THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 1901 S. Jenkins Road, Fort Pierce, FL 34947

Parcel ID #(s): 2418-322-0001-000-5

Project description: Development of a 113 unit residential development 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.:_____ Site Acreage:_____

Residential: Proposed Units: 113 Proposed Sq. Ft.:_____ Site Acreage: 4.88 ac

Embassy Village Development Partners, LLP	Engineering Design & Const., Inc., Brad Currie, VP
Property Owner(s)	**Applicant/Representative, Title, Company**
1910 South Jenkins Road	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Fort Pierce FL 34947	Port St. Lucie FL 34987
City State Zip	City State Zip
772-979-0363	772462-2455
Phone Number	Phone Number
trbanksjr@trbanks.com	bradcurrie@edc-inc.com
Email Address	Email Address

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

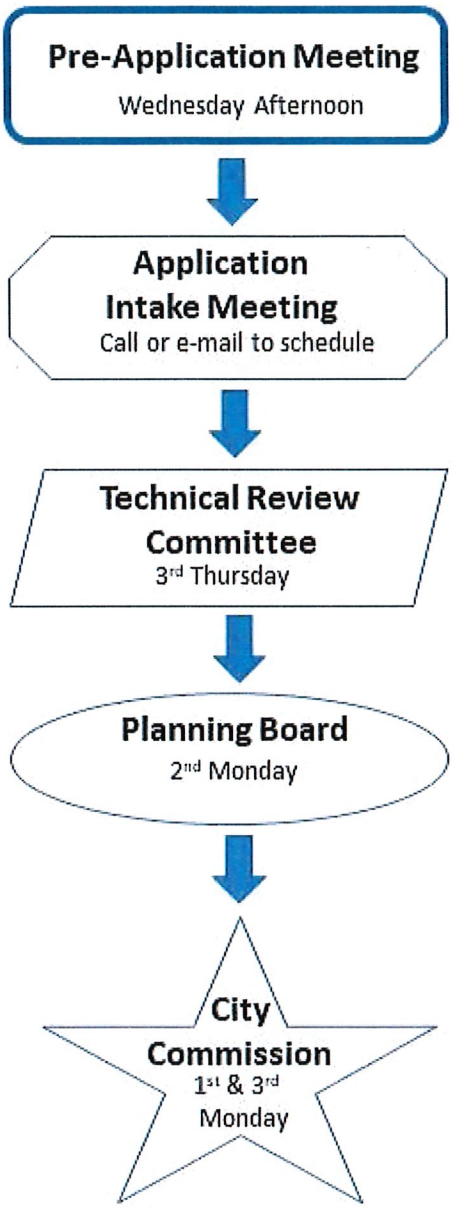
CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

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)
- [x] Lighting Plan (see Section 125-313)
- [x] Design Review submittals (see Design Review application)
- [x] Traffic Impact Report
- [x] Concurrency Review submittals (see Concurrency Review application)

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DESIGN REVIEW

Property Information

Property address or Location: 1901 S. Jenkins Road, Fort Pierce, FL 34947

Parcel ID #(s): 2418-322-0001-000-5 (Portion of)

Project description: Development of a 113 unit residential development with associated site improvements.

Embassy Villgae Development Partners, LLP	Engineering Design & Const., Inc., Brad Currie, VP
Property Owner(s)	**Applicant/Representative, Title, Company**
1910 South Jenkins Road	10250 SW Village Parkway, Suite 201
Street Address	Street Address
Fort Pierce FL 34947	Port St. Lucie FL 34987
City State Zip	City State Zip
772-979-0363	772-462-2455 x 117
Phone Number	Phone Number
trbanksjr@trbanks.com	bradcurrie@edc-inc.com
Email Address	Email Address

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

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Vacant	RH	R-4
South	Vacant (Proposed Residential)	RH	R-5
East	Residential	RM	PD
West	Residential	RL	C-1 / E-2

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RH	PD	23 UPA + 40 units (Policy 1.1.5 & 6)	4.88	X
****Proposed**	RH	PD	15 UPA +40 units (Policy 1.1.6)	4.88	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 39,582.40 gpd
**Proposed Zoning/FLU	Total gallons per day 29,380.40 gpd
**Change in Demand	Total gallons per day decrease of 10,202.40 gpd

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day 39,582.40 gpd
**Proposed Zoning/FLU	Total gallons per day 29,380.40 gpd
**Change in Demand	Total gallons per day decrease of 10,202.40 gpd

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people	0.40	0.29	decrease of 0.10

D. Public Schools (Residential Classifications Only):
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High)

	K-8	High
School Name	Samuel Gaines Academy	Fort Pierce Westwood
City	Fort Pierce	Fort Pierce
Distance	8.40	3.59
Current Zoning/FLU Enrollment Demand	57.35	24.58
****Proposed Zoning/FLU Enrollment Demand**	42.57	18.24
****Change in Demand**	decrease of 14.78	decrease of 6.34

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	3,206.17
****Proposed Zoning/FLU**	2,379.78
***Change in Demand**	decrease of 826.39

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

Impact	The surface water management system for this project will collect site runoff in a series of inlets which will convey the runoff to an off site drainage area.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU	690	53 / 59
****Proposed Zoning/FLU**	513	38 / 44
***Change in Demand**	Trips 113	Trips 15 / 15
Impact to Capacity	decrease	

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: 0	Single Family: 0	Multifamily: 113	
Non-residential (square footage): N/A			
Mixed-use (describe use): N/A			
(If this is a single phase project, name it Phase I – Total) Phase 1 - Total			

RESIDENTIAL DATA

Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	1	113	4.88	12/31/2024	12/31/2025
Other (specify)					

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

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? N/A
2. What is the current use of the structure to be demolished or re-used? N/A
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

Embassy Village Development Partners, LLLP
1910 South Jenkins Road
Fort Pierce, FL 34947

AGENT CONSENT FORM

Project Name: Resurrection Life Multi-Family

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

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

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

FURTHER AFFIANT SAYETH NOT.

The foregoing instrument was acknowledged before me this 13 day of Nov, 2023, by Trevor Banks (Name of Person Acknowledging) who is personally known to me or who has produced FL DL (type of identification) as identification and who did (did not) take an oath.

--Notary Signature--

Joseph Gomez
Printed Name of Notary

JOSEPH GOMEZ
Notary Public-State of Florida
Commission # HH 180416
My Commission Expires
November 16, 2025
(Notary Seal)

Nov 16, 2025
My commission expires

Owner's Signature

Trevor Banks
Owner's Name

405 Ixora Ave
Street Address

Fort Pierce, FL 34946
City, State, Zip

772-465-0036
Telephone / Email

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5200948 OR BOOK 4999 PAGE 1841, Recorded 06/05/2023 03:27:03 PM Doc Tax: $9170.00

FIRST INTERNATIONAL TITLE

Prepared by and Return to:
Michael Ussery, an employee of
First International Title
1227 E. Concord Street
Orlando, FL 32803

File No.: 229123-50

WARRANTY DEED

This indenture made on **May 31, 2023** by **Resurrection Life Family Worship Center, Inc.,** whose address is: PO BOX 1224, FORT PIERCE, FL 34954 hereinafter called the "grantor", to **Embassy Village Development Partners LLLP,** whose address is: 1910 South Jenkins Rd, Fort Pierce, FL 34947, hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

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

West 1/2 of the NW 1/4 of the SW 1/4, LESS the West 40 feet for road right of way and LESS the North 44.5 feet for N.S.L.W.M.D. Canal No. 35 right of way and except road and canal rights of way, lying in Section 18, Township 35 South, Range 40 East, Saint Lucie County, Florida.
Parcel Identification Number: 2418-322-0001-000-5

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

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

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

Resurrection Life Family Worship Center, Inc.

By Trevor Banks Sr, Authorized Signer

Signed, sealed and delivered in our presence:

1st Witness Signature 2nd Witness Signature

Print Name: Bernice Garcia Print Name: Barbara Miller

State of Florida

County of St. Lucie

The Foregoing Instrument Was Acknowledged before me by means of (✓) physical presence or ( ) online notarization on this 16th day of May 2023, by **Trevor Banks Sr, Authorized Signer of Resurrection Life Family Worship Center, Inc.**, who ( ) is/are personally known to me or who (✓) produced a valid Drivers License as identification.

Notary Public Signature

Printed Name: Bernice Garcia (NOTARY SEAL)

My Commission Expires: 3-23-2024

BERNICE GARCIA
Notary Public-State of Florida
Commission # GG 972133
My Commission Expires
March 23, 2024

CORPORATE RESOLUTION AND UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF RESURRECTION LIFE FAMILY WORSHIP CENTER, INC.

The undersigned, being all members of the Board of Directors (the "Board") of **Resurrection Life Family Worship Center Inc.**, a Florida nonprofit corporation (the "Nonprofit"), pursuant to authority to act without a meeting in accordance with Section 607.0821 of the Florida Business Corporation Act, do hereby certify and consent and confirm to taking the actions and adopting the resolutions set out below. All actions taken and resolutions set forth herein shall have the same force and effect as if they were taken or adopted at said meeting.

WHEREAS, the Nonprofit is the owner of certain real property located at 1910 Jenkins Road, in Fort Pierce, St. Lucie County, Florida ("Property").

WHEREAS, the Nonprofit has authorized the sale of Property to **Embassy Village Development Partners LLLP**, a Florida Limited Liability Limited Partnership ("EV") pursuant to terms outlined in the Purchase and Sale Agreement and Joint Escrow Instructions ("Purchase Agreement") dated March 31, 2023.

IT IS THEREBY RESOLVED, the Board of the Nonprofit, (the "Officers") be, and each of them acting alone hereby confirms consent to the Purchase Agreement;

RESOLVED FURTHER, the President and Vice President of the Nonprofit (each, an "Authorized Signatory") shall be, and hereby is, authorized, empowered and directed to take all such further action and to prepare, execute, deliver, acknowledge, and file all such agreements, instruments, documents, and certificates in the name and on behalf of the Nonprofit, and to incur and to pay all such fees and expenses, as they, or any one of them, deems necessary or appropriate in order to carry out the intent and effectuate the purpose of all each of the foregoing resolutions;

RESOLVED FURTHER, that the following persons are the officers of the Nonprofit, and hold the offices as set forth opposite their respective names, until their respective successors are elected and qualified, or until their earlier death, resignation or removal:

Trevor Banks, Sr, President

Marth Banks, Vice President

Joseph Benjamin Banks, Director

Dexter Johns, Elder

Valrose Laing, Secretary

Tiphany Harper, Treasurer

RESOLVED FURTHER, the delivery of the Purchase Agreement is hereby approved;

RESOLVED FURTHER, any and all actions of the foregoing officers taken prior to the date of this Resolution and Consent be and are ratified, approved and confirmed in all respects as the act and deed of the Nonprofit, and the taking of any such actions by any of the afore-referenced officers shall be conclusive evidence that such action has been deemed necessary or appropriate, and in the best interest of the Nonprofit by such Officer;

RESOLVED FURTHER, that each Authorized Signatory is hereby authorized to do and perform or cause to be done or performed such acts and things, to cause to be paid all necessary fees and expenses, and to execute and file and cause to be executed and filed such agreements, documents, instruments and certificates, the execution of such agreements, documents, instruments and certificates to be conclusive evidence of such officer's approval of the same, as may be necessary or appropriate in order to carry out and effectuate the Purchase Agreement and any requirements of the aforementioned transaction imposed on the Nonprofit;

RESOLVED FURTHER, that the Authorized Signatory of the Nonprofit shall certify any additional resolutions required or desired in connection with the foregoing transactions as having been adopted by the Nonprofit and, upon such certification, such resolutions shall be deemed to have been adopted pursuant to this resolution; and

RESOLVED FURTHER, on behalf of the Board, the undersigned have executed this Written Consent effective as of the date hereof and this Resolution and Consent may be executed by other electronic transmission and such electronic transmission shall be valid and binding to the same extent as if it were an original.

[Signature Page to Follow]

IN WITNESS WHEREOF, the undersigned directors have executed this written consent as of the dates written below. This written consent may be executed in counterparts, each of which will be deemed an original and all of which, when taken together, will constitute one instrument. Any

signature page signifying approval of this written consent may be delivered by facsimile or Portable Document Format (PDF) transmission and will be binding to the same extent as an original signature page.

Trevor Banks Sr. (May 11, 2023 14:27 EDT) Trevor R. Banks, Sr., President

Dated: May 11, 2023

Martha banks (May 11, 2023 14:18 EDT) Martha Banks, Vice President

Dated: May 11, 2023

Joseph Banks (May 1

1, 2023

15:46 EDT) Joseph Thomas Banks, Director

Dated: May 11, 2023

Dexter Johns

Dexter Johns (May 11, 2023 14:54 EDT)

Dexter Johns, Elder

Dated: May 11, 2023

Tiphany Harper (May 11, 2023 14:01 EDT)

Tiphany Harper, Treasuer

May 11, 2023

Dated: _____

Valrose Laing
Valrose Laing (May 11, 2023 16:03 EDT)

Valrose Laing, Secretary

Dated: May 11, 2023

Undersigned hereby certifies further that she is the properly elected and qualified Secretary of the books, records and seal of Resurrection Life Family Worship Center Inc., a nonprofit corporation duly conformed pursuant to the laws of the state of Florida, and that the Board of Directors have executed this Agreement in lieu of a meeting as permitted by state law and in compliance with the Bylaws of the above-named corporation.

This resolution has been approved by the Board of Directors of Resurrection Life Family Worship Center Inc. on _____May 11, 2023_____ ____, 2023.

I, as authorized by the Nonprofit, hereby certify and attest that all the information above is true and correct.

Valrose Laing
Valrose Laing (May 11, 2023 16:03 EDT)

Valrose Laing
Secretary

CORPORATE RESOLUTION AND UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF RESURRECTION LIFE COMMUNITY & ECONOMIC DEVELOPMENT CORPORATION AND MEMBERS OF EMBASSY VILLAGE DEVELOPMENT LLC

The undersigned, being all the members of the Board of Directors (the "Board") of **Resurrection Life Community & Economic Development Corporation,** a Florida Corporation (the "Corporation"), pursuant to authority to act without a meeting in accordance with Section 607.0821 of the Florida Business Corporation Act, do hereby certify and consent and confirm to taking the actions and adopting the resolutions set out below. All actions taken and resolutions set forth herein shall have the same force and effect as if they were taken or adopted at said meeting.

WHEREAS, the Corporation is the **Managing Member** of **Embassy Village Development LLC**, ("the LLC") a Florida Limited Liability Company and subsidiary of the Corporation;

WHEREAS, the Corporation is responsible for the business decisions and possesses the authority to bind the LLC into contracts/agreements, and otherwise runs the ongoing operations of the LLC.

WHEREAS, owner of certain real property located at 1910 Jenkins Road, in Fort Pierce, St. Lucie County, Florida ("Property").

WHEREAS, the Corporation has authorized the LLC's joinder as Managing Partner to the Partnership and creation of Embassy Village Development Partners ("Partnership") and the Partnership's purchase of certain real property located at 1910 Jenkins Road, in Fort Pierce, St. Lucie County, Florida ("Property"), owned by Florida Company, Resurrection Life Family Worship Center Inc. and pursuant to the Purchase and Sale Agreement and Joint Escrow Instructions ("Purchase Agreement") dated March 31, 2023.

RESOLVED FURTHER, that the following persons are the Directors of the Corporation, and hold the offices as set forth opposite their respective names, until their respective successors are elected and qualified, or until their earlier death, resignation or removal:

Trevor R. Banks, Jr, President

Marth Banks, Chairman

Joseph Benjamin Banks, Director

Alexander Edwards, Officer

Cheryl Stanley, Officer

RESOLVED FURTHER, Corporation Directors, Martha Banks and Cheryl Stanley (each, an "Authorized Signatory" of the Corporation) shall be, and hereby are each, authorized, empowered and directed to take all such further action and to prepare, execute, deliver, acknowledge, and file all such agreements, instruments, documents, and certificates in the name and on behalf of both the Corporation, and to incur and to pay all such fees and expenses, as they, or any one of them, deems necessary or appropriate in order to carry out the intent and effectuate the purpose of all each of the foregoing resolutions;

RESOLVED FURTHER, that the following persons are the Members of the LLC:

Adobe Acrobat Sign

Resurrection Life Community & Economic Development Corporation, Managing Member

Trevor Banks, Sr, Member

Marth Banks, Member

Trevor Banks, Jr. Member

Natasha Harrison, Member and Legal Counsel

RESOLVED FURTHER, LLC Members, Trevor Banks, Jr. and Martha Banks (each, an "Authorized Signatory" of the LLC) shall be, and hereby are each, authorized, empowered and directed to take all such further action and to prepare, execute, deliver, acknowledge, and file all such agreements, instruments, documents, and certificates in the name and on behalf of both the LLC, and to incur and to pay all such fees and expenses, as they, or any one of them, deems necessary or appropriate in order to carry out the intent and effectuate the purpose of all each of the foregoing resolutions;

RESOLVED FURTHER, all Directors and Members be, and each of them acting alone hereby confirms consent to the Purchase Agreement and the delivery of the Purchase Agreement is hereby approved;

RESOLVED FURTHER, any and all actions of the foregoing officers, directors and/or members taken prior to the date of this Resolution and Consent be and are ratified, approved and confirmed in all respects as the act and deed of the LLC, and the taking of any such actions by any of the afore-referenced officers shall be conclusive evidence that such action has been deemed necessary or appropriate, and in the best interest of the LLC by such Members;

RESOLVED FURTHER, that Authorized Signatory is hereby authorized to do and perform or cause to be done or performed such acts and things, to cause to be paid all necessary fees and expenses, and to execute and file and cause to be executed and filed such agreements, documents, instruments and certificates, the execution of such agreements, documents, instruments and certificates to be conclusive evidence of such officer's approval of the same, as may be necessary or appropriate in order to carry out and effectuate the Purchase Agreement and any requirements of the aforementioned transaction imposed on the LLC;

RESOLVED FURTHER, that the Managing Member of the LLC shall certify any additional resolutions required or desired in connection with the foregoing transactions as having been adopted by the LLC and, upon such certification, such resolutions shall be deemed to have been adopted pursuant to this resolution; and

IT IS THEREBY RESOLVED, on behalf of the Board, that the undersigned have executed this Written Resolution and Consent effective as of the date hereof and this Resolution and Consent may be executed by other electronic transmission and such electronic transmission shall be valid and binding to the same extent as if it were an original.

IN WITNESS WHEREOF, the undersigned Directors and Members have executed this written consent as of the dates written below. This written consent may be executed in counterparts, each of which will be deemed an original and all of which, when taken together, will constitute one instrument. Any signature page signifying approval of this written consent may be delivered by facsimile or Portable Document Format (PDF) transmission and will be binding to the same extent as an original signature page.

Adobe Acrobat Sign

Trevor Banks Jr

Trevor Banks (May 11, 2023 14:14 EDT)

May 11, 2023

Dated: _____

Trevor Banks, Jr.
Corporation President and LLC Member

Martha banks (May 11, 2023 14:25 EDT)

May 11, 2023

Dated: _____

Martha Banks
Corporation Chairman and LLC Member

Joseph Banks (May 11, 2023 14:58 EDT)

May 11, 2023

Dated: _____

Joseph Banks
Corporation Director

Alexander Edwards (May 11, 2023 15:06 EDT)

May 11, 2023

Dated: _____

Alexander Edwards
Corporation Officer

Cheryl Stanley (May 11, 2023 15:10 EDT)

May 11, 2023

Dated: _____

Cheryl Stanley
Corporation Officer

T Trevor Banks Sr. (May 11, 2023 14:24 EDT)

May 11, 2023

Dated: _____

Trevor Banks, Sr.
LLC Member

Natasha Harrison (May 11, 2023 15:11 EDT)

May 11, 2023

Dated: _____

Natasha Harrison, Esq.

LLC Member

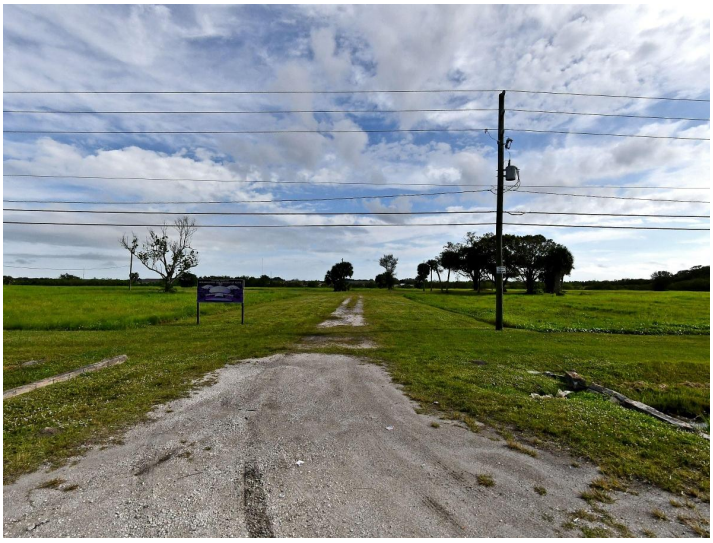
Adobe Acrobat Sign

Saint Lucie County Property Appraiser

Michelle Franklin
CFA

Report generated: Wednesday, October 25, 2023

Parcel Report



Parcel

PARCELNO: 2418-322-0001-000-5

Property ID: 27284

Owner1: EMBASSY VILLAGE DEVELOPMENT PARTNERS LLLP

SiteAddress: 1910 S JENKINS RD

Owner

Owner1: EMBASSY VILLAGE DEVELOPMENT PARTNERS LLLP

Owner2:

Owner3:

MailingAddress: 405 Ixoria AVE Fort Pierce, FL 34982-6217

Overview

PrimaryLandUse: 0000 - Vac Res

DistrictGroup: 0022 - Fort Pierce

Subdivision: Metes and Bounds

Just/Market Value: $1,482,900

FinishedArea:

Acres: 17.43

TotalArea: 759,251

Legal Description

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

Value History

Year	Just/Market Value	Building Value	Land Value	SFYI Value	Assessed Value	Exemption Amount	County Taxable	Save Our Home OR 10% Cap Differential
2023	$1,482,900	$0	$1,482,900	$0	$440,231	$440,231	$0	$1,042,669
2022	$815,600	$0	$815,600	$0	$400,210	$400,210	$0	$415,390
2021	$563,500	$0	$563,500	$0	$363,828	$363,828	$0	$199,672
2020	$350,900	$0	$350,900	$0	$330,753	$330,753	$0	$20,147

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

Description	Start Year	Units	Amount
North St. Lucie Water Management District	2013	17.43	400.89

Exemptions

Description	Tax Year	Grant Year	Amount
Church	2023	2013	$440,231

Improvements

Building Sequence: 1

Bedrooms: 0

Bathrooms: 0

Building Type: -

Story Height:

No of Living Units:

Total Finished Area: 0

Gross Sketched Area: 0

Year Built:

Effective Year:

Primary Roof Cover:

Primary Roof Structure:

Primary Wall:

A/C %: 0

Land Lines

Line Number	Units	Unit Type
1	17.43	Acre

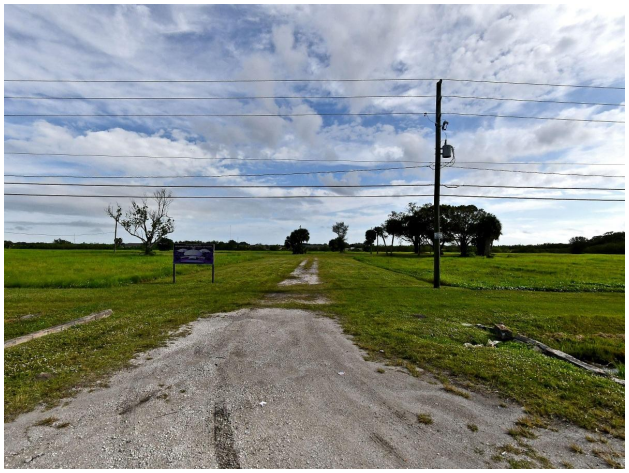
Permits

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

Sales History

Sale Date	Sale Price	Sale Code	Deed Type	Grantor	Book Page	View Document
05/16/2023	$1,310,000	0117	WD	Resurrection Life Family Worship Center Inc	4999-1841	Clerk of Courts
10/18/2012	$0	0111	QC	Banks Trevor R	3458-167	Clerk of Courts
10/18/2012	$100	0111	QC	Banks Trevor R	3444-922	Clerk of Courts
12/04/2011	$250,000	0112	SPWD	Integrity Bank	3360-1913	Clerk of Courts
08/28/2008	$100	XX01	CertTtle	TLH-Chess LLC	3016-2346	Clerk of Courts
07/28/2005	$100	XX04	PRDEED	TLH-Chess LLC	2322-1912	Clerk of Courts
07/28/2005	$2,391,900	XX04	WD	Chesser Kathryn C	2322-1910	Clerk of Courts
12/19/2004	$0	XX01	MS	Chesser Kathryn C	2122-2413	Clerk of Courts
02/11/1996	$100	XX01	QC	Chesser Mitchell J	1000-1744	Clerk of Courts
02/28/1978	$35,000	XX01	CV		286-682	Clerk of Courts

Photos



ENGINEERS SURVEYORS ENVIRONMENTAL

LETTER OF JUSTIFICATION

Development Review Application
Design Review Application
Concurrency Review Application
EMBASSY VILLAGE APARTMENTS

November 14, 2023

REQUEST

On behalf of the applicant, Engineering, Design, & Construction, Inc. (EDC) is requesting review and approval of the attached development review, design revie and concurrency applications for a project known as Embassy Village Apartments. The development totals approximately 4.88 acres +/-. The proposed development includes 113 apartment / condos with associated site improvements. The subject property lies east of Jenkins Road and north of the future Graham Road Extension in Fort Pierce, Florida. The subject parcel is identified below:

Parcel ID #	Acreage	FLU	Zoning
2418-322-0001-000-5	4.88	RH	PD

SITE CHARACTERISTICS & PROJECT HISTORY

The subject property is located east of Jenkins Road and north of the future Graham Road Extension in Fort Pierce, Florida and is undeveloped. The parcel has a Future Land Use designation of Residential High (RH) and an underlying Zoning designation of Planned Development (PD).

To the north of the subject parcel is a vacant tract of land owned by the applicant. This parcel has a Future Land Use designation of Residential Medium (RM) and an underlying Zoning designation of Medium Density Residential Zone (R-4). An application to rezone this property is currently under review by City staff.

To the south of the subject parcel is a vacant residential parcel known as Waypoint. This parcel has a Future Land Use designation of Residential High (RH) and an underlying Zoning designation of High-Density residential Zone (R-05).

To the east of the subject parcel is a developed residential neighborhood. These parcels have a Future Land Use designation of Residential Medium (RM) and an underlying Zoning designation of Planned Development (PD).

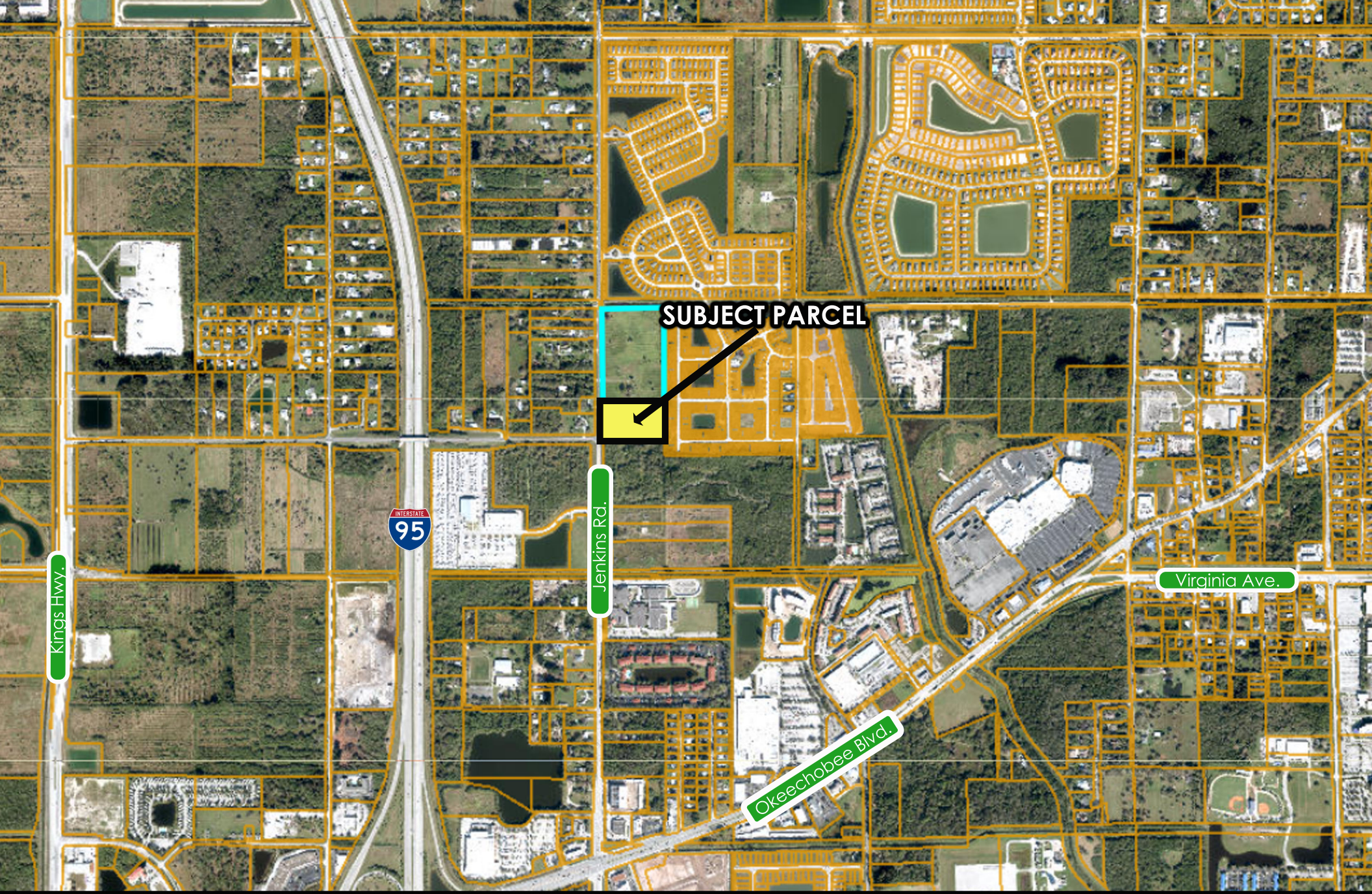
To the west of the subject parcel lies the Right-of-Way of S. Jenkins Road followed by residential parcels. These parcels have a Future Land Use designation of Residential

Low (RL) and an underlying Zoning designation of E-2 Residential Single Family – two units per acre and Office Commercial Zone (C-1).

Section 125-313 outlines the submittal requirements of the application. Additionally, the development review application outlines the materials that are required for completeness of this application. All items application to this application request are included with this submittal.

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

Z:\EDC-2023\23-117 - Resurrection Life - Multi-Family\ENGINEERING\Documents\Submittal Documents\Justification Statement\2023-11-14_Resurrection_Life_MF_SP_Justification_Statement_23-117.docx



Embassy Village Apartments

General Location Map

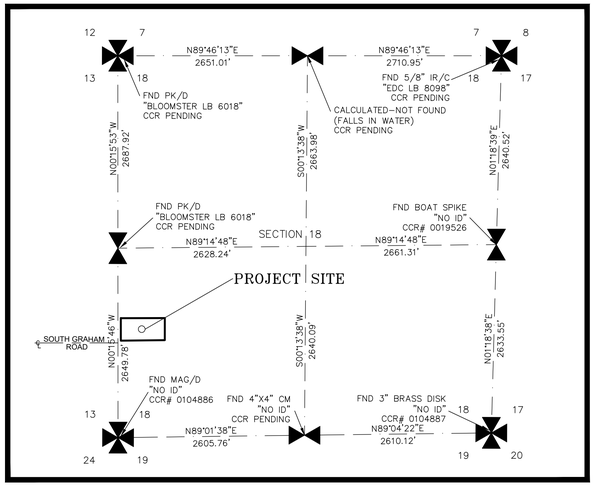
St. Lucie County

NORTH

ENGINEERS SURVEYORS ENVIRONMENTAL

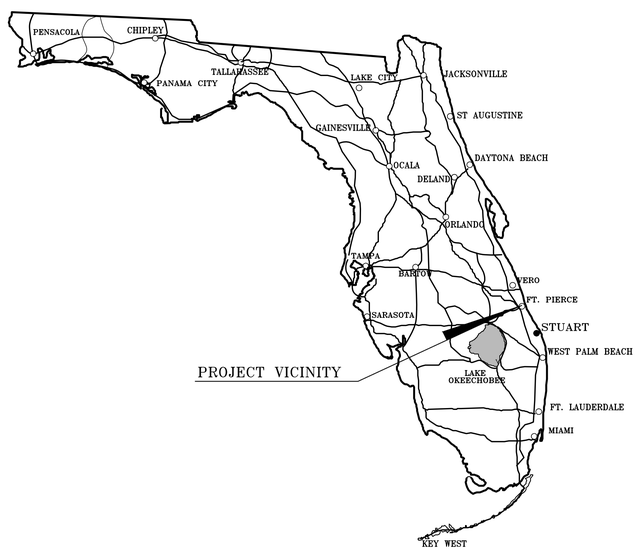
BOUNDARY SURVEY

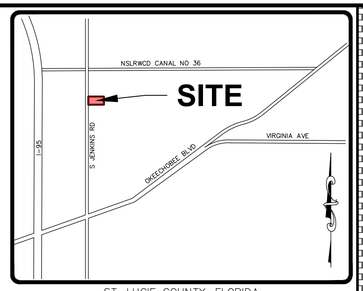
FOR: RESURRECTION LIFE FAMILY WORSHIP CENTER INC



SECTION DETAIL

1" = 1000'





ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

SYMBOL & ABBREVIATION LEGEND:

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

LEGAL DESCRIPTION:

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

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

CONTAINING 4.88 ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS BOUNDARY SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON FEBRUARY 27, 2023. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC.. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS FEBRUARY 16, 2023.
4. LEGAL DESCRIPTION(S) HEREON SHOWN IN REFERENCE TO THE LATEST INSTRUMENT OF RECORD AVAILABLE ON THE MUNICIPAL PROPERTY APPRAISER GEOGRAPHIC INFORMATION SYSTEM (GIS), SAID INSTRUMENT BEING OFFICIAL RECORDS BOOK 3360, PAGE 1913, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. A TITLE SEARCH FOR THIS PROPERTY HAS NOT BEEN ABSTRACTED TO SHOW MATTERS OF RECORD SUCH AS EASEMENTS OR OTHER ENCUMBRANCES OR RESTRICTIONS.
5. PARCEL(S) CONTAIN A TOTAL OF 4.88 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS, AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND REFERENCE TO THE LINE LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLE'S "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES, AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN AN AREA OF 0.2% ANNUAL CHANCE FLOOD HAZARD, OR AREA OF 1% ANNUAL CHANCE FLOOD HAZARD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (ZONE X) AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

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

SIGNATURE DATE:

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

BK/SJB	DRAWN BY
MTO	CHECKED BY
JR	FIELD CREW
22-439 BOUNDARY SPLIT PARCEL B.dwg	FILENAME
AS SHOWN	SCALE
February 27, 2023	DATE

REVISION COMMENTS

DATE

BOUNDARY SURVEY

FOR: RESURRECTION LIFE FAMILY WORSHIP CENTER INC

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

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

22-439
OLD# S-12-174

1 OF 2

Z:\EDC-2022\22-439 - Trevor Banks - Resurrection Life\SURVEY\Dwg - PDF\Survey\22-439 BOUNDARY-SPLIT PARCEL B.dwg, 2/27/2023 11:53 AM
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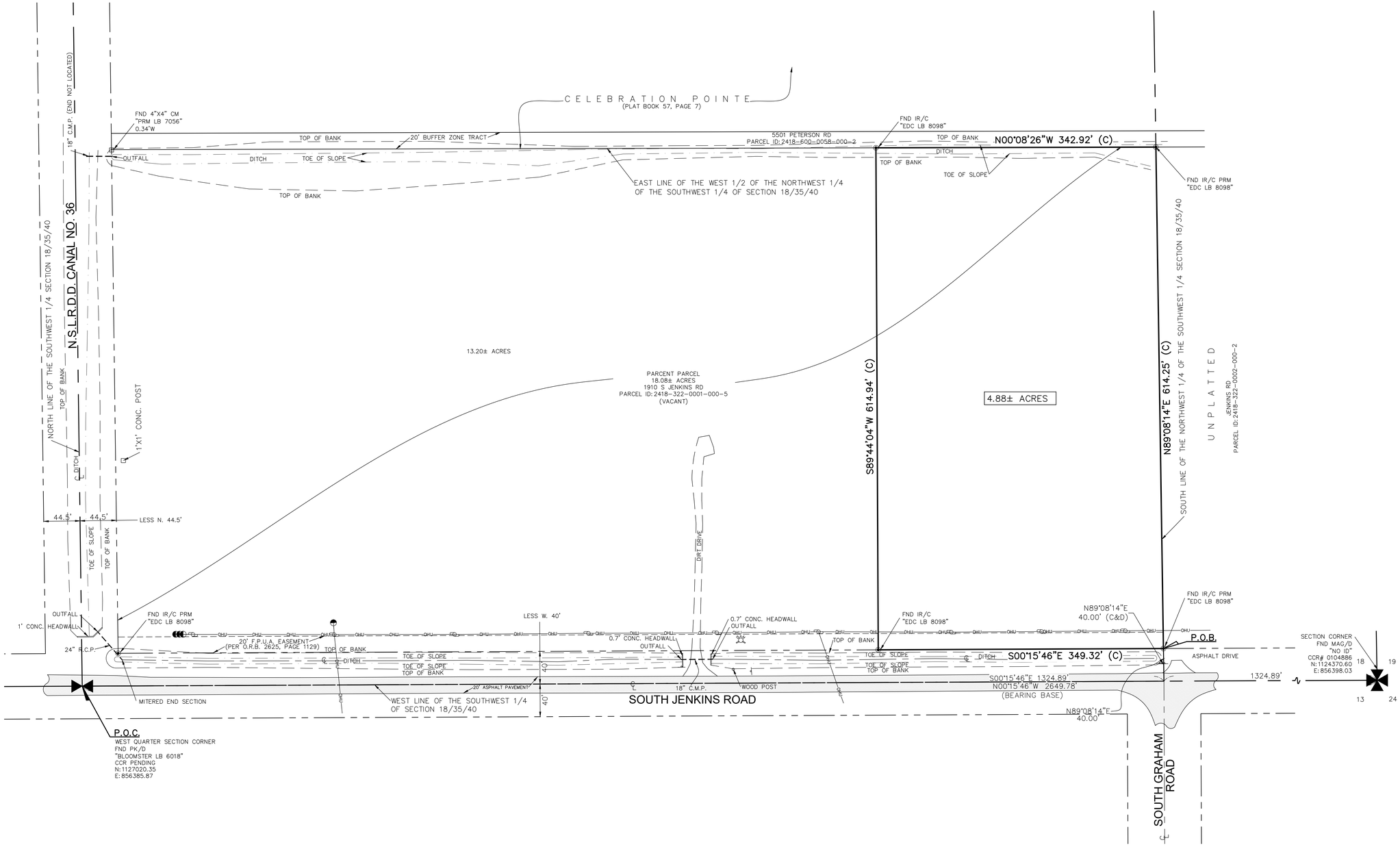
ALL PARTIES, BY ACCEPTANCE OF THESE DRAWINGS, AGREE TO INDEMNIFY AND HOLD HARMLESS THIS FIRM FOR ALL DAMAGES SUFFERED BY THIS FIRM AS A RESULT OF THE UNAUTHORIZED USE OF THESE DRAWINGS BY OTHERS. ELECTRONIC FILES ARE FURNISHED FOR CONVENIENCE ONLY. USERS ARE CAUTIONED THAT THE INFORMATION CONTAINED THEREIN MAY NOT BE COMPLETELY CORRESPONDENT WITH THE HARD COPY SIGNED AND SEALED BY THE ENGINEER OR SURVEYOR. ALL ELECTRONIC FILES ARE TRANSMITTED TO THE USER ON THE CONDITION THAT THE USER ASSUMES ALL RESPONSIBILITY FOR THE USE AND/OR ALTERATION OF SUCH ELECTRONIC FILES AND AGREES TO INDEMNIFY AND HOLD HARMLESS THE ENGINEER OR SURVEYOR FOR ALL LIABILITY RESULTING FROM SUCH USE AND/OR ALTERATION. USE OF THESE ELECTRONIC FILES CONSTITUTES ACCEPTANCE OF THESE CONDITIONS. ANY REUSE OF THESE ELECTRONIC FILES WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY EDC, INC. WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY TO EDC, INC.

BOUNDARY SURVEY

FOR: RESURRECTION LIFE FAMILY WORSHIP CENTER INC



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DRAWN BY	BK/SJB
CHECKED BY	MTO
FIELD CREW	JR
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2 OF 2

Z:\EDC-2022\22-439 - Trevor Banks - Resurrection Life\SURVEY\Dwg - PDP\Survey\22-439 BOUNDARY-SPLIT PARCEL B.dwg 2/27/2023 1:37 PM
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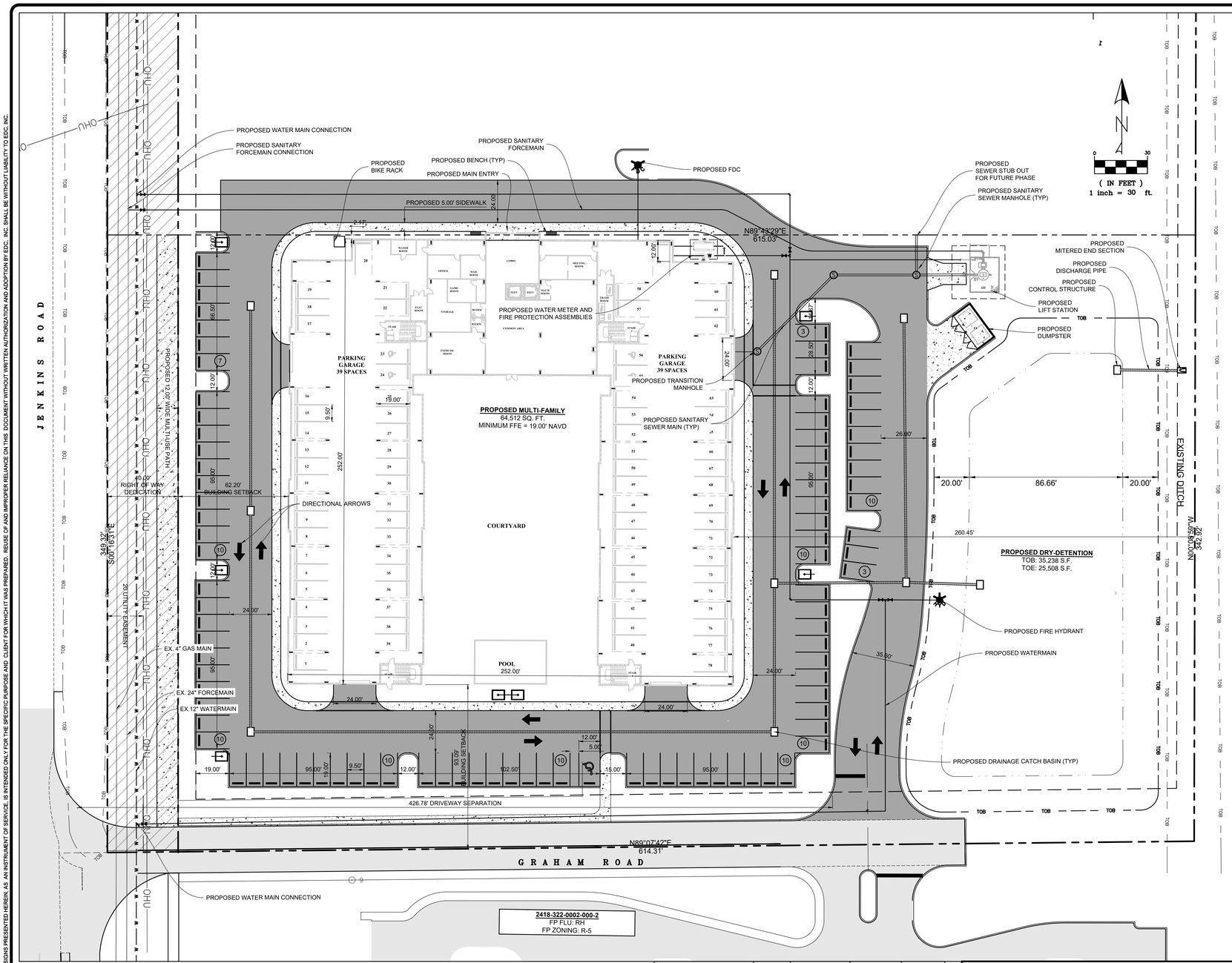
ANY UNAUTHORIZED REUSE OF THESE DRAWINGS WILL BE AT THE USERS SOLE RISK AND WITHOUT LIABILITY TO EDC, INC. THE USER SHALL INDEMNIFY AND HOLD HARMLESS EDC, INC. FROM ALL CLAIMS, DAMAGES AND EXPENSES ARISING OUT OF SUCH UNAUTHORIZED REUSE OF THE DRAWINGS BY THE USER OR ANYONE WHO OBTAINS THE DRAWINGS FROM OR THROUGH THE USER.



DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	--			
RARE HABITAT	--			
THREATENED SPECIES	--			
ENDANGERED SPECIES	--			
SPECIES OF SPECIAL CONCERN	--			
INVASIVE/EXOTIC VEGETATION	--			

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.

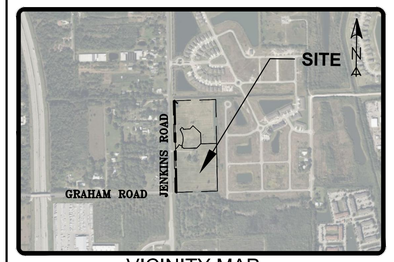
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

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

LEGEND

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



VICINITY MAP

SCALE: 1:1,000

SITE DATA

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

CONTAINING 4.88 ACRES, MORE OR LESS.

PARCEL ID #: 2418-322-0001-000-5

PROJECT NAME: RESURRECTION LIFE CHURCH

OWNER: RESURRECTION LIFE FAMILY WORSHIP CENTER, INC
PO BOX 1224
FORT PIERCE, FL 34954

FUTURE LAND USE: RESIDENTIAL MEDIUM (RM)
ZONING: MEDIUM DENSITY RESIDENTIAL (R-4)
LAND SIZE: 787,397.24 S.F. (18.07 AC)
PARCEL 1
212,743 S.F.(4.60 AC)(INCLUDING ROW)
198,778 S.F.(4.56 AC)(LESS ROW DEDICATION)

BUILDING DATA

GROSS SQUARE FOOTAGE	64,512 S.F. (1.48 AC)(LESS ROW DEDICATION)
PROPOSED BUILDING 1	64,512 S.F. (1.48 AC)(113 UNITS)

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

	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
PER CODE	25	15	10	X	50% MAX.	45' MAX.	5% MIN.
PROPOSED	63	260	93	X	32.16%	66.33'	X%

SITE AREA DATA	**198778 S.F.**	**4.56 AC**	**100.00%**
IMPERVIOUS DATA	**100866 S.F.**	**2.32 AC**	**50.74%**
PROPOSED BUILDINGS	44766 S.F.	1.03 AC	22.52%
PROPOSED PAVEMENT	50077 S.F.	1.15 AC	25.19%
PROPOSED CONCRETE	6023 S.F.	0.14 AC	3.03%
PERVIOUS DATA	**97912 S.F.**	**2.25 AC**	**49.26%**
OPEN SPACE	62674 S.F.	1.44 AC	31.53%
PROPOSED DRY DETENTION	35238 S.F.	0.81 AC	17.73%

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: X
SOLID WASTE: WASTE PRO

PARKING DATA

PARKING REQUIRED

PROPOSED APARTMENT/CONDO BUILDING 1 (113 UNITS @ 1.5 SPACES/1 UNIT)	169.5 SPACES (5 HC)
TOTAL REQUIRED PARKING SPACES	170 SPACES (5 HC)
STANDARD PARKING PROVIDED	171 SPACES (5 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 OFFSITE DRAINAGE AREA

SOLID WASTE:

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

HAZARDOUS WASTE:

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

LANDSCAPE:

REFER TO LANDSCAPE PLAN BY OTHERS.
(NO PLANS AVAILABLE)

ACCESSIBILITY AND ADA COMPLIANCE:

ALL SIDEWALKS AND RAMPS WILL MEET FDOT AND ADA REQUIREMENTS.

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www.edc-inc.com

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

MDL DESIGNED BY
JJL DRAWN BY
23-117 eva mf.dwg FILENAME
CSP LAYOUT
AS SHOWN SCALE
7NOV/DEC/2023 DATE

REVISION COMMENTS
X XX-XX-XXXX DATE

EMBASSY VILLAGE APARTMENTS
MULTI-FAMILY
SITE PLAN
FORT PIERCE FLORIDA

ENGINEERS ● SURVEYORS
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INTERIOR DESIGNERS
10250 SW VILLAGE PARKWAY - SUITE 201
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23-117

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 2023\23-117 - Resurrection Life - Multi-Family\ENGINEERING\AutoCAD\DWG\23-117 EVA MF.dwg, CSP, 11/10/2023 11:49:39 AM, James, EDC, Inc., EDC, Inc.

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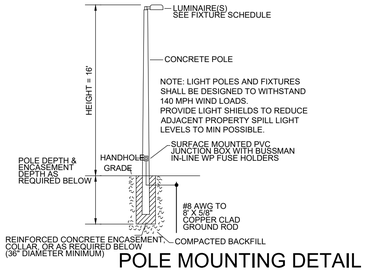
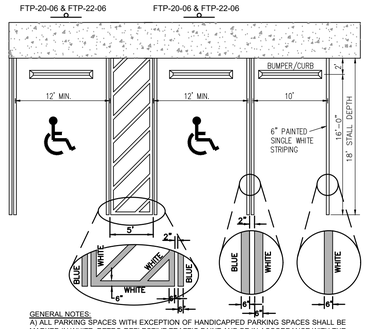


POLE MOUNTING DETAIL

N.T.S.

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



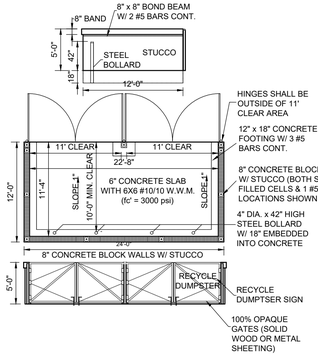
GENERAL NOTES:
A) ALL PARKING SPACES WITH EXCEPTION OF HANDICAPPED PARKING SPACES SHALL BE MARKED IN WHITE, RETRO-REFLECTIVE TRAFFIC PAINT AND BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION,2010 SECTION 710.

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

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

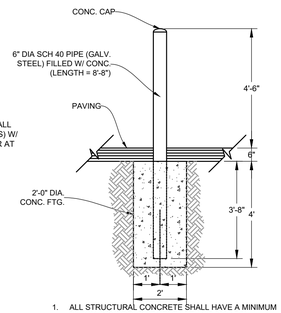
HANDICAPPED SPACE DETAIL 18' PARKING STALL DETAIL

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



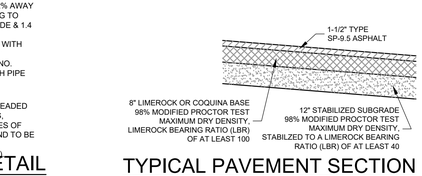
24' x 12' DUMPSTER DETAIL

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



1. ALL STRUCTURAL CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI

BOLLARD DETAIL



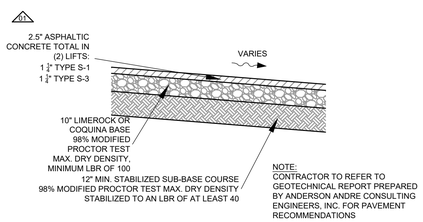
NOTES: EACH BIKE RACK SHOULD ACCOMMODATE A MINIMUM OF FIVE (5) BIKES.

TYPICAL BIKE RACK DETAIL

N.T.S.

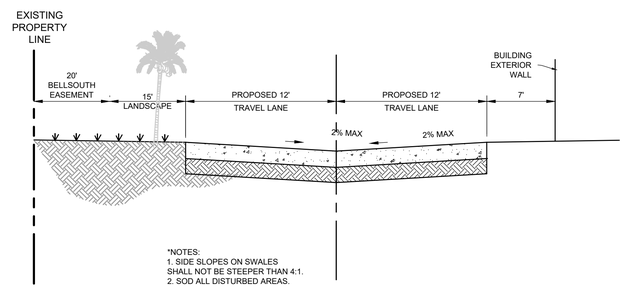
TYPICAL PAVEMENT SECTION

N.T.S.



TYPICAL ON-SITE PAVEMENT SECTION (HEAVY DUTY)

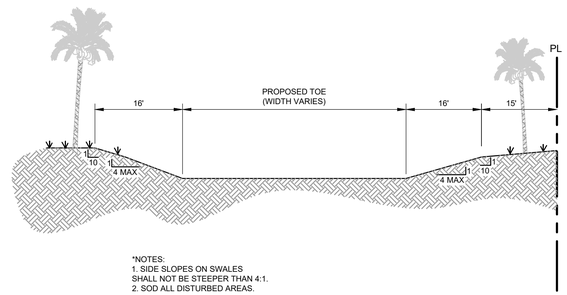
NOT TO SCALE



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

CROSS SECTION A-A

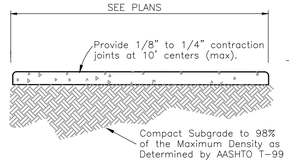
N.T.S.



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

CROSS SECTION B-B

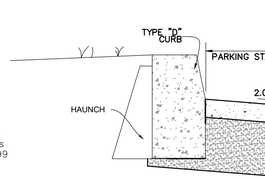
N.T.S.



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.

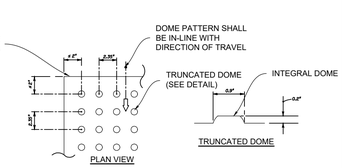
4" THICK SIDEWALK DETAIL

NOT TO SCALE



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.

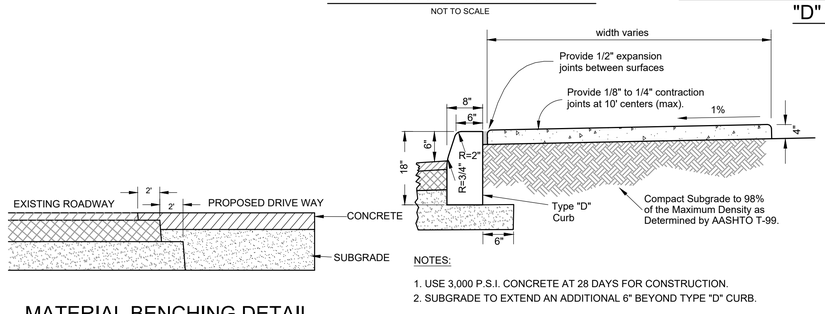
PARKING LOT SECTION W/ TYPE "D" CURB



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

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

DETECTABLE WARNING

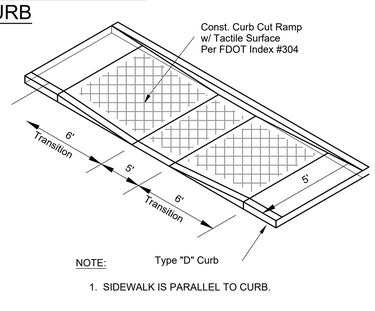


NOTES:
1. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
2. SUBGRADE TO EXTEND AN ADDITIONAL 6" BEYOND TYPE "D" CURB.

TYPE "D" CURB & SIDEWALK COMBINATION

NOT TO SCALE

MATERIAL BENCHING DETAIL (FOR ATTACHING TO EXISTING ROADWAY)



NOTE:
1. SIDEWALK IS PARALLEL TO CURB.

HANDICAP CURB CUT RAMP

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY: MDL
DRAWN BY: JJL
FILENAME: 23-117 eva mf.dwg
LAYOUT: DETAILS (2)
SCALE: AS SHOWN
DATE: 7NOVEMBER2023

REVISION COMMENTS
DATE

EMBASSY VILLAGE APARTMENTS
MULTI-FAMILY
DETAILS
FORT PIERCE FLORIDA

ENGINEERS ● SURVEYORS
ENVIRONMENTAL ● LAND PLANNERS
INTERIOR DESIGNERS
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2 OF 2

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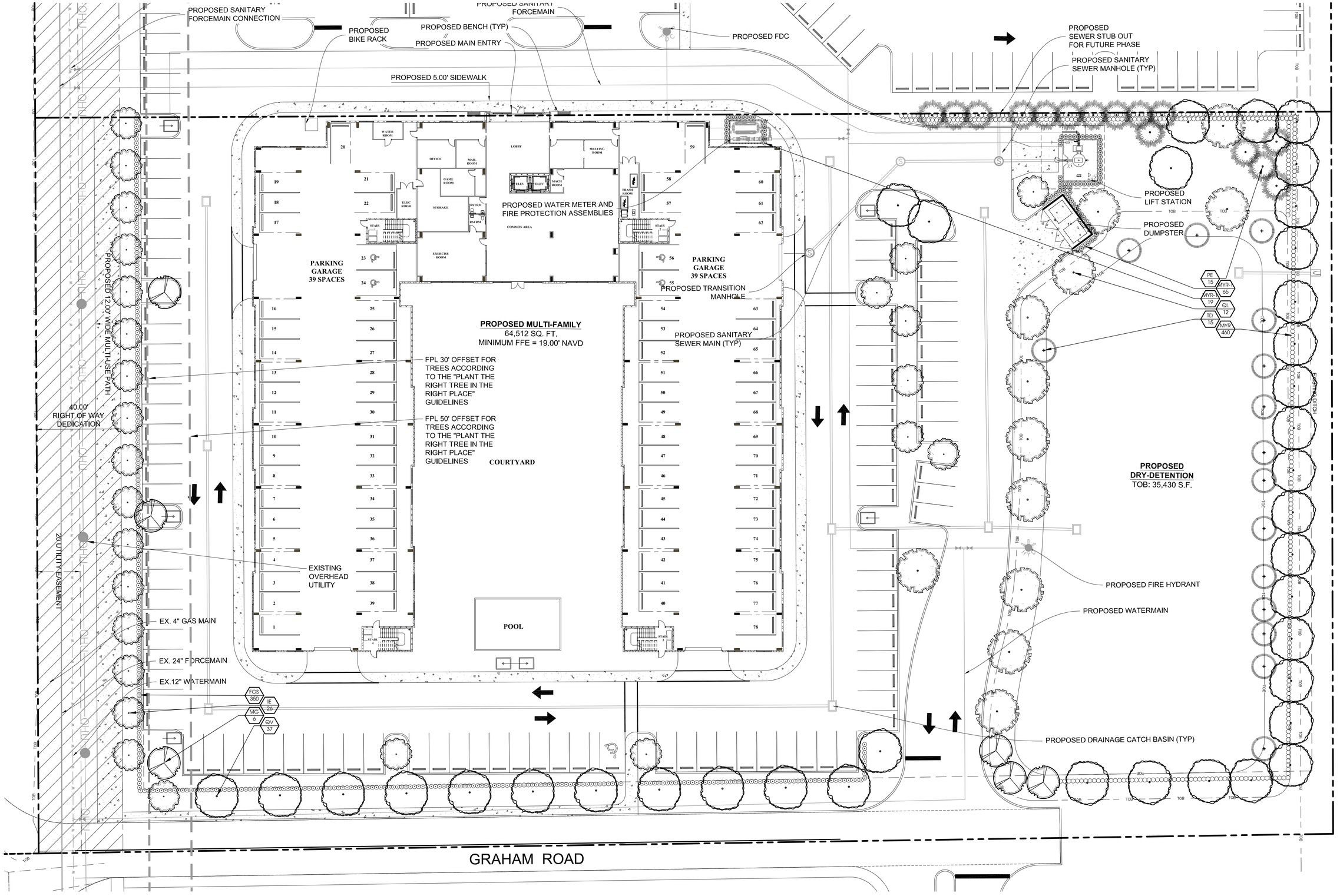


Landscape Plan

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) 344-2240
LC: 26000198

Embassy Village Apartments

Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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

Job No.	22-1202
Drawn By	JWS
Submittal Dates	11-20-2023
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 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 Fort Pierce's fertilizer ordinance.

Plant List

QTY	SYM	SPECIES	COMMON NAME/DESCRIPTION	SIZE	SPACING	REMARKS
CANOPY / ORNAMENTAL TREES						
26	IE*	ILEX x ATTENUATA 'EAGLESTON'	EAGLESTON HOLLY	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
6	MG*	MAGNOLIA GRANDIFLORA	D D BLANCHARD MAGNOLIA	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 2.5' C.T. MIN.
15	PE*	PINUS ELLIOTTI	SLASH PINE	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
12	QL*	QUERCUS LAURIFOLIA	LAUREL OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
37	QV*	QUERCUS VIRGINIANA	LIVE OAK	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
15	TD*	TAXODIUM DISTICHUM	BALD CYPRESS	12' x 5', 2.5" D.B.H.	A.S.	FULL CANOPY, 5' C.T. MIN.
SHRUBS / GROUNDCOVERS						
350	FOS*	FORESTIERA SEGREGATA	FLORIDA PRIVET	#3, 2' x 2'	2' O.C.	FULL & THICK
460	MYR*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#3, 2' x 2'	2' O.C.	FULL & THICK
84	MYR-1*	MYRICANTHES FRAGRANS	SIMPSON STOPPER	#7, 4' x 2'	2' O.C.	FULL & THICK
	SOD-1	PASPALUM NOTATUM	BAHIA SOD			SEE SPECS

* = Florida Native

NOTE: D.B.H. IS MEASURED 4.5' ABOVE GRADE

Landscape Data

Landscaping Adjacent to R.O.W. (West & South Buffers) 959'

Trees Required = 10' Wide Landscape Strip with 1 Tree/300 s.f.
959 l.f. x 10' = 9,590 s.f. / 300 = 32 Trees
Provided = 32 Trees

Shrubs Requlred = Continuous Hedge @ 2' o.c.
959 l.f. / 2' o.c. = 480 Shrubs
Provided = 480 Shrubs

Landscaping to Adjacent Property (East & North Buffers) 918'

Trees Required = 10' Wide Landscape Strip with 1 Tree/200 s.f.
918' l.f. x 10' = 9,180 s.f. / 200 = 46 Trees
Provided = 46 Trees

Shrubs Required = Continuous Hedge @ 2' o.c.
918 l.f. / 2' o.c. = 459 Shrubs
Provided = 459 Shrubs

Interior Vehicular Use Area

Required = 1 s.f. of interior landscaping per
15 s.f. of vehicular use area (50,077 s.f./15 = 3,339 s.f.)
Landscape Area Provided = 6,264 s.f.
Trees Required = 1 Tree/100 s.f. of interior landscape area
50,077 s.f./15 = 3,339 s.f. / 100 = 33 Trees
Trees Provided = 33

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 = 111 Trees
Maximum Palms Allowed = 55 (111 / 2 = 55)
Total Palms Provided = 0 (0%)

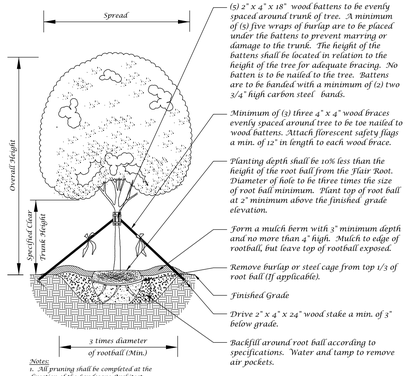
Total Trees Required = 111 Trees
Total Trees Provided = 111 Trees

Total Trees Required = 111 Trees
Total Native Trees Provided = 111 (100%)

Total Palms Required = 0
Total Native Palms Provided = 0 (0%)

Total Shrubs Required = 939
Total Native Shrubs Provided = 939 (100%)

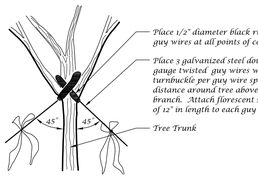
Landscape Details



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

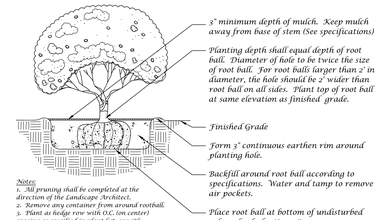
Large Tree Planting Detail (5" Caliper or Greater)

Not to Scale



Guy Wire Attachment Detail

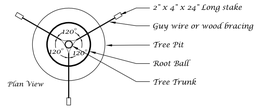
Not to Scale



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

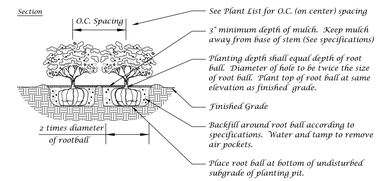
Not to Scale

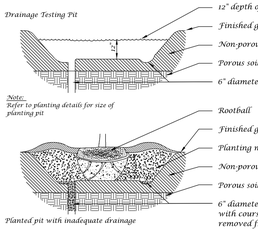


Plan View

Staking Detail

Not to Scale



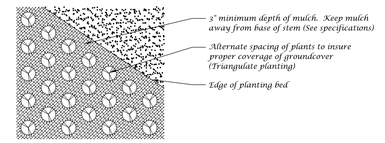


Note:
Refer to planting details for size of planting pit

Planted pit with inadequate drainage

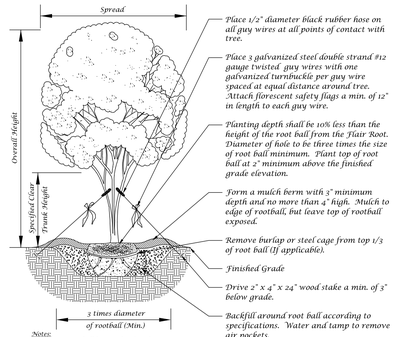
Drainage Testing Detail

Not to Scale



Ground Cover Detail

Not to Scale



Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

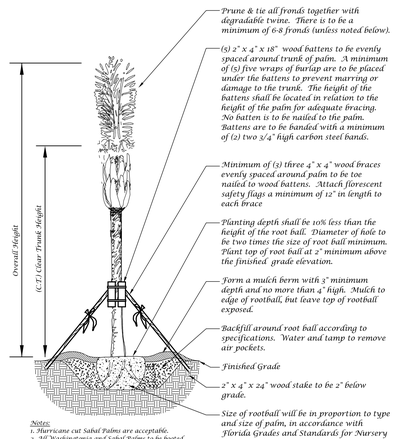
Tree Planting Detail

Not to Scale

Notes:
1. All pruning shall be completed at the direction of the Landscape Architect.
2. No nails shall be driven into tree

Multi-Trunk Tree Planting Detail

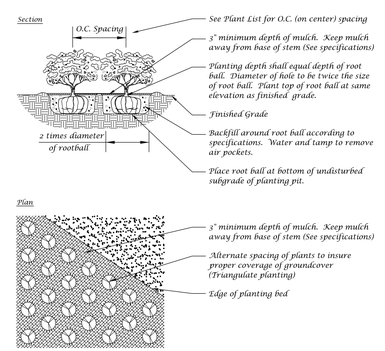
Not to Scale



Notes:
1. Hurricane cut Sabal Palms are acceptable.
2. All Washingtonia and Sabal Palms to be booted unless otherwise noted in plant list.
3. Palms with burned or marred trunks will not be accepted.

Palm Planting Detail

Not to Scale



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
LC: 26000198

Embassy Village Apartments
Jenkins Road
City of Fort Pierce, Florida

City Project Number:

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

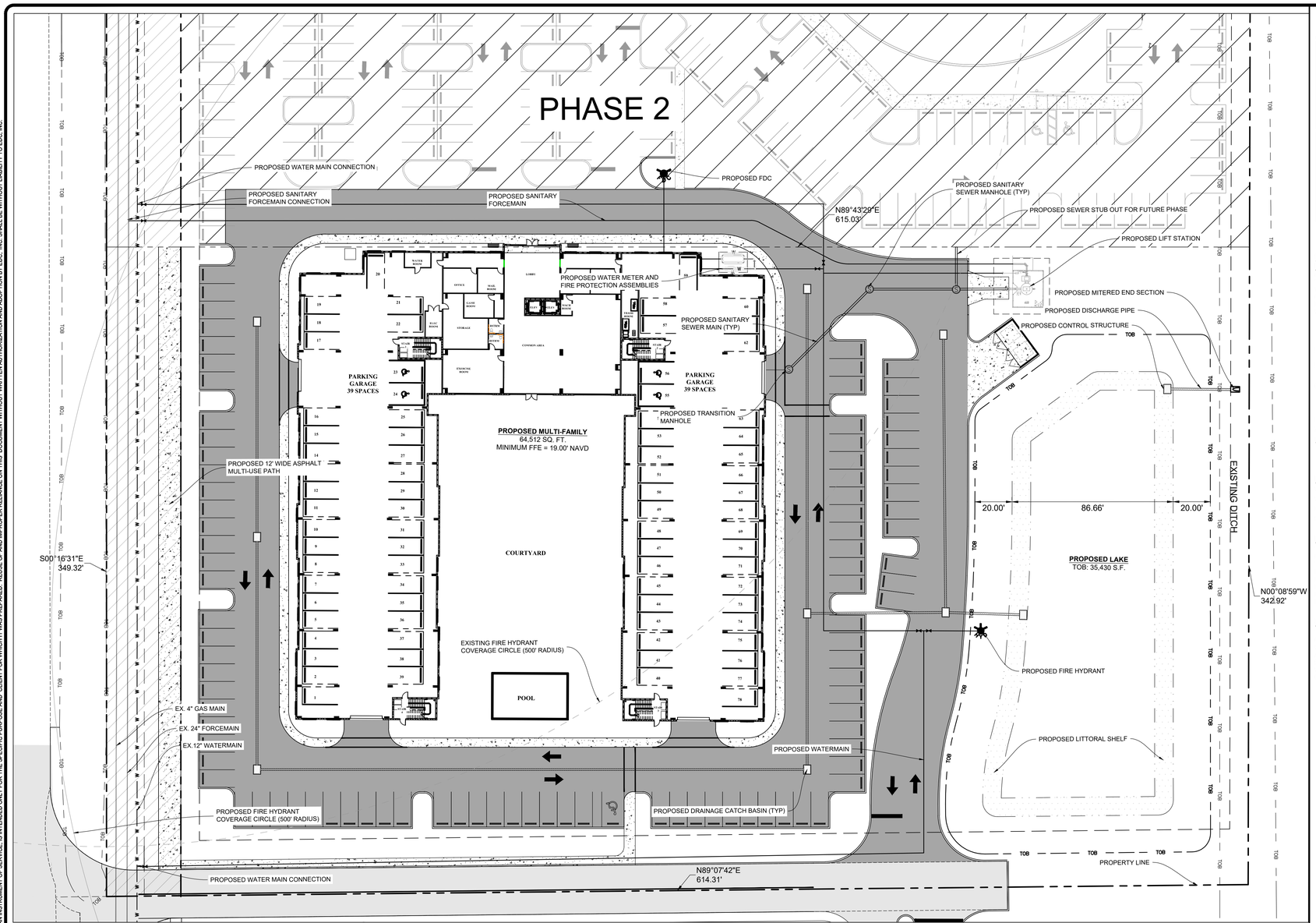
Job No. 22-1202
Drawn By JWS
Submittal Dates 11-20-2023

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-2 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.



VICINITY MAP

SCALE: 1:1,000

SITE DATA

LEGAL DESCRIPTION

(O.R.B.3360, PAGE 1913, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA) THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LYING AND SITUATE IN ST. LUCIE COUNTY, FLORIDA. LESS THE WEST 40 FEET FOR ROAD RIGHT OF WAY AND LESS THE NORTH 44.5 FEET FOR THE N.S.L.R.D.D. CANAL NO. 36 RIGHT OF WAY AND EXCEPT ROAD AND CANAL RIGHTS OF WAY.

PARCEL ID #:	2418-322-0001-000-5
PROJECT NAME:	RESURRECTION LIFE CHURCH
OWNER:	RESURRECTION LIFE FAMILY WORSHIP CENTER, INC PO BOX 1224 FORT PIERCE, FL 34954
FUTURE LAND USE:	RESIDENTIAL MEDIUM (RM)
ZONING:	MEDIUM DENSITY RESIDENTIAL (R-4)
LAND SIZE:	787,397.24 S.F. (18.07 AC)
	PARCEL 1 200,577 S.F.(4.60 AC)

PROVIDER OF UTILITIES:

WATER: FPUA
WASTEWATER: FPUA
IRRIGATION: X
SOLID WASTE: WASTE PRO

DRAINAGE STATMENT:

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL CONVEY THE RUNOFF TO AN ON SITE LAKE FOR TREATMENT AND ATTENUATION. DISCHARGES FROM THE PROPOSED LAKE WILL BE DIRECTED TO AN EXISTING DITCH ALONG THE EASTERN PROPERTY BOUNDARY. ONCE PHASE 2 IS CONSTRUCTED, THE CONTROL STRUCTURE WITHIN THE PROPOSED LAKE WILL BE REMOVED AND REPLACED WITH A CONNECTION TO PHASE 2 WHERE STORMWATER WILL BE DIRECTED TO AN ON SITE LAKE FOR WATER QUALITY AND ATTENUATION PRIOR TO DISCHARGING TO THE NSLRWCD CANAL 37.

UTILITY STATEMENT:

THE PROPOSED LIFT STATION WILL SERVE PHASES 1 AND 2. THE LIFT STATION WILL BE CONSTRUCTED AS PART OF PHASE 1. THE PROPOSED FORCEMAIN FROM THE LIFT STATION WILL CONVEY WASTE TO AN EXISTING 24" FORCEMAIN IN THE S JENKINS RD RIGHT-OF-WAY. A TRANSITION MANHOLE IS PROPOSED NEXT TO THE PROPOSED BUILDING AND WILLS SERVE AS THE POINT OF SERVICE FOR SEWER WHICH WILL BE PROVED BY FPUA. POTABLE WATER WILL BE SERVED BY FPUA AND WILL BE ROUTED THROUGH PHASES 1 AND 2 CREATING A LOOP.

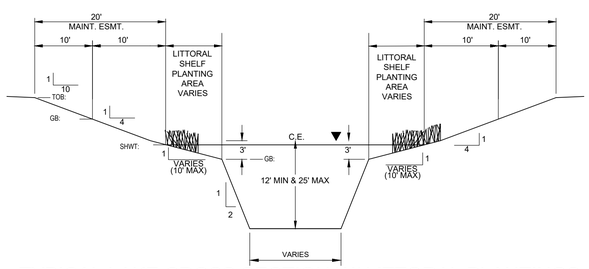
VERTICAL DATUM NOTE:

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

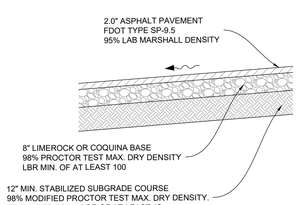
*GENERAL ACCEPTED CONVERSION: NAVD + 1.475 = NGVD

NOTE:

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



TYPICAL LAKE CROSS SECTION W/ LITTORAL PLANTINGS



TYPICAL LIGHT DUTY PAVEMENT SECTION

N

0 40

(IN FEET)
1 inch = 40 ft.

LEGEND

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

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

DESIGNED BY	MDL
DRAWN BY	JJL
FILENAME	23-117 eva mf - pstr.dwg
LAYOUT	PSP
SCALE	AS SHOWN
DATE	13NOVEMBER2023

REVISION COMMENTS

DATE

EMBASSY VILLAGE APARTMENTS
MULTI-FAMILY
PRELIMINARY ENGINEERING PLAN
FORT PIERCE FLORIDA

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

23-117

1 OF 1

October 27, 2022

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

VIA Email: trbankssjr@trbanks.com

Reference: **Environmental Assessment**

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

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

Dear Mr. Banks,

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

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

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

Respectfully submitted,

EDC, Inc.

Drew Liddick, M.A.
Environmental Scientist

ENGINEERS ◆ SURVEYORS ◆ ENVIRONMENTAL

ENVIRONMENTAL ASSESSMENT

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

Date: October 27, 2022
Project # 22-439

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

Email: **trbankssjr@trbanks.com**

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

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

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

VEGETATION:

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

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

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

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

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

WETLAND DELINEATION:

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

WILDLIFE EVALUATION:

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

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

SOIL COMPOSITION:

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

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

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

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

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

CITY OF FORT PIERCE:

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

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

Sec. 123-64. - Permit required.

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

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

Sec. 107-6. - Design requirements.

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

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

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

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

SUMMARY:

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

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

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

ENGINEERS ◔ SURVEYORS ◔ ENVIRONMENTAL

Environmental Assessment

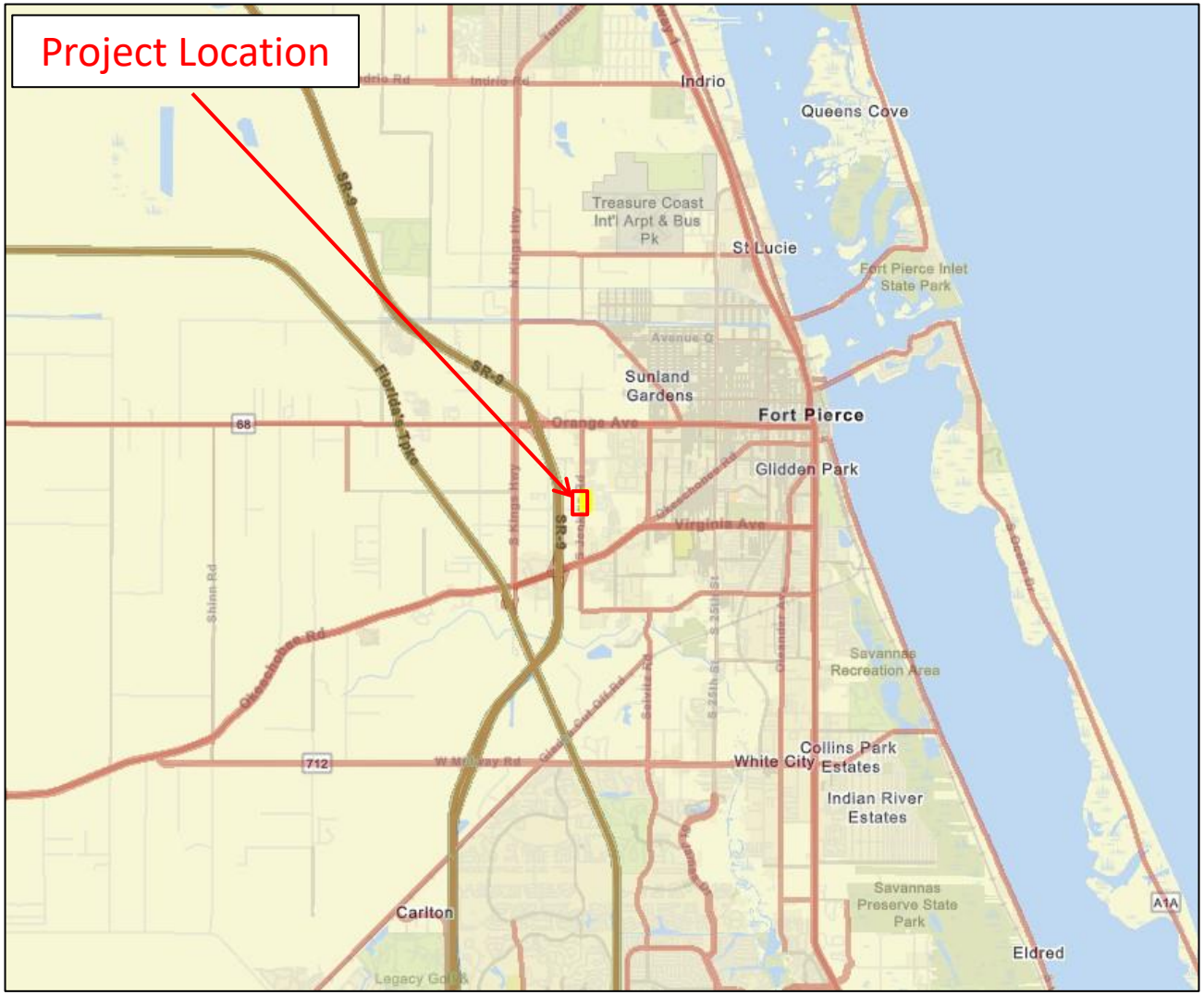
1910 S Jenkins Rd

City of Fort Pierce, FL

Location Map

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

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

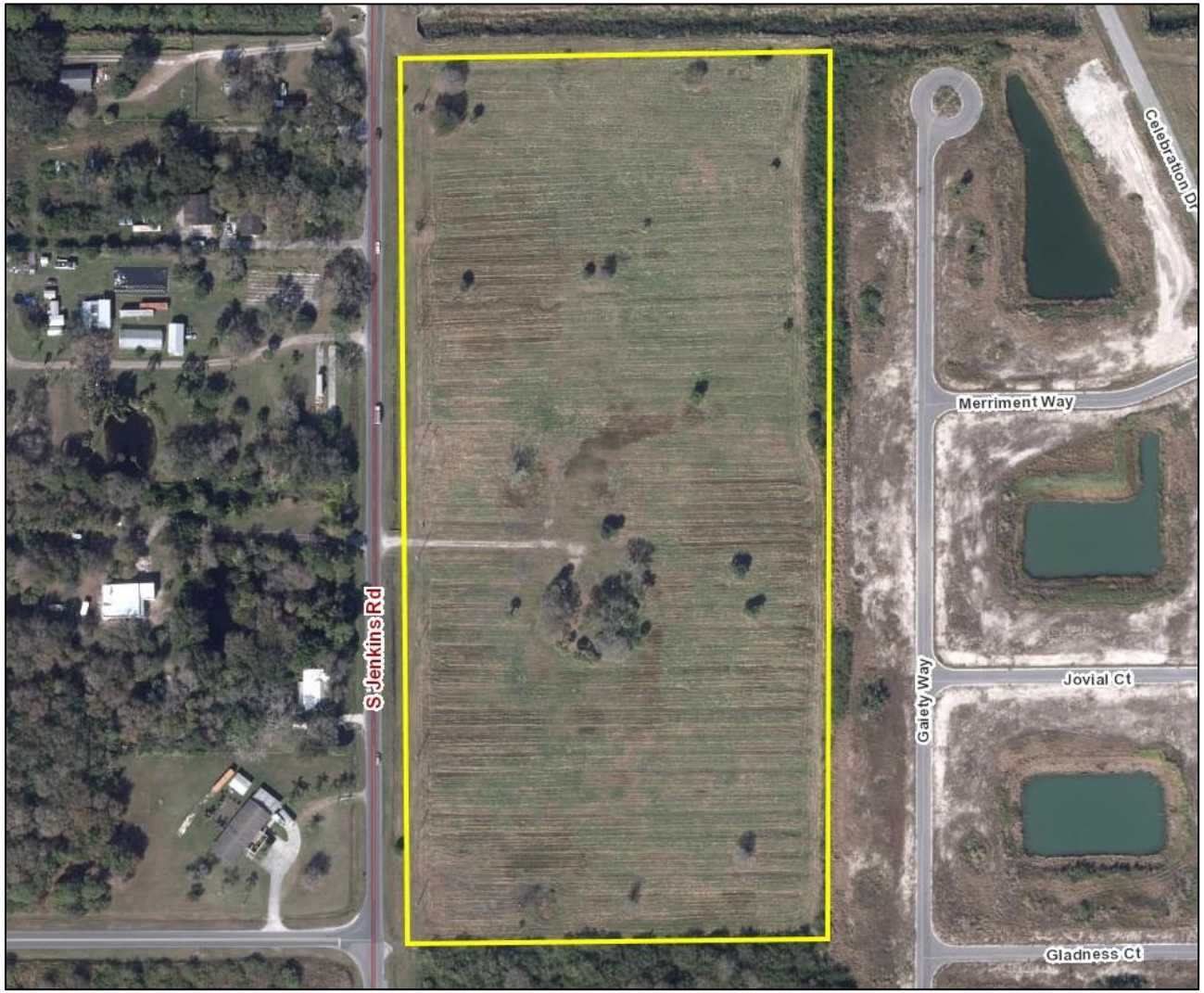
1910 S Jenkins Rd

City of Fort Pierce, FL

Property Appraiser Map

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

N



ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

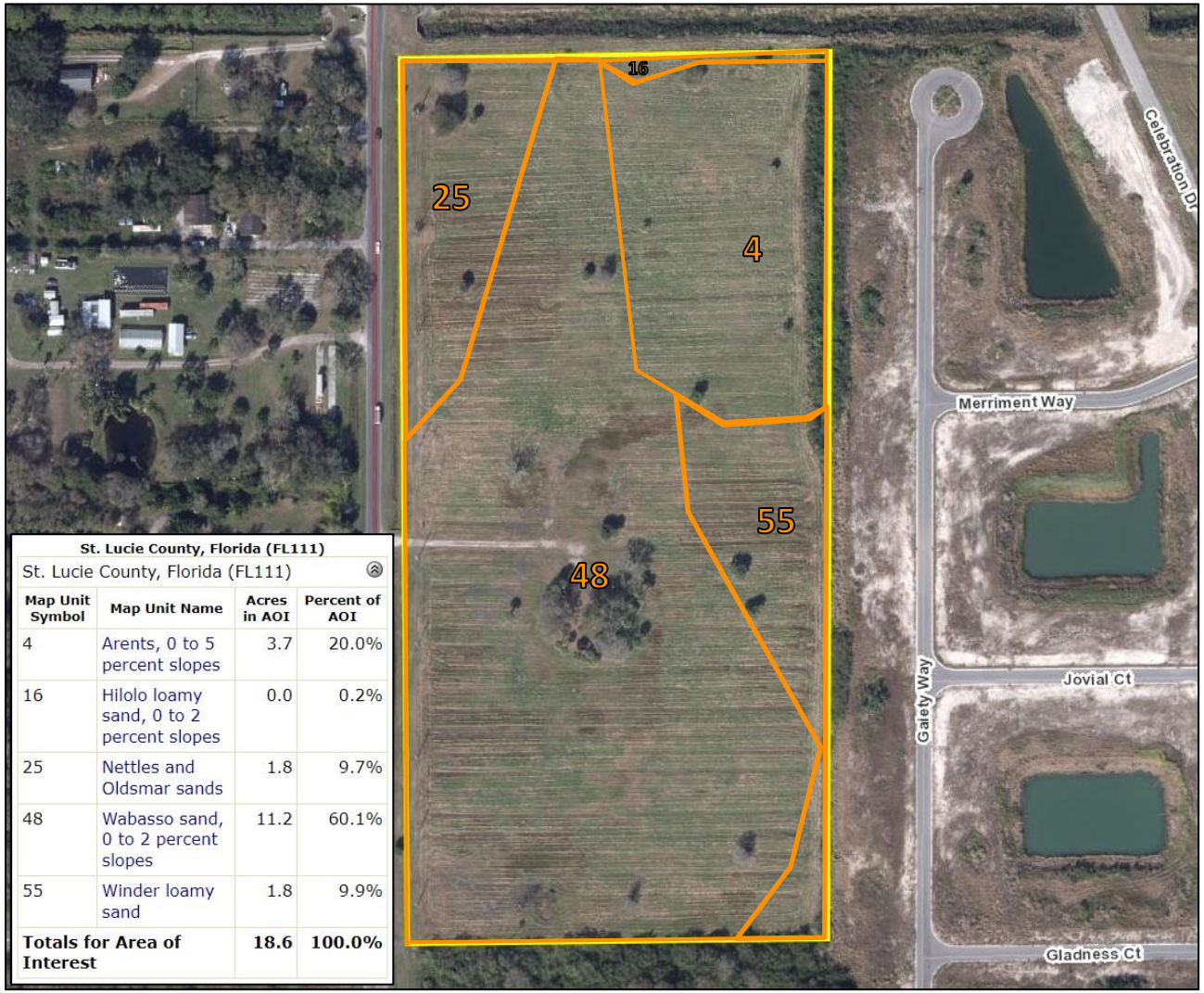
1910 S Jenkins Rd

City of Fort Pierce, FL

Soil Map

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

N



St. Lucie County, Florida (FL111)

St. Lucie County, Florida (FL111)

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

ENGINEERS SURVEYORS ENVIRONMENTAL

Environmental Assessment

1910 S Jenkins Rd

City of Fort Pierce, FL

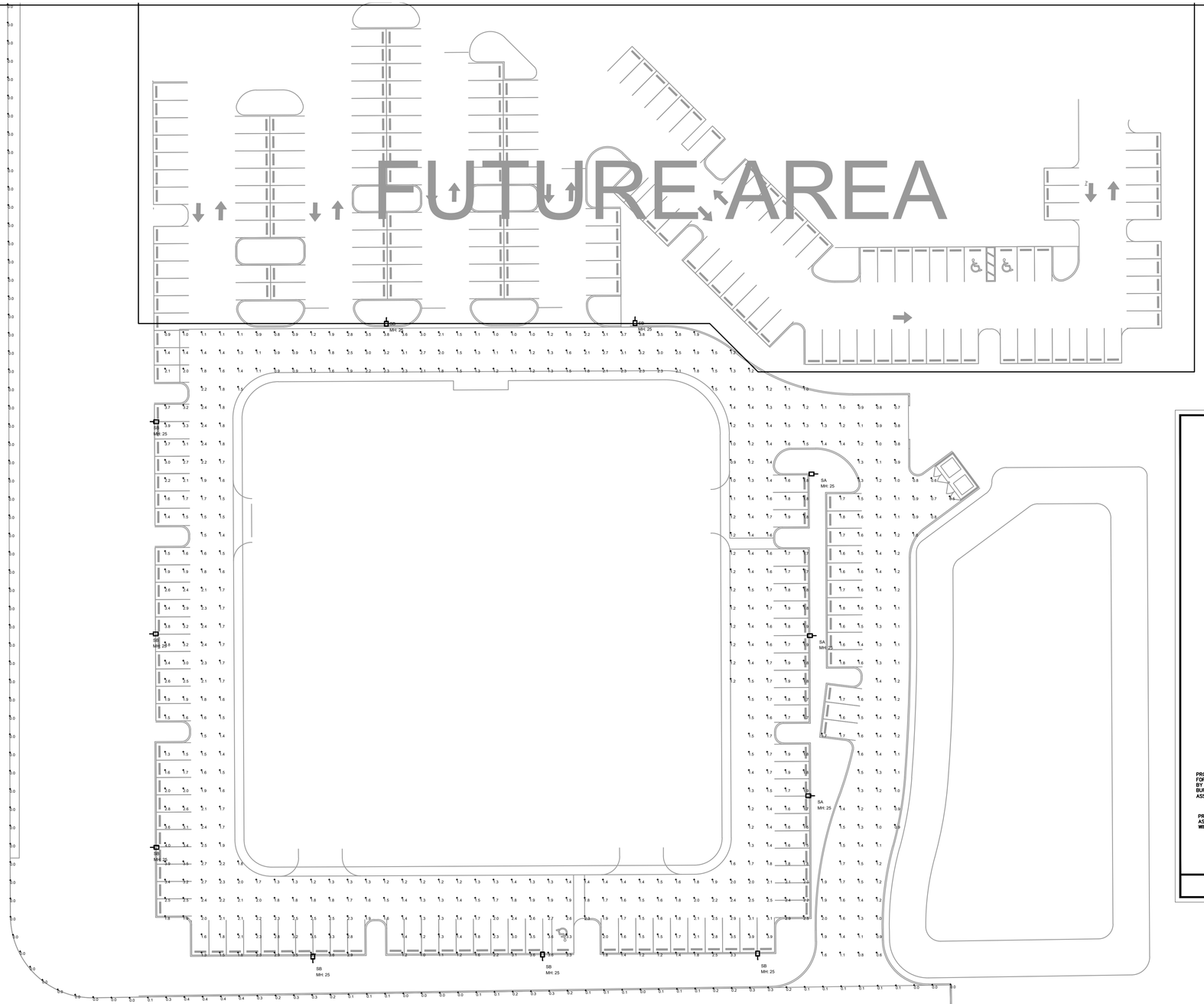
Florida Cooperative Land Cover (CLC) Map

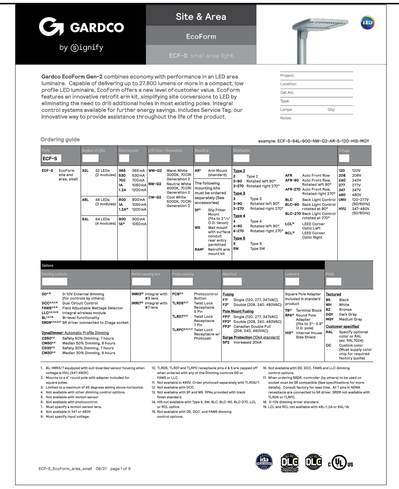
Project: 22-439	Resurrection Life	10/27/2022

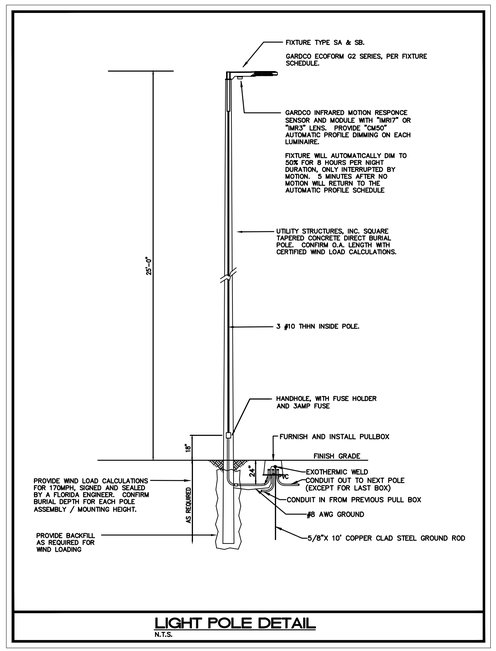
N

Florida CLC Codes	
210	Cropland/Pasture 17.43 AC

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







LIGHT POLE DETAIL
N.T.S.

PHOTOMETRIC PLAN

1"=30'-0" NORTH

Luminaire Schedule

Project: RESURRECTION LIFE EMBASY VILLAGE SITE 11-16-2023

Symbol	Qty	Label	[MANUFAC]	Description	Arr. Lum. Lumens	LLF	Lum. Watts	Total Watts
	3	SA	SIGNIFY GARDCO	ECF-S-48L-1A-NW-G2-SW POLE MOUNT 20' AFG	20755	0.900	158.7	476.1
	8	SB	SIGNIFY GARDCO	ECF-S-48L-1A-NW-G2-3-HIS POLE MOUNT 20' AFG	15899	0.900	158.7	1269.6

Calculation Summary

Project: RESURRECTION LIFE EMBASY VILLAGE SITE 11-16-2023

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SPILL	Illuminance	Fc	0.07	0.4	0.0	N.A.	N.A.
DRIVE	Illuminance	Fc	1.60	3.8	0.5	3.20	7.60
PARKING	Illuminance	Fc	2.15	4.0	0.9	2.39	4.44

DESIGNED BY
DRAWN BY
FILENAME
LAYOUT
SCALE
DATE
REVISION COMMENTS
DATE

EMBASSY VILLAGE APARTMENTS
MULTI-FAMILY
SITE PLAN
FORT PIERCE FLORIDA

ISSUED FOR PERMIT 11-17-23
NOT FOR PRICING OR CONSTRUCTION

KAMM CONSULTING PROJECT #: 2023-0530
PROJECT MANAGER: JOHN MAYR

KAMM Consulting
1408 Orange Avenue
Fort Pierce, Florida 34950
Phone 954.448.0792
JMAYR@kammconsulting.com
Certification of Authorization #8189
PRINCIPAL
Bradly L Brown Florida License #58232
11-17-23
date
signed

PHOTOMETRIC PLAN

E1.1

NEW BUILDING
-for-
Embassy Village Apartments

1910 S. Jenkins Road, Fort Pierce, FL 34947

Index of Plans

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East & West Elevations..... A2.1
Exterior Renderings..... A2.2

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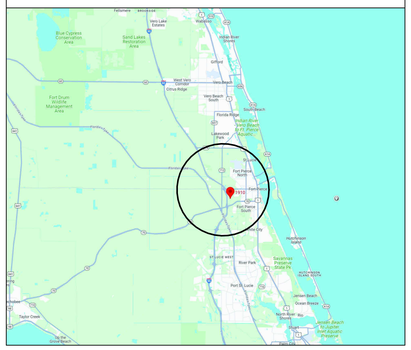

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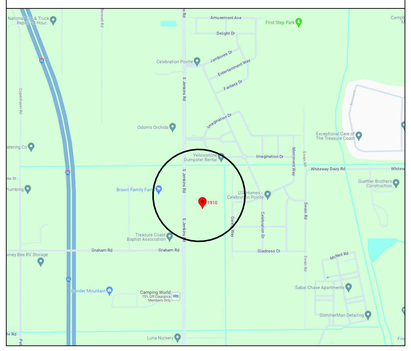

Resurrection Life
Embassy of Faith

EMBASSY VILLAGE APARTMENTS

FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

SQUARE FOOTAGE

First Floor:	45,056
Second Floor:	45,056
Third Floor:	45,056
Fourth Floor:	45,056
Fifth Floor:	45,056
Total:	225,280

COVER PAGE

INDEX

Documentation

These architectural drawings are for the general scope of work to be performed in terms of design concept. The scope of these drawings include architectural building elements, building size, building structure, mechanical, electrical, and plumbing systems. These drawings are not intended to cover all documentation necessary to perform the work. Individual trade contractors, subcontractors, and suppliers shall provide all required documentation for the purpose of completing the work.

Plan For: Embassy Village Apartments
Location: 1910 S. Jenkins Road, Fort Pierce, FL 34947

SPALDING DESIGN GROUP 911

PHONE: 574-255-2422
FAX: 574-257-0286
106 LINCOLN WAY EAST
MISHAWAKA, IN 46544

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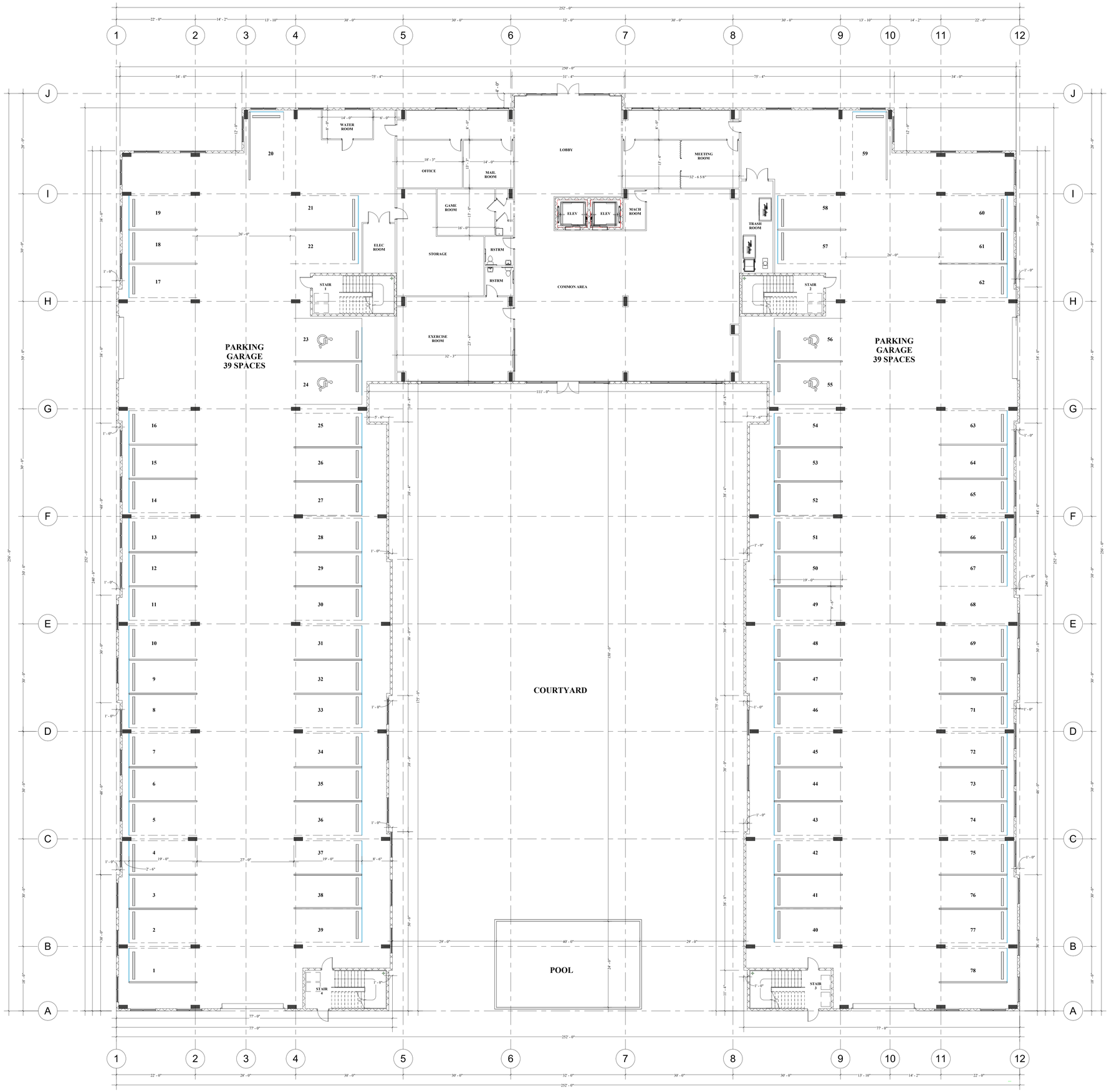

PARKING LEVEL PLAN

1 / A1.0

3/32" = 1'-0"

N

FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

UNIT DATA

		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
Unit Type	Approx. Square Footage	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity
One Bedroom	1,013	0 (PARKING)	4	4	4	9	21
Two Bedroom	1,275	0 (PARKING)	18	18	18	18	75
Three Bedroom	1,630	0 (PARKING)	6	6	6	2	17
			28	28	28	29	113

SQUARE FOOTAGE	
First Floor:	45,056
Second Floor:	45,056
Third Floor:	45,056
Fourth Floor:	45,056
Fifth Floor:	45,056
Total:	225,280

PARKING LEVEL PLAN

A1.0

Documentation

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Plan For: Embassy Village Apartments
Location: 1910 S. Jenkins Road, Fort Pierce, FL 349470

SPALDING DESIGN GROUP, LLC
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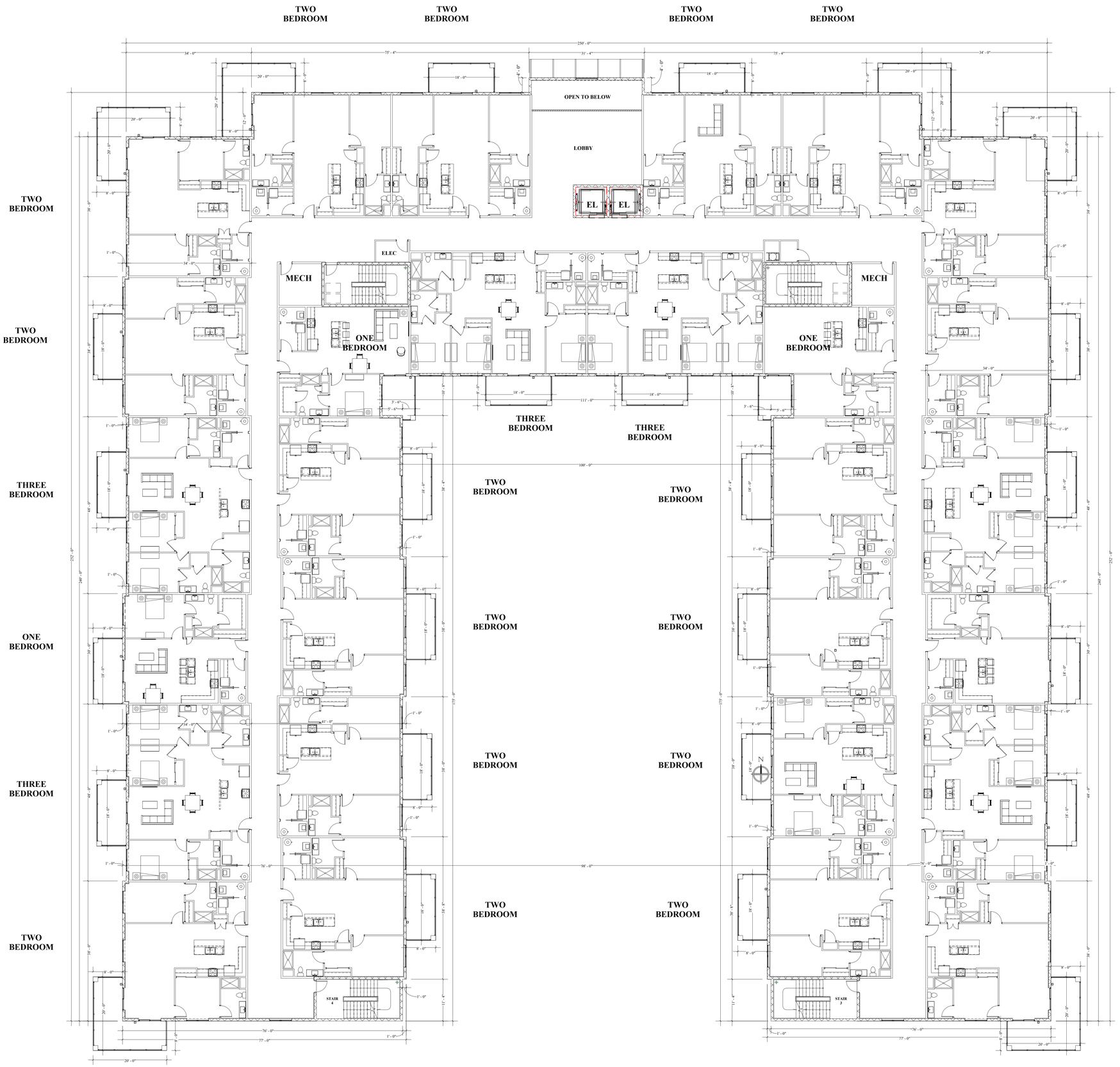

SECOND FLOOR PLAN

1 / A1.1

3/32" = 1'-0"

UNIT DATA							
		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
Unit Type	Approx. Square Footage	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity
One Bedroom	1,013	0 (PARKING)	4	4	4	9	21
Two Bedroom	1,275	0 (PARKING)	18	18	18	18	75
Three Bedroom	1,630	0 (PARKING)	6	6	6	2	17
			28	28	28	29	113

FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

SQUARE FOOTAGE	
First Floor:	45,056
Second Floor:	45,056
Third Floor:	45,056
Fourth Floor:	45,056
Fifth Floor:	45,056
Total:	225,280

SECOND FLOOR PLAN

A1.1

Documentation

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Plan For: Embassy Village Apartments
Location: 1910 S. Jenkins Road, Fort Pierce, FL 349470

SPALDING DESIGN GROUP 311

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106 LINCOLN WAY EAST
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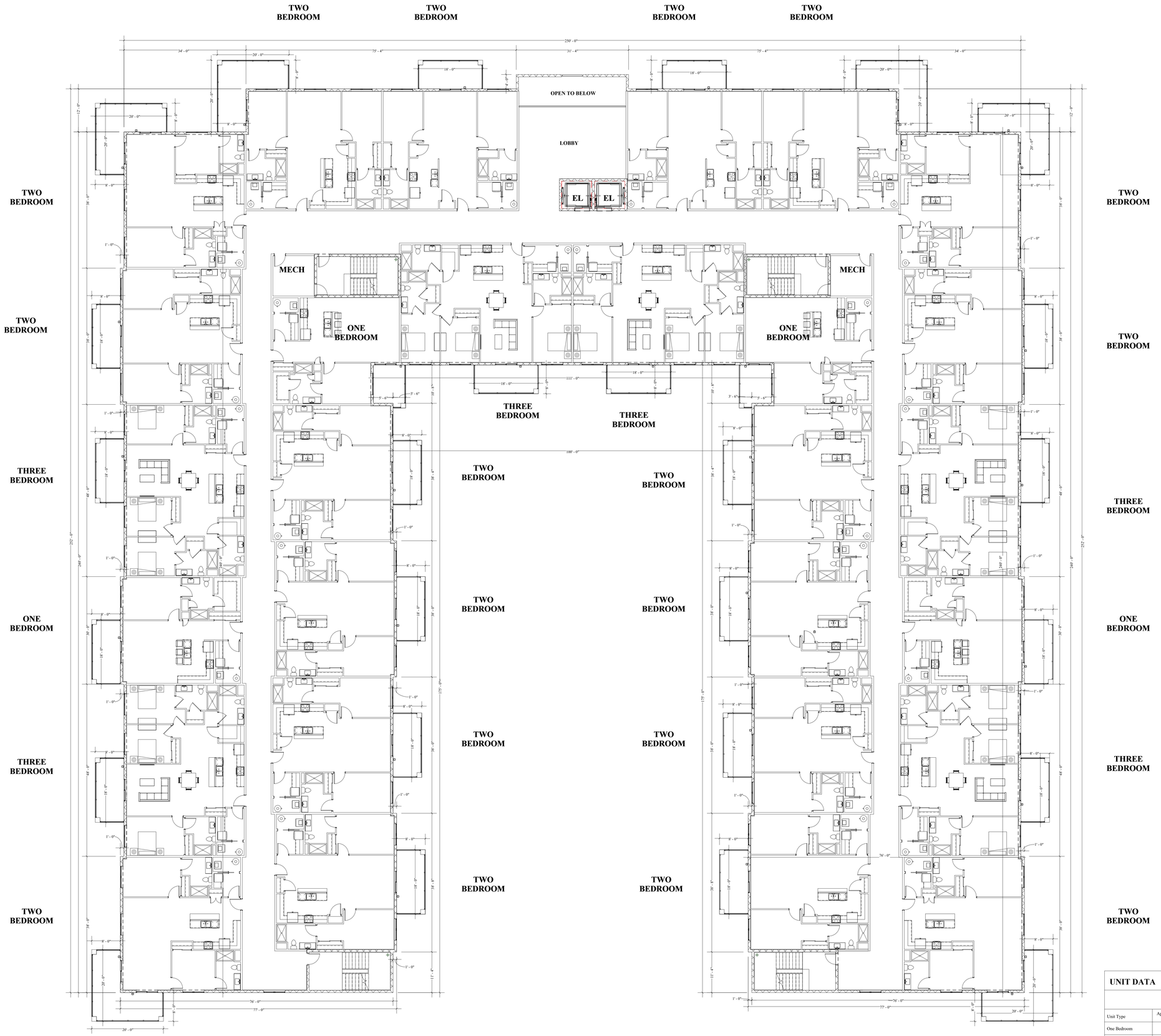

1
A1.2

THIRD FLOOR PLAN

3/32" = 1'-0"

N

UNIT DATA

		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
Unit Type	Approx. Square Footage	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity
One Bedroom	1,013	0 (PARKING)	4	4	4	9	21
Two Bedroom	1,275	0 (PARKING)	18	18	18	18	75
Three Bedroom	1,630	0 (PARKING)	6	6	6	2	17
			28	28	28	29	113

FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

SQUARE FOOTAGE	
First Floor:	45,056
Second Floor:	45,056
Third Floor:	45,056
Fourth Floor:	45,056
Fifth Floor:	45,056
Total:	225,280

THIRD FLOOR PLAN

A1.2

Documentation

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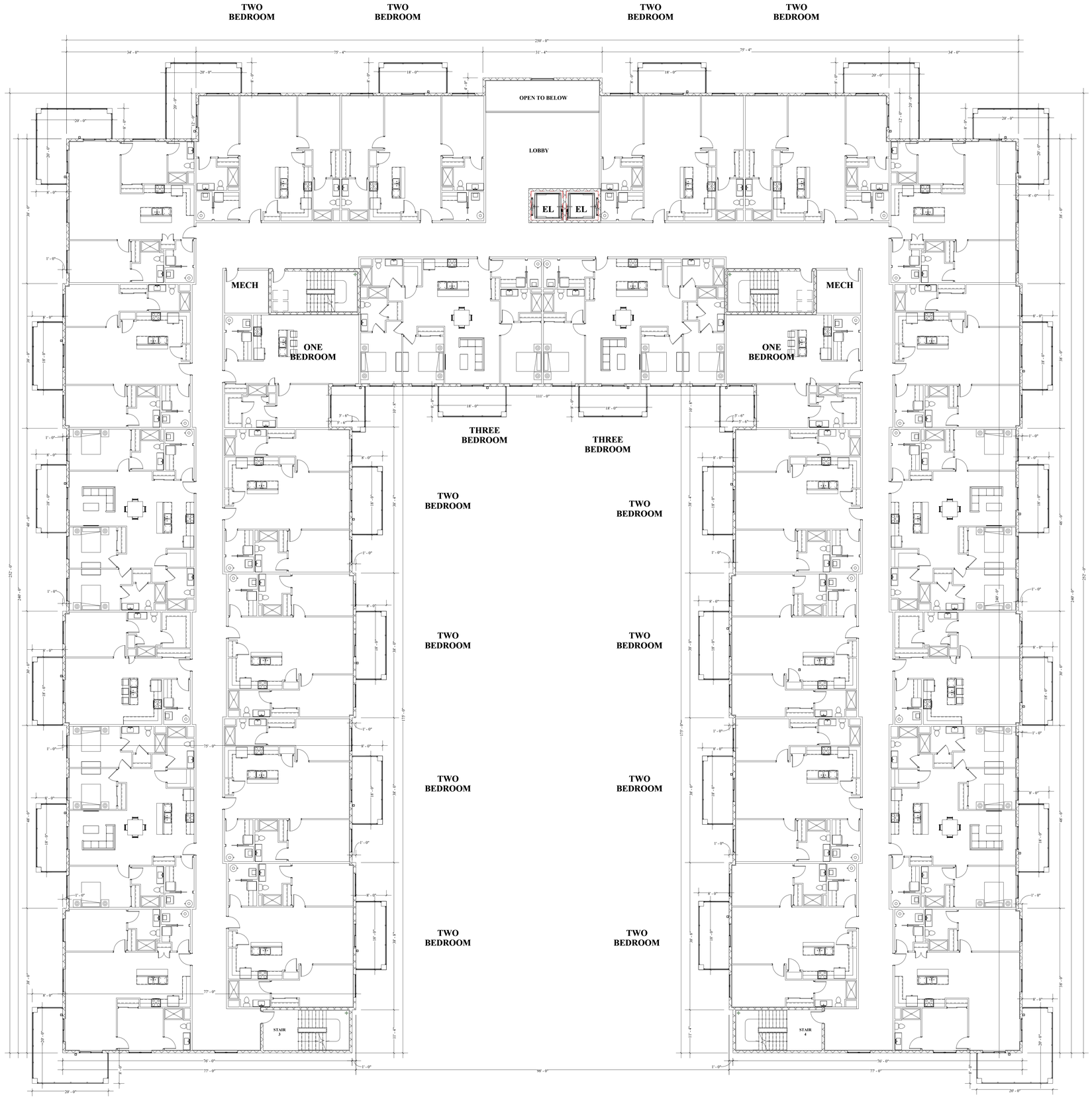

1 A1.3 FOURTH FLOOR PLAN

3/32" = 1'-0"

N

FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

UNIT DATA							
		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
Unit Type	Approx. Square Footage	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity
One Bedroom	1,013	0 (PARKING)	4	4	4	9	21
Two Bedroom	1,275	0 (PARKING)	18	18	18	18	75
Three Bedroom	1,630	0 (PARKING)	6	6	6	2	17
			28	28	28	29	113

SQUARE FOOTAGE	
First Floor:	45,056
Second Floor:	45,056
Third Floor:	45,056
Fourth Floor:	45,056
Fifth Floor:	45,056
Total:	225,280

FOURTH FLOOR PLAN

A1.3

Documentation

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Plan For: Embassy Village Apartments
Location: 1910 S. Jenkins Road, Fort Pierce, FL 349470

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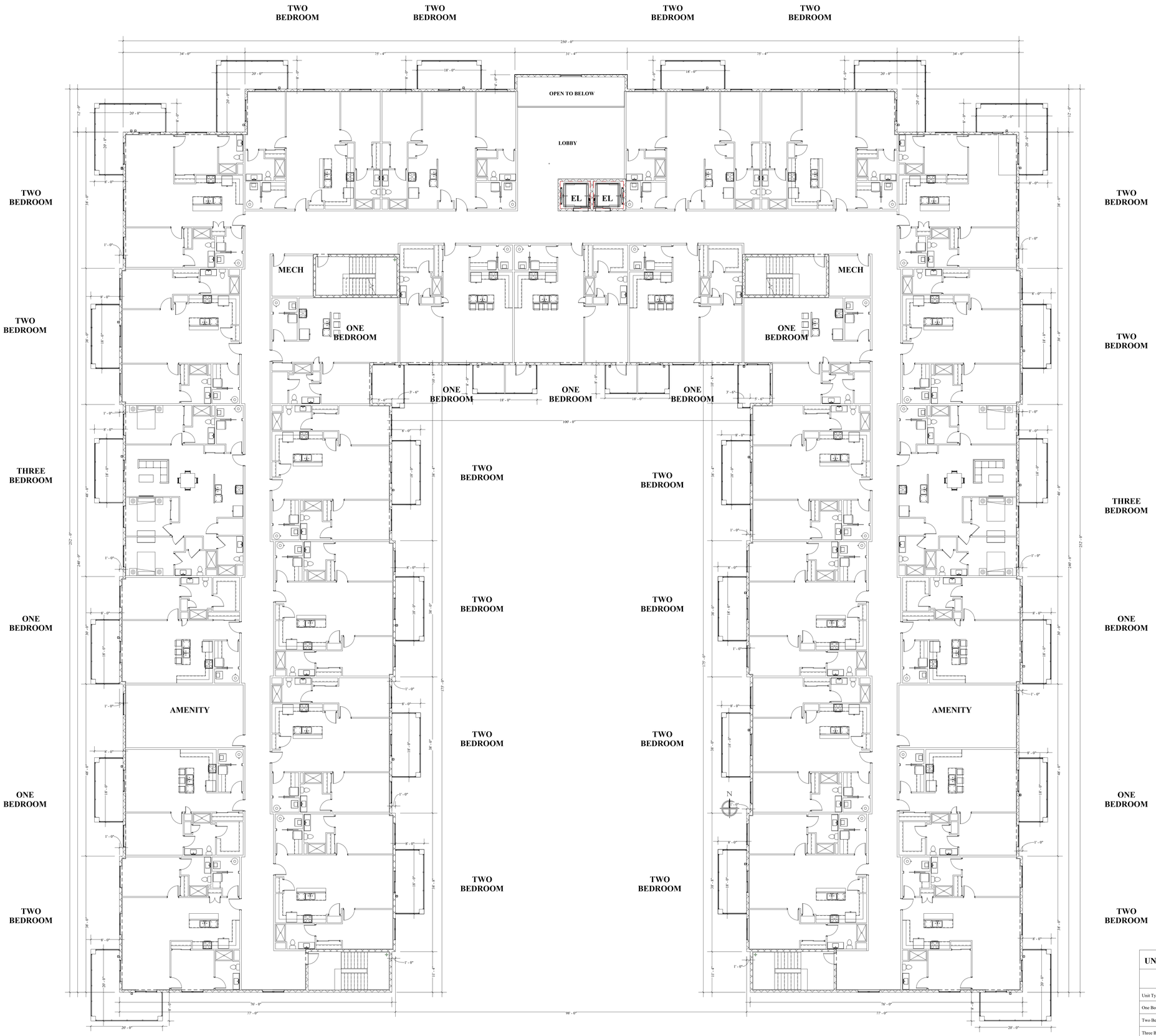

FIFTH FLOOR PLAN

1 A1.4

3/32" = 1'-0"

UNIT DATA							
		FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	FOURTH FLOOR	FIFTH FLOOR	TOTAL
Unit Type	Approx. Square Footage	Quantity	Quantity	Quantity	Quantity	Quantity	Quantity
One Bedroom	1,013	0 (PARKING)	4	4	4	9	21
Two Bedroom	1,275	0 (PARKING)	18	18	18	18	75
Three Bedroom	1,630	0 (PARKING)	6	6	6	2	17
			28	28	28	29	113

FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

SQUARE FOOTAGE

First Floor:	45,056
Second Floor:	45,056
Third Floor:	45,056
Fourth Floor:	45,056
Fifth Floor:	45,056
Total:	225,280

FIFTH FLOOR PLAN

A1.4

Documentation

These architectural drawings are for the general scope of work to be performed in terms of design concept. The scope of work includes only the architectural building elements, building size, building structure, mechanical, electrical, and plumbing systems. These drawings are not intended to cover all documentation necessary to perform the work. Individual trade contractors, subcontractors, and suppliers shall provide all required documentation for the purpose of completing the work.

Plan For: Embassy Village Apartments
Location: 1910 S. Jenkins Road, Fort Pierce, FL 349470

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1 A2.0 NORTH ELEVATION

1/8" = 1'-0"

2 A2.0 SOUTH ELEVATION

1/8" = 1'-0"

EXTERIOR FINISH LEGEND

Label	Description
D1	Impact rated sliding door
D2	Flush steel door
D3	Overhead grate door
S1	Stucco
S2	Horizontal metal siding
S3	Large format specialty tile
T1	Flat trim
T2	Metal railing
T3	Metal fascia
T4	Wall mounted light
T5	Metal awning
W2	Impact rated windows
W3	Aluminum storefront system

FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

SQUARE FOOTAGE

First Floor:	45,056
Second Floor:	45,056
Third Floor:	45,056
Fourth Floor:	45,056
Fifth Floor:	45,056
Total:	225,280

NORTH & SOUTH ELEVATIONS

A2.0

Documentation

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Plan For: Embassy Village Apartments
Location: 1910 S. Jenkins Road, Fort Pierce, FL 349470

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TOP OF PARAPET
ROOF BEARING
TOP 5TH FLOOR DECK
TOP 4TH FLOOR DECK
TOP 3RD FLOOR DECK
TOP 2ND FLOOR DECK
TOP CONC. SLAB
0" - 9"
10' - 0"
9' - 10"
10' - 0"
9' - 10"
10' - 0"
9' - 10

1 A2.2 NORTH VIEW

1/8" = 1'-0"

2 A2.2 SOUTH VIEW

1/8" = 1'-0"

3 A2.2 EAST VIEW

1/8" = 1'-0"

4 A2.2 WEST VIEW

1/8" = 1'-0"

FOR REVIEW PURPOSES ONLY - NOT FOR CONSTRUCTION

SQUARE FOOTAGE	
First Floor:	45,056
Second Floor:	45,056
Third Floor:	45,056
Fourth Floor:	45,056
Fifth Floor:	45,056
Total:	225,280

EXTERIOR RENDERINGS

A2.2

Documentation

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Plan For: Embassy Village Apartments
Location: 1910 S. Jenkins Road, Fort Pierce, FL 34950

SPALDING DESIGN GROUP 3J3

PHONE: 574-255-2422
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106 LINCOLN WAY EAST
MISHAWAKA, IN 46544

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RESURRECTION LIFE MULTIFAMILY

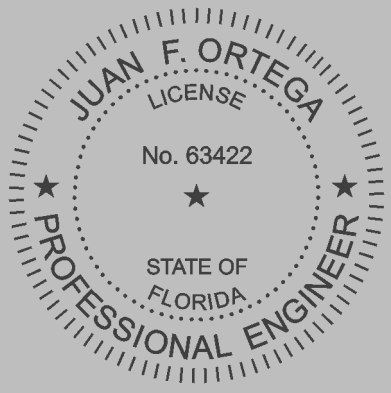
FORT PIERCE, FLORIDA

TRAFFIC IMPACT ANALYSIS

PREPARED FOR:
ENGINEERING DESIGN & CONSTRUCTION, INC.

Prepared by:

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



March 15, 2023

This item has been electronically signed and sealed by Dr. Juan F. Ortega, PE on March 15, 2023, using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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1. EXECUTIVE SUMMARY

JFO Group Inc. has been retained to prepare a traffic impact analysis to determine compliance with the City of Fort Pierce *Traffic Performance Standards* (TPS) as defined in *Chapter 105 - Concurrency Management of the City of Fort Pierce Unified Land Development Code (ULDC)* associated with a site plan application for the Resurrection Life Multifamily project to build 113 multifamily units on the subject site. The project is located at the northeast corner of Jenkins Road and Graham Road in the City of Fort Pierce, Florida.

There is a concurrent Future Land Use (FLU) Map Amendment application associated with ±4.883 acres where the Multifamily portion of the project is being proposed. The Current Future Land Use Designation of the site is Medium Density Residential (RM) with an R4 Zoning designation. The Proposed Future Land Use Designation associated with this application is High Density Residential (RH) with a Planned Development (PD) Zoning designation.

The net Daily, AM and PM peak hour trips potentially generated due to the planned development are 513, 38 (9 In/29 Out) and 44 (27 In/17 Out) trips respectively. An F-DOT Category B full driveway is being proposed on the north side of Graham Road, approximately 400 feet east of Jenkins Road.

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

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

2. INTRODUCTION

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

Figure 1: Project Location

Parcel Control Number associated with this project is 2418-322-0001-000-5. Exhibit 1 includes information from the Saint Lucie County Property Appraiser's office for the parcel included in the proposed site plan. Figure 1 shows an aerial location of the site in relation to the transportation network. The Resurrection Life - Multifamily Property project is proposing a 113 Multifamily development. Exhibit 2 includes a copy of a preliminary development plan. As part of a conservative analysis, a 2025 project's opening date was assumed in this analysis.

3. TRIP GENERATION

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

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

Table 1: Trip Generation Rates

Land Use	ITE Code	Daily Trip Gen.	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	221	4.54	23%	77%	T = 0.44(X) - 11.61	61%	39%	T = 0.39(X) + 0.34

According to Table 2, the net Daily, AM and PM peak hour trips potentially generated due to the planned development are 513, 38 (9 In/29 Out) and 44 (27 In/17 Out) trips respectively. Therefore, according to Table A from the City of Fort Pierce TPS and given the trip generation characteristics from Table 2, a 1-mile Radius of Impact for Transportation Concurrency Management System needs to be considered for traffic impact analysis.

Table 2: Trip Generation

Land Use	Intensity	Daily Traffic	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Multifamily Housing (Mid-Rise)	113 DUs	513	9	29	38	27	17	44
Net Proposed Traffic		***513***	***9***	***29***	***38***	***27***	***17***	***44***

4. TRIP DISTRIBUTION AND ASSIGNMENT

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

Table 3: Project Impact

Roadway	From	To	LOS Capacity	Traffic Assignment	Project Traffic	Project Impact
Jenkins Rd	Edwards Rd to Okeechobee Rd		880	10%	3	0.30%
Jenkins Rd	Okeechobee Rd to Graham Rd		920	45%	13	1.40%
Jenkins Rd	Graham Rd to Peterson Rd		630	35%	10	1.60%
Jenkins Rd	Peterson Rd to Orange Ave		920	35%	10	1.10%
Okeechobee Rd	I-95 to Jenkins Rd		4,240	10%	3	0.10%
Okeechobee Rd	Jenkins Rd to Mcneil Rd		4,040	25%	7	0.20%
Graham Rd	Kings Hwy to Jenkins Rd		630	20%	6	1.00%

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

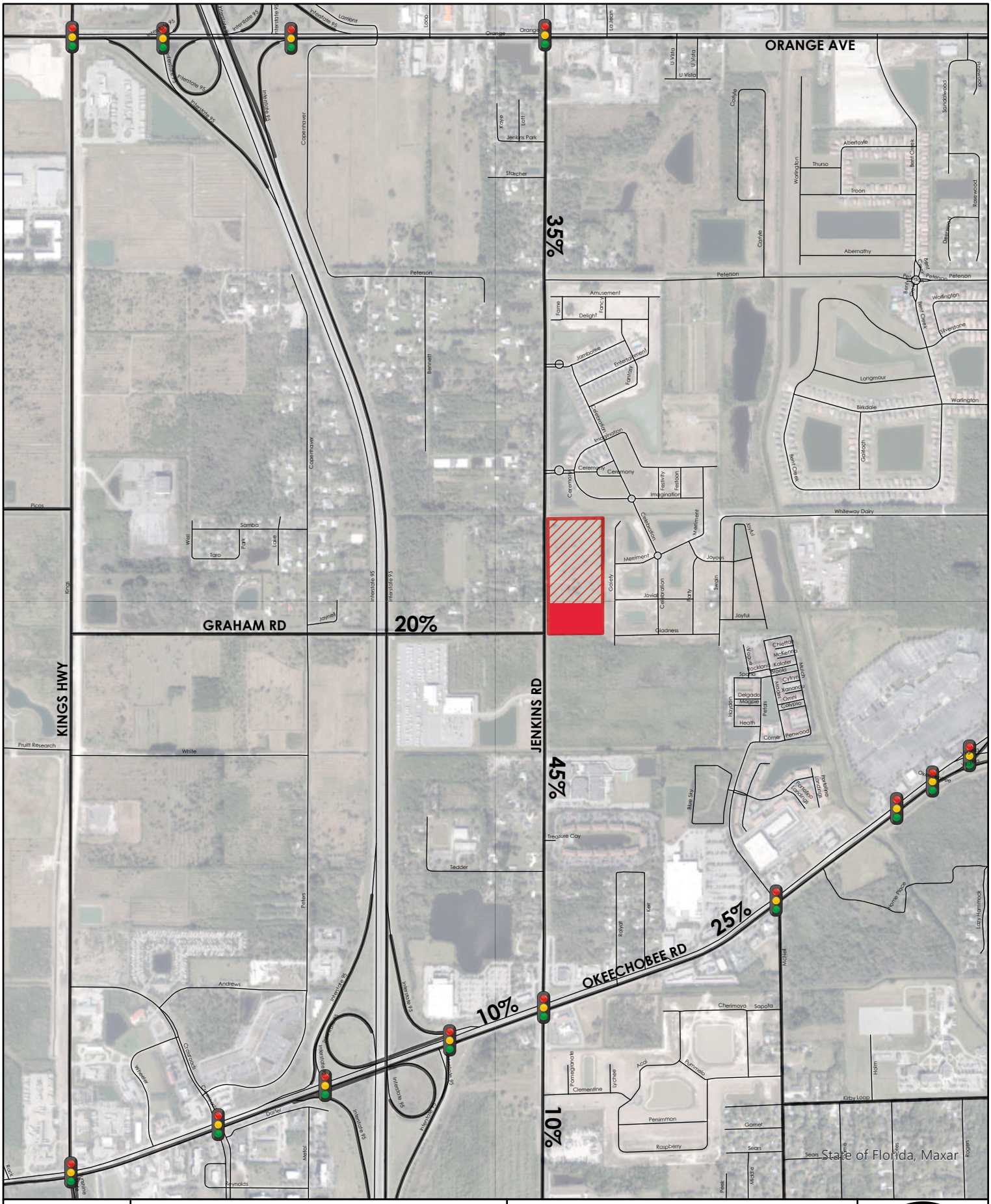


Figure 2:
Traffic Assignment
Resurrection Life
(Multifamily)

5. EXISTING CONDITIONS

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

6. BACKGROUND TRAFFIC

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

Table 4: 2025 UF-BEBR Growth Rate

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

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

7. LEVEL OF SERVICE - LINKS

Exhibit 5 includes excerpts from the St. Lucie Transportation Planning Organization 2021 Traffic Counts and Level of Service Report used in this analysis. Table 5 includes Level of Service analysis on all links within the Radius of Impact in the year 2030. As shown in Table 5, all links meet the adopted service volume five years from the project's opening date.

Table 5: Peak Hour Link Analysis

Road	From	To	Ln	2017/2020/2021 Traffic		2030 Background Traffic[1]		Project Assignment	Project Traffic		Total Traffic With Project		Peak Direction Service Volume	Meets peak direction LOS?
				AM	PM	AM	PM		AM	PM	AM	PM		
Jenkins Rd	Edwards Rd to Okeechobee Rd		2	541	593	634	695	10%	3	3	637	698	880	YES
Jenkins Rd	Okeechobee Rd to Graham Rd		2	517	523	606	613	45%	13	12	619	625	920	YES
Jenkins Rd	Graham Rd to Peterson Rd		2	517	523	606	613	35%	10	9	616	622	630	YES
Jenkins Rd	Peterson Rd to Orange Ave		2	517	523	606	613	35%	10	9	616	622	920	YES
Okeechobee Rd	I-95 to Jenkins Rd		8	1,981	1,713	2,363	2,044	10%	3	3	2,366	2,047	4,240	YES
Okeechobee Rd	Jenkins Rd to Mcneil Rd		8	1,981	1,713	2,363	2,044	25%	7	7	2,370	2,051	4,040	YES
Graham Rd	Kings Hwy to Jenkins Rd		2	262	250	330	314	20%	6	5	336	319	630	YES

Peak Hour-Peak Direction	
AM	PM
29	27

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

8. LEVEL OF SERVICE - INTERSECTIONS

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

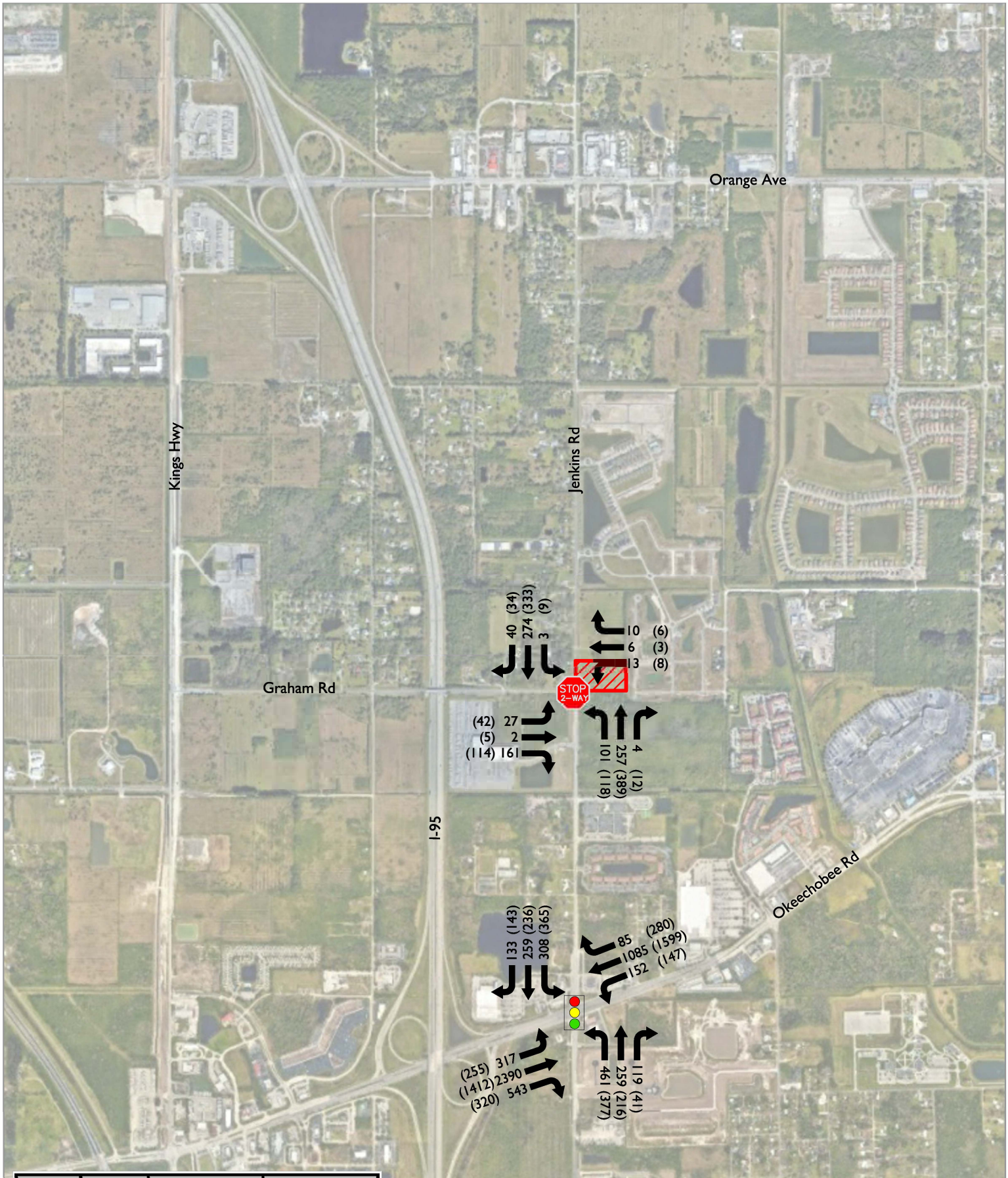
Intersection turning movement counts were collected on Tuesday February 14, 2023 from 7AM to 9AM, and from 4PM to 6PM at all intersections within the Radius of Impact for Transportation Concurrency Management System:

a. Jenkins Rd and Graham Rd; and
b. Jenkins Rd and Okeechobee Rd.

Figure 3 summarizes 2030 AM and PM peak hour traffic calculated using the field data collection counts, F-DOT Peak Season Factors, background traffic and project traffic. According to the City of Fort Pierce TPS:

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

Table 6 and Table 7 include HCM AM and PM operational analysis five years from the project's opening date. As shown in Table 6 and Table 7, all movements where the project is adding traffic in the year 2030 will meet the City of Fort Pierce TPS.



Intensity	Daily Traffic	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
113 DUs	513	9	29	27	17

LEGEND

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

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

FIGURE 3: BUILD OUT TRAFFIC

Table 6: HCM Operational Analyses – AM Summary

	MOEs	Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
Project Driveway	Volume	**9**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**29**
	95% Queue Length, Q_{95} (veh)	0			0			-			-		
	HCM Lane V/C Ratio	0.006			0			-			-		
	Level of Service (LOS)	A			A			-			-		
Jenkins & Graham	Volume	**27**	**2**	**161**	**13**	**6**	**10**	**101**	**257**	**4**	**3**	**274**	**40**
	95% Queue Length, Q_{95} (veh)	1.5			0.4			0.3			0		
	HCM Lane V/C Ratio	0.345			0.11			0.087			0.002		
	Level of Service (LOS)	B			C			A			A		
Jenkins & Okeechob	Volume	**317**	**2,390**	**543**	**152**	**1,085**	**85**	**461**	**259**	**119**	**308**	**259**	**133**
	95% Queue Length, Q_{95} (veh)	4.0	21.2	0.0	6.1	8.6	2.5	10.9	11.7	12.0	7.4	7.2	8.2
	V/C Ratio	0.49	0.82	-	0.84	0.38	0.12	0.77	0.84	0.87	0.62	0.67	0.78
	Level of Service (LOS)	B	C	-	D	C	B	D	E	F	D	D	E

Table 7: HCM Operational Analyses – PM Summary

	MOEs	Eastbound			Westbound			Northbound			Southbound		
		L	T	R	L	T	R	L	T	R	L	T	R
Project Driveway	Volume	**27**	**-**	**-**	**-**	**-**	**-**	**--**	**-**	**-**	**-**	**-**	**17**
	95% Queue Length, Q_{95} (veh)	0			0			-			-		
	HCM Lane V/C Ratio	0.018			0			-			-		
	Level of Service (LOS)	A			A			-			-		
Jenkins & Graham	Volume	**42**	**5**	**114**	**8**	**3**	**6**	**118**	**389**	**12**	**9**	**333**	**34**
	95% Queue Length, Q_{95} (veh)	2.3			0.3			0.4			0		
	HCM Lane V/C Ratio	0.454			0.09			0.106			0.008		
	Level of Service (LOS)	C			D			A			A		
Jenkins & Okeechob	Volume	**255**	**1,412**	**320**	**147**	**1,599**	**280**	**377**	**216**	**41**	**365**	**236**	**143**
	95% Queue Length, Q_{95} (veh)	3.2	11.0	0.0	3.8	12.5	9.0	8.8	7.5	7.8	8.4	6.4	8.8
	V/C Ratio	0.59	0.48	-	0.55	0.54	0.38	0.63	0.65	0.66	0.61	0.59	0.80
	Level of Service (LOS)	C	C	-	B	C	C	D	E	E	D	D	E

9. DRIVEWAY ANALYSIS

The Resurrection Life - Multifamily development is proposing one (1) full driveway on the north side of Graham Road, approximately 400 feet east of Jenkins Road.

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

Figure 4 provides Daily, AM and PM peak hour driveway volumes for the Resurrection Life - Multifamily Property project. Based on the information presented in this figure, NCHRP Reports 457 and 420, turn lanes are not warranted at the project driveway.

Intensity	Daily Traffic	AM Peak Hour		PM Peak Hour	
		In	Out	In	Out
113 DUs	513	9	29	27	17

LEGEND

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

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

FIGURE 4: DRIVEWAY VOLUMES

10. CONCLUSIONS AND RECOMMENDATIONS

The Resurrection Life - Multifamily project is located at the northeast corner of Jenkins Road and Graham in the City of Fort Pierce, Florida. The project is proposing 113 multifamily dwelling units.

The proposed project will likely generate 513 net daily trips where 38 (9 In/29 Out) trips will occur during the AM peak hour and 44 (27 In/17 Out) during the PM peak hour. As part of a conservative analysis, a 2025 project's opening date was assumed in this analysis.

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

Furthermore, at the time this traffic analysis was prepared, the *St Lucie TPO Transportation Improvement Program (TIP) - FY 2022/23 - FY 2026/2027* shows a PD&E/EMO Study on Jenkins Rd from Midway Rd to Orange Ave. Exhibit 9 includes excerpts from the TIP for the programed improvements within the Radius of Impact for the Resurrection Life - Multifamily project.

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

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Exhibit 1: Property Appraiser

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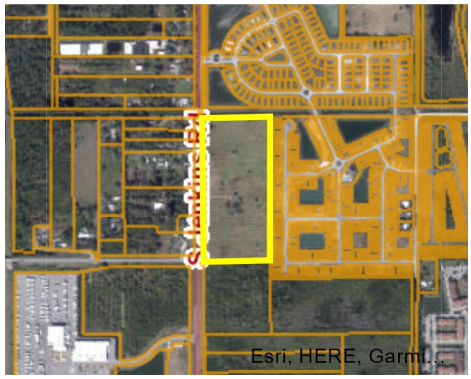
Saint Lucie County Property Appraiser
Michelle Franklin CFA

Report generated: Thursday, August 18, 2022

Parcel Report



Parcel

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

Owner

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

Overview

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

Legal Description

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

Value History

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

Tax Links

SLC Tax Collector's Office taxes for this parcel

Download TRIM notice for this parcel

Special Assessments

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

Exemptions

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

Improvements

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

Land Lines

Line Number	Units	Unit Type
1	17.43	Acre

Permits

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

Sales History

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

Photos

Exhibit 2: Preliminary Development Plan

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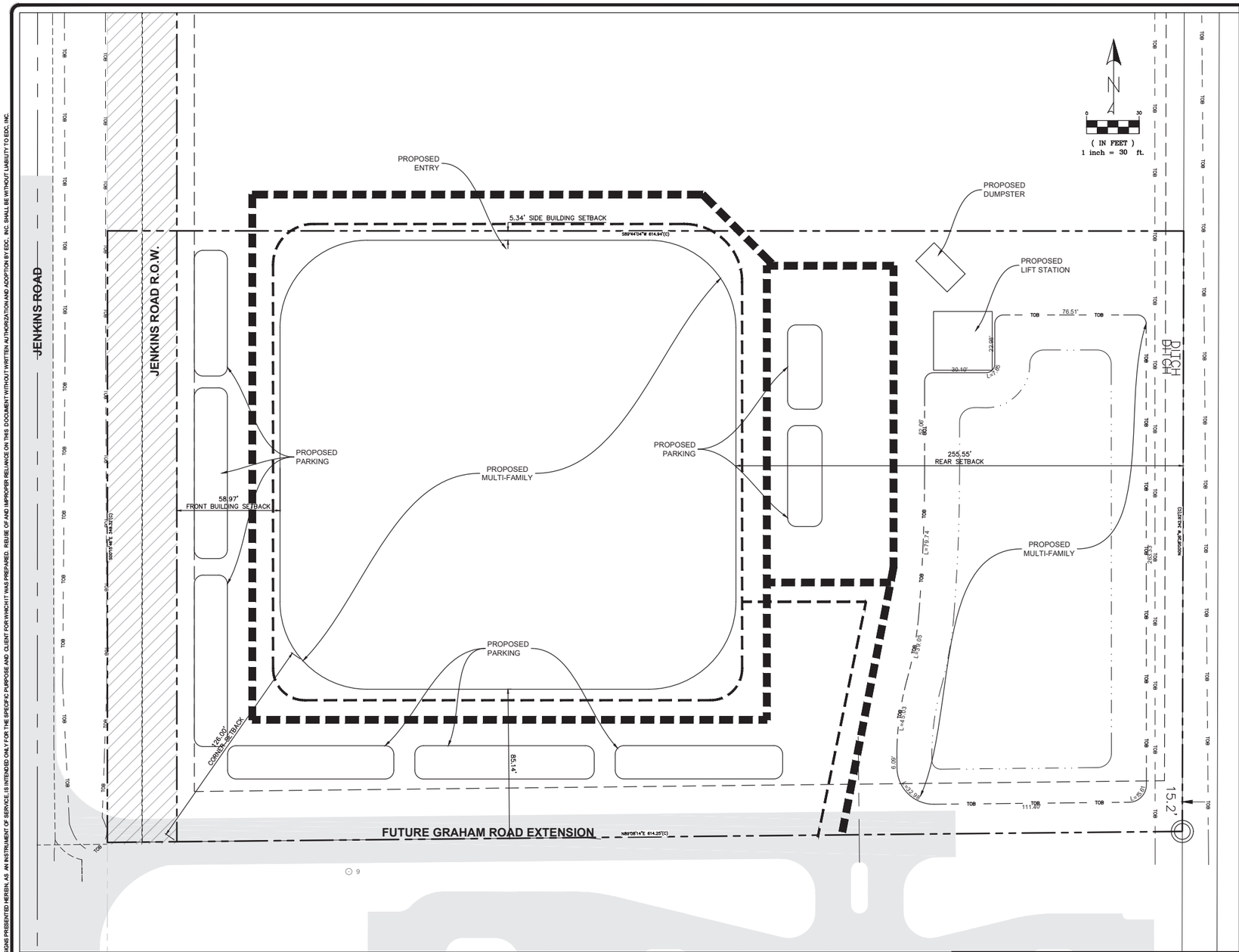

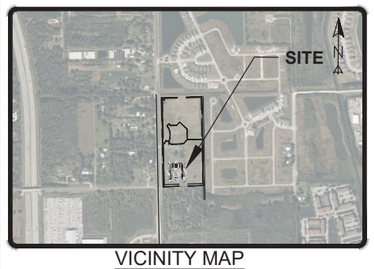

VICINITY MAP

SCALE: 1:1,000

SITE DATA

LEGAL DESCRIPTION

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

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

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

CONTAINING 212,716.39 SQUARE FEET (4.883 ACRES), MORE OR LESS.

PARCEL ID #:	2418-322-0001-000-5
PROJECT NAME:	RESURRECTION LIFE CHURCH
OWNER:	RESURRECTION LIFE FAMILY WORSHIP CENTER, INC PO BOX 1224 FORT PIERCE, FL 34954
FUTURE LAND USE:	HIGH DENSITY RESIDENTIAL (RH)
ZONING:	PLANNED DEVELOPMENT ZONE (PD)
LAND SIZE:	212,716.39 S.F. (4.88 AC)
	PARCEL 1 200,577 S.F.(4.60 AC)
BUILDING DATA	
GROSS SQUARE FOOTAGE	64,512 S.F. (1.48 AC)
PROPOSED BUILDING 1	64,512 S.F. (1.48 AC)

ZONING CODE FOR: (PD) PLANNED DEVELOPMENT ZONE							
	YARD SETBACKS FRONT	REAR	SIDE	CORNER	BUILDING COVERAGE	BUILDING HEIGHT	OPEN SPACE (LANDSCAPING)
PUD	25	10	5	10	50% MAX.	45' MAX.	X% MIN.
PROPOSED	63	255	5	127	32.16%	X'	X%

SITE AREA DATA-PH 1	**200,577.00 S.F.**	**4.60 AC**	**100.00%**
IMPERVIOUS DATA	**122,129.00 S.F.**	**2.80 AC**	**60.89%**
PROPOSED BUILDINGS	64,512.00 S.F.	1.48 AC	32.16%
PROPOSED PAVEMENT	46,621.00 S.F.	1.07 AC	23.24%
PROPOSED CONCRETE	5,020.00 S.F.	0.12 AC	2.50%
EXISTING PAVEMENT	5,976.00 S.F.	0.14 AC	2.98%
PERVIOUS DATA	**78,448.00 S.F.**	**1.80 AC**	**39.11%**
OPEN SPACE	43,210.00 S.F.	0.99 AC	21.54%
PROPOSED DRY DETENTION	35,238.00 S.F.	0.81 AC	17.57%

PROVIDER OF UTILITIES:
WATER: FPUA
WASTEWATER: FPUA

PARKING DATA
PARKING REQUIRED
PROPOSED APARTMENT/CONDO BUILDING 1
RENTAL (113 UNITS @ 1.1 SPACES/1 UNIT) 125 SPACES (5 HC)
TOTAL REQUIRED PARKING SPACES 125 SPACES (5 HC)

STANDARD PARKING PROVIDED 146 SPACES (5 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 OFFSITE DRAINAGE AREA

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

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

LANDSCAPE:
REFER TO LANDSCAPE PLAN BY OTHERS. (NO PLANS AVAILABLE)

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

DESCRIPTION	FOUND (YES/NO)	AGENCY CONTACT INFORMATION	MANAGEMENT PLAN (YES/NO)	RELOCATION PLAN (YES/NO)
WETLANDS	--			
RARE HABITAT	--			
THREATENED SPECIES	--			
ENDANGERED SPECIES	--			
SPECIES OF SPECIAL CONCERN	--			
INVASIVE/EXOTIC VEGETATION	--			

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

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LEGEND

	EXISTING CONCRETE		
	EXISTING PAVEMENT		
	PROPOSED CONCRETE		
	PROPOSED PAVEMENT		
	PEDESTRIAN CIRCULATION		
	VEHICULAR CIRCULATION		

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

J.K. DESIGNED BY
J.K. DRAWN BY
23-117 rstp.dwg FILENAME
PDP LAYOUT
AS SHOWN SCALE
16FEBRUARY2023 DATE

REVISION COMMENTS
XX/XX/XXXX X
DATE

RESURRECTION LIFE
MULTI-FAMILY
PRELIMINARY DEVELOPMENT PLAN
FORT PIERCE FLORIDA

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

23-117

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_2023\23-117 - Resurrection Life - Multi-Family\ENGINEERING\AutoCAD\DWG\23-117 PDP.dwg, PDP, 2/27/2023 13:54:50 PM, James, EDC, Inc., EDC, Inc.

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Exhibit 3: ITE Trip Generation Rates

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Land Use: 221
Multifamily Housing (Mid-Rise)

Description

Mid-rise multifamily housing includes apartments and condominiums located in a building that has between four and 10 floors of living space. Access to individual dwelling units is through an outside building entrance, a lobby, elevator, and a set of hallways.

Multifamily housing (low-rise) (Land Use 220), multifamily housing (high-rise) (Land Use 222), off-campus student apartment (mid-rise) (Land Use 226), and mid-rise residential with ground-floor commercial (Land Use 231) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the six sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.5 residents per occupied dwelling unit.

For the five sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, District of Columbia, Florida, Georgia, Illinois, Maryland, Massachusetts, Minnesota, Montana, New Jersey, New York, Ontario (CAN), Oregon, Utah, and Virginia.

Source Numbers

168, 188, 204, 305, 306, 321, 818, 857, 862, 866, 901, 904, 910, 949, 951, 959, 963, 964, 966, 967, 969, 970, 1004, 1014, 1022, 1023, 1025, 1031, 1032, 1035, 1047, 1056, 1057, 1058, 1071, 1076

Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

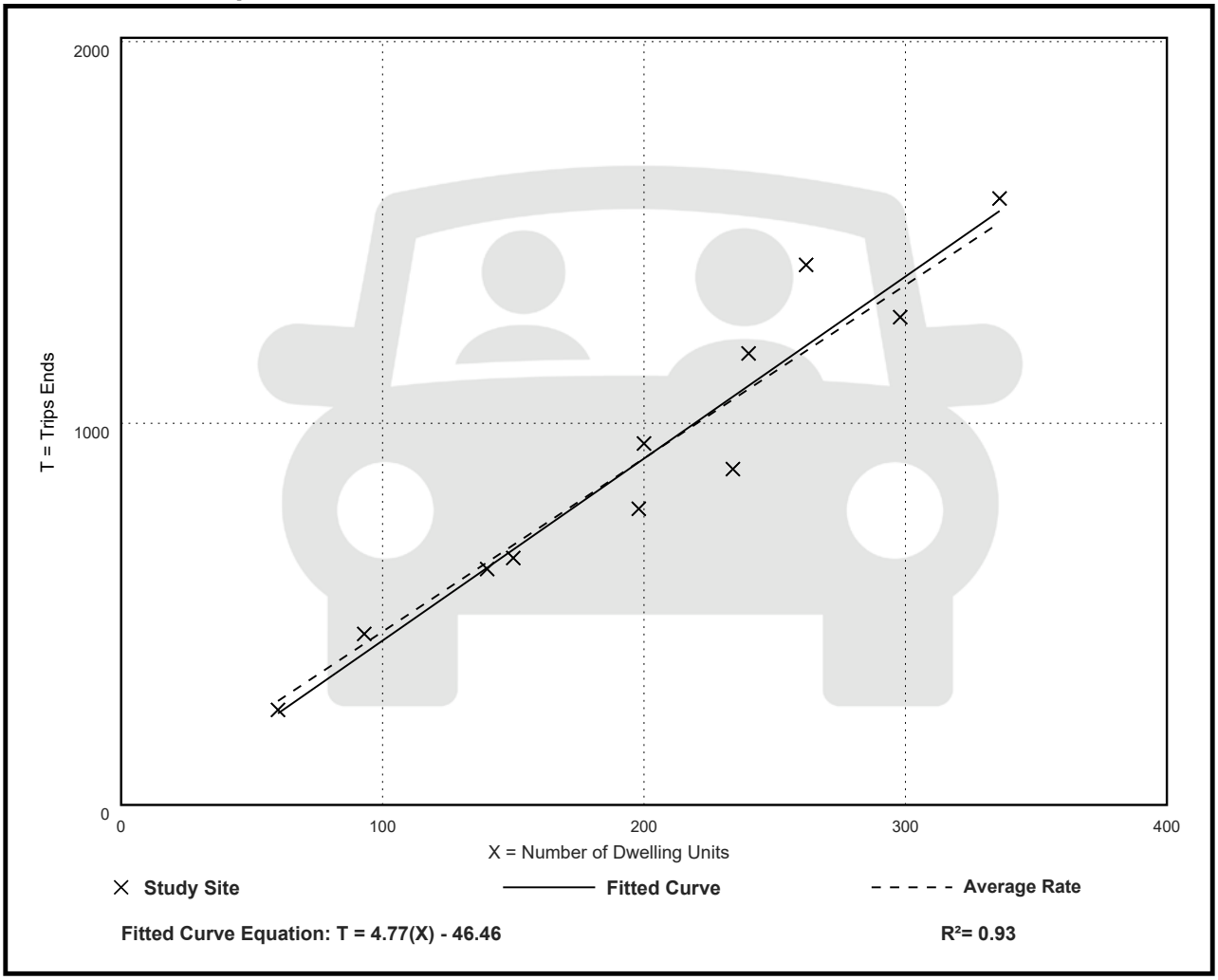
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Dwelling Units: 201
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.54	3.76 - 5.40	0.51

Data Plot and Equation



Fitted Curve Equation: T = 4.77(X) - 46.46

R^2= 0.93

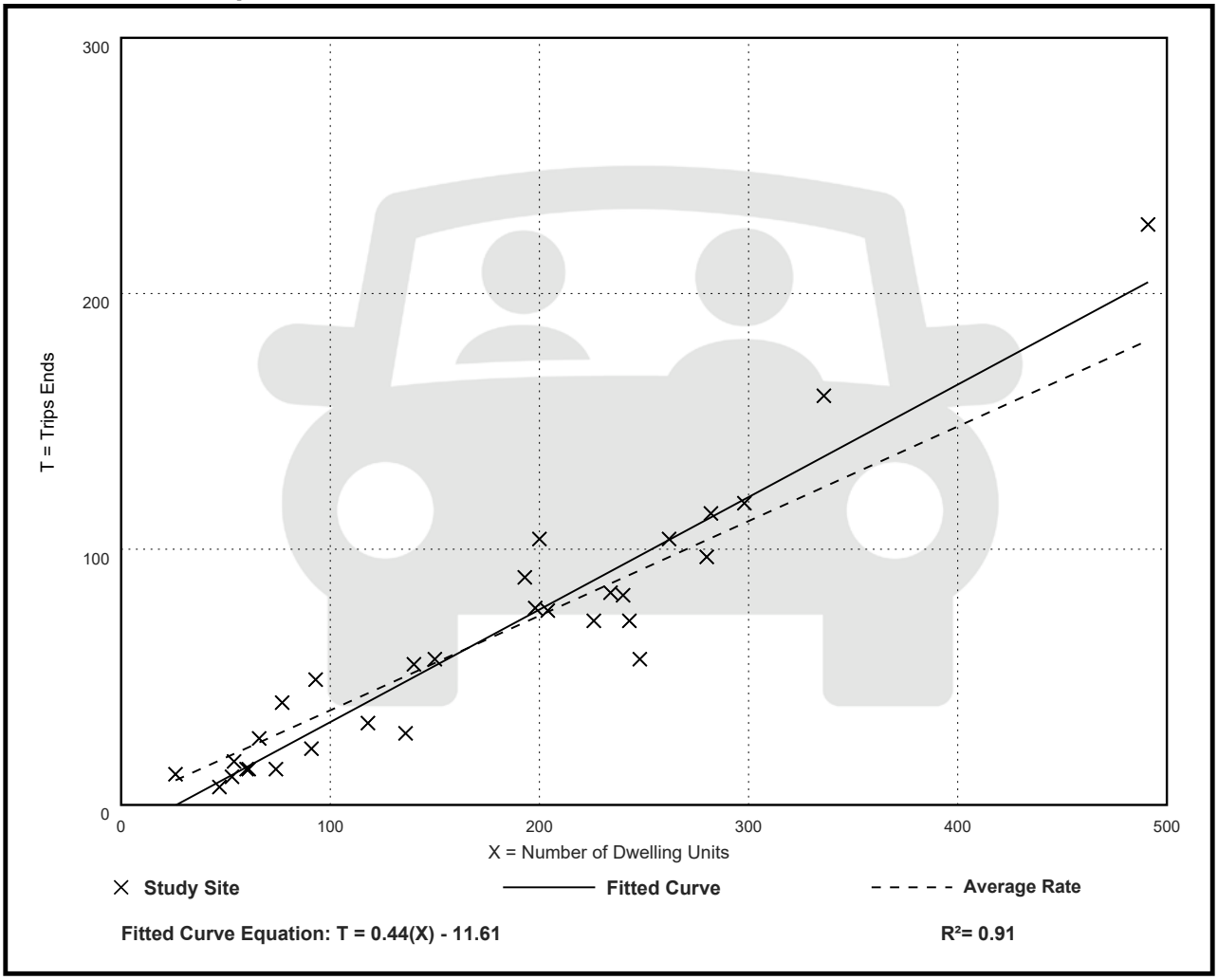
Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Dwelling Units: 173
Directional Distribution: 23% entering, 77% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.37	0.15 - 0.53	0.09

Data Plot and Equation



Multifamily Housing (Mid-Rise)
Not Close to Rail Transit (221)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 169
Directional Distribution: 61% entering, 39% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.39	0.19 - 0.57	0.08

Data Plot and Equation

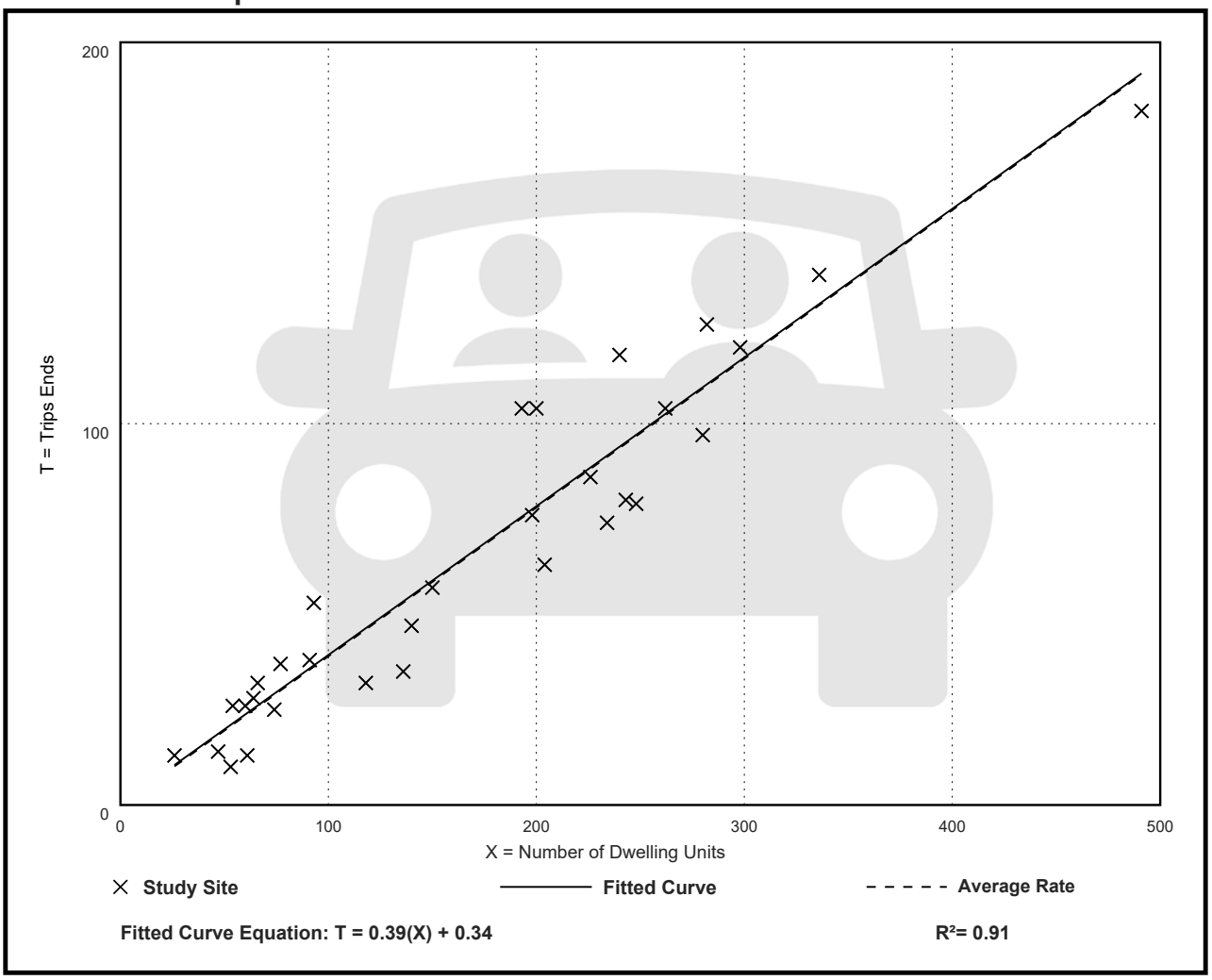


Exhibit 4: UF BEBR Populations Projections

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

BEBR

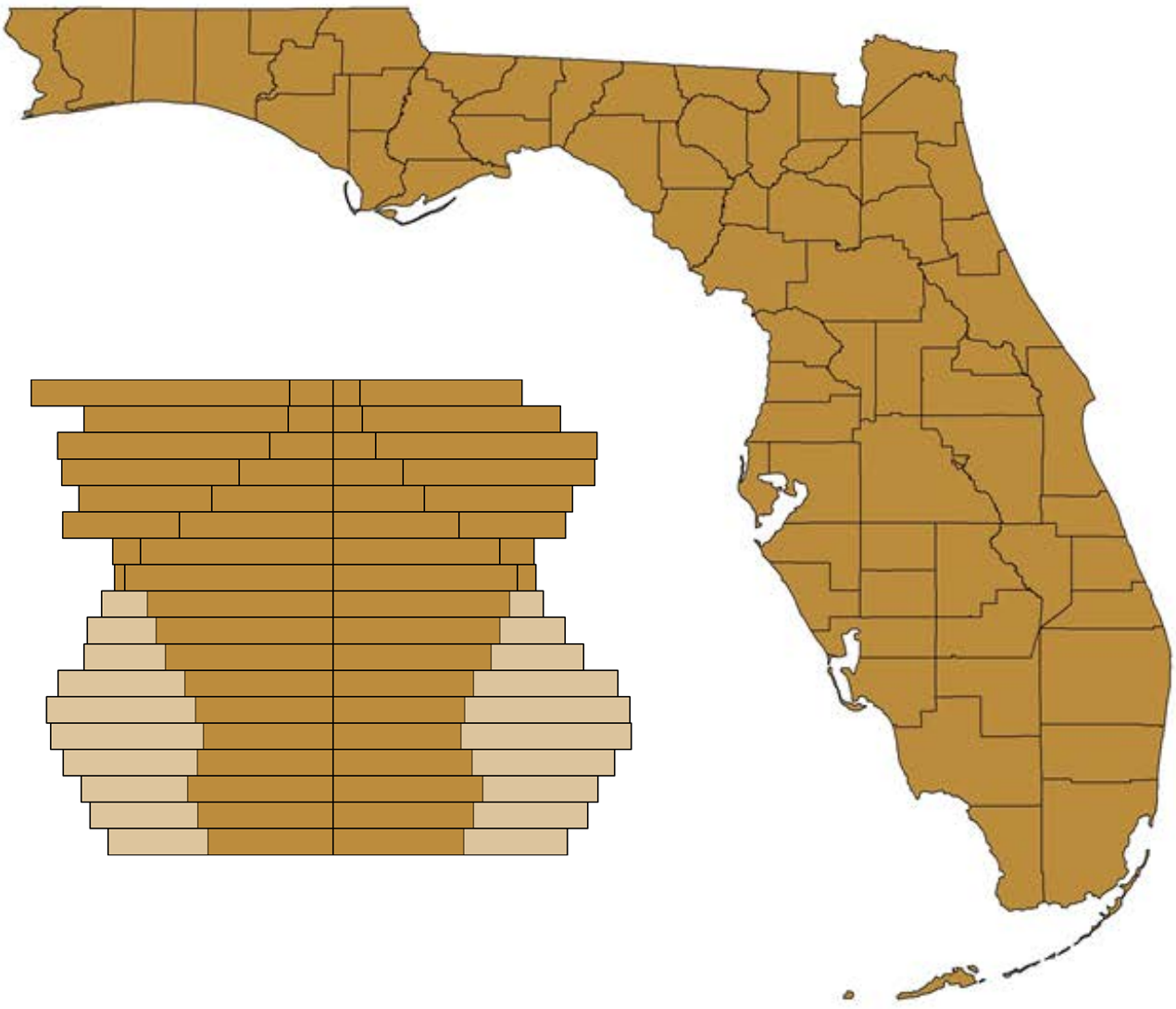
Florida Population Studies

Bulletin 193, October 2022

Population Projections

By Age, Sex, Race, and Hispanic Origin

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



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

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

Exhibit 5: 2021 Traffic Counts and LOS Report

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Roadway Name	Location	STATION ID	AADT	Last Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	11,500	2021	880	541	C	0.615	593	C	0.674
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	9,900	2021	920	517	C	0.562	523	C	0.568
JENKINS RD	GRAHAM RD to PETERSON RD	131	9,900	2021	630	517	C	0.821	523	C	0.830
JENKINS RD	PETERSON RD to ORANGE AVE	131	9,900	2021	920	517	C	0.562	523	C	0.568
OKEECHOBEE RD	I-95 to JENKINS RD	940029	32,000	2020	4,240	1,981	C	0.467	1,713	C	0.404
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	32,000	2020	4,040	1,981	C	0.490	1,713	C	0.424
GRAHAM RD	KINGS HWY to JENKINS RD	669	3,833	2017	630	262	C	0.416	250	C	0.397

Traffic Counts and Level of Service Report
2021

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

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

Traffic Counts and Level of Service Report
2021

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

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

* Note: A six digit number in the "STATION ID" column identifies segment counted by FDOT
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*** Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

St. Lucie Transportation Planning Organization

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Traffic Counts and Level of Service Report
2021

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

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

Exhibit 6: Field Data Collection

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

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

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

Groups Printed- All Traffic

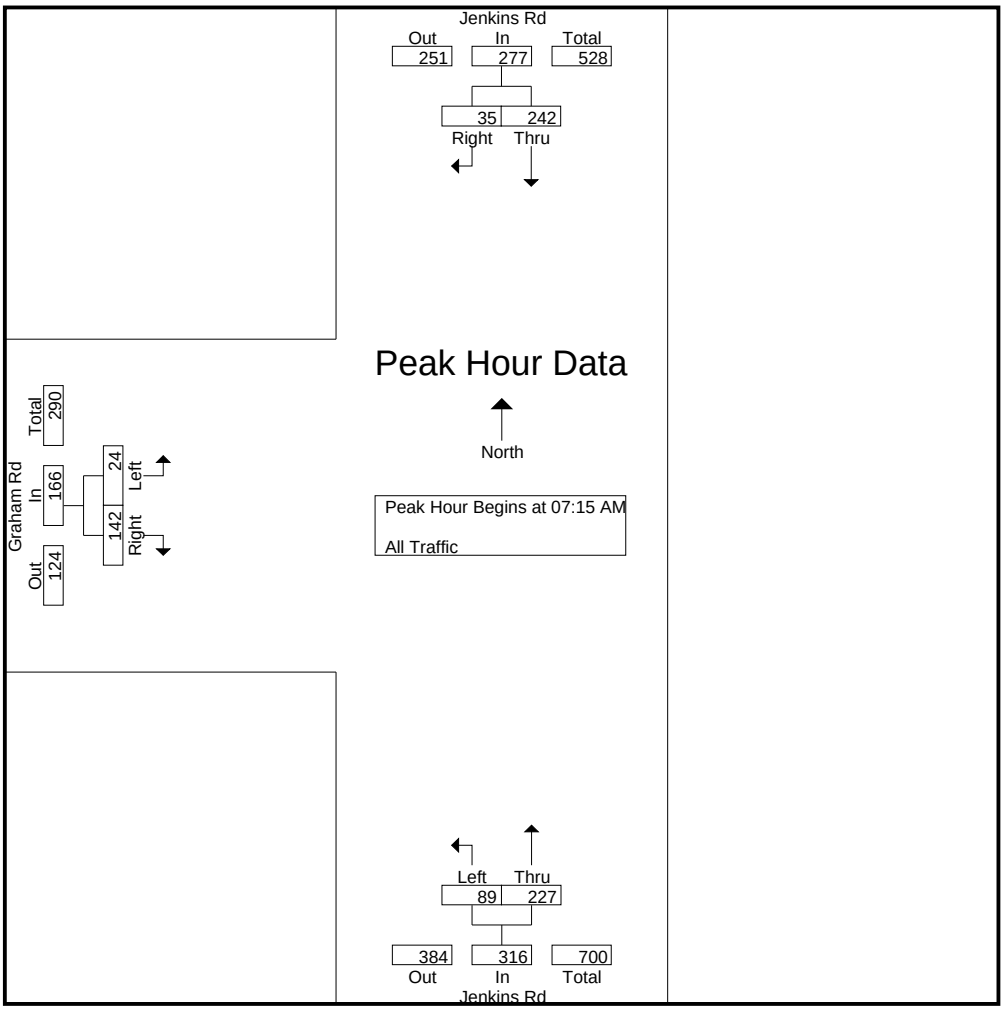
	Jenkins Rd NB		Jenkins Rd SB		Graham Rd EB		
Start Time	Left	Thru	Thru	Right	Left	Right	Int. Total
07:00 AM	25	43	54	4	5	35	166
07:15 AM	32	48	65	5	10	50	210
07:30 AM	19	53	51	7	3	34	167
07:45 AM	22	79	64	12	4	28	209
Total	98	223	234	28	22	147	752
08:00 AM	16	47	62	11	7	30	173
08:15 AM	20	38	73	9	4	29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

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

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

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

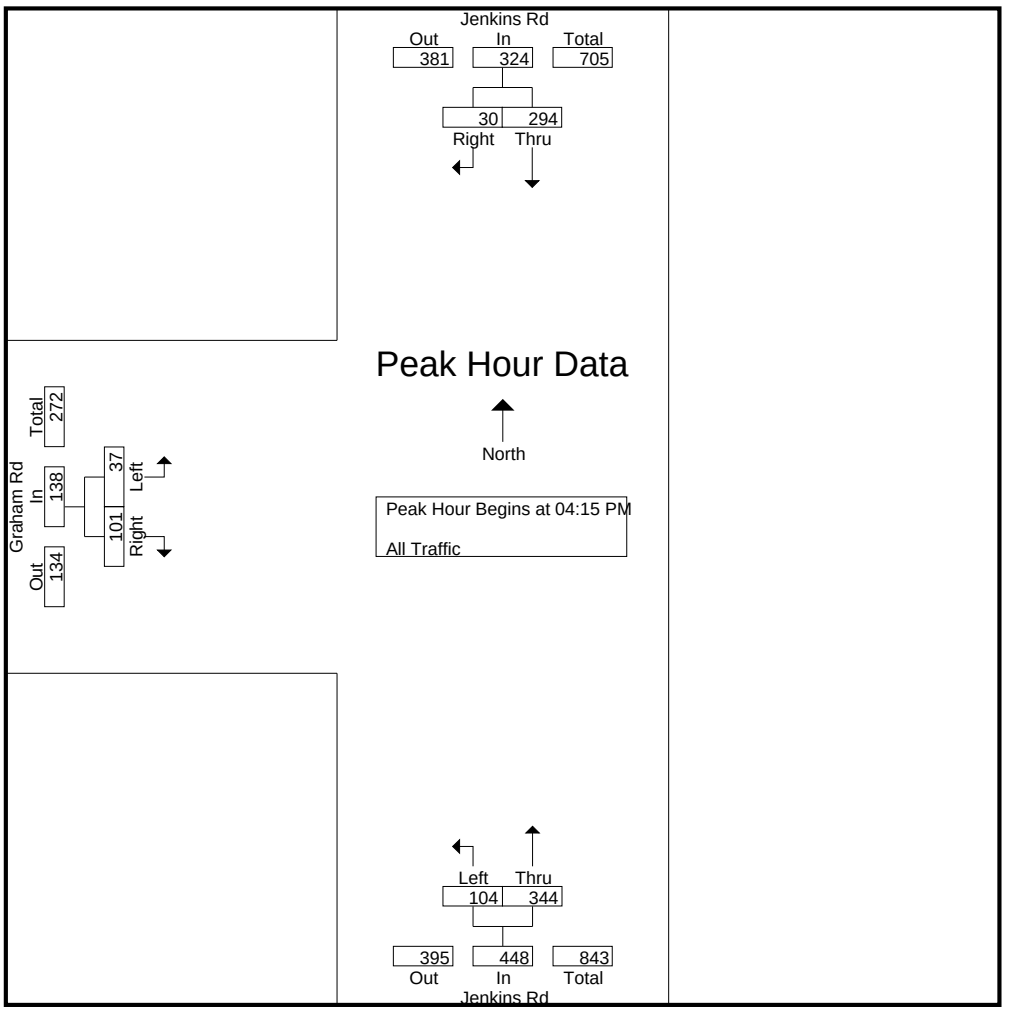
	Jenkins Rd NB			Jenkins Rd SB			Graham Rd EB			
Start Time	Left	Thru	App. Total	Thru	Right	App. Total	Left	Right	App. Total	Int. Total
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 07:15 AM										
07:15 AM	32	48	80	65	5	70	10	50	60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



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

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

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



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

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

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

Groups Printed- All Traffic

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

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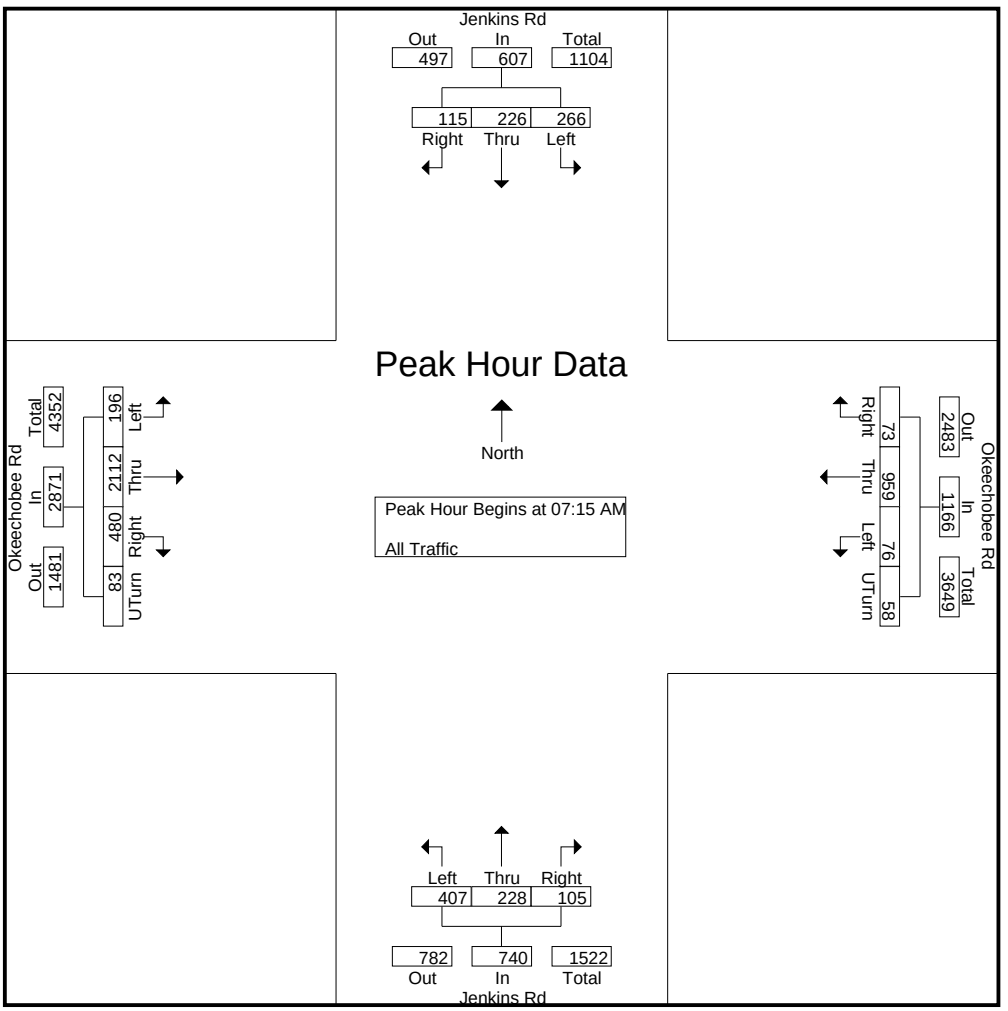
Manual Traffic Count - All Traffic
Okeechobee Rd and Jenkins Rd
Fort Pierce, FL

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

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



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

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

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

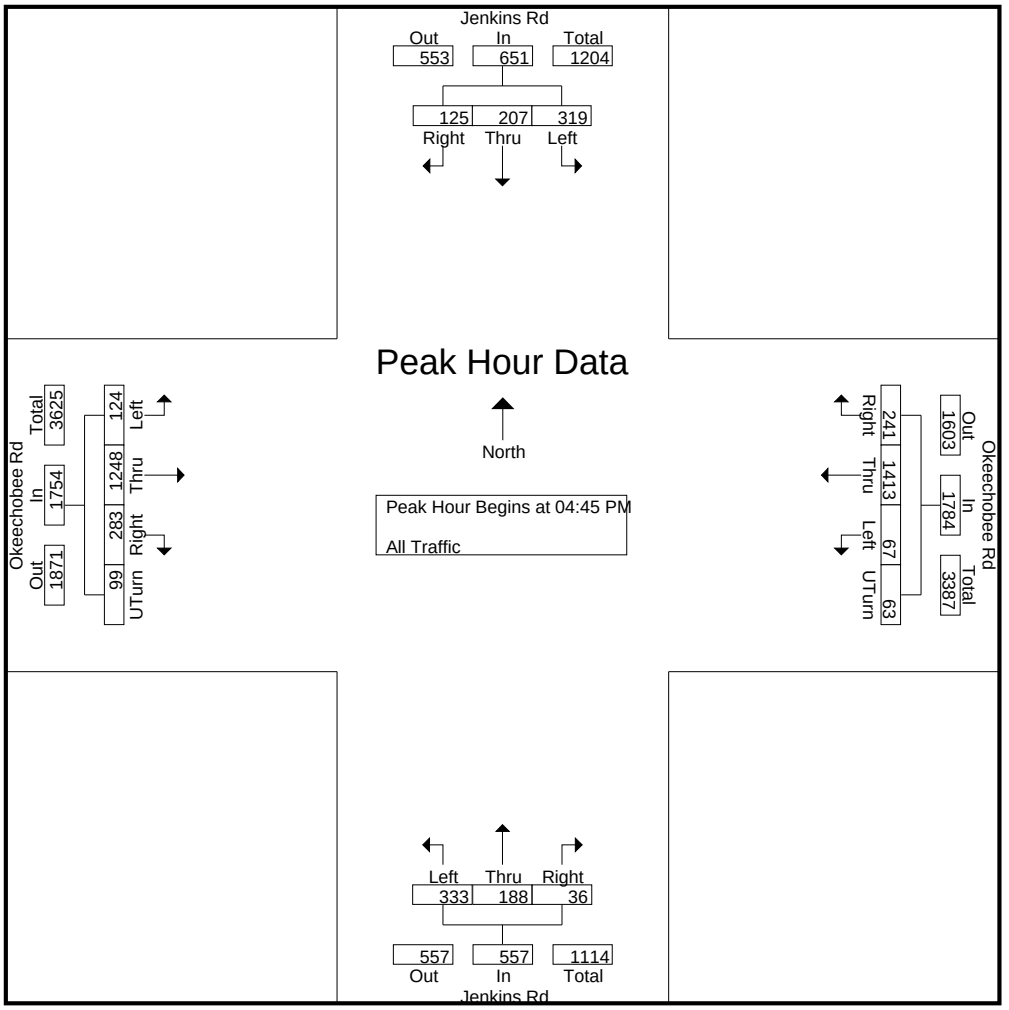


Exhibit 7: Synchro Analyses

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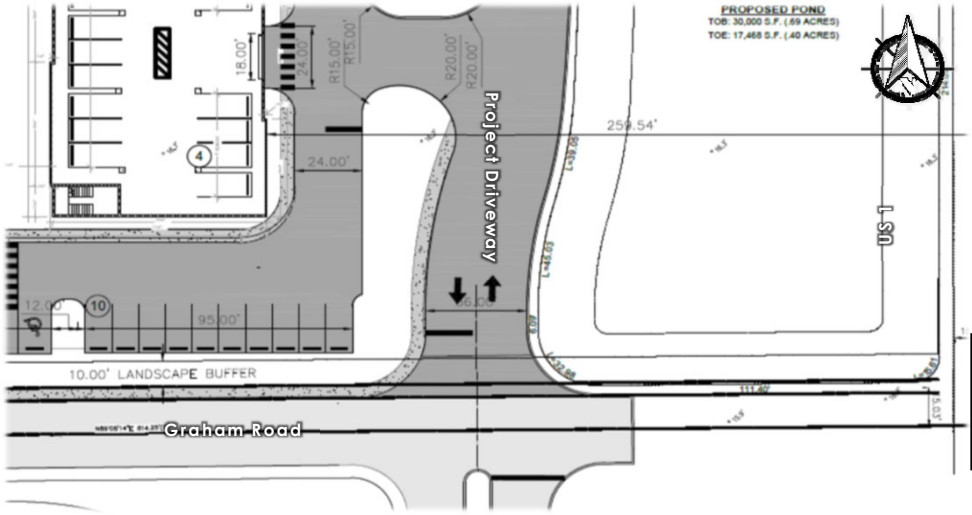
Intersection Volume Development



Graham Rd and Project Driveway
Resurrection Life Multifamily

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2030
Years	=	7

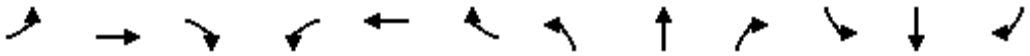
AM Peak Hour		PM Peak Hour		Resurrection Life Multifamily
In	Out	In	Out	
9	29	27	17	113 Apartments

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	-	-	-	-	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
2030 Historic Growth	-	-	-	-	-	-	-	-	-	-	-	-
Vested Development	-	-	-	-	-	-	-	-	-	-	-	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
% Project Traffic	100%	-	-	-	-	-	-	-	-	-	-	100%
Project Traffic Direction	IN	-	-	-	-	-	-	-	-	-	-	OUT
Project Traffic	9	-	-	-	-	-	-	-	-	-	-	29
2030 Future Conditions with Build	**9**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**29**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	-	-	-	-	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
2030 Historic Growth	-	-	-	-	-	-	-	-	-	-	-	-
Vested Development	-	-	-	-	-	-	-	-	-	-	-	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
% Project Traffic	100%	-	-	-	-	-	-	-	-	-	-	100%
Project Traffic Direction	IN	-	-	-	-	-	-	-	-	-	-	OUT
Project Traffic	27	-	-	-	-	-	-	-	-	-	-	17
2030 Future Conditions with Build	**27**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**17**



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	9	0	0	0	0	0	0	0	0	0	0	29
Future Volume (vph)	9	0	0	0	0	0	0	0	0	0	0	29
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt											0.865	
Flt Protected		0.950										
Satd. Flow (prot)	0	1770	0	0	1863	0	0	1863	0	0	1611	0
Flt Permitted		0.950										
Satd. Flow (perm)	0	1770	0	0	1863	0	0	1863	0	0	1611	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		493			181			116			155	
Travel Time (s)		11.2			4.1			2.6			3.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	9	0	0	0	0	0	0	0	0	0	0	31
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	9	0	0	0	0	0	0	0	0	31	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

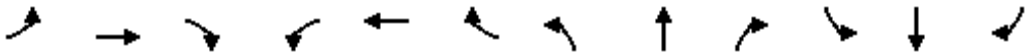
Intersection	
Int Delay, s/veh	1.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	9	0	0	0	0	0	0	0	0	0	0	29
Future Vol, veh/h	9	0	0	0	0	0	0	0	0	0	0	29
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	9	0	0	0	0	0	0	0	0	0	0	31

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1	0	0	0	0	0	35	19	0	19	19	1
Stage 1	-	-	-	-	-	-	18	18	-	1	1	-
Stage 2	-	-	-	-	-	-	17	1	-	18	18	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1622	-	-	-	-	-	971	875	-	995	875	1084
Stage 1	-	-	-	-	-	-	1001	880	-	1022	895	-
Stage 2	-	-	-	-	-	-	1002	895	-	1001	880	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1622	-	-	-	-	-	939	870	-	-	870	1084
Mov Cap-2 Maneuver	-	-	-	-	-	-	939	870	-	-	870	-
Stage 1	-	-	-	-	-	-	995	875	-	1016	895	-
Stage 2	-	-	-	-	-	-	974	895	-	995	875	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	7.2	0	0	
HCM LOS			A	-

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1622	-	-	-	-	-	-
HCM Lane V/C Ratio	-	0.006	-	-	-	-	-	-
HCM Control Delay (s)	0	7.2	0	-	0	-	-	-
HCM Lane LOS	A	A	A	-	A	-	-	-
HCM 95th %tile Q(veh)	-	0	-	-	-	-	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	27	0	0	0	0	0	0	0	0	0	0	17
Future Volume (vph)	27	0	0	0	0	0	0	0	0	0	0	17
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt											0.865	
Flt Protected		0.950										
Satd. Flow (prot)	0	1770	0	0	1863	0	0	1863	0	0	1611	0
Flt Permitted		0.950										
Satd. Flow (perm)	0	1770	0	0	1863	0	0	1863	0	0	1611	0
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		493			181			116			155	
Travel Time (s)		11.2			4.1			2.6			3.5	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	28	0	0	0	0	0	0	0	0	0	0	18
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	28	0	0	0	0	0	0	0	0	18	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Free			Free			Stop			Stop	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 13.3%		ICU Level of Service A	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	4.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	27	0	0	0	0	0	0	0	0	0	0	17
Future Vol, veh/h	27	0	0	0	0	0	0	0	0	0	0	17
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	0	0	0	0	0	0	0	0	0	0	18

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	1	0	0	0	0	0	66	57	0	57	57	1
Stage 1	-	-	-	-	-	-	56	56	-	1	1	-
Stage 2	-	-	-	-	-	-	10	1	-	56	56	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1622	-	-	-	-	-	927	834	-	940	834	1084
Stage 1	-	-	-	-	-	-	956	848	-	1022	895	-
Stage 2	-	-	-	-	-	-	1011	895	-	956	848	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1622	-	-	-	-	-	900	820	-	-	820	1084
Mov Cap-2 Maneuver	-	-	-	-	-	-	900	820	-	-	820	-
Stage 1	-	-	-	-	-	-	940	834	-	1005	895	-
Stage 2	-	-	-	-	-	-	994	895	-	940	834	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	7.3	0	0	
HCM LOS			A	-

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	-	1622	-	-	-	-	-	-
HCM Lane V/C Ratio	-	0.018	-	-	-	-	-	-
HCM Control Delay (s)	0	7.3	0	-	0	-	-	-
HCM Lane LOS	A	A	A	-	A	-	-	-
HCM 95th %tile Q(veh)	-	0.1	-	-	-	-	-	-

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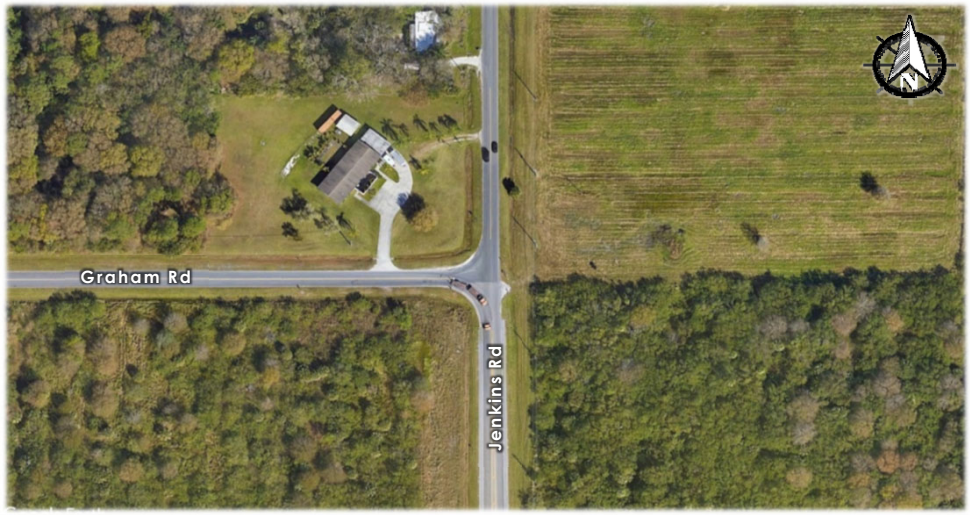
Intersection Volume Development



Jenkins Rd and Graham Rd
Resurrection Life Multifamily

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2030
Years	=	7

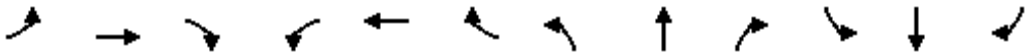
AM Peak Hour		PM Peak Hour		Resurrection Life Multifamily
In	Out	In	Out	
9	29	27	17	113 Apartments

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	24	-	142	-	-	-	89	227	-	-	242	35
Existing Conditions	**24**	**-**	**142**	**-**	**-**	**-**	**89**	**227**	**-**	**-**	**242**	**35**
2030 Historic Growth	27	-	161	-	-	-	101	257	-	-	274	40
Vested Development	0	-	0	-	-	-	0	0	-	-	0	0
Future Conditions	**27**	**-**	**161**	**-**	**-**	**-**	**101**	**257**	**-**	**-**	**274**	**40**
% Project Traffic	-	20%	-	45%	20%	35%	-	-	45%	35%	-	-
Project Traffic Direction	-	IN	-	OUT	OUT	OUT	-	-	IN	IN	-	-
Project Traffic	-	2	-	13	6	10	-	-	4	3	-	-
2030 Future Conditions with Build	**27**	**2**	**161**	**13**	**6**	**10**	**101**	**257**	**4**	**3**	**274**	**40**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	37	-	101	-	-	-	104	344	-	-	294	30
Existing Conditions	**37**	**-**	**101**	**-**	**-**	**-**	**104**	**344**	**-**	**-**	**294**	**30**
2030 Historic Growth	42	-	114	-	-	-	118	389	-	-	333	34
Vested Development	0	-	0	-	-	-	0	0	-	-	0	0
Future Conditions	**42**	**-**	**114**	**-**	**-**	**-**	**118**	**389**	**-**	**-**	**333**	**34**
% Project Traffic	-	20%	-	45%	20%	35%	-	-	45%	35%	-	-
Project Traffic Direction	-	IN	-	OUT	OUT	OUT	-	-	IN	IN	-	-
Project Traffic	-	5	-	8	3	6	-	-	12	9	-	-
2030 Future Conditions with Build	**42**	**5**	**114**	**8**	**3**	**6**	**118**	**389**	**12**	**9**	**333**	**34**



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	27	2	161	13	6	10	101	257	4	3	274	40
Future Volume (vph)	27	2	161	13	6	10	101	257	4	3	274	40
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.885			0.952			0.999			0.983	
Flt Protected		0.993			0.978			0.986				
Satd. Flow (prot)	0	1637	0	0	1734	0	0	1835	0	0	1831	0
Flt Permitted		0.993			0.978			0.986				
Satd. Flow (perm)	0	1637	0	0	1734	0	0	1835	0	0	1831	0
Link Speed (mph)		40			30			45			45	
Link Distance (ft)		744			493			588			587	
Travel Time (s)		12.7			11.2			8.9			8.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	28	2	169	14	6	11	106	271	4	3	288	42
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	199	0	0	31	0	0	381	0	0	333	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 58.3%		ICU Level of Service B	
Analysis Period (min) 15			

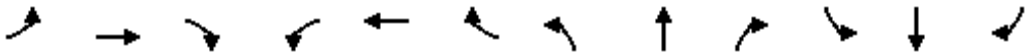
Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	27	2	161	13	6	10	101	257	4	3	274	40
Future Vol, veh/h	27	2	161	13	6	10	101	257	4	3	274	40
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	28	2	169	14	6	11	106	271	4	3	288	42

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	809	802	309	886	821	273	330	0	0	275	0	0
Stage 1	315	315	-	485	485	-	-	-	-	-	-	-
Stage 2	494	487	-	401	336	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	299	317	731	265	309	766	1229	-	-	1288	-	-
Stage 1	696	656	-	563	552	-	-	-	-	-	-	-
Stage 2	557	550	-	626	642	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	267	284	731	186	277	766	1229	-	-	1288	-	-
Mov Cap-2 Maneuver	267	284	-	186	277	-	-	-	-	-	-	-
Stage 1	625	654	-	506	496	-	-	-	-	-	-	-
Stage 2	487	494	-	478	640	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.5	19.6	2.3	0.1
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1229	-	-	579	277	1288	-	-
HCM Lane V/C Ratio	0.087	-	-	0.345	0.11	0.002	-	-
HCM Control Delay (s)	8.2	0	-	14.5	19.6	7.8	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	1.5	0.4	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	42	5	114	8	3	6	118	389	12	9	333	34
Future Volume (vph)	42	5	114	8	3	6	118	389	12	9	333	34
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.904			0.952			0.997			0.988	
Flt Protected		0.987			0.977			0.989			0.999	
Satd. Flow (prot)	0	1662	0	0	1733	0	0	1837	0	0	1839	0
Flt Permitted		0.987			0.977			0.989			0.999	
Satd. Flow (perm)	0	1662	0	0	1733	0	0	1837	0	0	1839	0
Link Speed (mph)		40			30			45			45	
Link Distance (ft)		744			493			588			587	
Travel Time (s)		12.7			11.2			8.9			8.9	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	44	5	120	8	3	6	124	409	13	9	351	36
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	169	0	0	17	0	0	546	0	0	396	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Sign Control		Stop			Stop			Free			Free	

Intersection Summary			
Area Type:	Other		
Control Type: Unsignalized			
Intersection Capacity Utilization 68.3%		ICU Level of Service C	
Analysis Period (min) 15			

Intersection	
Int Delay, s/veh	4.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	42	5	114	8	3	6	118	389	12	9	333	34
Future Vol, veh/h	42	5	114	8	3	6	118	389	12	9	333	34
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	95	95	95	95	95	95	95	95	95	95	95	95
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	44	5	120	8	3	6	124	409	13	9	351	36

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1055	1057	369	1114	1069	416	387	0	0	422	0	0
Stage 1	387	387	-	664	664	-	-	-	-	-	-	-
Stage 2	668	670	-	450	405	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	204	225	677	185	221	637	1171	-	-	1137	-	-
Stage 1	637	610	-	450	458	-	-	-	-	-	-	-
Stage 2	448	455	-	589	598	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	177	192	677	132	188	637	1171	-	-	1137	-	-
Mov Cap-2 Maneuver	177	192	-	132	188	-	-	-	-	-	-	-
Stage 1	548	604	-	387	394	-	-	-	-	-	-	-
Stage 2	379	392	-	476	592	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	22.4	25	1.9	0.2
HCM LOS	C	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1171	-	-	373	198	1137	-	-
HCM Lane V/C Ratio	0.106	-	-	0.454	0.09	0.008	-	-
HCM Control Delay (s)	8.4	0	-	22.4	25	8.2	0	-
HCM Lane LOS	A	A	-	C	D	A	A	-
HCM 95th %tile Q(veh)	0.4	-	-	2.3	0.3	0	-	-

Intersection Volume Development

Jenkins Rd and Okeechobee Rd
Resurrection Life Multifamily

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2030
Years	=	7

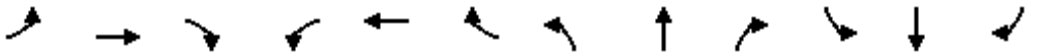
AM Peak Hour		PM Peak Hour		Resurrection Life Multifamily
In	Out	In	Out	
9	29	27	17	113 Apartments

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	279	2,112	480	134	959	73	407	228	105	266	226	115
Existing Conditions	**279**	**2,112**	**480**	**134**	**959**	**73**	**407**	**228**	**105**	**266**	**226**	**115**
2030 Historic Growth	316	2,390	543	152	1,085	83	461	258	119	301	256	130
Vested Development	0	0	0	0	0	0	0	0	0	0	0	0
Future Conditions	**316**	**2,390**	**543**	**152**	**1,085**	**83**	**461**	**258**	**119**	**301**	**256**	**130**
% Project Traffic	10%	-	-	-	-	25%	-	10%	-	25%	10%	10%
Project Traffic Direction	IN	-	-	-	-	IN	-	IN	-	OUT	OUT	OUT
Project Traffic	1	-	-	-	-	2	-	1	-	7	3	3
2030 Future Conditions with Build	**317**	**2,390**	**543**	**152**	**1,085**	**85**	**461**	**259**	**119**	**308**	**259**	**133**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume 14-Feb-23	223	1,248	283	130	1,413	241	333	188	36	319	207	125
Existing Conditions	**223**	**1,248**	**283**	**130**	**1,413**	**241**	**333**	**188**	**36**	**319**	**207**	**125**
2030 Historic Growth	252	1,412	320	147	1,599	273	377	213	41	361	234	141
Vested Development	0	0	0	0	0	0	0	0	0	0	0	0
Future Conditions	**252**	**1,412**	**320**	**147**	**1,599**	**273**	**377**	**213**	**41**	**361**	**234**	**141**
% Project Traffic	10%	-	-	-	-	25%	-	10%	-	25%	10%	10%
Project Traffic Direction	IN	-	-	-	-	IN	-	IN	-	OUT	OUT	OUT
Project Traffic	3	-	-	-	-	7	-	3	-	4	2	2
2030 Future Conditions with Build	**255**	**1,412**	**320**	**147**	**1,599**	**280**	**377**	**216**	**41**	**365**	**236**	**143**

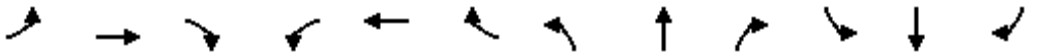


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	317	2390	543	152	1085	85	461	259	119	308	259	133
Future Volume (vph)	317	2390	543	152	1085	85	461	259	119	308	259	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	700		400	460		540	375		180	460		615
Storage Lanes	2		1	1		1	2		0	2		1
Taper Length (ft)	100			50			100			100		
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95	0.95	0.97	0.95	1.00
Frt			0.850			0.850		0.953				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3373	0	3433	3539	1583
Flt Permitted	0.173			0.079			0.501			0.320		
Satd. Flow (perm)	625	6408	1583	147	6408	1583	1810	3373	0	1156	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			517			154		50				149
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		890			911			909			900	
Travel Time (s)		13.5			13.8			13.8			13.6	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	334	2516	572	160	1142	89	485	273	125	324	273	140
Shared Lane Traffic (%)												
Lane Group Flow (vph)	334	2516	572	160	1142	89	485	398	0	324	273	140
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			36			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2		2	4			8		8

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6	6	5	2	2	7	4		3	8	8
Switch Phase												
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	6.0	11.0		6.0	11.0	11.0
Minimum Split (s)	13.3	33.3	33.3	13.3	35.3	35.3	12.8	47.8		12.8	51.8	51.8
Total Split (s)	19.0	58.0	58.0	15.0	54.0	54.0	22.0	20.0		27.0	25.0	25.0
Total Split (%)	15.8%	48.3%	48.3%	12.5%	45.0%	45.0%	18.3%	16.7%		22.5%	20.8%	20.8%
Maximum Green (s)	12.7	51.7	51.7	8.7	47.7	47.7	15.2	13.2		20.2	18.2	18.2
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3		4.3	4.3	4.3
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5		2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	6.3	6.3	6.3	6.3	6.8	6.8		6.8	6.8	6.8
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0		4.0	4.0	4.0
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0		5.0			5.0	5.0
Flash Dont Walk (s)		20.0	20.0		22.0	22.0		36.0			40.0	40.0
Pedestrian Calls (#/hr)		0	0		0	0		0			0	0
Act Effct Green (s)	63.7	52.7	52.7	59.7	50.7	50.7	32.4	17.2		31.9	16.9	16.9
Actuated g/C Ratio	0.53	0.44	0.44	0.50	0.42	0.42	0.27	0.14		0.27	0.14	0.14
v/c Ratio	0.57	0.89	0.58	0.83	0.42	0.12	0.70	0.76		0.55	0.55	0.40
Control Delay	16.9	36.4	5.8	58.8	25.4	0.4	38.5	53.3		34.0	52.1	9.7
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	16.9	36.4	5.8	58.8	25.4	0.4	38.5	53.3		34.0	52.1	9.7
LOS	B	D	A	E	C	A	D	D		C	D	A
Approach Delay		29.4			27.6			45.1			36.1	
Approach LOS		C			C			D			D	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 73 (61%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green			
Natural Cycle: 145			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.89			
Intersection Signal Delay: 32.0		Intersection LOS: C	
Intersection Capacity Utilization 87.2%		ICU Level of Service E	
Analysis Period (min) 15			

Splits and Phases: 3: Jenkins Rd & Okeechobee Rd



Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	317	2390	543	152	1085	85	461	259	119	308	259	133
Future Volume (veh/h)	317	2390	543	152	1085	85	461	259	119	308	259	133
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	334	2516	0	160	1142	89	485	273	125	324	273	140
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	675	3077		190	3031	747	634	321	143	524	405	181
Arrive On Green	0.07	0.48	0.00	0.06	0.47	0.47	0.13	0.13	0.13	0.11	0.11	0.11
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2390	1065	3456	3554	1585
Grp Volume(v), veh/h	334	2516	0	160	1142	89	485	201	197	324	273	140
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1679	1728	1777	1585
Q Serve(g_s), s	5.9	40.2	0.0	5.5	13.7	3.8	14.9	13.3	13.8	9.7	8.8	10.3
Cycle Q Clear(g_c), s	5.9	40.2	0.0	5.5	13.7	3.8	14.9	13.3	13.8	9.7	8.8	10.3
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.63	1.00		1.00
Lane Grp Cap(c), veh/h	675	3077		190	3031	747	634	239	226	524	405	181
V/C Ratio(X)	0.49	0.82		0.84	0.38	0.12	0.77	0.84	0.87	0.62	0.67	0.78
Avail Cap(c_a), veh/h	799	3077		208	3031	747	634	239	226	739	539	240
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	15.3	26.8	0.0	26.6	20.4	17.8	40.7	50.7	50.9	40.9	51.0	51.7
Incr Delay (d2), s/veh	0.6	2.5	0.0	24.0	0.4	0.3	5.9	23.6	29.8	1.7	2.9	12.9
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	4.0	21.2	0.0	6.1	8.6	2.5	10.9	11.7	12.0	7.4	7.2	8.2
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	15.8	29.4	0.0	50.6	20.8	18.1	46.6	74.3	80.7	42.6	53.9	64.5
LnGrp LOS	B	C		D	C	B	D	E	F	D	D	E
Approach Vol, veh/h		2850			1391			883			737	
Approach Delay, s/veh		27.8			24.0			60.5			50.9	
Approach LOS		C			C			E			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	14.7	62.8	19.6	22.9	13.8	63.7	22.0	20.5
Change Period (Y+Rc), s	6.3	6.3	6.8	6.8	6.3	6.3	6.8	6.8
Max Green Setting (Gmax), s	12.7	47.7	20.2	13.2	8.7	51.7	15.2	18.2
Max Q Clear Time (g_c+I1), s	7.9	15.7	11.7	15.8	7.5	42.2	16.9	12.3
Green Ext Time (p_c), s	0.5	9.2	1.1	0.0	0.0	8.6	0.0	1.4

Intersection Summary	
HCM 6th Ctrl Delay	34.7
HCM 6th LOS	C

Notes

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

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

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	255	1412	320	147	1599	280	377	216	41	365	236	143
Future Volume (vph)	255	1412	320	147	1599	280	377	216	41	365	236	143
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Storage Length (ft)	700		400	460		540	375		180	460		615
Storage Lanes	2		1	1		1	2		0	2		1
Taper Length (ft)	100			50			100			100		
Lane Util. Factor	0.97	0.86	1.00	1.00	0.86	1.00	0.97	0.95	0.95	0.97	0.95	1.00
Frt			0.850			0.850		0.976				0.850
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3433	6408	1583	1770	6408	1583	3433	3454	0	3433	3539	1583
Flt Permitted	0.076			0.113			0.598			0.426		
Satd. Flow (perm)	275	6408	1583	210	6408	1583	2161	3454	0	1539	3539	1583
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			337			295		15				150
Link Speed (mph)		45			45			45			45	
Link Distance (ft)		890			911			909			900	
Travel Time (s)		13.5			13.8			13.8			13.6	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	268	1486	337	155	1683	295	397	227	43	384	248	151
Shared Lane Traffic (%)												
Lane Group Flow (vph)	268	1486	337	155	1683	295	397	270	0	384	248	151
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		36			36			24			24	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	1
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	Right
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	20
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	0
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	20
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA	Perm	pm+pt	NA	Perm	pm+pt	NA		pm+pt	NA	Perm
Protected Phases	1	6		5	2		7	4		3	8	
Permitted Phases	6		6	2		2	4			8		8

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Detector Phase	1	6	6	5	2	2	7	4		3	8	8
Switch Phase												
Minimum Initial (s)	7.0	12.0	12.0	7.0	12.0	12.0	6.0	11.0		6.0	11.0	11.0
Minimum Split (s)	13.3	33.3	33.3	13.3	35.3	35.3	12.8	47.8		12.8	51.8	51.8
Total Split (s)	19.0	58.0	58.0	15.0	54.0	54.0	22.0	20.0		27.0	25.0	25.0
Total Split (%)	15.8%	48.3%	48.3%	12.5%	45.0%	45.0%	18.3%	16.7%		22.5%	20.8%	20.8%
Maximum Green (s)	12.7	51.7	51.7	8.7	47.7	47.7	15.2	13.2		20.2	18.2	18.2
Yellow Time (s)	4.3	4.3	4.3	4.3	4.3	4.3	4.3	4.3		4.3	4.3	4.3
All-Red Time (s)	2.0	2.0	2.0	2.0	2.0	2.0	2.5	2.5		2.5	2.5	2.5
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Lost Time (s)	6.3	6.3	6.3	6.3	6.3	6.3	6.8	6.8		6.8	6.8	6.8
Lead/Lag	Lead	Lag	Lag	Lead	Lag	Lag	Lead	Lag		Lead	Lag	Lag
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	Yes
Vehicle Extension (s)	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0		4.0	4.0	4.0
Recall Mode	None	C-Max	C-Max	None	C-Max	C-Max	None	None		None	None	None
Walk Time (s)		7.0	7.0		7.0	7.0		5.0			5.0	5.0
Flash Dont Walk (s)		20.0	20.0		22.0	22.0		36.0			40.0	40.0
Pedestrian Calls (#/hr)		0	0		0	0		0			0	0
Act Effct Green (s)	64.7	54.4	54.4	62.1	53.1	53.1	28.5	13.6		32.3	15.5	15.5
Actuated g/C Ratio	0.54	0.45	0.45	0.52	0.44	0.44	0.24	0.11		0.27	0.13	0.13
v/c Ratio	0.64	0.51	0.37	0.69	0.59	0.34	0.59	0.67		0.57	0.54	0.45
Control Delay	25.9	24.6	3.5	34.3	27.1	3.8	36.2	56.6		35.3	53.0	11.8
Queue Delay	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	0.0
Total Delay	25.9	24.6	3.5	34.3	27.1	3.8	36.2	56.6		35.3	53.0	11.8
LOS	C	C	A	C	C	A	D	E		D	D	B
Approach Delay		21.3			24.4			44.5			36.4	
Approach LOS		C			C			D			D	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 120			
Offset: 73 (61%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green			
Natural Cycle: 115			
Control Type: Actuated-Coordinated			
Maximum v/c Ratio: 0.69			
Intersection Signal Delay: 27.3		Intersection LOS: C	
Intersection Capacity Utilization 72.2%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 3: Jenkins Rd & Okeechobee Rd

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	255	1412	320	147	1599	280	377	216	41	365	236	143
Future Volume (veh/h)	255	1412	320	147	1599	280	377	216	41	365	236	143
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach		No			No			No			No	
Adj Sat Flow, veh/h/ln	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870	1870
Adj Flow Rate, veh/h	268	1486	0	155	1683	295	397	227	43	384	248	151
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	453	3114		284	3123	769	631	347	65	630	423	189
Arrive On Green	0.06	0.48	0.00	0.06	0.49	0.49	0.12	0.12	0.12	0.12	0.12	0.12
Sat Flow, veh/h	3456	6434	1585	1781	6434	1585	3456	2990	557	3456	3554	1585
Grp Volume(v), veh/h	268	1486	0	155	1683	295	397	133	137	384	248	151
Grp Sat Flow(s),veh/h/ln	1728	1609	1585	1781	1609	1585	1728	1777	1770	1728	1777	1585
Q Serve(g_s), s	4.6	18.6	0.0	5.2	21.9	14.1	11.9	8.6	8.9	11.4	7.9	11.1
Cycle Q Clear(g_c), s	4.6	18.6	0.0	5.2	21.9	14.1	11.9	8.6	8.9	11.4	7.9	11.1
Prop In Lane	1.00		1.00	1.00		1.00	1.00		0.31	1.00		1.00
Lane Grp Cap(c), veh/h	453	3114		284	3123	769	631	206	206	630	423	189
V/C Ratio(X)	0.59	0.48		0.55	0.54	0.38	0.63	0.65	0.66	0.61	0.59	0.80
Avail Cap(c_a), veh/h	615	3114		306	3123	769	659	206	206	792	539	240
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	0.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	18.9	20.8	0.0	16.2	21.5	19.5	40.0	50.7	50.8	39.6	50.1	51.5
Incr Delay (d2), s/veh	1.2	0.5	0.0	1.7	0.7	1.4	2.2	7.8	8.8	1.4	1.8	15.8
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(95%),veh/ln	3.2	11.0	0.0	3.8	12.5	9.0	8.8	7.5	7.8	8.4	6.4	8.8
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	20.1	21.3	0.0	17.9	22.2	21.0	42.2	58.4	59.6	41.0	51.9	67.2
LnGrp LOS	C	C		B	C	C	D	E	E	D	D	E
Approach Vol, veh/h		1754			2133			667			783	
Approach Delay, s/veh		21.1			21.7			49.0			49.5	
Approach LOS		C			C			D			D	

Timer - Assigned Phs	1	2	3	4	5	6	7	8
Phs Duration (G+Y+Rc), s	13.4	64.5	21.4	20.7	13.5	64.4	21.0	21.1
Change Period (Y+Rc), s	6.3	6.3	6.8	6.8	6.3	6.3	6.8	6.8
Max Green Setting (Gmax), s	12.7	47.7	20.2	13.2	8.7	51.7	15.2	18.2
Max Q Clear Time (g_c+I1), s	6.6	23.9	13.4	10.9	7.2	20.6	13.9	13.1
Green Ext Time (p_c), s	0.4	14.1	1.1	0.4	0.1	12.5	0.3	1.2

Intersection Summary	
HCM 6th Ctrl Delay	29.0
HCM 6th LOS	C

Notes

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

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

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

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

Offset: 26 (22%), Referenced to phase 2:WBTL and 6:EBTL, Start of Green

Splits and Phases: 14: OKEECHOBEE ROAD & JENKINS RD

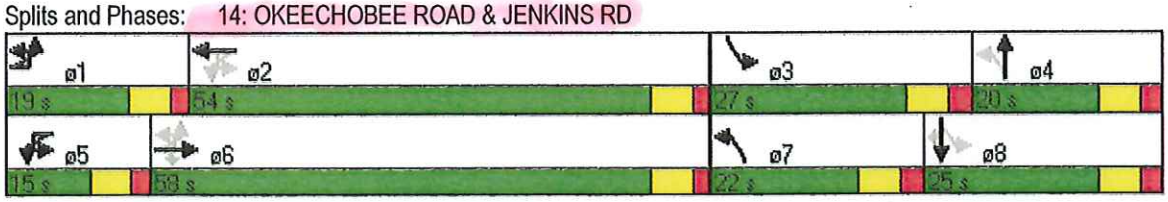


Exhibit 8: Driveway Analyses

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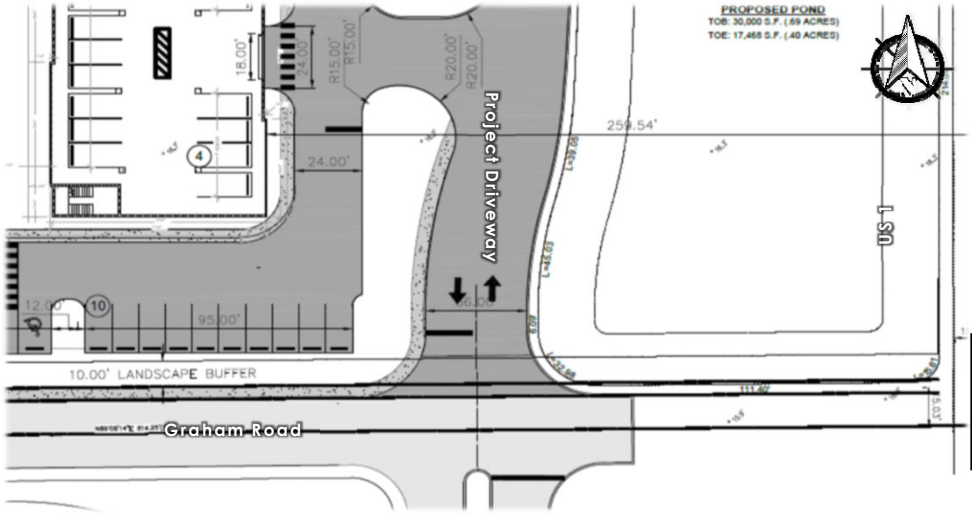
Intersection Volume Development



Graham Rd and Project Driveway
Resurrection Life Multifamily

Input Data

GR	=	1.78%
Peak Season	=	1.00
Traffic Count Year	=	2023
Buildout Year	=	2030
Years	=	7

AM Peak Hour		PM Peak Hour		Resurrection Life Multifamily
In	Out	In	Out	
9	29	27	17	113 Apartments

AM Peak Hour

AM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	-	-	-	-	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
2030 Historic Growth	-	-	-	-	-	-	-	-	-	-	-	-
Vested Development	-	-	-	-	-	-	-	-	-	-	-	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
% Project Traffic	100%	-	-	-	-	-	-	-	-	-	-	100%
Project Traffic Direction	IN	-	-	-	-	-	-	-	-	-	-	OUT
Project Traffic	9	-	-	-	-	-	-	-	-	-	-	29
2030 Future Conditions with Build	**9**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**29**

PM Peak Hour

PM	Eastbound			Westbound			Northbound			Southbound		
	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT	LT	Thru	RT
Volume -	-	-	-	-	-	-	-	-	-	-	-	-
Existing Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
2030 Historic Growth	-	-	-	-	-	-	-	-	-	-	-	-
Vested Development	-	-	-	-	-	-	-	-	-	-	-	-
Future Conditions	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
% Project Traffic	100%	-	-	-	-	-	-	-	-	-	-	100%
Project Traffic Direction	IN	-	-	-	-	-	-	-	-	-	-	OUT
Project Traffic	27	-	-	-	-	-	-	-	-	-	-	17
2030 Future Conditions with Build	**27**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**17**

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

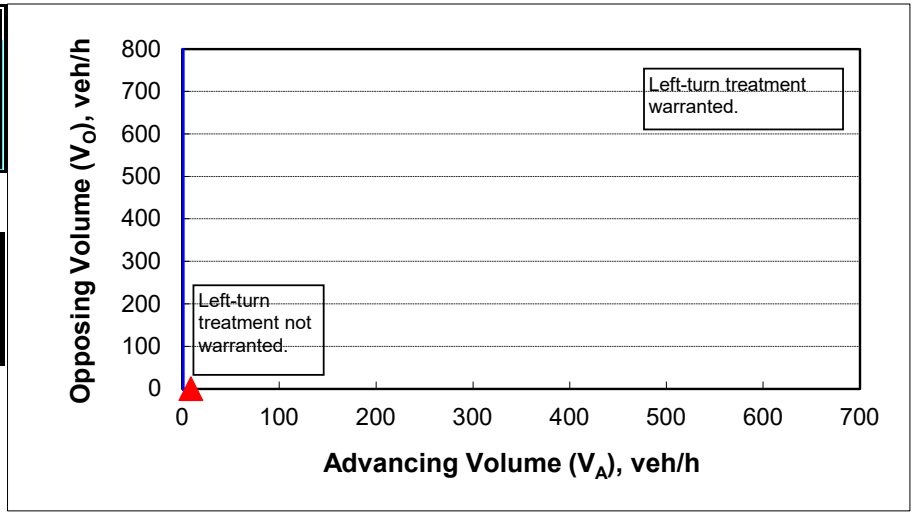
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	100%
Advancing volume (V_A), veh/h:	9
Opposing volume (V_O), veh/h:	0

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	#DIV/0!
Guidance for determining the need for a major-road left-turn bay:	
#DIV/0!	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

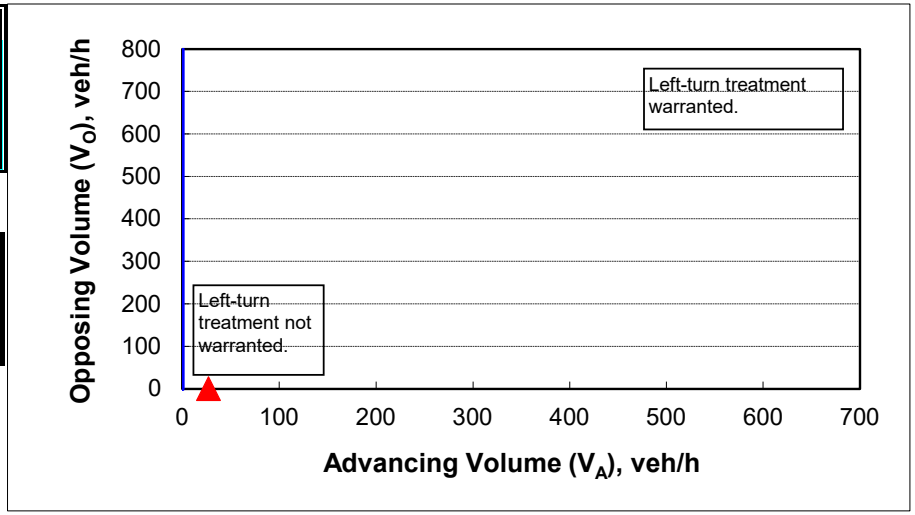
2-lane roadway (English)

INPUT

Variable	Value
85th percentile speed, mph:	30
Percent of left-turns in advancing volume (V_A), %:	100%
Advancing volume (V_A), veh/h:	27
Opposing volume (V_O), veh/h:	0

OUTPUT

Variable	Value
Limiting advancing volume (V_A), veh/h:	#DIV/0!
Guidance for determining the need for a major-road left-turn bay:	
#DIV/0!	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane , s:	1.9

When Not to Consider Exclusive Right-Turn Lanes

- Dense or built-out corridors with limited space
- Right-turn lane that would negatively impact pedestrians or bicyclists
- Vehicular movements from driveways or median openings that cross the right-turn lane resulting in multiple threat crashes
- Context classifications C2T, C4, C5, or C6

When Exclusive Right-Turn Lanes are Beneficial

There are instances when adding an exclusive right-turn lane for unsignalized driveways are beneficial to traffic operations and safety. ***Table 27*** provides some guidance for this situation based on the speed limit of the roadway and how many right turns occur per hour. Locations where the Auto and Truck Modal Emphasis is "High" may be appropriate for consideration of Exclusive Right Turn Lanes.

Table 27 – Recommended Guidelines for Exclusive Right-Turn Lanes to Unsignalized Driveway[10]

Roadway Posted Speed Limit	Number of Right Turns Per Hour
45 mph or less	80 – 125[1]
Over 45 mph	35 – 55[2]
Note: A posted speed limit of 45 mph may be used with these thresholds if the operating speeds are known to be over 45 mph during the time of peak right turn demand.	
Note on traffic projections: Projecting turning volumes is, at best, a knowledgeable estimate. Keep this in mind especially if the projections of right turns are close to meeting the guidelines. In that case, consider requiring the turn lane.	
[1] The lower threshold of 80 right-turn vehicles per hour would be most used for higher volume (greater than 600 vehicles per hour, per lane in one direction on the major roadway) or two-lane roads where lateral movement is restricted. The 125 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with a large entry radius (50 feet or greater).	
[2] The lower threshold of 35 right-turn vehicles per hour would be most appropriately used on higher volume two-lane roadways where lateral movement is restricted. The 55 right-turn vehicles per hour upper threshold would be most appropriate on lower volume roadways, multilane highways, or driveways with large entry radius (50 feet or greater).	

Source: *NCHRP Report 420 (Impacts of Access Management Techniques)*

These recommendations are primarily based on the research done in NCHRP Report 420, Impacts of Access Management Techniques, Chapter 4 – Unsignalized Access Spacing (Technique 1B), and Use of Speed Differential as a Measure to Evaluate the Need for Right-Turn Deceleration Lane at Unsignalized Intersections.

In the *NCHRP Report 420*, the observed high-speed roads, 30 to 40 right-turn vehicles per hour caused evasive maneuvers on 5 - 10 percent of the following through vehicles. For lower speed roadways, 80 to 110 right-turn vehicles caused 15 - 20 percent of the following through vehicles to make evasive maneuvers. The choice of acceptable percentages of through vehicles impacted is a decision based on reasonable expectations of the different roadways.

In this study, by modeling speed differentials, a better understanding of the impacts of through volume and driveway radius was discovered.

[10] May not be appropriate for signalized locations where signal phasing plays an important role in determining the need for right turn lanes.

Exhibit 9: Transportation Improvement Program

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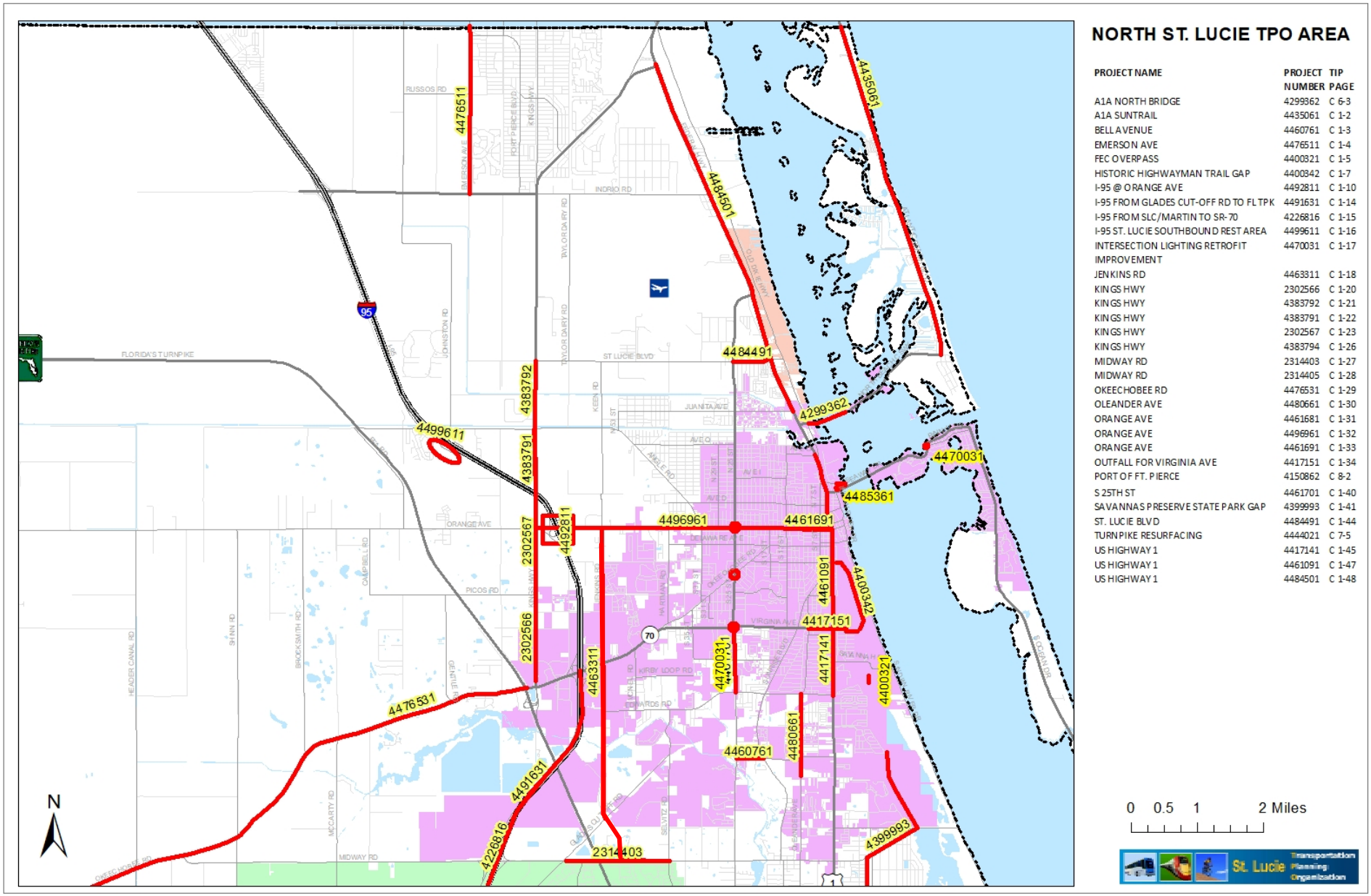
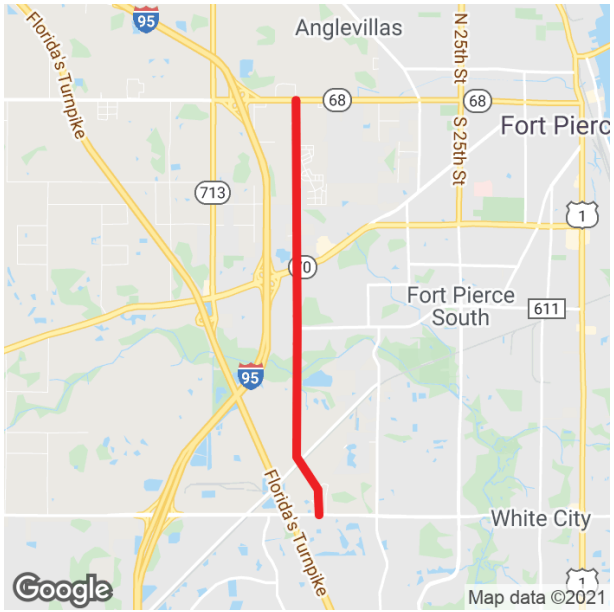
A.3 TIP PROJECT LOCATION MAPS



JENKINS RD FROM MIDWAY RD TO ORANGE AVE
4463311 Non-SIS



Project Description: PD&E/EMO STUDY
Extra Description: 2022 TPO PRIORITY #7 LFA WITH ST. LUCIE COUNTY IS R/W NEEDED
Lead Agency: MANAGED BY FDOT **From:** MIDWAY RD **County:** ST. LUCIE
To: ORANGE AVE
Length: 2.128
Phase Group: P D & E

Phase	Fund Code	2023	2024	2025	2026	2027	Total
PDE	GFSU	667,925	0	0	0	0	667,925
PDE	LFP	0	1,000,000	0	0	0	1,000,000
PDE	SU	20,000	20,000	0	0	0	40,000
PDE	TRIP	104,900	1,000,000	0	0	0	1,104,900
		792,825	**2,020,000**				**2,812,825**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 2,812,825
LRTP: Page 8-3

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6671 W Indiantown Rd • Suite 50-324 • Jupiter, Florida • 33458
T: (561) GO2-JFOG • www.**jfogroupinc**.com • **info@jfo.us**

Prepared by and after Recording Return to:

David M. Layman, Esq.
Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT (this "**Agreement**") is made effective as of _____, 2023, by and between **RESURRECTION LIFE FAMILY WORSHIP CENTER, INC.**, a Florida not for profit corporation also known as Resurrection Life Family Worship Center Church (the "**Church**"), and **WP FORT PIERCE JP FL OWNER, LLC**, a Delaware limited liability company ("**Waypoint**").

RECITALS

A. The Church is the owner of certain real property located in St. Lucie County, Florida, more particularly described in Exhibit "A" attached hereto (the "**Church Property**").

B. Waypoint is the owner of certain real property located in St. Lucie County, Florida, adjacent to the Church Property and more particularly described in Exhibit "B" attached hereto (the "**Multifamily Property**"). The Church Property and the Multifamily Property are each referred to herein individually as a "**Property**" and collectively as the "**Properties**".

C. The term "**CP Owner**" shall mean the Church and any successor-owner of the Church Property. The term "**MF Owner**" shall mean Waypoint and any successor-owner of the Multifamily Property. MF Owner and CP Owner are referred to herein individually as an "**Owner**" and collectively as the "**Owners**".

D. The Properties will share a common access drive, as depicted on Exhibit "C" attached hereto (the "**Shared Access Drive**").

E. The Parties desire to enter into this Agreement to provide, among other matters, for the reciprocal use by the Parties of the Shared Access Drive, the maintenance of the Shared Access Drive by MF Owner, and the reimbursement by CP Owner to MF Owner for such maintenance.

AGREEMENT

1. Easements Benefitting the Multifamily Property.

(a) Subject to the terms and conditions set forth herein, CP Owner hereby grants to MF Owner, appurtenant to and for the benefit of the Multifamily Property and for use by MF Owner and its tenants and their respective agents, contractors, invitees, and employees (collectively, the "**MF Property Parties**"), perpetual non-exclusive easements over and across the portion of the Shared Access Drive located on the Church Property (the "**MF Easement Area**")

for (i) the construction and paving of the Shared Access Drive and installation of utilities, street lights and landscaping in the Shared Access Drive property, (ii) pedestrian and vehicular ingress, egress, and access to and from S. Jenkins Road and the Multifamily Property, (iii) drainage incidental to the construction and paving of the Shared Access Drive, (iv) the use and operation of utilities and street lights installed within the Shared Access Drive property, and (v) the inspection, maintenance, repair, and replacement of the paving of the Shared Access Drive, landscaping appurtenant to the Shared Access Drive, and utilities and street lights installed within the Shared Access Drive property (collectively, the "**MF Property Easements**").

(b) The MF Property Easements are granted with all rights necessary and convenient for the full use and enjoyment of the MF Easement Area for the purposes described herein, including, without limitation, MF Owner's right to improve the MF Easement Area in accordance with that certain Site Work Agreement between the Church and Waypoint, as the same may be amended (the "**Site Work Agreement**"), with a paved roadway, underground utility pipes, overhead or above-ground utility lines and facilities, drainage facilities, including ditches, and street lighting.

2. Easements Benefitting the Church Property.

(a) Subject to the terms and conditions set forth herein, commencing upon the completion of the construction and paving of the Shared Access Drive and installation of utilities within the Shared Access Drive property, MF Owner hereby grants to CP Owner, appurtenant to and for the benefit of the Church Property and for use by the CP Owner and its tenants and their respective agents, contractors, invitees, and employees (collectively, the "**the CP Parties**"), a perpetual non-exclusive easement over and across the portion of the Shared Access Drive located on the Multifamily Property (the "**CP Easement Area**") for pedestrian and vehicular ingress, egress, and access to and from S. Jenkins Road and the Church Property (the "**CP Easement**").

(b) The CP Easement is granted with all rights necessary for the full use and enjoyment of the CP Easement Area for the purposes described herein including without limitation, CP Owner's right to keep any road on the CP Easement Area clear of brush, trees, and obstructions as may be necessary or desirable for CP Owner's use.

3. Maintenance of Shared Access Drive. MF Owner shall, at its cost and expense, but subject to reimbursement as provided herein, (a) maintain the Shared Access Drive, including any repair or repaving thereof, and any landscaping installed by MF Owner within the Shared Access Drive property, and (b) operate, maintain, repair and replace any street lighting adjacent to or within the Shared Access Drive property installed by MF Owner, all in good condition and repair and in compliance with all applicable laws. The reasonable costs of items (a) and (b) above shall be considered "**Maintenance Costs**" for purposes of this Agreement. Each Owner shall not modify, construct, or install any landscaping improvements in the Shared Access Drive or within fifteen feet (15') of the property immediately adjacent to the Shared Access Drive ("**Adjacent Area**") without obtaining the prior written consent of the other Owner, which consent shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the preceding sentence, nothing herein shall be deemed to obligate an Owner to install landscaping in the Shared Access Drive and/or the Adjacent Area prior to the development of its respective Property. Moreover, CP Owner

shall not modify, construct, or install the Shared Access Drive or non-landscaping improvements within or adjacent to the Shared Access Drive without obtaining the prior written consent of MF Owner, which consent may be withheld, conditioned, or delayed in MF Owner's reasonable discretion. MF Owner shall have the right to grant perpetual, non-exclusive easements to applicable utility provider(s) over, under, across and within the MF Easement Area for the construction, installation, operation, maintenance, repair, and replacement of utilities for the benefit of the Multifamily Property. Additionally, MF Owner may assign its obligations under this Agreement to any applicable governmental or quasi-governmental authority, including a community development district, or to a homeowners association or property owners association having jurisdiction over all or a portion of the Multifamily Property, and in such event all obligations of MF Owner under this Agreement shall be assumed by such authority or association, and MF Owner shall be released therefrom.

4. Reimbursement. Within ninety (90) days after the end of each calendar year during the term of this Agreement, MF Owner shall provide CP Owner a statement setting forth the Maintenance Costs reasonably incurred by MF Owner during such calendar year (a "**Maintenance Statement**"). Each such Maintenance Statement shall identify the Maintenance Costs for such calendar year in reasonable detail and shall be accompanied by invoices or other reasonable supporting documents. Within thirty (30) days after receipt of a Maintenance Statement, CP Owner will reimburse MF Owner a sum equal to fifty percent (50%) of the Maintenance Costs set forth on such Maintenance Statement. If CP Owner fails to timely pay its share of the Maintenance Costs as provided in this Section 4, and such failure continues for more than ten (10) days after CP Owner's receipt of written notice from MF Owner of such failure, MF Owner shall have the right, exercisable by delivering written notice to CP Owner, to impose a late fee of ten percent (10%) on such delayed payment. In addition, if CP Owner fails to timely pay its share of the Maintenance Costs as set forth in this Section 4, interest shall accrue on all such sums due at the highest lawful rate until paid. If MF Owner must engage the services of an attorney or other professional in order to collect any sums due hereunder, CP Owner shall be liable for reimbursement of all reasonable attorneys' fees, actual court costs and other actual and reasonable out-of-pocket professional fees incurred, whether or not legal proceedings are commenced.

5. Indemnity. Each Owner (each, an "**Indemnifying Party**") shall hold each other Owner and its officers, directors, managers, members, shareholders, agents, employees, successors and assigns, harmless from, and indemnify and defend them against, any and all injury, loss, damage, liability (or any claims in respect of the foregoing), costs or expenses (including, without limitation, reasonable attorneys' fees), of whatever nature, to the extent caused by the Indemnifying Party's or its invitee's use of the other Owner's property or the Shared Access Drive.

6. Insurance. During the term of this Agreement, each Owner shall maintain in full force and effect, with a reputable insurance company or companies authorized to provide insurance in the State of Florida, insurance coverage in accordance with the requirements of Exhibit "D" attached hereto.

7. Enforcement. In addition to the remedies expressly provided in this Agreement, the Owners may enforce the terms of this Agreement by an action at law or in equity. In the event of any dispute between the Owners arising out of or relating to this Agreement, in addition to all

other relief granted or awarded by the court, the party prevailing in any litigation shall be entitled to recover its costs incurred by reason of such action, including reasonable attorneys' fees, at all proceedings, including, without limitation, in bankruptcy court, before trial, at trial and at all appellate levels, from the non-prevailing party or parties.

8. Further Assurances. Each Owner agrees to execute such documents and take such further action as may be required by any governmental agency having jurisdiction, or as may otherwise be necessary or appropriate, to further implement the intention of this Agreement.

9. Notices. All notices and demands which either party is required or desires to give to the other shall be given in writing by certified mail with appropriate postage paid, by personal delivery, by facsimile, email or by private overnight courier service to the address, facsimile number or email address set forth below for the respective party, provided that if any party gives notice of a change of name or address or number, notices to that party shall thereafter be given as demanded in that notice. All notices and demands so given shall be effective upon receipt by the party to whom notice or demand is being given, except that (a) any notice given by certified mail shall be deemed delivered upon deposit in the United States mail, (b) any notice given by personal delivery shall be deemed delivered upon receipt, (c) any notice given by facsimile or email shall be deemed delivered upon the date of a printed machine confirmation that a complete transmission has been made, and (d) any notice given by overnight courier shall be deemed delivered one business day after deposit with a reputable courier company.

If to CP Owner:	RESURRECTION LIFE FAMILY WORSHIP CENTER, INC. 405 Ixoria Avenue Fort Pierce, FL 34982 Attn: Trevor R. Banks, Sr. Email: trbanksjr@trbanks.com
With a copy to:	Harrison Advocates, PLLC 401 East Las Olas Blvd., Suite 130-280 Fort Lauderdale, FL 33301 Attn: Natasha N. Harrison Email: natasha@harrisonsmithlaw.com
If to MF Owner:	c/o Waypoint Residential, LLC 150 East Palmetto Park Road, 6th Floor Boca Raton, FL 33432 Attn: Jim Lott Email: JLott@waypointresidential.com
With a copy to:	c/o Waypoint Residential, LLC 150 East Palmetto Park Road, 6th Floor Boca Raton, FL 33432 Attn: Legal Department E-mail: legalnotices@waypointresidential.com

With a copy to: Greenberg Traurig, P.A.
777 S. Flagler Drive, Suite 300 East
West Palm Beach, FL 33401
Attn: David M. Layman, Esq
Email: laymand@gtlaw.com

10. Mortgagee Protection. Each Mortgagee (as defined herein) of a Property joins in and consents to this Agreement and agrees it shall not terminate this Agreement in the event of a mortgage foreclosure. Notwithstanding anything in this Agreement to the contrary, the holder of any first priority mortgage presently encumbering any Property or portion thereof, or hereafter entered into in good faith and for value ("**Mortgagee**"), shall not, solely by virtue of the lien or security interest held by such Mortgagee with respect to any applicable Property, or any portion thereof, incur any liability hereunder or be required to make any payment or perform any obligation hereunder which any Owner of the applicable Property, or any portion thereof, is required to pay or perform; provided that if such Mortgagee or any third party purchaser shall acquire the applicable Property, or any portion thereof, at a foreclosure sale or by deed in lieu thereof, such Mortgagee or purchaser shall thereafter be obligated to perform all obligations under the Agreement which relate to any period of time following the date of such acquisition. No violation of this Agreement by, or enforcement of this Agreement against, any party shall affect, impair, defeat or render invalid the lien of any mortgage, deed of trust or security instrument. No amendment or termination of this Agreement shall be binding on any Mortgagee without the written consent of such Mortgagee (and any such Mortgagee may affirmatively rely upon and enforce this Agreement without any amendment other than that to which such Mortgagee has consented to in writing). Any Mortgagee of an Owner may give the other Owner(s) at the address set forth in Section 9 notice of the existence of its mortgage and request that it receive a copy of any notice of default under this Agreement given to the Owner which is such Mortgagee's mortgagor. After receipt of such notice, in the event of a default by an Owner, the non-defaulting Owner shall simultaneously give a copy to such Mortgagee of any written notice of default given to the other Owner, and such Mortgagee shall have the option, but not the obligation, to cure such breach, if monetary in nature, within the time periods provided in this Agreement for an Owner to cure such a breach, and, if non-monetary in nature, within ninety (90) days after receipt of such notice or, if such default cannot reasonably be cured within ninety (90) days, within a further reasonable period of time, provided such Mortgagee commences cure within the initial ninety (90) day period.

11. Amendment/Termination. This Agreement may not be amended or modified in any respect or terminated in whole or in part except by a written document, signed by the MF Owner and the CP Owner, or their respective successors and assigns. This Agreement may not be amended orally. The Owners shall, at MF Owner's request, dedicate the Shared Access Drive to the City of Fort Pierce, the County of St. Lucie, or other applicable governmental or quasi-governmental authority, and transfer all of the operating and maintenance obligations under this Agreement to such authority; upon such dedication of the Shared Access Drive by all of the Owners, (a) this Agreement shall terminate as of the date of such dedication and assignment, (ii) MF Owner and CP Owner shall be released from all liability or obligation under the Agreement that arises or commences upon or after the effective date of such dedication and assignment, and (iii) upon request from any Owner, all Owners agree to execute and deliver a termination of this Agreement to be recorded in the public records of St. Lucie County, Florida.

12. Binding Agreement. This Agreement and all of the provisions, easements, agreements, restrictions, limitations and other matters set forth in this Agreement shall be considered "covenants running with the land" and shall bind and inure to the benefit of and may be enforced by MF Owner, CP Owner, and each of their successors and assigns. Each Mortgagee shall release the Shared Access Drive from its mortgage upon the request of MF Owner.

13. State Law. This Agreement has been executed and delivered in the State of Florida and shall be construed in accordance with the laws of the State of Florida.

14. Legal Construction. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.

15. Captions. Captions, titles to sections, and paragraph headings used herein are for convenience or reference and shall not be deemed to limit or alter any provision hereof.

16. Exhibits. All exhibits attached to this Agreement are hereby incorporated herein and for all purposes made a part hereof.

17. Counterparts. To facilitate execution this instrument may be executed in any number of counterparts as may be convenient or necessary, and all executed counterparts of this instrument, when taken together, shall constitute one and the same agreement.

18. Estoppel Certificates. CP Owner and MF Owner (or any mortgagee holding a first lien security interest with respect to the Multifamily Property or the Church Property) may, at any time and from time to time, in connection with the leasing, sale or transfer of its property, or in connection with the financing or refinancing of its property by any bona fide mortgage or sale-leaseback made in good faith and for value, deliver a written notice to any other party hereto and/or their successors or assigns requesting such other party and/or their successors or assigns to execute a certificate certifying (i) if this Agreement is in full force and effect or if it has been terminated, (ii) that no modifications of this Agreement have been executed among the parties hereto other than as listed on the statement, (iii) that such party has not received or delivered any written notice of a default by another party of any obligation under this Agreement, (iv) that neither such party nor, to the best of such party's knowledge, any other party is in default of its obligations under this Agreement, (v) that there are no offsets, counterclaims, or defenses to the payment of sums payable hereunder, except as listed on the statement, and (vi) as to such other matters that the party requesting the statement may reasonably request and which are customarily contained in such statement. If a party does not respond within ten (10) days of written request for a statement pursuant to this Section, the requesting party shall have the right to deliver a second written notice of such request (a "**Reminder Notice**"), which Reminder Notice shall include a form of certificate addressing the matters described above (a "**Proposed Certificate**"). Any Reminder Notice must contain a cover sheet with the legend boldly marked "**DEEMED CONFIRMED IF NOT RESPONDED TO WITHIN FIVE (5) BUSINESS DAYS**." Any party's failure to respond within five (5) business days after actual receipt of a Reminder Notice and Proposed Certificate shall be deemed to constitute a confirmation of the statements set forth in the Proposed Certificate. Any certificate given or deemed given by a party, as applicable, shall be binding upon such party, and may be relied upon by the party receiving such certificate and any then-existing or

prospective lender, mortgagee, assignee or purchaser of all or a portion of the receiving party's applicable portion of the Property or all or any portion of such receiving party's easement and other rights granted under this Agreement.

[The rest of the page is intentionally blank.]

WITNESSES:

Print Name: CRISTINA SCHWARTZ

Print Name: GWEN MILLER

WAYPOINT:

WP FORT PIERCE JP FL OWNER, LLC,
a Delaware limited liability company

By:
Print Name: Jim Lott
Title: Authorized Signatory

STATE OF Florida §
§
COUNTY OF Palm Beach §

The forgoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 20th day of March, 2023, by Jim Lott, as Authorized Signatory of **WP FORT PIERCE JP FL OWNER, LLC,** a Delaware limited liability company, on behalf of said company. He/~~She~~ is X personally known to me or ___ produced _____ as identification.

{Notary Seal must be affixed}

(Signature of Notary)
Eartha Hinds
(Print Name of Notary Public)
Notary Public, State of Florida
My Commission Expires: 11/13/2023
Commission No.: GG931579

Eartha Hinds
Comm. #GG931579
Expires: Nov. 13, 2023
Bonded Thru Aaron Notary

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first written above.

WITNESSES:

Sylvester Clarke, Jr
Print Name: _____

_____
Print Name: Joseph Banks

THE CHURCH:

RESURRECTION LIFE FAMILY WORSHIP CENTER, INC.,
a Florida not for profit corporation

By: _____
Print Name: Trevor Banks
Title: Operations / CEO

STATE OF Fl §
§
COUNTY OF St. Lucie §

The forgoing instrument was acknowledged before me by means of X physical presence or ___ online notarization, this 28 day of October, 2022, by Trevor Banks, as Operations/CEO of **RESURRECTION LIFE FAMILY WORSHIP CENTER, INC.**, a Florida not for profit corporation, on behalf of said corporation. He/She is ___ personally known to me or X produced FL D as identification.

{Notary Seal must be affixed}

_____
(Signature of Notary)
Joseph Gomez
(Print Name of Notary Public)
Notary Public, State of Fl
My Commission Expires: Nov 16, 2025
Commission No.: HH 180416

JOSEPH GOMEZ
Notary Public-State of Florida
Commission # HH 180416
My Commission Expires
November 16, 2025

JOINDER, CONSENT AND SUBORDINATION BY MORTGAGEE

NOT APPLICABLE / NO MORTGAGEE

EXHIBIT A
CHURCH PROPERTY

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

BOUNDARY & TOPOGRAPHIC SURVEY

JENKINS ROAD CHUCH

TREE LEGEND

TREE No.	TREE TYPE	TREE SIZE IN INCHES
21001	OAK	8
21008	PALM	12
21009	PALM	12
21010	PALM	12
21011	PALM	12
21012	PALM	12
21013	OAK	28
21014	OAK	36
21015	PALM	12
21016	PALM	12
21017	PALM	12
21018	PALM	12
21019	PALM	16
21020	PALM	12
21021	PALM	14
21022	PALM	12
21023	PALM	12
21024	OAK	24
21025	PALM	14
21026	PALM	14
21027	PALM	14
21028	PALM	12
21029	OAK	48
21030	OAK	36
21031	PALM	14
21032	PALM	12
21033	PALM	12
21034	PALM	12
21035	OAK	10
21036	MAPLE	24
21037	PALM	12
21038	PALM	12
21040	PALM	12
21041	OAK	6
21043	ROYAL PALM	6
21044	PALM	6
21046	PALM	12
21047	PALM	12
21048	PALM	12
21049	ROYAL PALM	12
21050	UNKNOWN	8
21051	PALM	12
21052	PALM	12
21053	PALM	10
21054	PALM	12
21055	OAK	18
21056	PALM	14
21057	OAK	CLUSTER

SURVEYOR'S NOTES

1) REPRODUCTIONS OF THIS MAP ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

2) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS, BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED, WITHOUT CONSENT OF THE SIGNING PARTY OR PARTIES.

3) DESCRIPTION SHOWN HEREON PROVIDED BY THE CLIENT AND/OR THEIR AGENT.

4) UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.

5) OVERALL PARCEL CONTAINS 18.08 ACRES, MORE OR LESS, BASED ON DESCRIPTION.

6) THE LAST DATE OF FIELD WORK WAS OCTOBER 30, 2012.

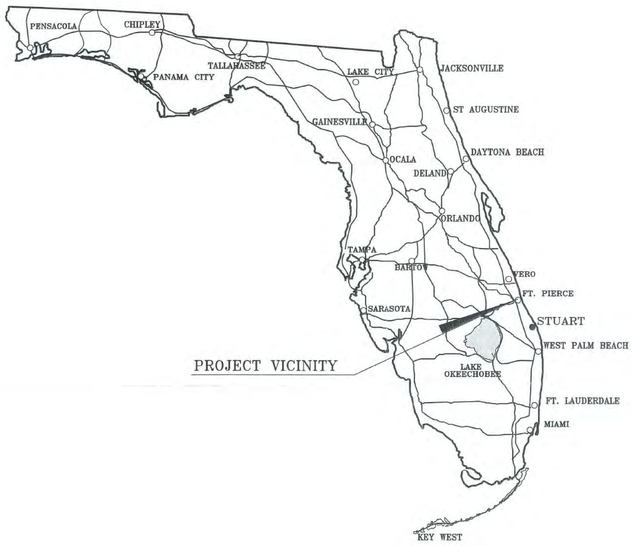
7) THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST IS ASSUMED TO BEAR NORTH 00°16'31" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

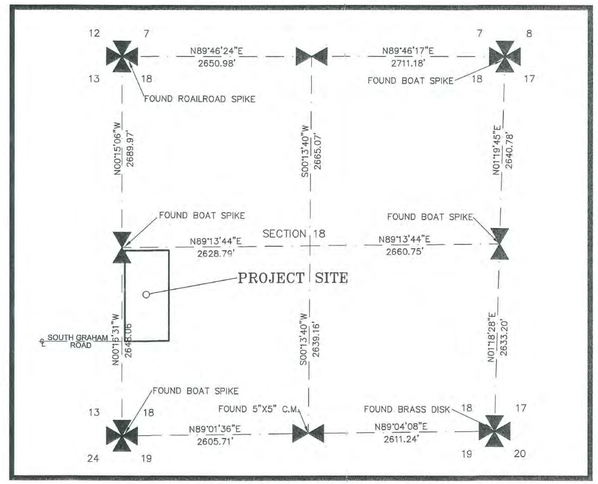
8) BY GRAPHIC PLOTTING ONLY SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION "X", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), ON FLOOD INSURANCE RATE MAP NO. 12085C0145F WITH A DATE OF IDENTIFICATION OF OCTOBER 4, 2002.

9) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RIGHTS-OF-WAY, EASEMENTS OF RECORD, OWNERSHIP, ABANDONMENT'S, DEED RESTRICTIONS, OR MURPHY ACT DEEDS. THIS INFORMATION SHOULD BE OBTAINED THROUGH APPROPRIATE TITLE VERIFICATION.

10) SECTION LINES AND MONUMENTATION SHOWN HEREON, AND USED TO DETERMINE PROPERTY BOUNDARIES, ARE BASED ON FOUND MONUMENTATION AND HISTORIC SECTIONAL INFORMATION.

11) ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND REFERENCE ST. LUCIE COUNTY BENCHMARK "I-95-85-B01", HAVING AN ELEVATION OF 45.26 FEET.





SECTION DETAIL

1" = 1000'

DESCRIPTION

(O.R.B. 3360, PAGE 1913, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA)

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

TREE SYMBOL LEGEND

- ACACIA
- PALM SPECIES
- BANANA
- FICUS
- SEAGRAPE
- UNKNOWN
- ROYAL POINCIANA
- MAPLE
- MAHOGANY
- OAK
- CITRUS
- CACTUS
- MANGO
- HEDGE
- BUSH
- CYPRESS
- PAPAYA
- GUMBO-LIMBO
- PINE

NOTE: VERIFICATION OF TREE SPECIES SHOULD BE CONDUCTED BY A PROFESSIONAL ENGAGED IN THE FIELD OF NATURAL SCIENCE.

LEGEND

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

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

10/13/2012
SIGNATURE DATE:

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

CHECKED BY	MTO
DRAWN BY	BK
FILENAME	12-174bndy-rev1.dwg
SHEET	1
LAYOUT	
SCALE	AS SHOWN
DATE	10/13/2012

DATE	REVISION COMMENTS
12/6/2016	UPDATE SURVEY, SPOT ELEVATIONS AND TREE LOCATIONS - ASC

BOUNDARY AND TOPOGRAPHIC SURVEY
RESURRECTION LIFE FAMILY WORSHIP CENTER INC.
1910 SOUTH JENKINS RD
FORT PIERCE, FLORIDA

ENGINEERS & SURVEYORS

S-12-174

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.

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SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST

NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

CELEBRATION POINTE
(PLAT BOOK 57, PAGE 7)

S00°09'01"E 1278.37'(M)
S00°08'59"E 1278.40'(C)

FOUND 5/8" IRON ROD & CAP STAMPED "ASSOC"

INV. EL. 12.15

18" C.M.P. (END NOT LOCATED)

TOP OF BANK

DITCH

TOP OF BANK

FOUND 5/8" IRON ROD & CAP STAMPED "ASSOC" 0.17' EAST

N.S.L.R.D.D. CANAL NO. 36

NORTH LINE OF THE SOUTHWEST 1/4 SECTION 18/35/40

S89°13'44"W 617.10'(C)

44.5' 44.5'

18.08± ACRES

1 STORY C.B.S. GARAGE
F.F.E. 17.72

1 STORY C.B.S. RESIDENCE
F.F.E. 19.52

4'X21.6' CONC. PAD

4.2'X10.3' CONC. PAD

15'X38' CONC. PAD

3'X9' CONC. PAD

4' CONC. SIDEWALK

12'X52' CONC. PAD

20'X21' CONC. PPAD

6.1'X34.3' CONC. PAD

597.34'

325.33'

339.08'

420.49'

420.48'

N89°07'42"E 614.31'(C)
N89°09'13"E 614.33'(M)

UNPLATTED

LOW AREA

DIRT DRIVE

238.05'

238.31'

239.00'

240.03'

SET 5/8" IRON ROD & CAP STAMPED "GSI LB 7673" 23.24' EAST

FOUND 5/8" IRON ROD & CAP STAMPED "ASSOC" 0.18' NORTH 0.14' EAST

SET 5/8" IRON ROD & CAP STAMPED "GSI LB 7673"

DIRT DRIVE

INV. EL. 11.82
1' CONC. HEADWALL

24" R.C.P.

36.79' EAST

21.73' EAST

22.27' EAST

22.12' EAST

22.86' EAST

22.61' EAST

21.86' EAST

22.25' EAST

20' F.P.U.A. EASEMENT (PER O.R.B. 2625, PAGE 1129)

TOP OF BANK

DITCH

TOE OF SLOPE

TOE OF SLOPE

TOP OF BANK

INV. EL. 12.86

0.7' CONC. HEADWALL

INV. EL. 12.88

0.7' CONC. HEADWALL

TOE OF SLOPE

TOE OF SLOPE

TOP OF BANK

DITCH

TOP OF BANK

ASPHALT DRIVE

SECTION CORNER FOUND BOAT SPIKE

N00°16'31"W 1279.46'(C)

N00°16'31"W 2648.06'
(BEARING BASE)

1324.03'

18" C.M.P.

20' ASPHALT PAVEMENT

40'

SOUTH JENKINS ROAD

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18/35/40

QUARTER SECTION CORNER FOUND BOAT SPIKE

INV. EL. 12.14
(MITERED END SECTION)

BENCHMARK NO. 1
PK NAIL & DISK
STAMPED "GSI BM"
ELEVATION 17.81 FEET

N89°07'42"E
40.00

BENCHMARK NO. 2
PK NAIL & DISK
STAMPED "GSI BM"
ELEVATION 17.29 FEET

SOUTH GRAHAM ROAD

18 19
13 24

ENGINEERS & SURVEYORS

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

www.edc-inc.com

F.B.P.E. CERTIFICATE OF AUTHORIZATION 9635
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MTO	CHECKED BY
BK	DRAWN BY
12-17-tbs-ovw-r1.dwg	FILENAME
SHEET2	LAYOUT
AS SHOWN	SCALE
10/13/2012	DATE
12/20/12	UPDATE SURVEY, SPOT ELEVATIONS AND TREE LOCATIONS - ASC
DATE	REVISION COMMENTS

BOUNDARY AND TOPOGRAPHIC SURVEY
RESURRECTION LIFE FAMILY WORSHIP CENTER INC.
1910 SOUTH JENKINS RD
FORT PIERCE, FLORIDA

ENGINEERS & SURVEYORS

S-12-174

2 OF 2

EXHIBIT B
MULTIFAMILY PROPERTY

PARCEL 1:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:

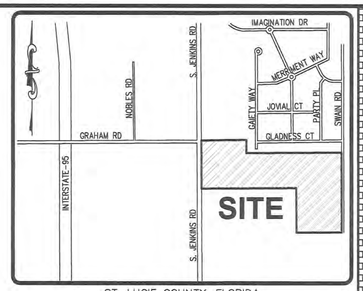
THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35, RANGE 40 EAST, LESS AND EXCEPT ANY AND ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT, PUBLIC RECORDS OF ST LUCIE COUNTY, FLORIDA.

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

FOR: WAYPOINT



ST. LUCIE COUNTY, FLORIDA

VICINITY MAP

NO SCALE

LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. LESS ALL RIGHTS-OF-WAY FOR PUBLIC ROADS AND DRAINAGE CANALS.

PARCEL 2:

THE SOUTH 3/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE SOUTH 3/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, ALL IN SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA.

PARCEL 3:

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 35, RANGE 40 EAST, LESS AND EXCEPT ANY AND ALL RIGHTS OF WAY FOR PUBLIC ROADS AND DRAINAGE CANALS OF THE NORTH ST. LUCIE RIVER DRAINAGE DISTRICT, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

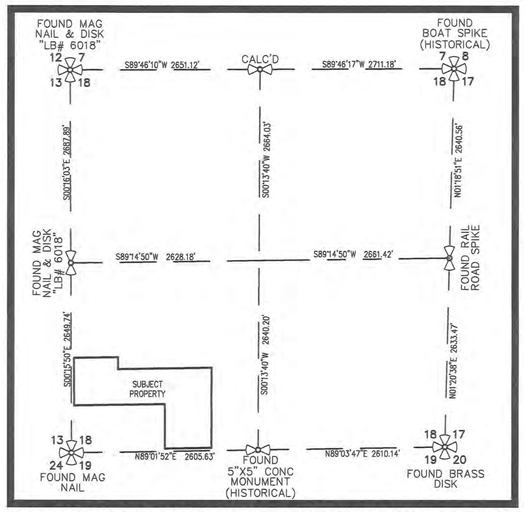
CONTAINING **32.848** ACRES, MORE OR LESS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA BOUNDARY/TOPOGRAPHIC SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON NOVEMBER 5, 2021. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND 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.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS NOVEMBER 4, 2021.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY: THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY WAS PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AND ALL APPLICABLE B-II EXCEPTIONS FROM THAT TITLE REPORT ARE SHOWN ON THE SURVEY.
5. PARCELS CONTAIN A TOTAL OF 32.848 ACRES, MORE OR LESS.
6. THIS BOUNDARY SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. SUB-SURFACE IMPROVEMENTS INCLUDING UNDERGROUND UTILITIES, UTILITY SERVICES, WERE NOT LOCATED AS PART OF THIS SURVEY.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HERON ARE BASED UPON GRID BEARINGS AND REFERENCE TO THE LINE LABELED HERON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED ON THE FLORIDA PERMANENT REFERENCE NETWORKS (FPRN) USING GPS REAL TIME KINEMATIC (RTK) OBSERVATION WITH AN ACCURACY OF ±0.06'-0.10'. ELEVATIONS ARE ALSO BASED ON LIDAR DATA CAPTURED DURING A DRONE FLIGHT ON SEPTEMBER 14, 2021 (REFER TO LIDAR FLIGHT NOTES AND ACCURACY REPORT FOR MORE INFORMATION). SITE BENCHMARKS UTILIZED ARE SHOWN HEREON.
11. 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.
12. 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.
13. 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.
14. 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.
15. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN FLOOD ZONE AE (BFE 16.00') AND FLOOD ZONE X AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0186J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012. THE APPROXIMATE DELINEATION IS SHOWN ON THE SURVEY FROM LINEWORK OBTAINED FROM THE ST. LUCIE COUNTY GIS WEBSITE. FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

SYMBOL & ABBREVIATION LEGEND:

+10.00'	MEASURED ELEVATION	CMP	CORRUGATED METAL PIPE
BFE	BASE FLOOD ELEVATION	FND	FOUND
BM	BENCHMARK	FPUA	FORT PIERCE UTILITY AUTHORITY
℄	CENTER LINE	LB	LICENSED BUSINESS
EL.	ELEVATION		BENCH MARK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION		CATCH BASIN
NO.	NUMBER		DRAINAGE MANHOLE
PB	PLAT BOOK		FIRE HYDRANT
PG	PAGE		GUY WIRE
PT.	POINT		MITERED END SECTION
R/W	RIGHT-OF-WAY	OHW	OVERHEAD WIRE
RGE	RANGE	W	WATER METER
SEC	SECTION	WV	WATER VALVE
TWP	TOWNSHIP		WOOD UTILITY POLE



SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST

(1"=1000')

LIDAR FLIGHT NOTES & ACCURACY REPORT:

1. THIS SITE WAS FLOWN DURING SEPTEMBER 14, 2021 UTILIZING A DJI MATRICE 300 UAV.
2. FLIGHT PLANNING WAS PERFORMED WITH DJI PILOT FOR FLIGHT PLANNING AND POST-PROCESSED USING TRIMBLE BUSINESS CENTER AND/OR PIX4D SURVEY.
3. SENSOR(S) USED: ZENMUSE L1 WITH LIVOX LIDAR MODULE
4. THE FLIGHT WAS OBSERVED BY CERTIFIED REMOTE PILOT NO. 4297810
5. GROUND ELEVATIONS WHERE SPOT CHECKED WITH GPS REAL TIME KINEMATIC (RTK) OBSERVATION.
6. MEASUREMENTS OF DISTANCE, AREA AND VOLUME WITHIN THE MAP ARE ACCURATE TO WITHIN 1-3 TIMES THE GROUND SAMPLING DISTANCE. MAP MEASUREMENTS ARE WITHIN 1-3% OF GROUND-BASED MEASUREMENTS.
7. FEATURES ARE LIMITED TO THOSE VISIBLE AT TIME OF THE FLIGHT AND ARE SUBJECT TO FIELD VERIFICATION BY THE END USER. AREAS DESIGNATED AS "OBSCURED" INDICATE THE GROUND IS OBSCURED BY VEGETATION AND/OR SHADOWS. MAPPING WITHIN THESE AREAS MAY NOT MEET STANDARD ACCURACY.
8. RELATIVE ACCURACY:
   - VERTICAL ACCURACY IS ± 0.25' FOR OPEN AREAS
   - VERTICAL ACCURACY IS ± 0.50' AREAS OF DENSE VEGETATION.

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT # FL282110114JC/NACS21-704
COMMITMENT DATE: OCTOBER 19, 2021, AT 8:00 AM

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
3. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
5. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
6. UNPAID CHARGES FOR PUBLIC UTILITIES FURNISHED BY ANY COUNTY, MUNICIPALITY, OR PUBLIC SERVICE CORPORATION, WHICH MAY BE OR MAY BECOME A LIEN UPON THE LAND INSURED HEREBY UNDER ANY PROVISION OF THE FLORIDA STATUTES, INCLUDING SECTION 159.17, AND/OR ANY COUNTY, MUNICIPAL, OR SPECIAL TAXING DISTRICT ASSESSMENT, INCLUDING THOSE LEVIED UNDER THE PROVISIONS OF CHAPTER 190, FLORIDA STATUTES.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
7. ANY RIGHT, INTEREST OR CLAIM THAT MAY EXIST, ARISE OR BE ASSERTED UNDER OR PURSUANT TO THE PERISHABLE AGRICULTURAL COMMODITIES ACT OF 1930, AS AMENDED, 7 USC 499A ET SEQ., THE PACKERS AND STOCKYARD ACT OF 1921, AS AMENDED, 7 USC 181 ET SEQ., OR ANY SIMILAR STATE LAWS.
   AFFECTS SUBJECT PROPERTY; NOT A SURVEY MATTER.
8. EASEMENT IN FAVOR OF THE CITY OF FORT PIERCE, FLORIDA, FOR THE USE OF THE FORT PIERCE UTILITIES AUTHORITY, RECORDED AUGUST 1, 2006 IN OFFICIAL RECORDS BOOK 2625, PAGE 1121, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
   AFFECTS SUBJECT PROPERTY; SHOWN ON SURVEY.
9. RIPARIAN AND/OR LITTORAL RIGHTS ARE NOT GUARANTEED OR INSURED.
   AFFECTS SUBJECT PROPERTY; WATERCOURSES SHOWN ON SURVEY.
10. TITLE TO THE BEDS OR BOTTOMS OF LAKES, RIVERS OR OTHER BODIES OF WATER LOCATED ON OR WITHIN THE LAND DESCRIBED HEREIN.
    AFFECTS SUBJECT PROPERTY; WETLANDS SHOWN ON SURVEY.
11. THIS PROPERTY FRONTS ON A CANAL AND IS SUBJECT TO THE RIGHTS OF ADJOINING PROPERTY OWNERS IN AND TO THE USE OF SAID CANAL.
    AFFECTS SUBJECT PROPERTY; CANALS SHOWN ON SURVEY.

CERTIFIED TO:

- WAYPOINT REALTY HOLDINGS, LLC
- NATIONAL LAND TENURE COMPANY, LLC
- FIDELITY NATIONAL TITLE INSURANCE COMPANY

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 8, 11, 13, 14, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 4, 2021.

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

MICHAEL T. OWEN License Number 5556 STATE OF FLORIDA Professional Surveyor and Mapper

SIGNATURE DATE: 11-5-2021

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 8098

DRAWN BY	ABS
CHECKED BY	MTO
FIELD CREW	RH
FILENAME	21-439 Waypoint-Jenkins Road Survey.dwg
SCALE	AS SHOWN
DATE	OCTOBER 29, 2021

REVISION COMMENTS — DATE

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
FOR: WAYPOINT
JENKINS ROAD PARCELS

RECORD INFORMATION
SEC. 18, TWP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-439

1 OF 3

Z:\EDC-2021\21-439 - Waypoint - Jenkins Road Parcels\GIS\PRVT\Dwg - PDF\Survey\21-439 Waypoint-Jenkins Road Survey.dwg, 11/5/2021 1:38 PM
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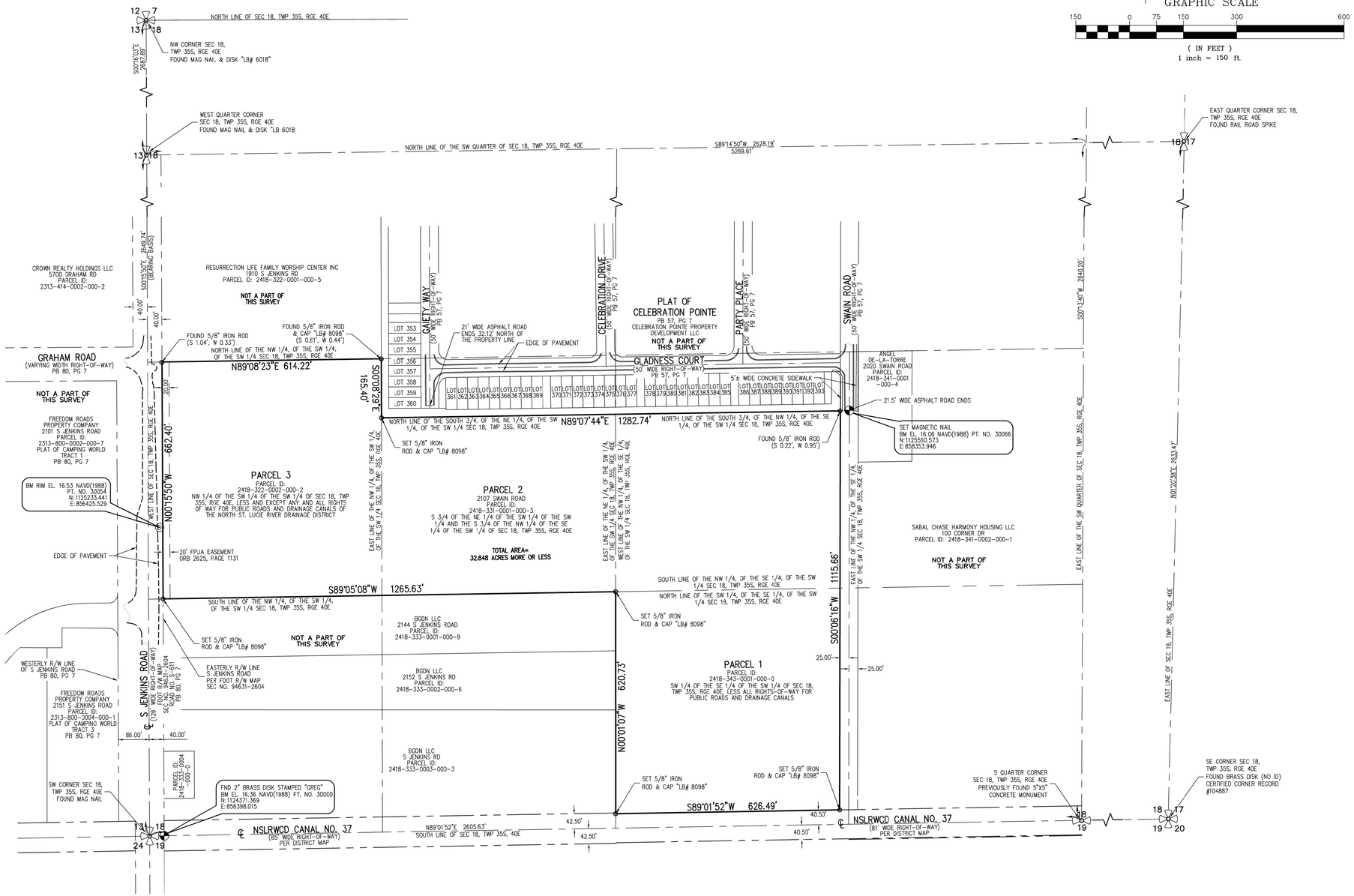
ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

FOR: WAYPOINT



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UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
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L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ABB
CHECKED BY	MTD
FIELD CREW	RH
FILENAME	21-439 Waypoint-Jenkins Road Survey.dwg
SCALE	AS SHOWN
DATE	OCTOBER 28, 2021

REVISION COMMENTS

DATE

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
FOR: WAYPOINT
JENKINS ROAD PARCELS

RECORD INFORMATION
SEC. 18, TWP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-439

2 OF 3

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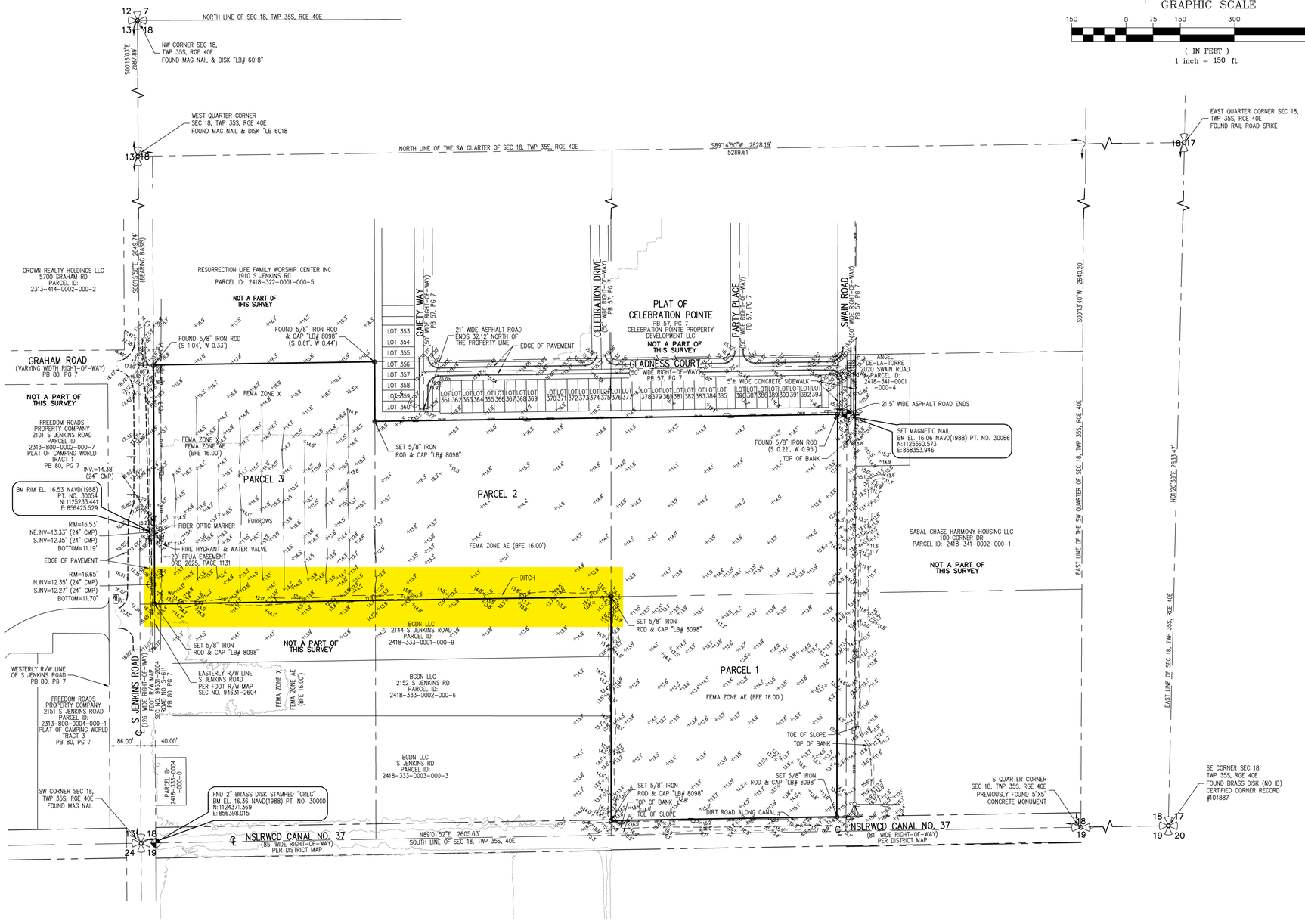
THE DOCUMENTS, DISKETTES OR MEDIA PROVIDED HEREIN SHALL REMAIN THE PROPERTY OF EDC-INC. ANY REUSE OF THESE DRAWINGS, DISKETTES OR MEDIA PROVIDED HEREIN FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT AND ELEMENT SHOWN HEREON WITHOUT THE EXPRESS WRITTEN AUTHORIZATION AND ADAPTATION BY EDC-INC SHALL BE WITHOUT LIABILITY TO EDC, INC.

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY

FOR: WAYPOINT



GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

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L.B. CERTIFICATE OF AUTHORIZATION 8098

DRAWN BY	ABB
CHECKED BY	MTD
FIELD CREW	RH
FILENAME	21-439 Waypoint Jenkins Road Survey.dwg
SCALE	AS SHOWN
DATE	OCTOBER 28, 2021

REVISION COMMENTS

DATE

ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY
FOR: WAYPOINT
JENKINS ROAD PARCELS

RECORD INFORMATION
SEC. 18, TWP. 35 SOUTH, RGE. 40 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-439

3 OF 3

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EXHIBIT C
SHARED ACCESS DRIVE

(SEE ATTACHED)

NOTE:
DESCRIPTION NOT VALID WITHOUT SKETCH.

THIS IS NOT A SURVEY

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALSO BEING A PORTION OF PROPERTY CONVEYED IN OFFICIAL RECORD BOOK 3458, PAGE 167 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18 THENCE NORTH 89°08'23" EAST ALONG THE SOUTHERLY LINE OF SAID WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (A VARYING WIDTH RIGHT-OF-WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 94631-2604, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

THENCE CONTINUING NORTH 89°08'23" EAST, A DISTANCE OF 494.71 FEET; THENCE NORTH 00°51'37" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°08'23" WEST, A DISTANCE OF 494.50 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD; THENCE SOUTH 00°15'50" EAST, A DISTANCE OF 20.00 TO THE **POINT OF BEGINNING**.

CONTAINING 9892.14 SQUARE FEET (0.227 ACRES), MORE OR LESS

ABBREVIATION LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT OF WAY
℄	CENTER LINE
SQ. FT	SQUARE FEET
SEC	SECTION
TWP	TOWNSHIP
RGE	RANGE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
NO.	NUMBER

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18 AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.

8-23-2022

MICHAEL T. OWEN — SIGNATURE DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SKETCH & DESCRIPTION OF: INGRESS/EGRESS EASEMENT

PREPARED FOR:
WAYPOINT

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

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE

0 100

Scale in feet
1 Inch = 100 Feet

PARCEL ID:
2313-414-0002-
000-2

PARCEL ID:
2418-322-0001-000-5
OFFICIAL RECORD BOOK 3458, PAGE 167

EASTERLY R/W OF S JENKINS ROAD

S00°15'50"E 20.00'

P.O.C.

SW CORNER OF THE W
1/2 OF THE NW 1/4 OF
THE SW 1/4 OF SEC
18, TWP 35S, RGE 40E

N00°51'37"W 20.00'

S89°08'23"W 494.50'

TOTAL AREA=9892.14 SQ. FT (0.227 ACRES) MORE OR LESS

GRAHAM ROAD
(VARYING WIDTH RIGHT-OF-WAY)
PB 80, PG 7

N89°08'23"E 494.71'

S LINE OF THE W 1/2 OF THE
NW 1/4 OF THE SW 1/4 OF
SEC 18, TWP 35S, RGE 40E

N89°08'23"E 40.00'

P.O.B.

20' FPUA EASEMENT
ORB 2625, PAGE 1131

PARCEL ID:
2313-800-0002-
000-7

WESTERLY R/W OF S JENKINS ROAD

PARCEL ID:
2418-322-0002-000-2
OFFICIAL RECORD BOOK 3065, PAGE 2045

℄ S JENKINS ROAD
(VARYING WIDTH RIGHT-OF-WAY)
FDOT R/W MAP SEC NO. 94631-2604
ROAD NO. S-611
PLAT BOOK 80, PAGE 7

SKETCH & DESCRIPTION OF: INGRESS/EGRESS EASEMENT

PREPARED FOR:

WAYPOINT

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
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REVISIONS

PROJ. #: 21-439 DATE: 8/23/2022 DRAWN BY: ABB CHECKED BY: MTO SCALE: 1"-100' CAD FILE: 21-439 Waypoint Ingress Egress S&D.dwg
Z:\EDC-2021\21-439 - Waypoint - Jenkins Road Parcels\SURVEY\Dwg - PDF\Survey\21-439 Waypoint Ingress Egress S&D.dwg, 8/23/2022 1:18 PM

NOTE:
DESCRIPTION NOT VALID WITHOUT SKETCH.

THIS IS NOT A SURVEY

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 35 SOUTH, RANGE 40 EAST, ALSO BEING A PORTION OF PROPERTY CONVEYED IN OFFICIAL RECORD BOOK 3065, PAGE 2045 OF THE PUBLIC RECORDS OF SAINT LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, THENCE NORTH 89°08'23" EAST ALONG THE NORTHERLY LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 18, A DISTANCE OF 40.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD (A VARYING WIDTH RIGHT-OF-WAY) AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NUMBER 94631-2604, SAID POINT ALSO BEING THE **POINT OF BEGINNING**.

THENCE CONTINUING NORTH 89°08'23" EAST, A DISTANCE OF 494.71 FEET; THENCE SOUTH 00°51'37" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 89°08'23" WEST, A DISTANCE OF 494.92 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF SOUTH JENKINS ROAD; THENCE NORTH 00°15'50" WEST, A DISTANCE OF 20.00 TO THE **POINT OF BEGINNING**.

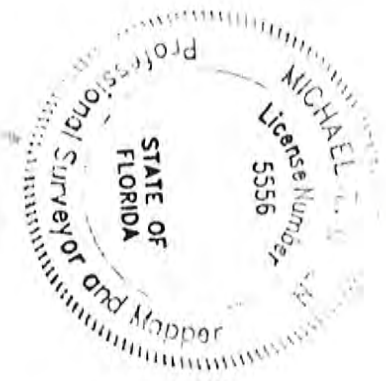
CONTAINING 9896.31 SQUARE FEET (0.227 ACRES), MORE OR LESS

ABBREVIATION LEGEND

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
ORB	OFFICIAL RECORD BOOK
PB	PLAT BOOK
PG	PAGE
R/W	RIGHT OF WAY
℄	CENTER LINE
SQ. FT	SQUARE FEET
SEC	SECTION
TWP	TOWNSHIP
RGE	RANGE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
NO.	NUMBER

NOTES:

1. BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE WEST 1/2 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 18 AND BASED ON THE LINE LABELED HEREON AS (BEARING BASIS), ALL OTHER BEARINGS ARE RELATIVE THERETO.
2. THIS SKETCH AND DESCRIPTION IS FOR THE EXCLUSIVE PURPOSE OF DESCRIBING THE PARCEL OR STRIP OF LAND SHOWN AND IS NOT A BOUNDARY SURVEY.



8-23-2022

MICHAEL T. OWEN — SIGNATURE DATE
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION #5556

SKETCH & DESCRIPTION OF: INGRESS/EGRESS EASEMENT

PREPARED FOR:
WAYPOINT

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

ENGINEERS SURVEYORS ENVIRONMENTAL
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

REVISIONS

THIS IS NOT A SURVEY

INTENDED DISPLAY SCALE

0 100

Scale in feet
1 Inch = 100 Feet

PARCEL ID:
2313-414-0002-
000-2

PARCEL ID:
2418-322-0001-000-5
OFFICIAL RECORD BOOK 3458, PAGE 167

EASTERLY R/W OF S JENKINS ROAD

P.O.C.
NW CORNER OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SEC 18, TWP 35S, RGE 40E

P.O.B.

N LINE OF THE NW 1/4 OF THE SW 1/4 OF THE SW 1/4 OF SEC 18, TWP 35S, RGE 40E

GRAHAM ROAD
(VARYING WIDTH RIGHT-OF-WAY)
PB 80, PG 7

N89°08'23"E 40.00'

N89°08'23"E 494.71'

TOTAL AREA=9896.31 SQ. FT (0.227 ACRES) MORE OR LESS

S89°08'23"W 494.92'

N00°15'50"W 20.00'

S00°51'37"E 20.00'

20' FPUA EASEMENT
ORB 2625, PAGE 1131

PARCEL ID:
2313-800-0002-
000-7

WESTERLY R/W OF S JENKINS ROAD

PARCEL ID:
2418-322-0002-000-2
OFFICIAL RECORD BOOK 3065, PAGE 2045

S JENKINS ROAD
(VARYING WIDTH RIGHT-OF-WAY)
FDOT R/W MAP SEC NO. 94631-2604
ROAD NO. S-611
PLAT BOOK 80, PAGE 7

℄

SKETCH & DESCRIPTION OF:
INGRESS/EGRESS EASEMENT

PREPARED FOR:

WAYPOINT

PORT SAINT LUCIE OFFICE
10250 SW VILLAGE PARKWAY
SUITE 201
PORT SAINT LUCIE, FL 34987
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REVISIONS

PROJ. #: 21-439 DATE: 8/23/2022 DRAWN BY: ABB CHECKED BY: MTO SCALE: 1"-100' CAD FILE: 21-439 Waypoint Ingress Egress S&D.dwg
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EXHIBIT D
INSURANCE REQUIREMENTS

1. Each Owner having a right of use of the Shared Access Drive shall maintain or cause to be maintained in full force and effect the following insurance coverage during the term of the Agreement (and thereafter as applicable):

a. Commercial General Liability Insurance issued on a form no less broad than the ISO CG 00 01 occurrence policy form in amounts of not less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) general aggregate per location for covering bodily injury (including death or mental anguish), personal injury, and for property damage, arising out of any one occurrence.

2. Prior to the start of and during any period in which an Owner having a right of use of the Shared Access Drive performs or causes to be performed any construction, improvements, or alterations to the Shared Access Drive, the Owner performing any construction, improvements, or alterations to the Shared Access Drive shall obtain and maintain or cause to be obtained and maintained in full force in effect (and thereafter as applicable) the following insurance requirements:

a. Commercial General Liability Insurance issued on a form no less broad than the ISO CG 00 01 occurrence policy form in amounts of not less than One Million Dollars ($1,000,000.00) per occurrence and Two Million Dollars ($2,000,000.00) general aggregate per location for covering bodily injury (including death or mental anguish), personal injury, and for property damage, arising out of any one occurrence;

b. Workers' compensation insurance with statutory limits complying with the laws of the state of Florida, including employers' liability insurance with minimum liability limits of Five Hundred Thousand Dollars ($500,000) bodily injury (each accident), Five Hundred Thousand Dollars ($500,000) bodily injury by disease (each employee), and Five Hundred Thousand Dollars ($500,000) bodily injury by disease (policy limit);

c. Automobile Liability insurance covering any auto (including owned, non-owned and hired) in an amount of not less than one million dollars ($1,000,000) combined single limit per accident; and

d. Umbrella/Excess Liability insurance applying on a follow form basis in amounts of not less than five million dollars ($5,000,000) each occurrence and five million dollars ($5,000,000) annual aggregate. Coverage must be in excess of Commercial General Liability, Automobile Liability, and Employers' Liability insurance policies, concurrent to, and not more restrictive than the underlying insurance policies.

3. All insurance policies required herein (except for Workers' Compensation) shall name the other Owner, and their respective affiliates and subsidiaries and their respective officers, shareholders, members, managers, employees, and agents as "additional insureds". Each Owner's insurance shall be primary with respect to its respective

indemnification obligations in Section 5 hereunder, with any other insurance carried by the other party being excess and non-contributory in such cases. Each Owner agrees to waive all rights of recovery against the other to the extent covered by insurance.

$kk

CITY OF FORT PIERCE
*** CUSTOMER RECEIPT ***

Batch ID: DANA 11/21/23 01 Receipt no: 4763

Year	Number	Type	SvcCd	Description	Amount
2023	7000027	PL		PLANNING DEPARTMENT	
					$6390.00

1910 S. JENKINS RD
CK FR/RESURRECTON LIFE COMM
FOR EMBASSY VILLAGE APTS
ADVERTISING FEES & MISC

Tender detail
CH Ref#: 10007 $6390.00
Total tendered: $6390.00
Total payment: $6390.00

Trans date: 11/21/23 Time: 17:00:21

082352

THANK YOU!