the protection of public or private property. Such fences shall not exceed eight feet in height.

(5) *Chain link fences.* On lots fronting Delaware Avenue, Orange Avenue, Avenue D and U.S. 1, or on lots determined by the director of planning to be in the downtown area or in an area targeted for

redevelopment, chainlink fences are permitted only if located no closer than 25 feet to any public right-of-way, are painted or coated, and screened from the public right-of-way with shrubs and no less than one tree for each 50 linear feet.

(e) *Required fences, walls, or hedges.*

(1) *Junkyards.* Junkyards shall comply with the requirements of section 22-327(d).

(2) *Swimming pools.* Swimming pools shall comply with all applicable requirements of the state building code.

(3) *Parking lots.* Parking lots shall comply with the requirements of section 125-315.

(4) *Residential buffers.* Buffers between residential or open space areas and commercial or industrial areas shall conform with the requirements of section 125-314(c)(4).

(5) *Commercial and industrial buffers.* Outside storage of materials for commercial and industrial uses shall be screened with a sight-obscuring fence or wall which is not less than six feet to a height equal to the height of the material being stored, whichever is greater, except the storage of materials may not exceed a height of 15 feet. Outside storage of cargo containers shall be screened with site-obscuring fence or wall at least eight feet in height or with a landscape strip at least ten feet in width. The top of the highest stored or stacked cargo container may not exceed a height of 30 feet. Such limitation on the storage or stacking of cargo containers is effective as of October 16, 2007, notwithstanding any other provision in the Code of Ordinances, whether any such contrary provision relates to nonconformity or not. For all fences and walls constructed generally parallel to the public right-of-way or parallel to a lot that is not zoned I-1 or I-2, there shall be a hedge planted along the outside of such barrier to form a 36-inch or higher continuous, unbroken solid screen and one tree planted for an average of every 20 feet along the outside of such barrier. Such fence, wall, landscape strip, and/or landscaping required by this section also shall meet the requirements of article I of chapter 123 and section 125-314(g)(7) and (8).

(f) *Prohibited fences, walls, hedges, or characteristics of fences, walls or hedges.*

(1) *Electric fences.* Electric fences shall not be permitted.

(2) *Concertina wire.* Barbed wire fences using concertina-type wire shall not be permitted, except within the interior of a prison or jail compound area.

(g) *Exceptions.*

(1) Fences and walls located on publicly-owned property shall be exempt from the requirements of section 125-322(c), pertaining to height, and section 125-322(4)(b), pertaining to security fences.

(2) Height of hedges or other vegetative screening shall be limited only by health and safety factors, unless specifically limited herein.

(3) Fences and walls used for recreational purposes such as around a tennis court are exempt from the maximum height requirements of section 125-322(c).