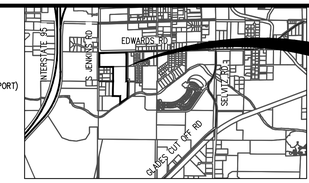
SITE DATA	
OWNER:	TEG MARINER COVE LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS:	5315 EDWARDS RD & 5496 ALTMAN RD
PARCEL ID:	2430-231-0001-000-4 & 2430-234-0001-000-3
LEGAL DESCRIPTION:	30 35 40 N 1/2 OF SW 1/4 OF NW 1/4–LESS N 33 FT AND LESS W 40 FT FOR RDS AND LESS E 75 FT FOR DITCH– (47) (17.76 AC) 30 35 40 SE 1/4 OF SW 1/4 OF NW 1/4 AND NE 1/4 OF NW 1/4 OF SW 1/4 AND FROM NE COR OF NW 1/4 OF SW 1/4, RUN S 0 DEG 30 MIN W ALG, TH 1/4 1/4 SEC LI 653.16 FT FOR POB, TH CONT S 0 DEG 30 MIN W 88.12 FT TO PT ON TOP OF BLUFF OF TEN MILE CREEK, TH S 54 DEG 51 MIN 30 SEC W ALG SD CREEK 413.7 FT, TH N 1 DEG 32 MIN E 318.28 FT, TH N 88 DEG 36 MIN E 330.67 FT TO POB (21.05 AC) (CASE #89-14123)
COUNTY:	FORT PIERCE
SEC/TOWN /RANGE:	25/35S/40E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	MEDIUM DEN
LOT SIZE:	39.01 AC.

LAND USE DATA			
USE	AREA SF	ACRES	PERCENTAGE
TOTAL SITE AREA	1,620,741.56	37.21	100%
IMPERVIOUS			
BUILDING	241,829.76	5.55	14.92%
ASPHALT	185,953.56	4.27	11.47%
CONCRETE	234,196.02	5.38	14.45%
LAKE	103,067.38	2.37	6.36%
TOTAL IMPERVIOUS:	765,046.72	17.56	47.20%
PERVIOUS			
OPEN SPACE	855,694.84	19.64	52.80%
TOTAL PERVIOUS:	855,694.84	19.64	52.80%

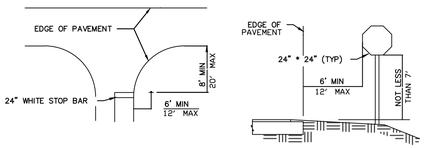
BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:		2
1 BEDROOM UNIT		60
2 BEDROOM UNIT		92
3 BEDROOM UNIT		54
TOTAL UNIT:		206

BUILDING SETBACKS REQUIRED		
	REQUIRED	PROVIDED
FRONT:	25'	37.98'
FRONT (JENKINS RD.)	25'	39.94'
E SIDE:	10'	20.90'
W SIDE:	15'	25.40'
REAR (WETLAND BUFFER)	25'	3.32'

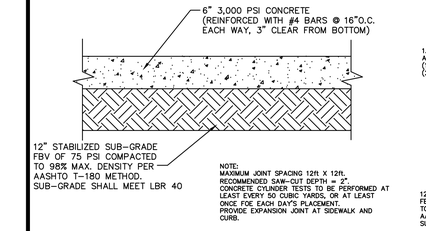
PARKING SPACE REQUIRED	
UNITS:	206
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	412
ADA REQUIRED OF REQ. SPACES	9
PARKING SPACES PROVIDED	
9' – 6" X 19' 90 & 24 DEG PARKING SPACES	271
DRIVEWAY PARKING SPACES	44
12' X 19' 90 DEG. ADA PARKING SPACES	17
9' – 6" X 22' PARALLEL PARKING	81
DETACHED GARAGE	36
TOTAL SPACES PROVIDED:	459



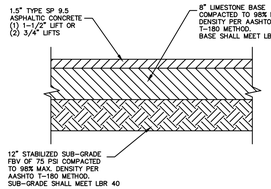
LEGEND
- PROP. CONCRETE
- PROP. ASPHALT
- PROP. ASPHALT (CARPORT)



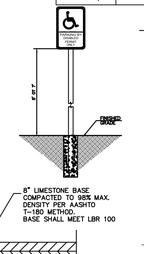
STOP SIGN LOCATION DETAIL
SCALE: N.T.S.



CONCRETE PAVEMENT SECTION



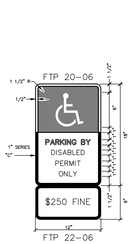
NEW ASPHALT PAVEMENT SECTION

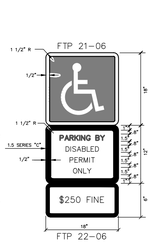


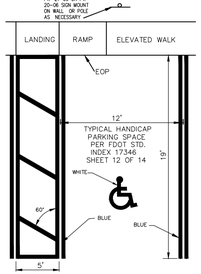
NOTES
1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 & 21-06 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 20-06 IS FOR AREAS WHERE SPACE IS LIMITED.
5. FTP 22-06 SHALL BE MOUNTED BELOW THE FTP 20-06 OR 21-06 SIGN.
6. ACCESSIBLE MARKINGS ARE PER FDOT DESIGN STANDARD INDEX 17346 DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
7. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
8. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.

STANDARD PARKING DETAIL (TYP.)

N.T.S.

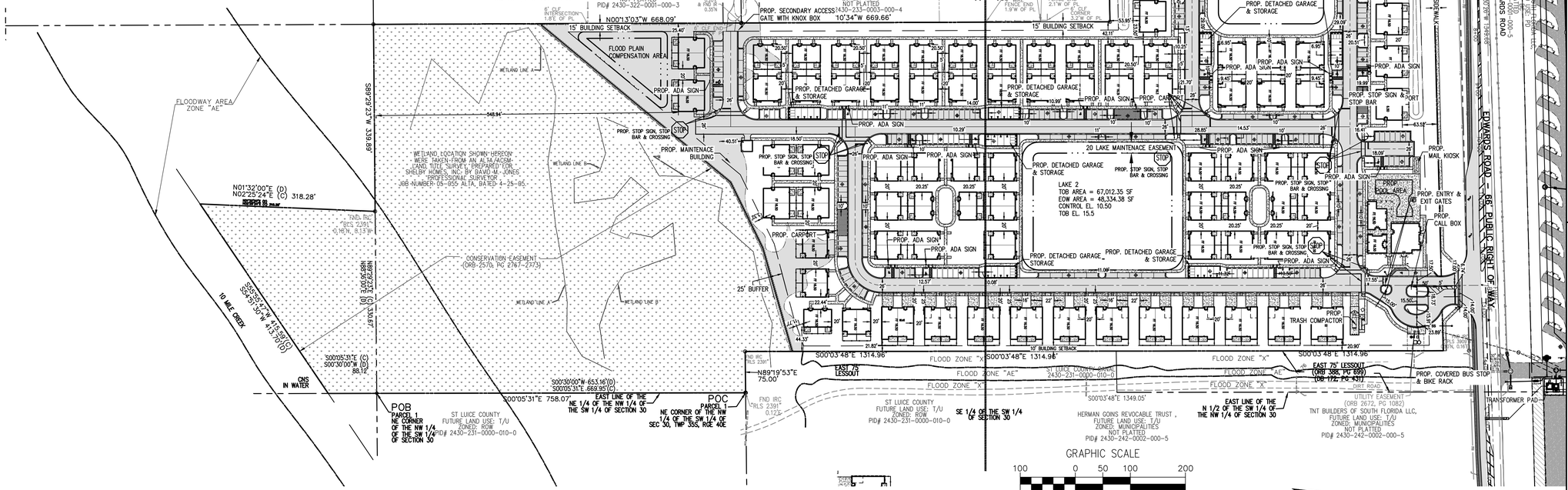






HANDICAP SIGN AND PARKING DETAIL (TYP.)

N.T.S.



No.	REVISION	DATE
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

FINAL SITE PLAN OVERALL VIEW

VIVA AT TREASURE COAST EAST

CITY OF FORT PIERCE, FLORIDA

DATE:	JAN 2021
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=100'
VERT. SCALE:	NA

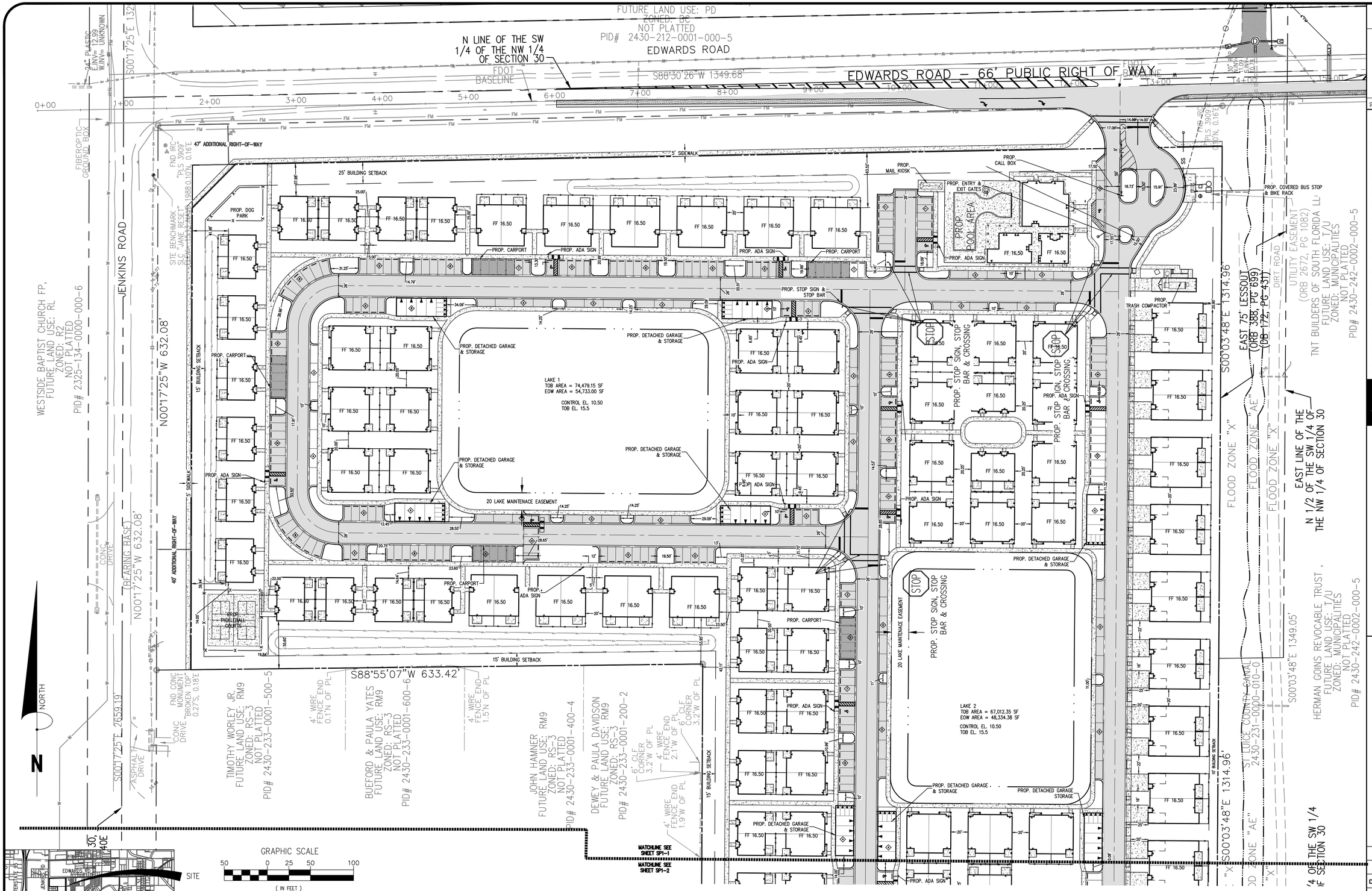
DRAWING NO.
SP1-0

JOB NO. 2018-121

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, INC. CONSULTING ENGINEERS



No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

FINAL SITE PLAN

VIVA AT TREASURE COAST EAST

CITY OF FORT PIERCE, FLORIDA

DATE:	JAN 2021
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
SP1-1

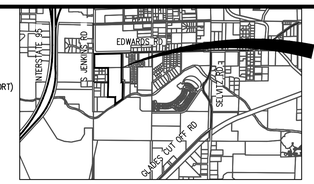
JOB NO. 2018-121

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, INC. CONSULTING ENGINEERS

LOCATION MAP



LEGEND
- PROP. CONCRETE
- PROP. ASPHALT
- PROP. ASPHALT (CARPORT)

NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 30

TOMMY & SHIRLEY WALLS
FUTURE LAND USE: RU
ZONED: RS-3
NOT PLATTED
PID# 2430-322-0001-000-3

ALTMAN ROAD
66' RIGHT-OF-WAY

ASPHALT ROAD

FND IR
0.20'E
& FND IR
0.35'N

SW 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30

PAUL FISCHER
FUTURE LAND USE: RM9
ZONED: RS-3
NOT PLATTED
PID# 2430-233-0003-000-4

6' CLF
INTERSECTION
1.8'E OF PL

N00°13'03"W 668.09'

N00°10'34"W 669.66'

6' CLF END OF PL

PROP. SECONDARY ACCESS GATE WITH KNOX BOX

WATERLINE EASEMENT (ORB 2921, PG 2)
WATERLINE EASEMENT (ORB 2921, PG 5)

15' BUILDING SETBACK

FLOOD PLAIN COMPENSATION AREA

WETLAND LINE A

PROP. ADA SIGN

PROP. DETACHED GARAGE & STORAGE

PROP. STOP SIGN, STOP BAR & CROSSING

PROP. MAINTENACE BUILDING

WETLAND LINE C

WETLAND LINE B

PROP. CARPORT

25' BUFFER

WETLAND LOCATION SHOWN HEREON WERE TAKEN FROM AN ALTA/ACSM LAND TITLE SURVEY, PREPARED FOR SHELBY HOMES, INC. BY DAVID M. JONES PROFESSIONAL SURVEYOR JOB NUMBER 05-055 ALTA, DATED 4-25-05.

S89°29'23"W 339.89'

N01°32'00"E (D)
N02°25'24"E (C) 318.28'

"FND IRC
"RLS 2391"
0.18'N, 0.13'W

N89°29'23"E (C)
N88°36'00"E (D) 330.67'

CONSERVATION EASEMENT
(ORB 2570, PG 2767-2773)

S55°55'47"W 415.59'(C)
S54°51'30"W 413.70'(D)

10 MILE CREEK

CNS
IN WATER

S00°05'31"E (C)
S00°30'00"W (D)
88.12'

S00°30'00"W 653.16'(D)
S00°05'31"E 669.95'(C)

S00°05'31"E 758.07'

EAST LINE OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 30

POB
PARCEL 1
NE CORNER
OF THE NW 1/4
OF THE SW 1/4
OF SECTION 30

ST LUICE COUNTY
FUTURE LAND USE: T/U
ZONED: ROW
PID# 2430-231-0000-010-0

POC
PARCEL 1
NE CORNER OF THE NW
1/4 OF THE SW 1/4 OF
SEC 30, TWP 35S, RGE 40E

FND IRC
"RLS 2391"
0.12'E

S00°03'48"E 1314.96'

N89°19'53"E
75.00'

EAST 75'
LESSOUT

FLOOD ZONE "X"

ST LUICE COUNTY
FUTURE LAND USE: T/U
ZONED: ROW
PID# 2430-231-0000-010-0

SE 1/4 OF THE S
OF SECTION

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

NORTH

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

FINAL SITE PLAN CONT.

VIVA AT TREASURE COAST EAST

CITY OF FORT PIERCE, FLORIDA

DATE:	JAN 2021
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
SP1-2

JOB NO. 2018-121

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, INC. CONSULTING ENGINEERS

WATER STATEMENT

POTABLE WATER TO BE PROVIDED BY FORT PIERCE UTILITY AUTHORITY (FPUA) VIA A LOOPED PROPOSED PUBLIC WATER MAIN EXTENSION INTO THE SITE. EXISTING WATERMAIN RUN ALONG THE PERIMETER OF THE PROJECT. THE PROPOSED RESIDENTIAL UNITS WILL BE METERED SEPARATELY.

FIRE HYDRANTS ARE PROPOSED TO BE SPACED PER ST. LUCIE COUNTY FIRE DISTRICT CRITERIA.

WASTEWATER STATEMENT

AN 8" GRAVITY SEWER COLLECTION SYSTEM IS PROPOSED TO CONVEY WASTEWATER FROM THE PLANNED BUILDINGS TO THE EXISTING KOA PUMP STATION PER PRIOR PLANNING.

DRAINAGE STATEMENT

THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT CONSISTS OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A PROPOSED WET DETENTION/RETENTION AREA. THE PROPOSED WET DETENTION AREA WILL PROVIDE WATER QUALITY TREATMENT ST LUCIE COUNTY OWNED DITCH.

FLOOD PROTECTION PER LOCAL AND STATE REQUIREMENTS TO BE ADDRESSED AS FOLLOWS;

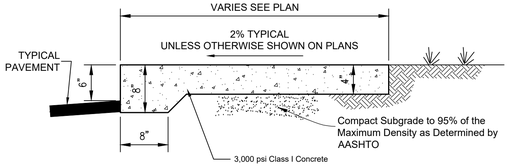
10 YEAR, 1 DAY STORM (ROAD PROTECTION – SFWMD/CITY OF FT PIERCE)

25 YEAR, 3 DAY (CITY OF FT. PIERCE – PRE VERSES POST DISCHARGE)

100 YEAR, 3 DAY (ZERO DISCHARGE MINIMUM FINISHED FLOOR)

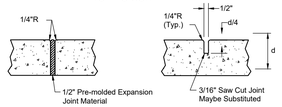
THE PROPOSED WET DETENTION SYSTEM SHALL DISCHARGE TO THE EXISTING OUTFALL DITCH ALONG THE EASTERN PERIMETER. THE EXISTING DITCH LEADS TO THE NORTH FORK OF THE ST. LUCIE RIVER AND IS OWNED BY ST. LUCIE COUNTY.

A SMALL PORTION OF THE DEVELOPMENT AREA (ALONG THE SOUTHERN PERIMETER) IS LOCATED WITHIN A FEMA ZONE A. DEVELOPMENT OF THIS AREA WILL BE SUBJECT TO FEMA FLOOD PLAIN CRITERIA.

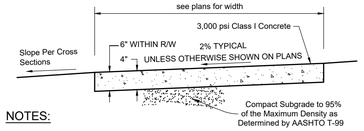


RAISED SIDEWALK SECTION

NOT TO SCALE



EXPANSION JOINTS **CONTRACTION JOINTS**

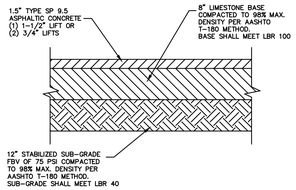


NOTES:

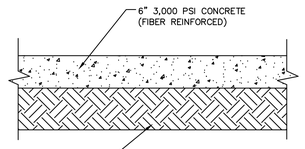
1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
2. Provide contraction joints 5' center to center.
3. Sod shall be placed below edge of sidewalk to allow drainage.

TYPICAL SIDEWALK

NOT TO SCALE



NEW ASPHALT PAVEMENT SECTION



NOTE:

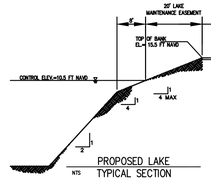
MAXIMUM JOINT SPACING 12ft X 12ft.

RECOMMENDED SAW-CUT DEPTH = 2".

CONCRETE CYLINDER TESTS TO BE PERFORMED AT LEAST EVERY 50 CUBIC YARDS, OR AT LEAST ONCE FOE EACH DAY'S PLACEMENT.

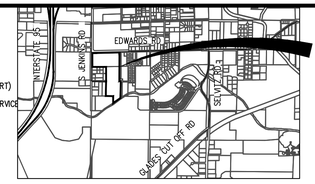
PROVIDE EXPANSION JOINT AT SIDEWALK AND CURB.

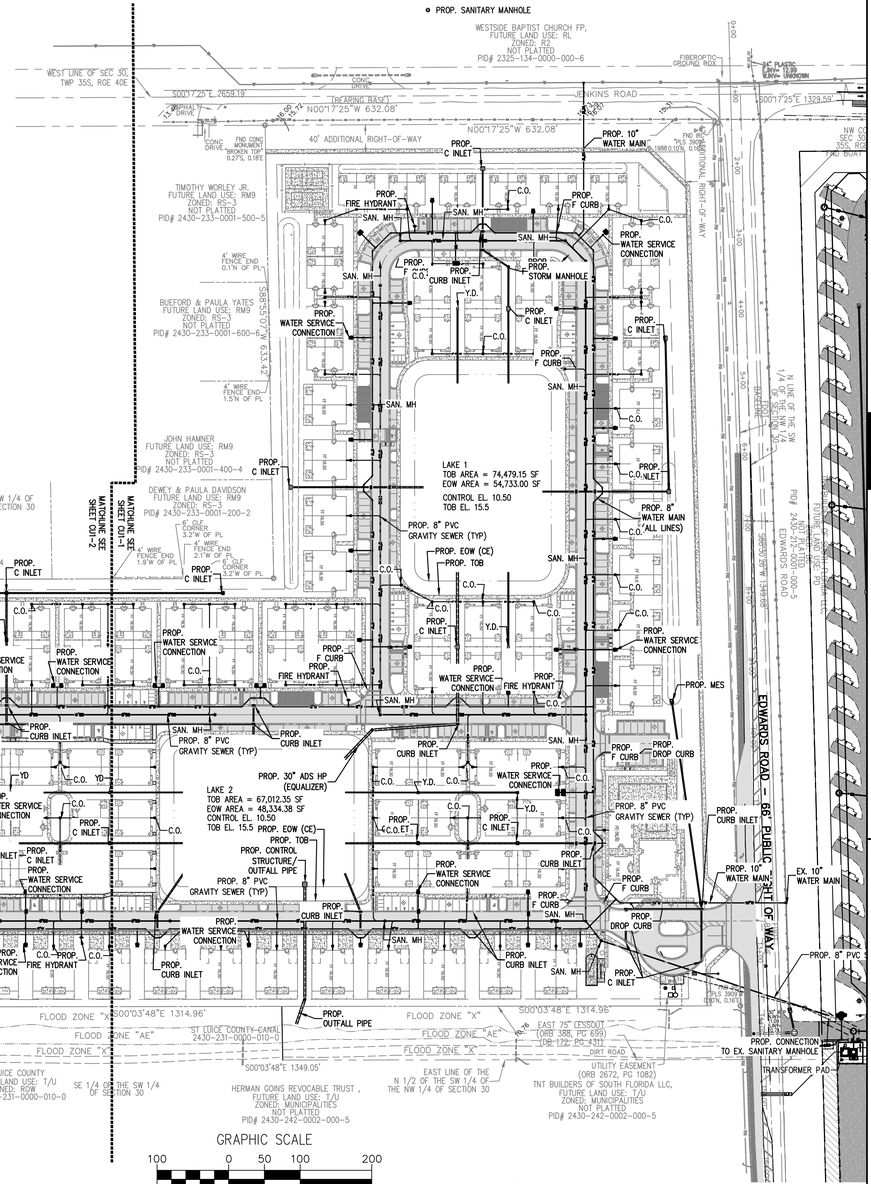
CONCRETE PAVEMENT SECTION OPTIONAL

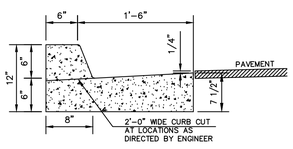


LEGEND

- PROP. CONCRETE
- PROP. ASPHALT
- PROP. ASPHALT (CARPORT)
- PROP. WATER METER SERVICE
- PROP. YARD DRAIN
- PROP. C-INLET
- PROP. CURB INLET
- PROP. DRAINAGE PIPE
- PROP. STORM MANHOLE
- PROP. SANITARY CLEANOUT
- PROP. SANITARY MANHOLE

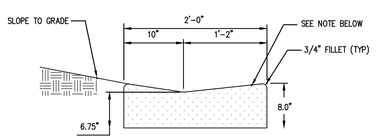






NOTE: 3,000 PSI CONCRETE AT 28 DAYS

TYPE "F" CURB



VALLEY GUTTER CURB DETAIL

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, INC. CONSULTING ENGINEERS

No.	REVISION	DATE
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

CONCEPT UTILITY OVERALL VIEW

VIVA AT TREASURE COAST EAST

CITY OF FORT PIERCE, FLORIDA

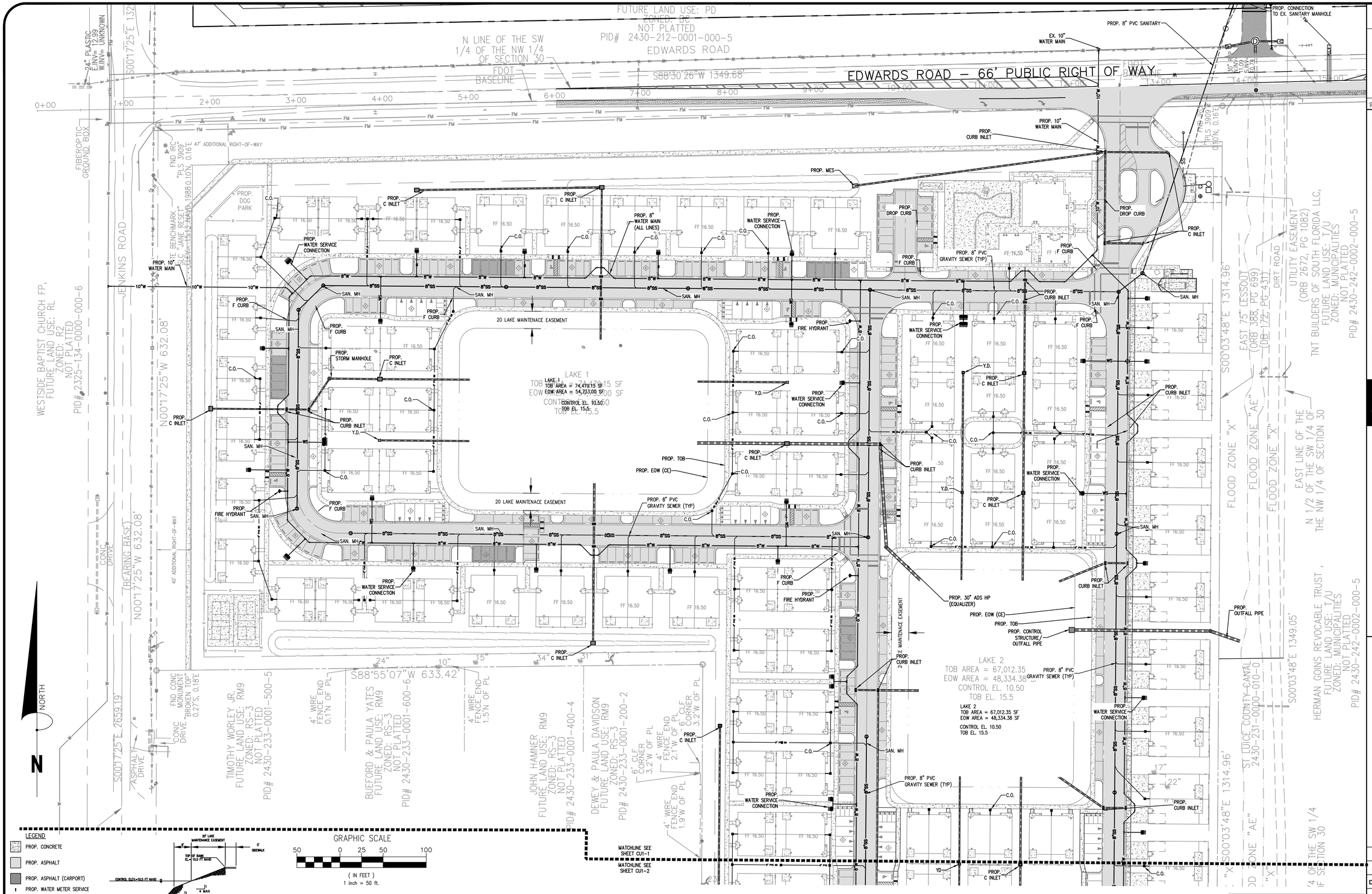
DATE:	JAN 2021
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=100'
VERT. SCALE:	NA

DRAWING NO.
CU1-0

JOB NO. 2018-121

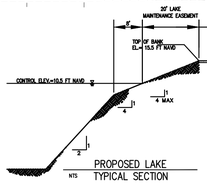
Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com



LEGEND

- PROP. CONCRETE
- PROP. ASPHALT
- PROP. ASPHALT (CARPORT)
- PROP. WATER METER SERVICE
- PROP. YARD DRAIN
- PROP. C-INLET
- PROP. CURB INLET
- PROP. DRAINAGE PIPE
- PROP. STORM MANHOLE
- PROP. SANITARY CLEANOUT
- PROP. SANITARY MANHOLE



STEPHEN COOPER, P.E.
& ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

CONCEPT UTILITY

VIVA AT TREASURE COAST EAST

CITY OF FORT PIERCE, FLORIDA

DATE:	JAN 2021
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

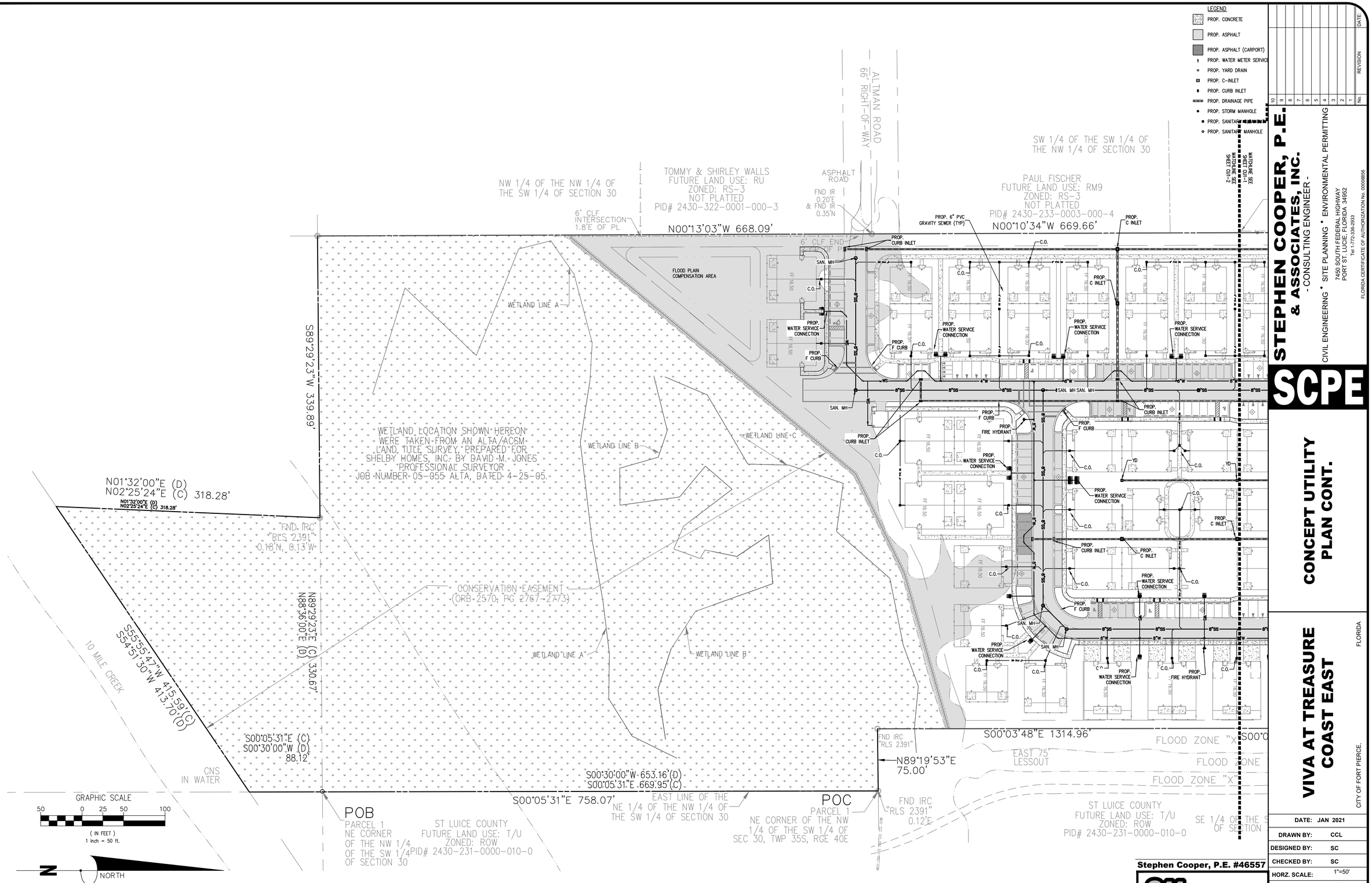
DRAWING NO.
CU1-1

JOB NO. 2018-121

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, INC. CONSULTING ENGINEERS



No.	REVISION	DATE
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

CONCEPT UTILITY PLAN CONT.

VIVA AT TREASURE COAST EAST

CITY OF FORT PIERCE, FLORIDA

DATE:	JAN 2021
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=50'
VERT. SCALE:	NA

DRAWING NO.
CU1-2
JOB NO. 2018-121

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, INC. CONSULTING ENGINEERS

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: 5315 Edwards Rd. & 5496 Altman Rd. Fort Pierce, FL 34981

Parcel ID #(s): 2430-231-0001-000-4 & 2430-234-0001-000-3

Project description: Apartment Home Community Consisting of 222 Dwelling Units & Related Amenities

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

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

Residential: Proposed Units: 206 Proposed Sq. Ft.: _____ Site Acreage: 39.01

TEG Mariner Cove, LLC	Francarlos Rivera, TEG Developers
Property Owner(s)	**Applicant/Representative, Title, Company**
365 Route 59 Suite 110	365 Route 59 Suite 110
Street Address	Street Address
Airmont NY 10952	Airmont NY 10952
City State Zip	City State Zip
854.422.2229	813.853.3077
Phone Number	Phone Number
josh@tegdevelopers.com	frivera@tegdevelopers.com
Email Address	Email Address

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

Property Owner(s) Signature(s)

APPOINTMENTS ARE REQUIRED FOR APPLICATION SUBMITTALS

CALL 772.467.3737 OR E-MAIL PLANNING_DL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

General Information

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

Site Plan submittal requirements:

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

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

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 4855809 OR BOOK 4600 PAGE 2758, Recorded 04/29/2021 10:34:48 AM Doc Tax: $19250.00

PREPARED BY:
Mariner Cove Builders, LLC
9429 Harding Avenue, Suite 292
Surfside, FL 33154
PARCEL IDENTIFICATION NUMBERS: 2430-234-0001-000-3 and 2430-231-0001-000-4

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27th day of April, 2021, by and between MARINER COVE BUILDERS, LLC, a Florida limited liability company, whose mailing address is 9429 Harding Avenue, Suite 292, Surfside, Florida 33154 (the "Grantor"), in favor of TEG ACQUISITIONS LLC, a New Jersey limited liability company, whose mailing address is 365 Route 59, Suite 120, Airmont, New York 10952 (the "Grantee").

GRANTOR, for and in consideration of the sum of Ten ($10.00) Dollars in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, aliened, conveyed and confirmed, and by these presents does grant, alien, convey and confirm unto said Grantee, the following described premises situated in St. Lucie County, Florida and being more particularly described on Exhibit "A" attached hereto and made a part hereof (the "Property").

SUBJECT TO:

1. Taxes and assessments for the year 2021 and subsequent years.
2. Restrictions, covenants, conditions, reservations, matters, dedications, and easements of record, but this provision shall not operate to reimpose the same.
3. Existing zoning, restrictions, prohibitions and other similar requirements imposed by governmental authority.

TOGETHER with all the tenements, hereditaments and appurtenances thereof belonging or in otherwise appertaining.

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

AND the Grantor hereby covenants with said Grantee that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through and under Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper duly authorized representative, on the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

Print Name: Detta Scarr

Print Name: F. Faucett

MARINER COVE BUILDERS, LLC, a Florida limited liability company

By: _____
David Koplowitz, Manager

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

Property Identification

Site Address: 5315 EDWARDS RD
Sec/Town/Range: 30/35S/40E
Parcel ID: 2430-231-0001-000-4
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 32794
Map ID: 24/30N
Zoning: Medium Den

Ownership

TEG Mariner Cove LLC
365 Route 59 Ste 110
Airmont, NY 10952

Legal Description

30 35 40 N 1/2 OF SW 1/4 OF NW 1/4-LESS N 33 FT AND LESS W 40 FT FOR RDS AND LESS E 75 FT FOR DITCH- (47) (17.76 AC)

Current Values

Just/Market Value:	$650,800
Assessed Value:	$369,245
Exemptions:	$0
Taxable Value:	$369,245

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	17.76
Land Size (SF):	773,625.6

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

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

Property Identification

Site Address: 5496 ALTMAN RD
Sec/Town/Range: 30/35S/40E
Parcel ID: 2430-234-0001-000-3
Jurisdiction: Fort Pierce

Use Type: 0000
Account #: 32810
Map ID: 24/30S
Zoning: Medium Den

Ownership

TEG Mariner Cove LLC
365 Route 59 Ste 110
Airmont, NY 10952

Legal Description

30 35 40 SE 1/4 OF SW 1/4 OF NW 1/4 AND NE 1/4 OF NW 1/4 OF SW 1/4 AND FROM NE COR OF NW 1/4 OF SW 1/4, RUN S 0 DEG 30 MIN W ALG, TH 1/4 1/4 SEC LI 653.16 FT FOR POB, TH CONT S 0 DEG 30 MIN W 88.12 FT TO PT ON TOP OF BLUFF OF TEN MILE CREEK, TH S 54 DEG 51 MIN 30 SEC W ALG SD CREEK 413.7 FT, TH N 1 DEG 32 MIN E 318.28 FT, TH N 88 DEG 36 MIN E 330.67 FT TO POB (21.05 AC) (CASE #89-14123)

Current Values

Just/Market Value:	$651,300
Assessed Value:	$248,984
Exemptions:	$0
Taxable Value:	$248,984

Property taxes are subject to change upon change of ownership.

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

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

Total Areas

Finished/Under Air (SF):	0
Gross Sketched Area (SF):	0
Land Size (acres):	21.05
Land Size (SF):	916,938

Building Design Wind Speed

Occupancy Category	I	II	III & IV
Speed	140	150	160

Sources/links:

All information is believed to be correct at this time, but is subject to change and is provided without any warranty.
© Copyright 2022 Saint Lucie County Property Appraiser. All rights reserved.

Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

August 01, 2023

Re: Viva Communities at Treasure Coast East

Project Narrative

TEG Developers is proud to present Viva Communities at Treasure Coast East, a proposed 206 unit rental community in the City of Fort Pierce. The subject property, located on Edwards Road between Jenkins Road and Westglen Drive. Situated on 10 Mile Creek this 39 acre property enjoys easy access to urban conveniences as well as serene landscapes.

Inspired by the pocket neighborhood concept, Viva Communities at Treasure Coast East aspires to create an enhanced apartment home community. The master plan boasts two large lakes flanked by apartment homes, creating a picturesque waterfront experience while allowing for open gathering areas, common outdoor amenities, and enhancing the overall living experience.

Every residence is thoughtfully designed to maximize comfort and livability. Shared walls are kept to a minimum, and residents are never stacked on top of one another. Additionally, each resident is provided with their own fenced in back yard. The architectural design draws inspiration from the timeless charm of the Florida Cracker vernacular. The buildings feature classic horizontal siding walls and 5:12 sloped roofs with gable accents and 24” overhangs. A carefully arranged mix of horizontal and vertical siding with stone veneer accents, combined with Architectural details such as deep porches and gable accents, add character and authenticity to each home.

A well-appointed clubhouse serves as a hub for community events, social gatherings, and recreational activities. The pool area provides a refreshing escape for residents to relax and unwind, while the generous open common areas offer ample space for outdoor activities and leisure. Residents also enjoy the benefits of having an on-site dog park, fitness center, business lounge, community room, catering kitchen, pet spa, outdoor grilling areas, pickleball courts, and more.

At Viva Communities, we take pride in offering a diverse selection of apartment homes tailored to suit a broad range of lifestyles. Our carefully designed one and two bedroom units cater to the increasing number of young residents in the area. These smaller units are also an excellent option for empty nesters and retirees who seek a more manageable living arrangement without compromising on quality. For young couples

and families seeking more space and functionality, our three-bedroom units offer ample room for families to grow. Additionally, all units are fair housing compliant, ensuring that all residents have equal access to our exceptional living spaces.

In closing, Viva Communities at Treasure Coast East represents a unique opportunity for the City of Fort Pierce to help address current housing demands. Our communities are purpose built for long term rental and are designed with a focus on quality, consistency, and modern amenities. Our primary objective is to offer residents comfortable, well maintained living spaces that provide an elevated living experience and help raise the overall standard of rental properties in the area.

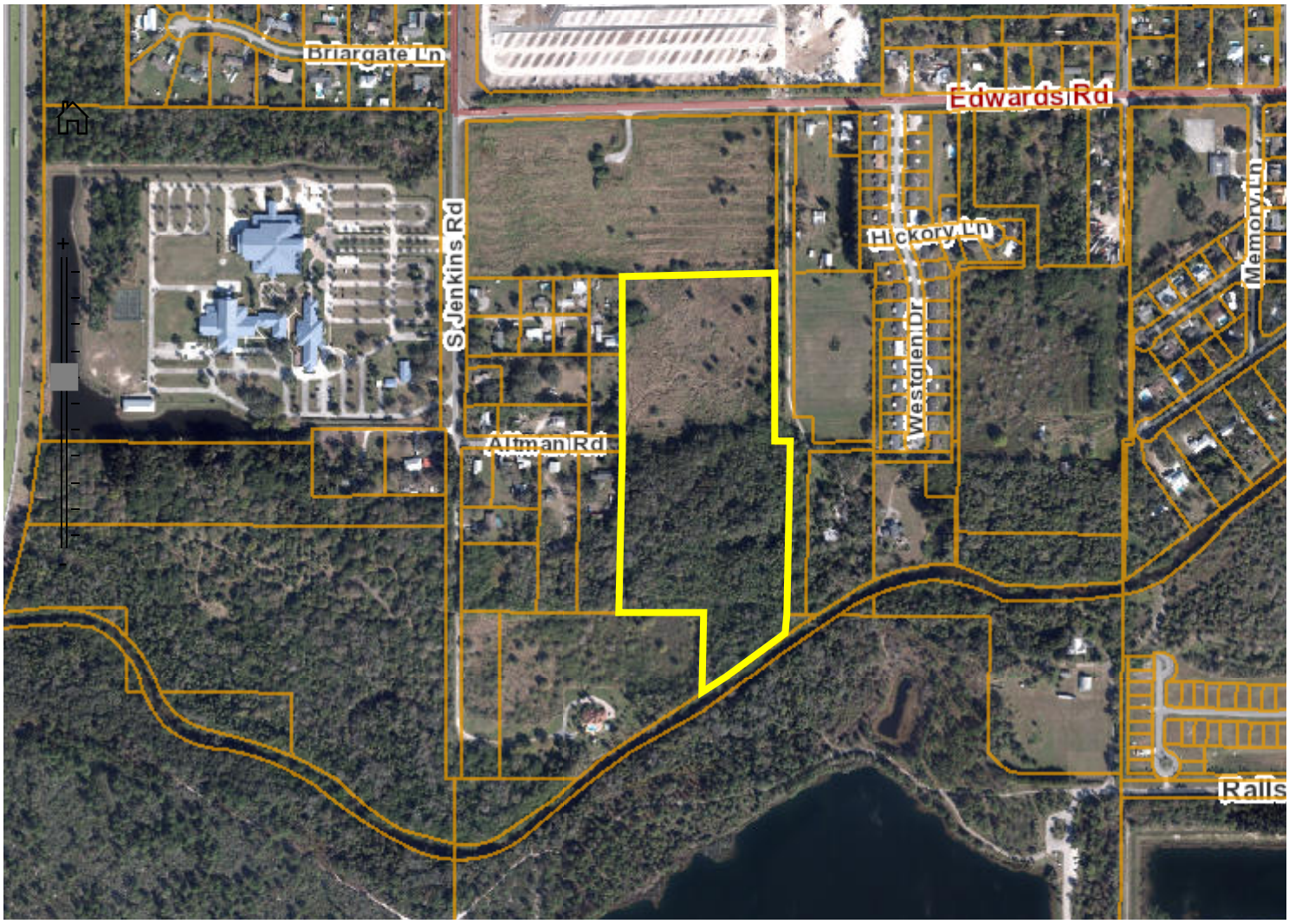
Francarlos Rivera, AIA, CGC
Senior Project Manager
TEG Developers, LLC

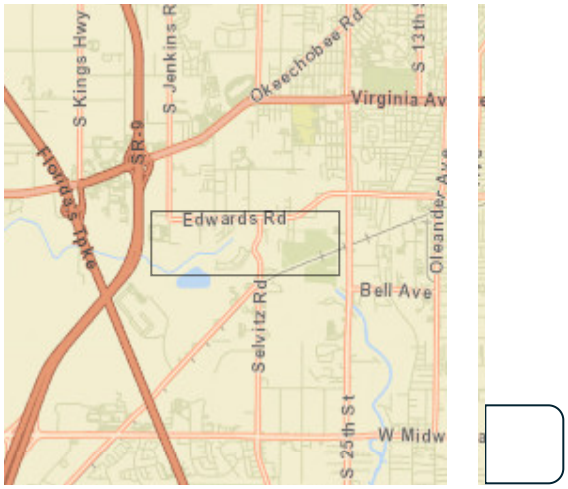
Phone: 813.853.3077
Email: frivera@tegdevelopers.com

(https://www.paslc.gov/)

Saint Lucie County Property Appraiser

Michelle Franklin CFA





600ft

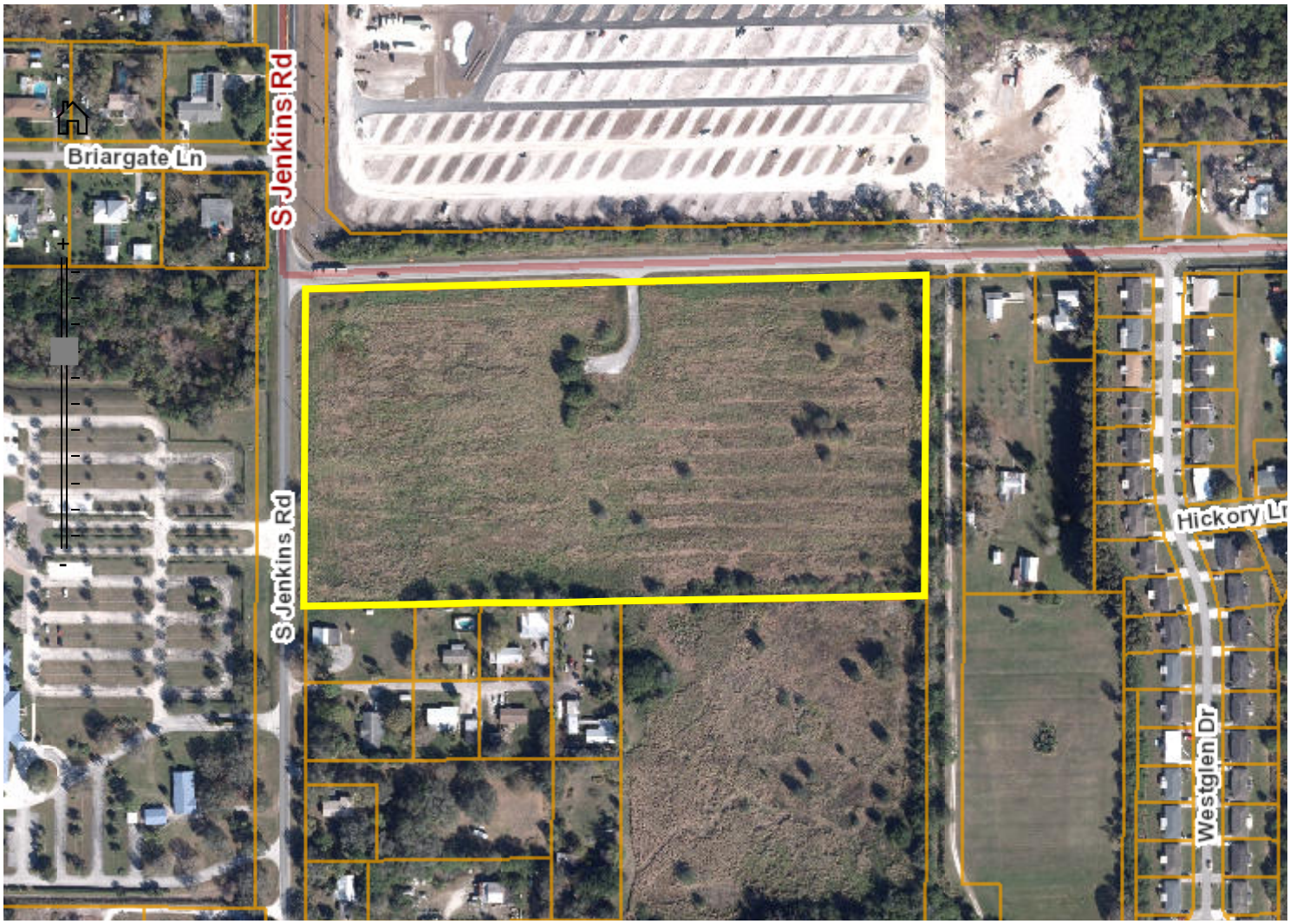
2021-09-28

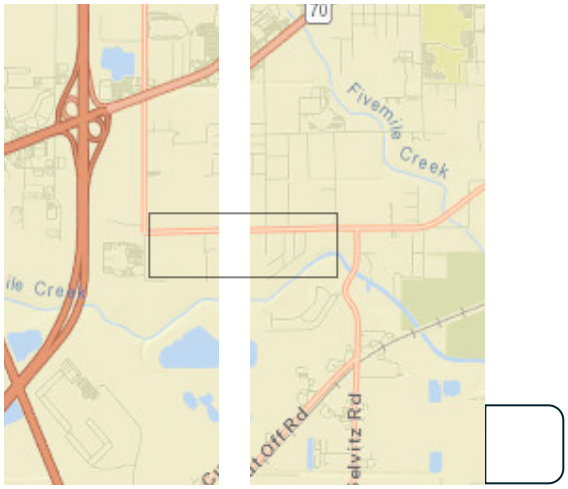
Click here for Legal Disclaimer

(https://www.paslc.gov/)

Saint Lucie County Property Appraiser

Michelle Franklin CFA

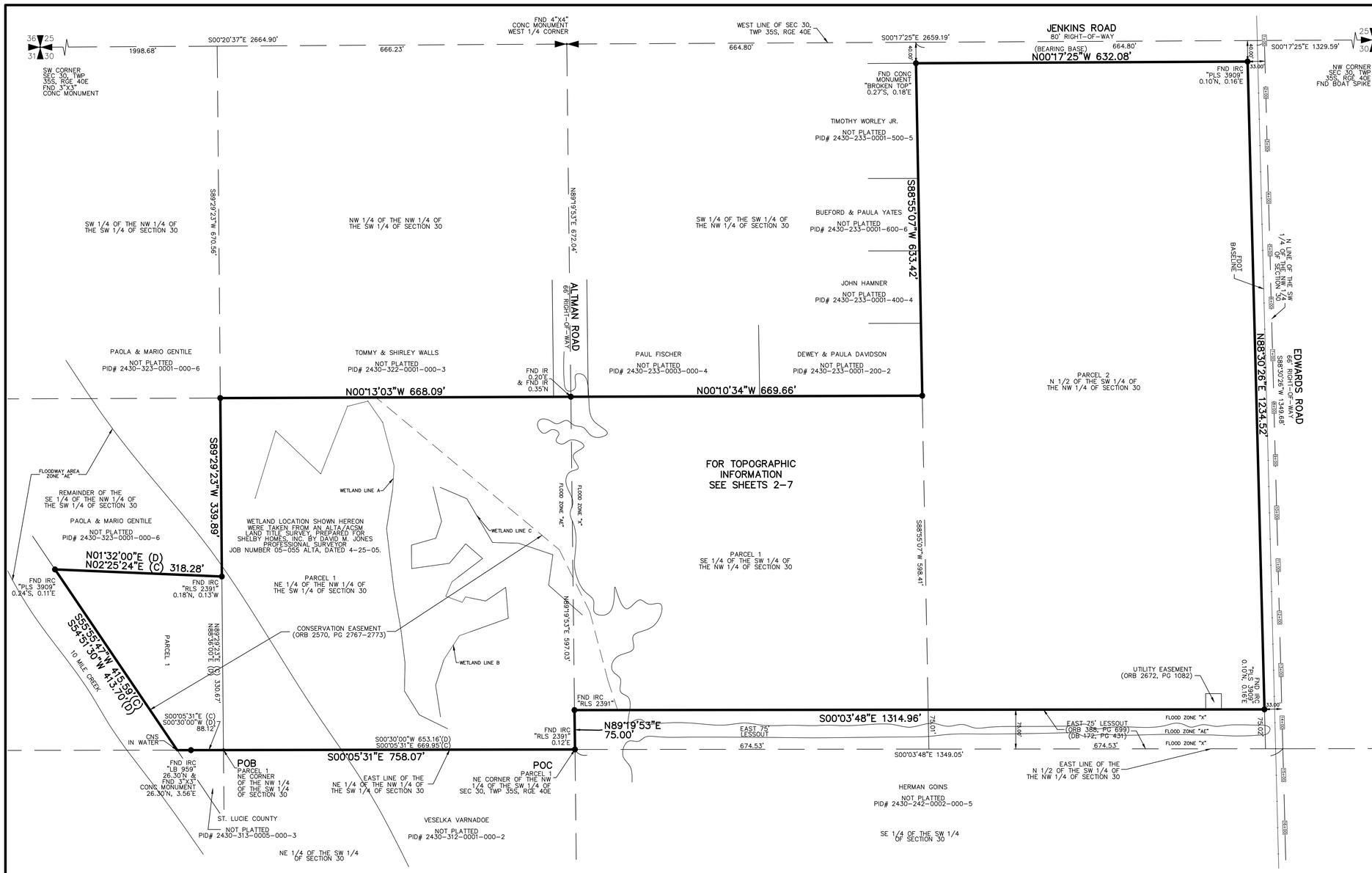


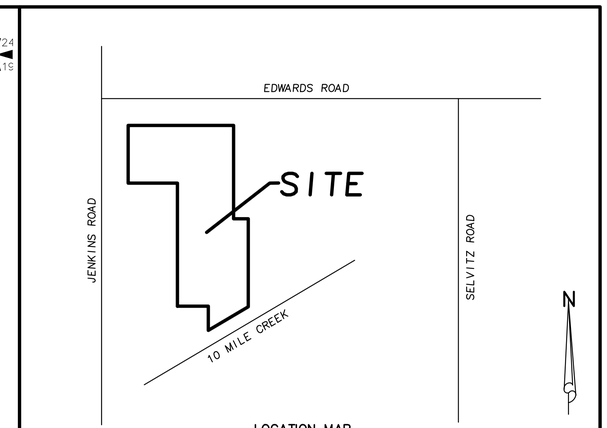


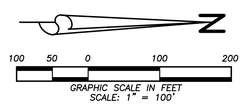
400ft

2021-09-28

Click here for Legal Disclaimer







SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(A-K), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ST. LUCIE COUNTY SECTIONAL DATA.
3. LEGAL DESCRIPTION WAS FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER: 9218519, DATED JANUARY 1, 2021 @ 11:00 PM.

   SUBJECT TO THE FOLLOWING CONDITIONS:

   A. EASEMENT TO THE CITY OF FT. PIERCE RECORDED IN O.R. BOOK 3042, PAGE 853, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #6) (COVERS ENTIRE PARCEL)

   B. DEED OF CONSERVATION EASEMENT RECORDED IN O.R. BOOK 2570, PAGE 2767, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #7) (AS SHOWN)

   C. NOTICE OF ENVIRONMENTAL RESOURCE OF SURFACE WATER MANAGEMENT PERMIT RECORDED IN O.R. BOOK 3353, PAGE 1326, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #8) (COVERS ENTIRE PARCEL)

   D. RIGHT OF WAY DEED RECORDED IN DEED BOOK 172, PAGE 431, AND O.R. BOOK 388, PAGE 699, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #9) (AS SHOWN)

   E. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, INC. RECORDED IN O.R. BOOK 2672, PAGE 1082, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #12) (AS SHOWN)

   F. ORDINANCE NO. K-269 ESTABLISHING THE FUTURE LAND USE DESIGNATION RECORDED IN OFFICIAL RECORDS BOOK 1971, PAGE 1295. (BII #13) (COVERS ENTIRE PARCEL) (NOT PLOTTABLE)

   G. NOTICE OF WATER/WASTEWATER SUPPLY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3117, PAGE 2790. (BII #14) (COVERS ENTIRE PARCEL) (NOT PLOTTABLE)
4. BEARING BASIS: N00°17'25"W ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 35S, RANGE 40E.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X" AND "AE" BASE FLOOD ELEVATION= 13.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0167 J & 12111C0169 J, EFFECTIVE DATE 2-16-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE PURCHASE OF SAID PROPERTY AND FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(B)(II), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    PREPARED FOR: TEG ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
    FIDELITY NATIONAL TITLE INSURANCE COMPANY
    GREEN & PIOTRKOWSKI, PLLC.
    WILLIAM J. SEGAL, P.A.
14. © COPYRIGHT 2021 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 3-21-21

DATE OF SURVEY: 3-22-21

ALEXANDER J. PIAZZA PSM, INC.

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

LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE EAST 75 FEET THEREOF, ST. LUCIE COUNTY, FLORIDA.

AND

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA.

AND

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN SOUTH 00°30' WEST ALONG THE QUARTER-QUARTER SECTION LINE, A DISTANCE OF 653.16 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°30' WEST A DISTANCE OF 88.12 FEET TO A POINT ON THE TOP OF A BLUFF OF 10 MILE CREEK; THENCE RUN SOUTH 54°51'30" WEST ALONG SAID CREEK A DISTANCE OF 413.70 FEET; THENCE RUN NORTH 01°32' EAST A DISTANCE OF 318.28 FEET; THENCE RUN NORTH 88°36' EAST, A DISTANCE 330.67 FEET, TO THE POINT OF BEGINNING, BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

NORTH ONE-HALF(N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR DRAINAGE CANAL AND PUBLIC ROAD PURPOSES. SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 1,703,158 SQUARE FEET OR 39.099 ACRES, MORE OR LESS.

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CMB	= COMMISSIONERS' MINUTES BOOK
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
DE	= DRAINAGE EASEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANPORTATION
DB	= DEED BOOK
DIP	= DUCTILE IRON PIPE
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
IP	= IRON PIPE
INV	= INVERT
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT

SYMBOLS:

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

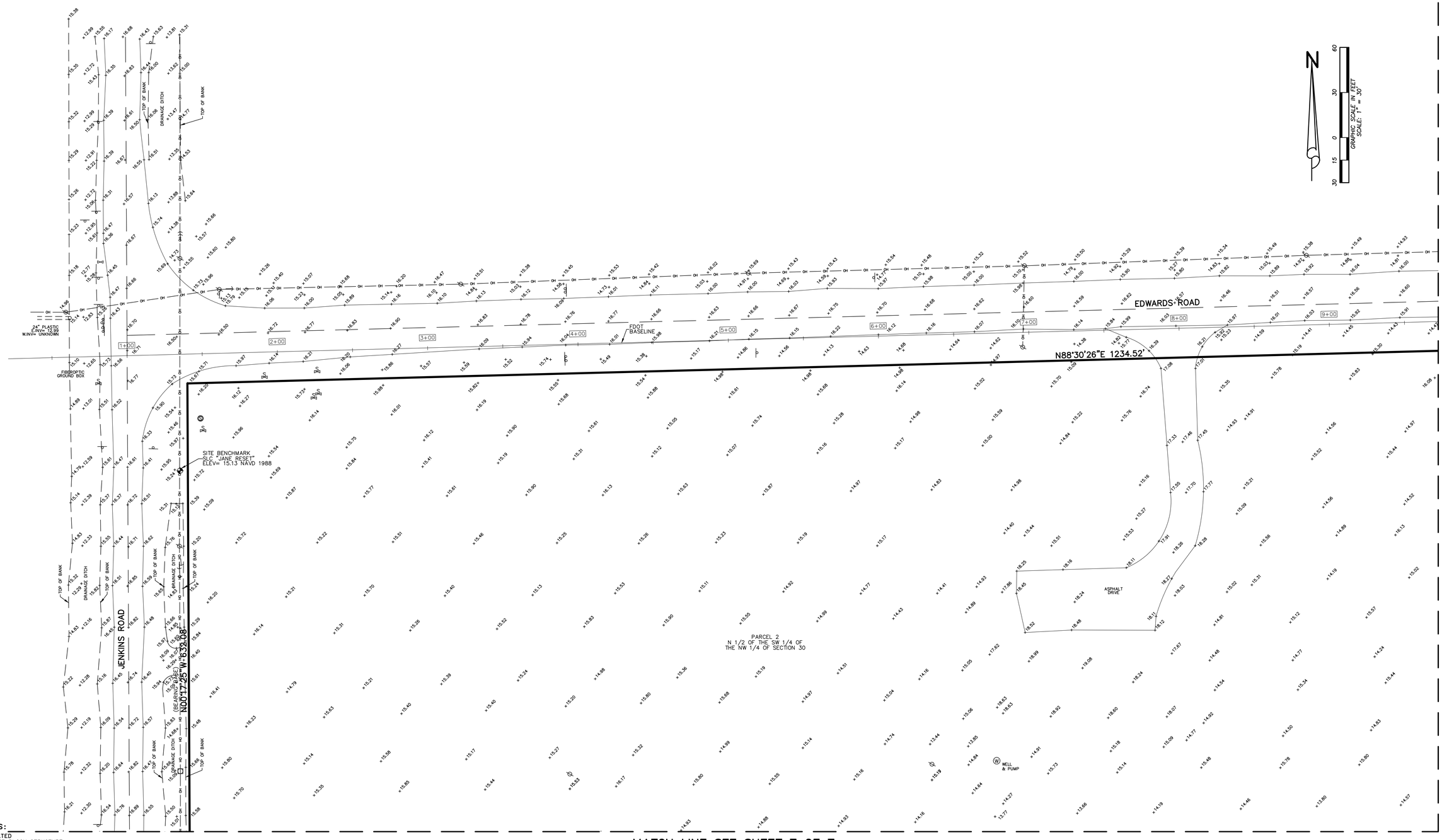
DATE:	REVISIONS:	BY:

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

BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG				
REF	K:\				
FLD	SB	FB.	PG.	JOB	21-7056
OFF	SB			DATE	3-22-21
CKD	AJP	SHEET	1 OF 7	DWG	D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:56:12 AM



ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
CLF = CHAIN LINK FENCE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

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

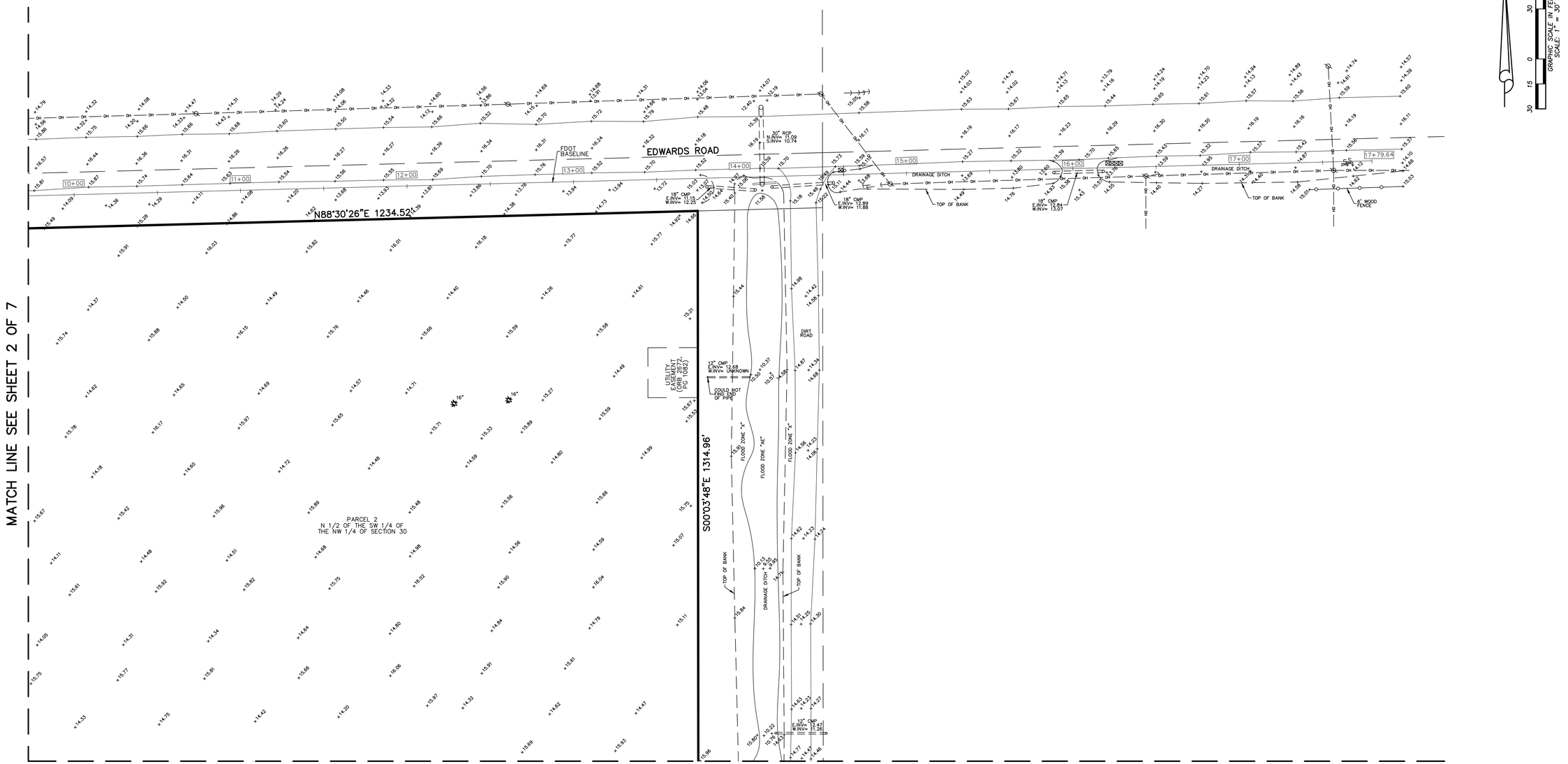
DATE:	REVISIONS:	BY:

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

BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG		
REF	K:\		
FLD	SB	FB. PG.	JOB 21-7056
OFF	SB		DATE 3-22-21
CKD	AJP	SHEET 2 OF 7	DWG D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:56:42 AM



ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
CLF = CHAIN LINK FENCE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

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

TREE SYMBOLS:

= OAK TREE
= PALM TREE
= UNKNOWN TREE
15" = DENOTES NUMBER OF INCH DIAMETER

DATE:	REVISIONS:	BY:

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

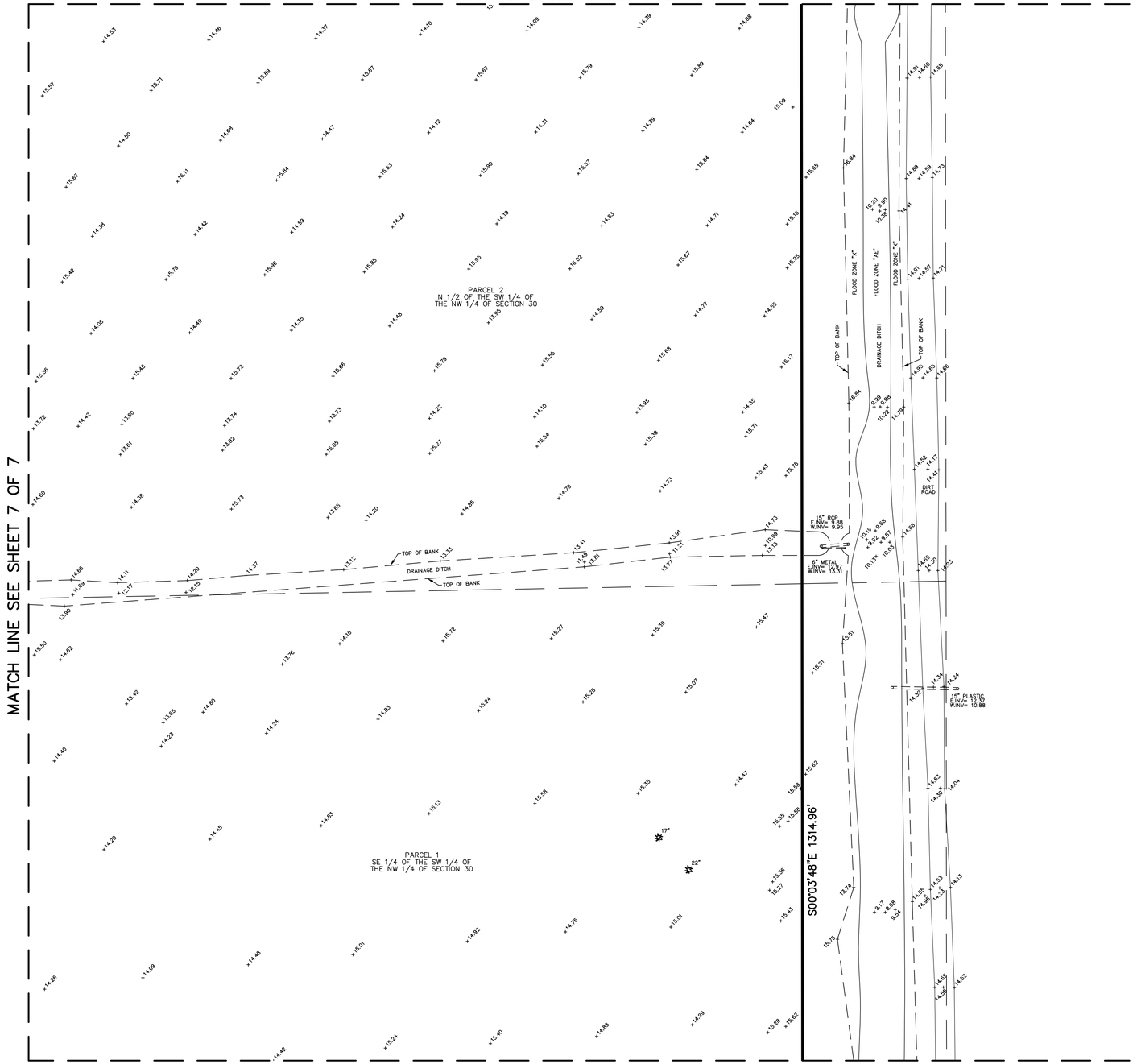
BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG				
REF	K:\				
FLD	SB	FB.	PG.	JOB	21-7056
OFF	SB			DATE	3-22-21
CKD	AJP	SHEET	3 OF 7	DWG	D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:57:18 AM

MATCH LINE SEE SHEET 3 OF 7

MATCH LINE SEE SHEET 7 OF 7



MATCH LINE SEE SHEET 5 OF 7

N

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'
60 30 0 15 30

ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
CLF = CHAIN LINK FENCE
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

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

TREE SYMBOLS:

= OAK TREE
= PALM TREE
= UNKNOWN TREE
15" = DENOTES NUMBER OF INCH DIAMETER

DATE:	REVISIONS:	BY:

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

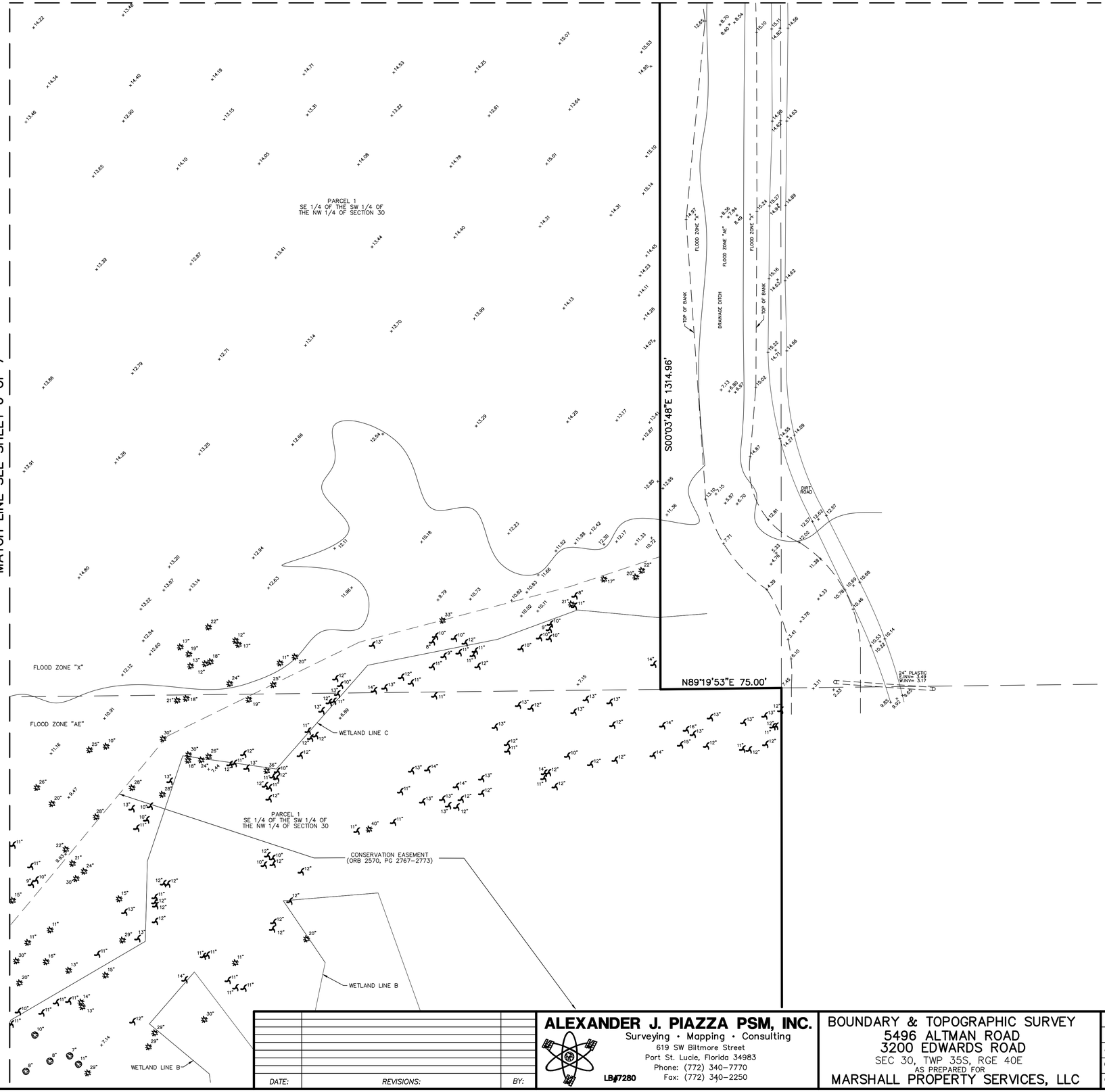
BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG				
REF	K:\				
FLD	SB	FB.	PG.	JOB	21-7056
OFF	SB			DATE	3-22-21
CKD	AJP	SHEET	4 OF 7	DWG	D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:57:52 AM

MATCH LINE SEE SHEET 4 OF 7

MATCH LINE SEE SHEET 6 OF 7



N

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'
60 30 0 15 30

SYMBOLS:

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

TREE SYMBOLS:

- = OAK TREE
- = PALM TREE
- = UNKNOWN TREE
- = PINE TREE
- 15" = DENOTES NUMBER OF INCH DIAMETER

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
IP	= IRON PIPE
INV	= INVERT
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R/W	= RIGHT-OF-WAY
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT

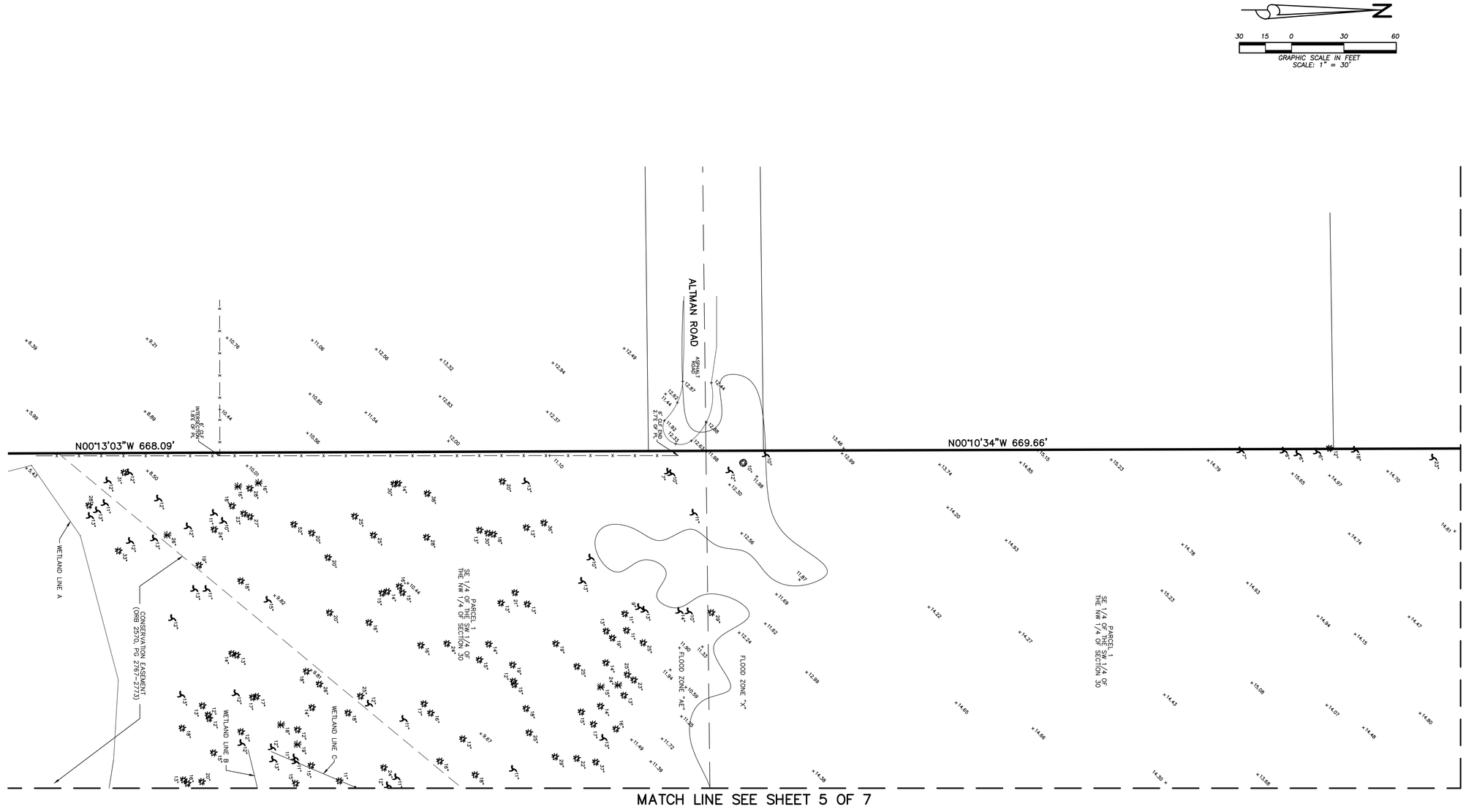
DATE:	REVISIONS:	BY:

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

BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG		
REF	K:\		
FLD	SB	FB. PG.	JOB 21-7056
OFF	SB		DATE 3-22-21
CKD	AJP	SHEET 5 OF 7	DWG D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:58:19 AM



ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
CLF = CHAIN LINK FENCE
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

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

TREE SYMBOLS:

= OAK TREE
= PALM TREE
= UNKNOWN TREE
= PINE TREE
15" = DENOTES NUMBER OF INCH DIAMETER

DATE:	REVISIONS:	BY:

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

BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG		
REF	K:\		
FLD	SB	FB. PG.	JOB 21-7056
OFF	SB		DATE 3-22-21
CKD	AJP	SHEET 6 OF 7	DWG D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:58:54 AM

MATCH LINE SEE SHEET 2 OF 7

JENKINS ROAD

N00°17'25"W 632.08'

(BEARING BASIS)

S88°55'07"W 633.42'

4" WIRE FENCE END 0.1'N OF PL

4" WIRE FENCE END 1.5'N OF PL

PARCEL 2
N 1/2 OF THE SW 1/4 OF
THE NW 1/4 OF SECTION 30

PARCEL 1
SE 1/4 OF THE SW 1/4 OF
THE NW 1/4 OF SECTION 30

N00°10'34"W 669.66'

4" CLF CORNER 3.2'W OF PL

4" CLF CORNER 3.2'W OF PL

4" WIRE FENCE END 2.1'W OF PL

4" WIRE FENCE END 1.9'W OF PL

LOW AREA

WELL

TOP OF BANK

DRAINAGE DITCH

CONC DRIVE

ASPHALT DRIVE

18" RCP N.INV= 12.00 S.INV= 11.82

18" RCP N.INV= 13.59 S.INV= 13.61

18" RCP N.INV= 13.64 S.INV= 13.48

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

60 30 0 15 30

MATCH LINE SEE SHEET 5 OF 7

MATCH LINE SEE SHEET 6 OF 7

ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
CLF = CHAIN LINK FENCE
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

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

TREE SYMBOLS:

= OAK TREE
= PALM TREE
= UNKNOWN TREE
15" = DENOTES NUMBER OF INCH DIAMETER

DATE:	REVISIONS:	BY:

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

BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG		
REF	K:\		
FLD	SB	FB. PG.	JOB 21-7056
OFF	SB		DATE 3-22-21
CKD	AJP	SHEET 7 OF 7	DWG D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:59:20 AM

SITE DATA	
OWNER:	TEG MARINER COVE LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS	5315 EDWARDS RD & 5496 ALTMAN RD
PARCEL ID:	2430-231-0001-000-4 & 2430-234-0001-000-3
LEGAL DESCRIPTION:	30 35 40 N 1/2 OF SW 1/4 OF NW 1/4–LESS N 33 FT AND LESS W 40 FT FOR RDS AND LESS E 75 FT FOR DITCH– (47) (17.76 AC) 30 35 40 SE 1/4 OF SW 1/4 OF NW 1/4 AND NE 1/4 OF NW 1/4 OF SW 1/4 AND FROM NE COR OF NW 1/4 OF SW 1/4, RUN S 0 DEG 30 MIN W ALG, TH 1/4 1/4 SEC LI 653.16 FT FOR POB, TH CONT S 0 DEG 30 MIN W 88.12 FT TO PT ON TOP OF BLUFF OF TEN MILE CREEK, TH S 54 DEG 51 MIN 30 SEC W ALG SD CREEK 413.7 FT, TH N 1 DEG 32 MIN E 318.28 FT, TH N 88 DEG 36 MIN E 330.67 FT TO POB (21.05 AC) (CASE #89–14123)
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	25/35S/40E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	GC, GENERAL COMMERCIAL
LOT SIZE:	39.01 AC.

BUILDING DATA		
BUILDING HEIGHT:	45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:		2
1 BEDROOM UNIT		60
2 BEDROOM UNIT		92
3 BEDROOM UNIT		54
TOTAL UNIT:		206

BUILDING SETBACKS REQUIRED		
REQUIRED		PROVIDED
FRONT:	25'	85.31'
N SIDE:	10'	25.39'
S SIDE:	20'	22.00'
REAR:	25'	548.94'

PARKING SPACE REQUIRED	
UNITS:	206
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	412
ADA REQUIRED OF REG. SPACES	9

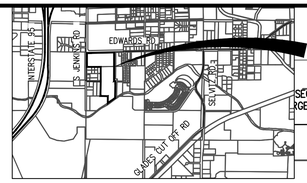
PARKING SPACES PROVIDED	
9' – 6" X 19' 90 & 24 DEG PARKING SPACES	280
DRIVEWAY PARKING SPACES	44
12' X 19' 90 DEG. ADA PARKING SPACES	18
9' – 6" X 22' PARALLEL PARKING	78
DETACHED GARAGE	36
TOTAL SPACES PROVIDED:	456

LAND USE DATA			
USE	AREA SF	ACRES	PERCENTAGE
TOTAL SITE AREA	1,620,741.56	37.21	100%
IMPERVIOUS			
BUILDING	242,229.78	5.56	14.95%
ASPHALT	187,175.78	5.13	11.55%
CONCRETE	234,373.06	5.38	14.46%
LAKE	103,067.38	2.37	6.36%
TOTAL IMPERVIOUS:	766,846.00	17.60	47.31%
PERVIOUS			
OPEN SPACE	853,895.56	19.60	52.69%
TOTAL PERVIOUS:	853,895.56	19.60	52.69%

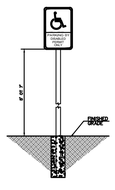
LEGEND

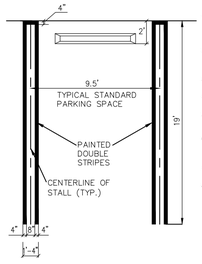
PROP. CONCRETE

PROP. ASPHALT



LOCATION MAP



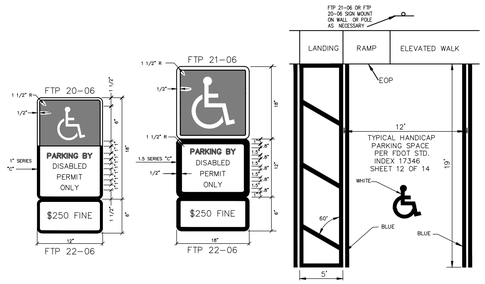


STANDARD PARKING DETAIL (TYP.)

N.T.S.

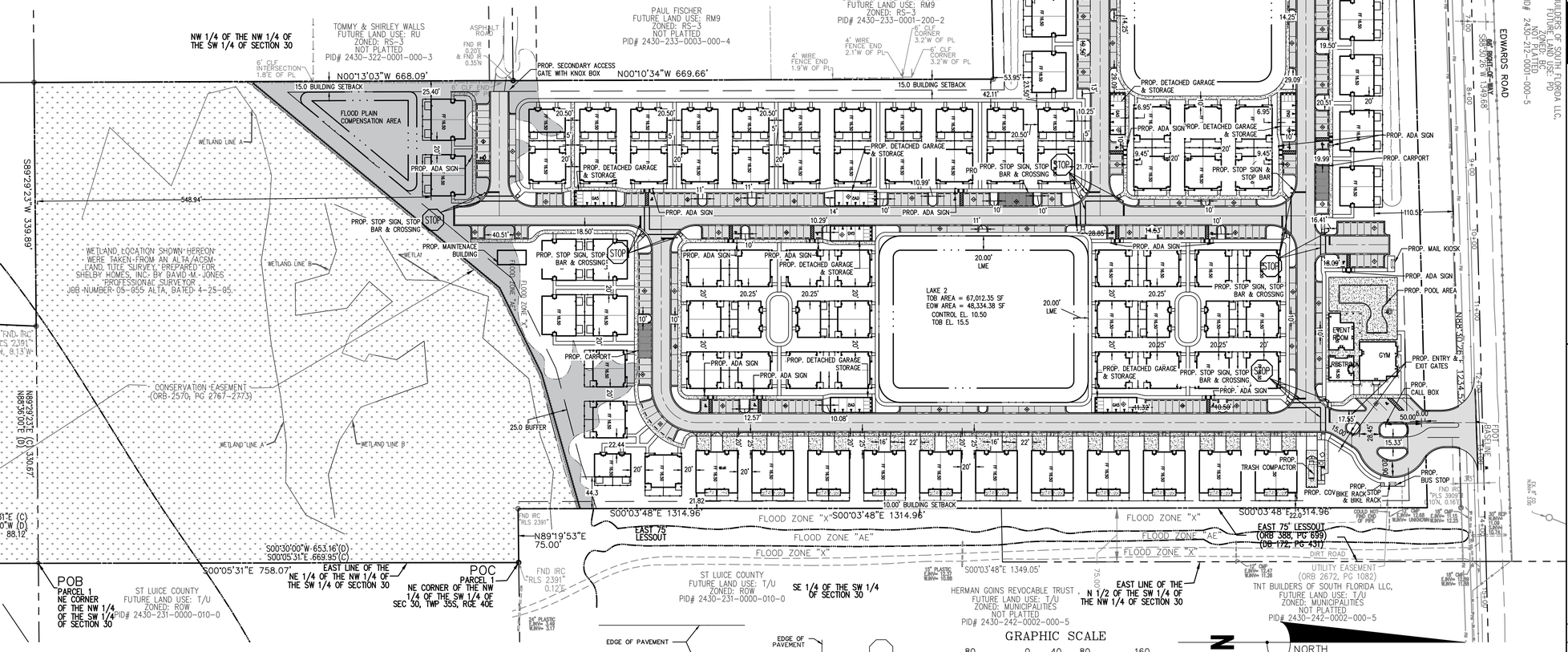
NOTES

1. TOP PORTION OF FTP-20-06 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 20-06 & 21-06 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 20-06 IS FOR AREAS WHERE SPACE IS LIMITED.
5. FTP 22-06 SHALL BE MOUNTED BELOW THE FTP 20-06 OR 21-06 SIGN.
6. ACCESSIBLE MARKINGS ARE PER FDOT DESIGN STANDARD INDEX 17346 DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
7. DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.
8. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE 15180 OF FEDERAL STANDARDS 595a.



HANDICAP SIGN AND PARKING DETAIL (TYP.)

N.T.S.


NW 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 30
TOMMY & SHIRLEY WALLS FUTURE LAND USE: RU ZONED: RS-3 NOT PLATTED PID# 2430-322-0001-000-3
ASPHALT ROAD
FND IR 0.20'E & FND IR 0.35'N
PAUL FISCHER FUTURE LAND USE: RM9 ZONED: RS-3 NOT PLATTED PID# 2430-233-0003-000-4
DEWEY & PAULA DAVIDSON FUTURE LAND USE: RM9 ZONED: RS-3 NOT PLATTED PID# 2430-233-0001-200-2
6' CLF INTERSECTION 1.8'E OF PL
N00°13'03"W 668.09'
6' CLF END
PROP. SECONDARY ACCESS GATE WITH KNOX BOX
N00°10'34"W 669.66'
4' WIRE FENCE END 1.9'W OF PL
6' CLF CORNER 3.2'W OF PL
4' WIRE FENCE END 2.1'W OF PL
15.0 BUILDING SETBACK
FLOOD PLAIN COMPENSATION AREA
WETLAND LINE A
WETLAND LINE B
PROP. ADA SIGN
PROP. DETACHED GARAGE & STORAGE
PROP. STOP SIGN, STOP BAR & CROSSING
PROP. MAINTENANCE BUILDING
548.94'
S89°29'23"W 339.89'
N01°32'00"E (D)
N02°25'24"E (C) 318.28'
FND IRC "RLS 2391" 0.16'N, 0.13'W
CONSERVATION EASEMENT (ORB 2570, PG 2767–2773)
N88°36'00"E (D) 330.67'
S05°53'41"W 415.59'(C)
S54°51'30"W 413.70'(D)
10 MILE CREEK
CNS IN WATER
S00°05'31"E (C)
S00°30'00"W (D) 88.12'
S00°05'31"E 758.07'
S00°30'00"W 653.16'(D)
S00°05'31"E 669.95'(C)
EAST LINE OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 OF SECTION 30
POB
PARCEL 1
NE CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 30
ST LUICE COUNTY FUTURE LAND USE: T/U ZONED: ROW PID# 2430-231-0000-010-0
POC
PARCEL 1
NE CORNER OF THE NW 1/4 OF SEC 30, TWP 35S, RGE 40E
FND IRC "RLS 2391" 0.12'E
N89°19'53"E 75.00'
ST LUICE COUNTY FUTURE LAND USE: T/U ZONED: ROW PID# 2430-231-0000-010-0
SE 1/4 OF THE SW 1/4 OF SECTION 30
S00°03'48"E 1349.05'
HERMAN GOINS REVOCABLE TRUST , FUTURE LAND USE: T/U ZONED: MUNICIPALITIES NOT PLATTED PID# 2430-242-0002-000-5
EAST LINE OF THE N 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30
UTILITY EASEMENT (ORB 2672, PG 1082) TNT BUILDERS OF SOUTH FLORIDA LLC, FUTURE LAND USE: T/U ZONED: MUNICIPALITIES NOT PLATTED PID# 2430-242-0002-000-5
DIRT ROAD
S00°03'48"E 1314.96'
FLOOD ZONE "X"
FLOOD ZONE "AE"
EAST 75' LESSOUT
EAST 75' LESSOUT (ORB 388, PG 699) (DB 172, PG 431)
25.0 BUFFER
10.00' BUILDING SETBACK
22.44
44.3
21.82
12.57
10.08
40.59
11.32
LAKE 1 TOB AREA = 74,479.15 SF EOW AREA = 54,733.00 SF CONTROL EL. 10.50 TOB EL. 15.5
LAKE 2 TOB AREA = 67,012.35 SF EOW AREA = 48,334.38 SF CONTROL EL. 10.50 TOB EL. 15.5
20.00' LME
PROP. CARPORT
PROP. DETACHED GARAGE & STORAGE
PROP. ADA SIGN
PROP. STOP SIGN & STOP BAR
PROP. MAIL KIOSK
PROP. POOL AREA
PROP. ENTRY & EXIT GATES
PROP. CALL BOX
PROP. BUS STOP
PROP. TRASH COMPACTOR
PROP. COVBIKE RACK STOP & BIKE RACK
EVENT ROOM
GYM
RESTROOM
PROP. DOG PARK
TIMOTHY WORLEY JR. FUTURE LAND USE: RM9 ZONED: RS-3 NOT PLATTED PID# 2430-233-0001-500-5
BUEFORD & PAULA YATES FUTURE LAND USE: RM9 ZONED: RS-3 NOT PLATTED PID# 2430-233-0001-600-6
JOHN HAMNER FUTURE LAND USE: RM9 ZONED: RS-3 NOT PLATTED PID# 2430-233-0001-400-4
S88°55'07"W 633.42'
4' WIRE FENCE END 0.1'N OF PL
4' WIRE FENCE END 1.5'N OF PL
WESTSIDE BAPTIST CHURCH FP, FUTURE LAND USE: RL ZONED: R2 NOT PLATTED PID# 2325-134-0000-000-6
S00°17'25"E 2659.19'
BEARING BASE N00°17'25"W 632.08'
80' RIGHT-OF-WAY JENKINS ROAD
S00°17'25"E 1329.59'
N00°17'25"W 632.08'
40' ADDITIONAL RIGHT-OF-WAY
SITE BENCHMARK "PLS 3905" ELEV= 13.33' (NAVD 1988 0.10'N, 0.16'E)
FIBEROPTIC GROUND BOX
ASPHALT DRIVE
CONC DRIVE
FND CONC MONUMENT "BROKEN TOP" 0.27'S, 0.18'E
N.BRW= 13.44 S.BRW= 13.48
N.BRW= 13.50 S.BRW= 13.61
N.BRW= 12.00 S.BRW= 12.02
N.BRW= 12.09 S.BRW= 12.09
24" PLASTIC E.INV= 12.99 W.INV= UNKNOWN
FND IRC "PLS 3905" 0.16'N, 0.13'W
FND IRC "PLS 3905" 0.10'N, 0.16'E
N88°40'26"E 1234.52'
N LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 30
EDWARDS ROAD
80' RIGHT-OF-WAY
S88°50'26"W 1349.68'
TNT BUILDERS OF SOUTH FLORIDA LLC, FUTURE LAND USE: RD ZONED: RD PID# 2430-212-0001-000-5
FOUND 1/2" REBAR NO ID
FOUND NAIL & DISK
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
8+00
9+00
10+00
11+00
12+00
13+00
14+00
15+00
16+00
17+00
18+00
19+00
20+00
21+00
22+00
23+00
24+00
25+00
26+00
27+00
28+00
29+00
30+00
31+00
32+00
33+00
34+00
35+00
36+00
37+00
38+00
39+00

DRAWING INDEX:

LA-1: OVERALL PLAN, LANDSCAPE DATA, & PLANT SCHEDULE

LA-2 - LA-5: DETAIL LANDSCAPE PLANS

LA-6: EXISTING TREE LOCATION & DISPOSITION PLAN

LA-7 - LA-10: BUILDING UNITS TYPICAL LANDSCAPE PLANS

LA-11: LANDSCAPE DETAILS & SPECIFICATIONS

TREE REQUIREMENTS

WEST PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,040 LF x 10' WIDE
10,400 S.F. DIV. BY 200 = 52 TREES REQUIRED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 594 LF x 10' WIDE
5,940 S.F. DIV. BY 200 = 30 TREES REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 585 LF x 10' WIDE
5,850 SF DIV. BY 300 = 20 TREES REQUIRED

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,131 LF x 10' WIDE
11,131 SF DIV. BY 300 = 38 TREES REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,186 LF x 10' WIDE
11,860 SF DIV. BY 200 = 60 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 189,250 S.F
189,250/15 = 12,617 S.F. REQUIRED PLANTING AREA
126 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 329 TREES

PROVIDED TREES

WEST PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,040 LF x 10' WIDE
52 TREES PROVIDED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 594 LF x 10' WIDE
30 TREES PROVIDED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 585 LF x 10' WIDE
20 TREES PROVIDED

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,131 LF x 10' WIDE
38 TREES PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,186 LF x 10' WIDE
60 TREES PROVIDED

INTERIOR VEHICULAR USE AREAS = 189,250 S.F
126 INTERIOR VUA TREES PROVIDED

TOTAL TREES PROVIDED: 329 TREES

SHRUB REQUIREMENTS

WEST PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,040 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 347 SHRUBS REQUIRED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 594 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 198 SHRUBS REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 585 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 195 SHRUBS REQUIRED

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,131 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 377 SHRUBS REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,186 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 396 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 1,513 SHRUBS

PROVIDED SHRUBS

WEST PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,040 LF x 10' WIDE
347 SHRUBS PROVIDED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 594 LF x 10' WIDE
198 SHRUBS PROVIDED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 585 LF x 10' WIDE
195 SHRUBS PROVIDED

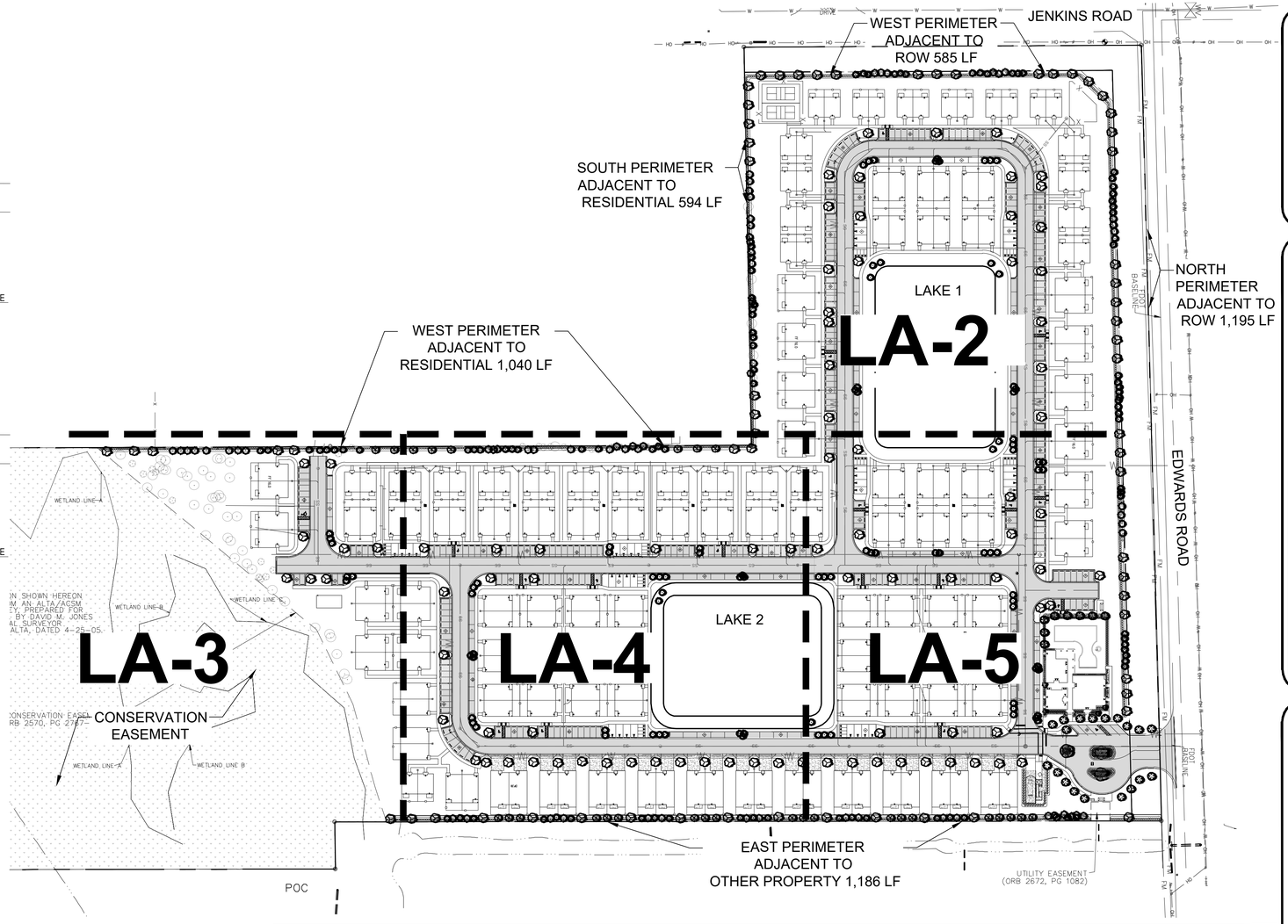
NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,131 LF x 10' WIDE
377 SHRUBS PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,186 LF x 10' WIDE
396 SHRUBS PROVIDED

TOTAL SHRUBS PROVIDED: 1,513 SHRUBS

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.



Total Site Plant Schedule:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	28	Conocarpus erectus	Buttonwood	45G	12` HT	6`W	6`CT, SP	Native	2.5" DBH
	65	Pinus elliotti densa	South Florida Slash Pine	FG	12` HT	5`W	SP	Native	2.5" DBH
	152	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
EXISTING TREES TO REMAIN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**DBH**
	11	Quercus spp	Oak Species	Existing to Remain				Native	VARIES 6"-55"
	9	Sabal palmetto	Cabbage Palmetto	Existing to Remain	10`-18` CT		SP	Native	
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm	FG	8` GW, 12` CT		SP	Non-native	
	* 4	Phoenix roebelenii	Double Pygmy Date Palm	FG	6`OA	6` SPR	4` CT, SP	Non-native	
	*** 191	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
	27	Wodyetia bifurcata	Single Foxtail Palm	FG	6`GW, 10`CT		SGL, FH, SP	Non-native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	* 19	Alcantarea imperialis	Imperial Bromeliad	7G	2` HT	2` W	F	Non-native
	* 177	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea	3G	18" HT	18"W	F	Non-native
	523	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native
	944	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native
	37	Clusia guttifera	Small-Leaf Clusia	7G	48" HT	36" W	F	Non-native
	* 80	Codiaeum variegatum `Mammey`	Mammey Croton	3G	18" HT	18"W	F	Non-native
	46	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native
	* 117	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native
	* 77	Rondeletia leucophylla	Panama Rose	3G	24" HT	24"W	F	Non-native
	* 76	Schefflera arboricola	Green Schefflera	3G	24" HT	18"W	F	Non-native
	* 43	Serenoa repens `Cinerea`	Silver Saw Palmetto	3G	18" HT	18"W	F	Native
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**
	422	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G	18"HT	18" W	F	Non-native
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**
	TBD	** Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests	

*NOT INCLUDED IN PROVIDED PLANT CALCULATIONS; QUANTITIES MAY VARY AT OWNER'S DISCRETION
**MAY BE SUBSTITUTED WITH BAHIA SPECIES
***11 TO BE RELOCATED ON SITE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 100'

0 25' 50' 200'

LA-1

LA-2 Plant Legend:

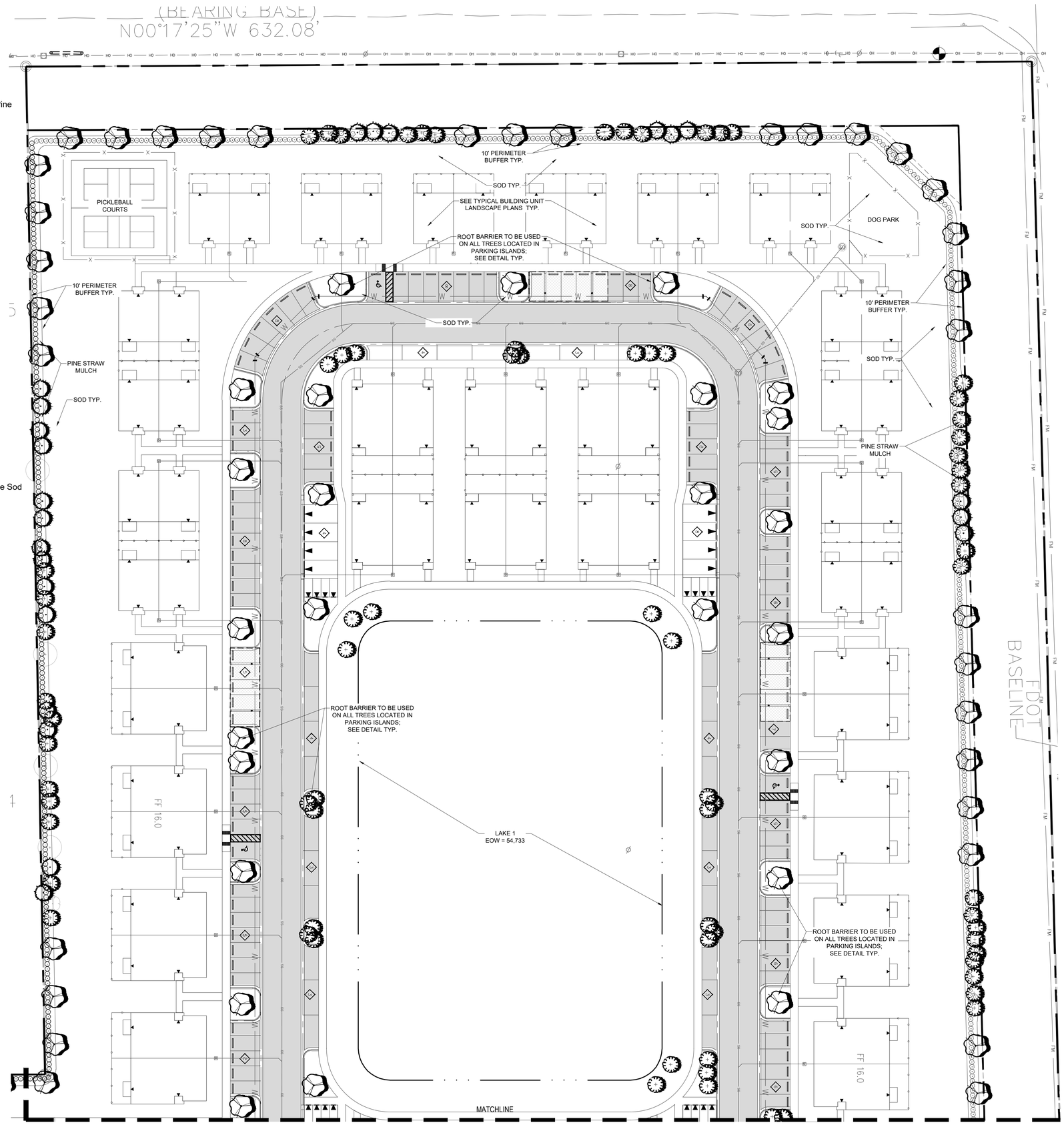
TREES	QTY	BOTANICAL NAME	COMMON NAME
	23	Pinus elliotti densa	South Florida Slash Pine
	57	Quercus virginiana	Southern Live Oak

EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME
	4	Quercus spp	Oak Species
	1	Sabal palmetto	Cabbage Palmetto

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	65	Sabal palmetto	Sabal Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	385	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum
	201	Clusia guttifera	Small Leaf Clusia
	20	Hamelia patens 'Compacta'	Dwarf Firebush
	28	Serenoa repens `Cinerea`	Silver Saw Palmetto

SOD	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
1800 SE FEDERAL HIGHWAY
STUART, FLORIDA 34994
(772) 287-1122 FAX (772) 287-0922
FL CA #4284

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions

Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

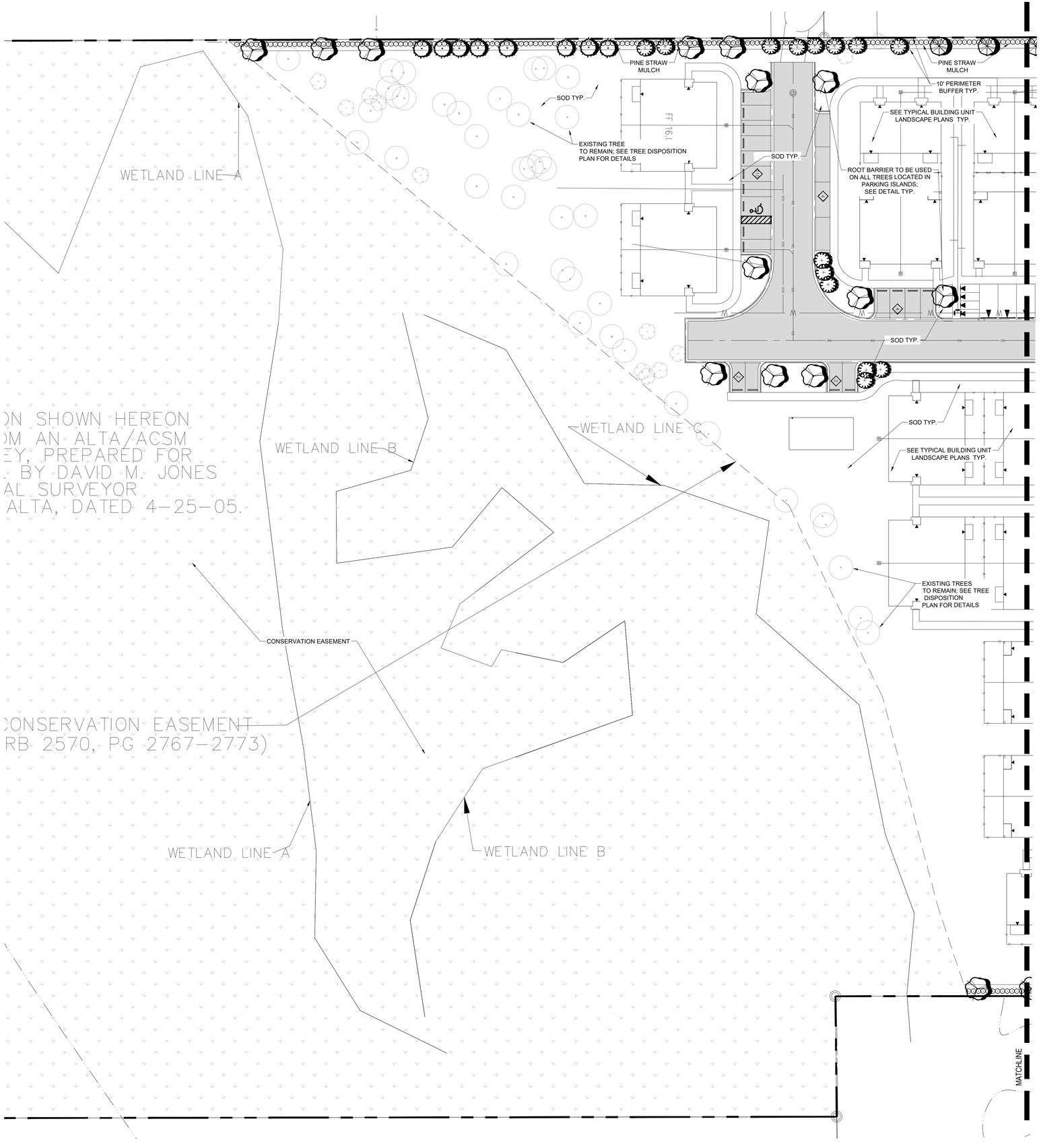
SCALE: 1" = 30'

0 15' 30' 60'

LA-2

LA-3 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME
	3	Conocarpus erectus	Green Buttonwood
	8	Pinus elliotti densa	South Florida Slash Pine
	15	Quercus virginiana	Southern Live Oak
EXISTING TREES TO REMAIN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	41	Quercus spp	Oak Species
	12	Sabal palmetto	Cabbage Palmetto
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	14	Sabal palmetto	Sabal Palm
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	182	Clusia guttifera	Small Leaf Clusia
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS

CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
1900 SW 27 AVENUE, SUITE 201
FORT LAUDERDALE, FLORIDA 33312
(954) 797-1100 FAX (954) 797-1065
LC-PEA-C000051

CERTIFICATE OF AUTHORIZATION NO. 00000

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions

Date	Init.	Description
9.15.21	PG	1st Submittal

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-3

LA-4 Plant Legend:

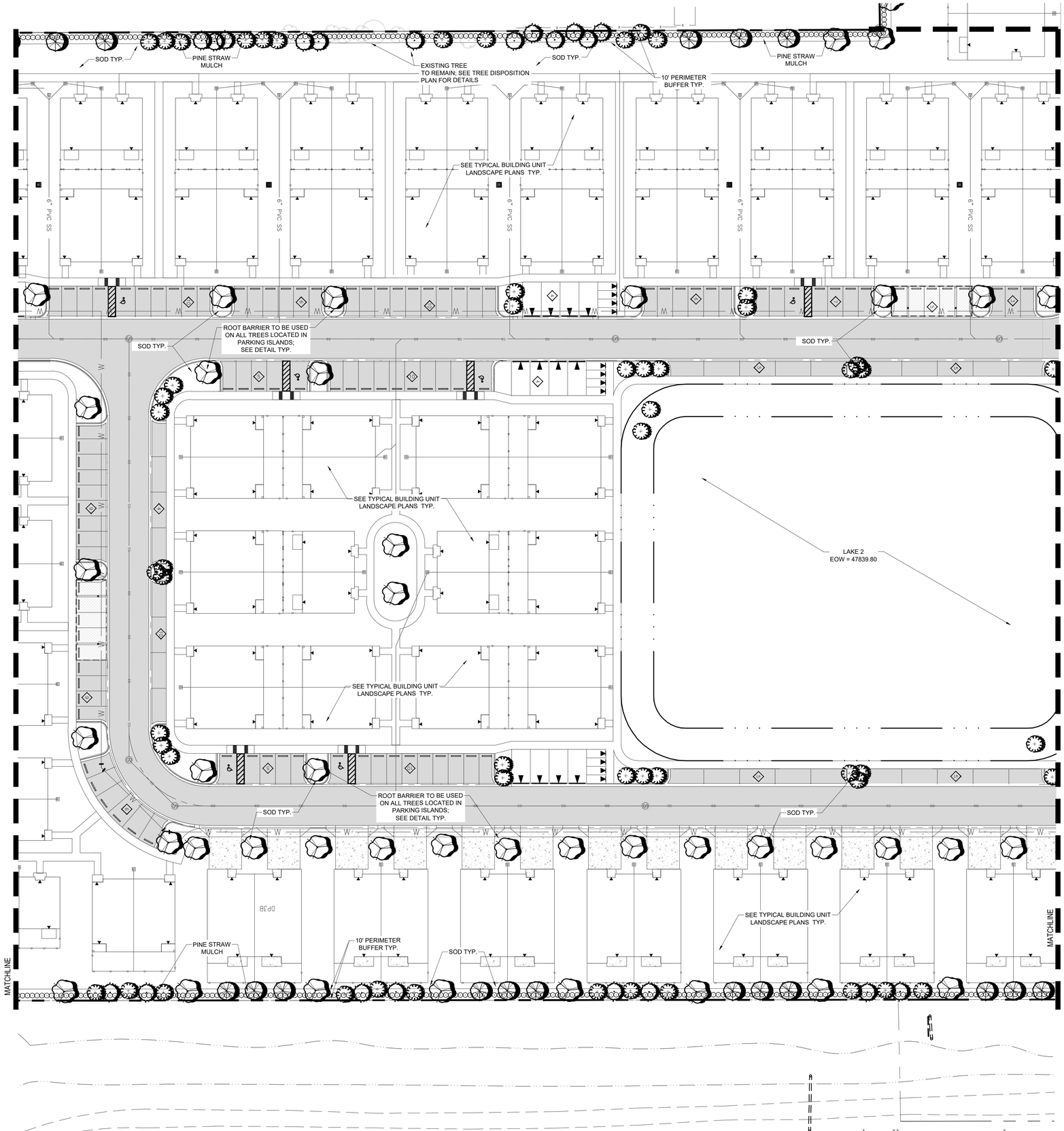
TREES	QTY	BOTANICAL NAME	COMMON NAME
	17	Conocarpus erectus	Green Buttonwood
	20	Pinus elliotti densa	South Florida Slash Pine
	41	Quercus virginiana	Southern Live Oak

EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME
	1	Quercus spp	Oak Species
	6	Sabal palmetto	Cabbage Palmetto

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	52	Sabal palmetto	Sabal Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	399	Clusia guttifera	Small Leaf Clusia

SOD	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-4

LA-5 Plant Legend:

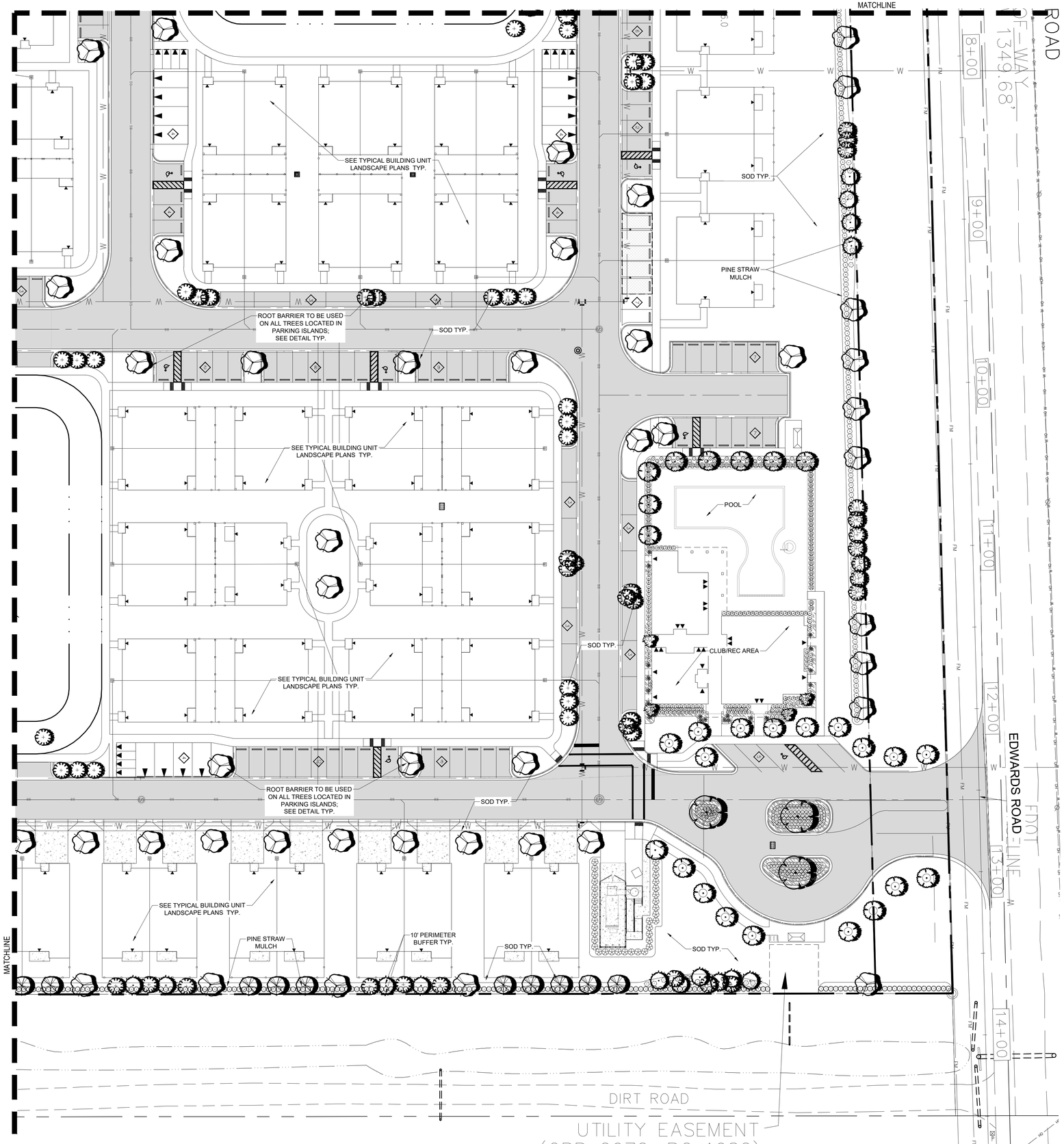
TREES	QTY	BOTANICAL NAME	COMMON NAME
	8	Conocarpus erectus	Green Buttonwood
	14	Pinus elliotti densa	South Florida Slash Pine
	41	Quercus virginiana	Southern Live Oak

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm
	4	Phoenix roebelenii	Double Pygmy Date Palm
	50	Sabal palmetto	Sabal Palm
	27	Wodyetia bifurcata	Single Foxtail Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	19	Alcantarea imperialis	Imperial Bromeliad
	177	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea
	142	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum
	170	Clusia guttifera	Small Leaf Clusia
	37	Clusia guttifera	Small-Leaf Clusia
	80	Codiaeum variegatum `Mammey`	Mammey Croton
	26	Hamelia patens 'Compacta'	Dwarf Firebush
	117	Muhlenbergia capillaris	Pink Muhly Grass
	77	Rondeletia leucophylla	Panama Rose
	76	Schefflera arboricola	Green Schefflera
	15	Serenoa repens `Cinerea`	Silver Saw Palmetto

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	422	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS

CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
1800 SE PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34952
561-879-8083

CERTIFICATE OF AUTHORIZATION NO. 6709

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

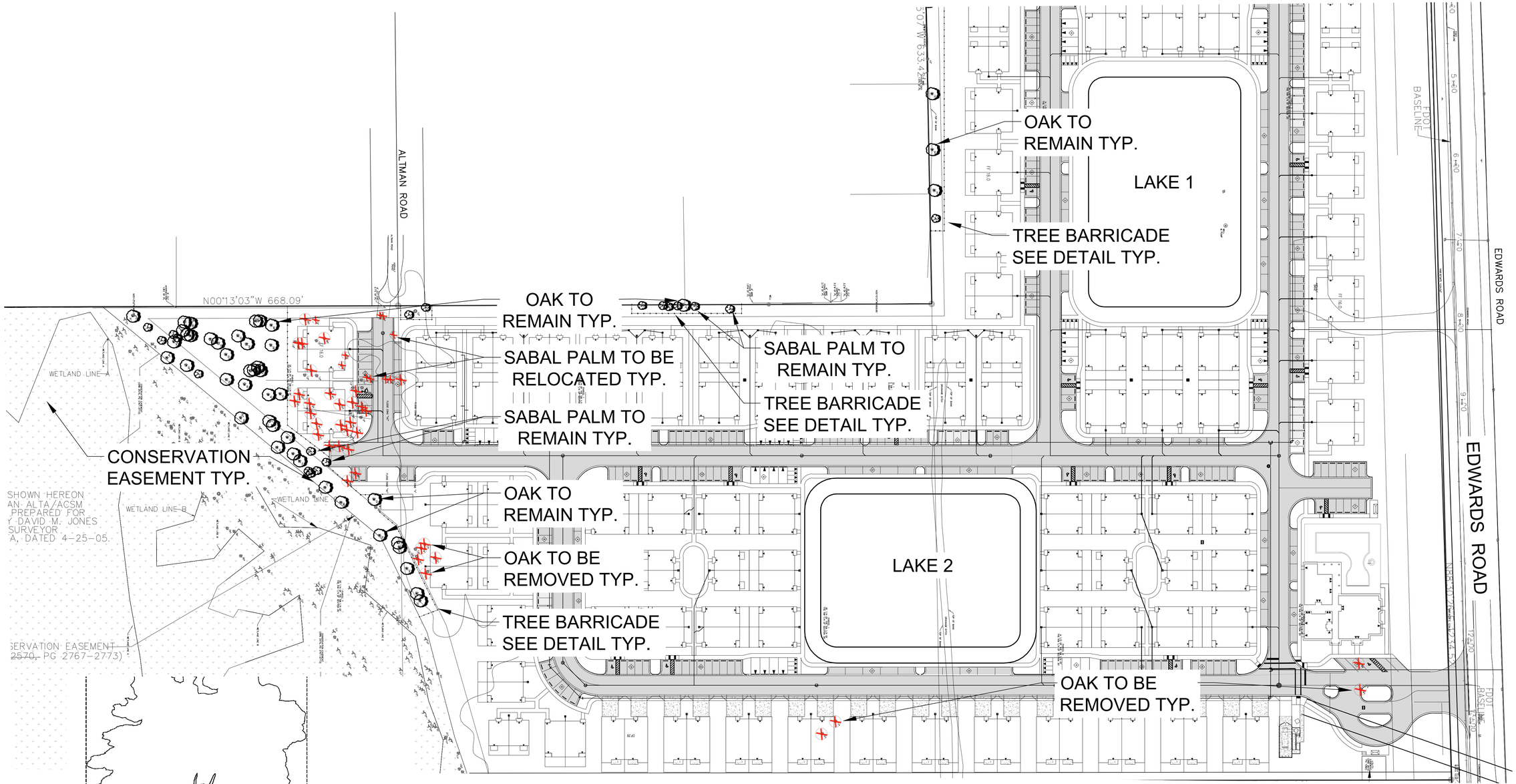
Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

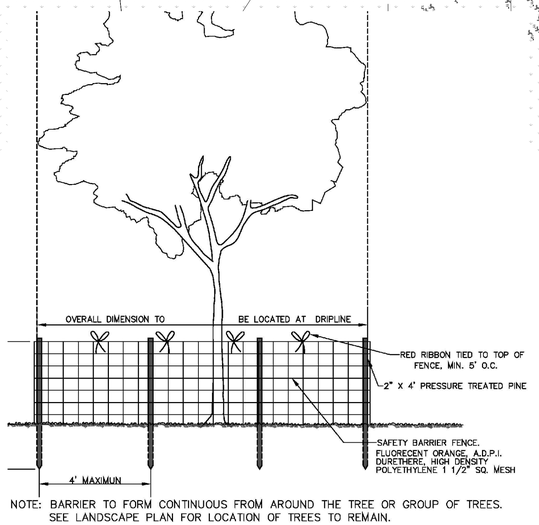
NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-5





NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

TREE PROTECTION DETAIL

NOT TO SCALE

PLANT SCHEDULE DISPOSITION

EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	NOTES	NATIVE	DBH
	36	Quercus laurifolia	Laurel Oak	Existing to be Removed			Native	14"-55" DBH
	10	Sabal palmetto	Cabbage Palm	Relocated on Site	VARIES 10`-20` CT		Native	

See landscape plans for all Sabal Palm Locations

EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	NOTES	NATIVE	DBH
	47	Quercus spp	Oak Species	Existing to Remain			Native	VARIES 6"-55" DBH
	19	Sabal palmetto	Cabbage Palm	Existing to Remain	10`-18` CT	SP	Native	

TOTAL OAK TREE DBH GREATER THAN 14" TO BE REMOVED = 764" DBH
TOTAL SABAL PALMS TO BE RELOCATED = 10
TOTAL OAK TREE DBH TO BE PRESERVED = 864" DBH
TOTAL SABAL PALMS TO BE PRESERVED = 19
*NO MITIGATION REQUIRED

***See also Tree Survey Provided by Others**

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Tree Location & Disposition Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 60'

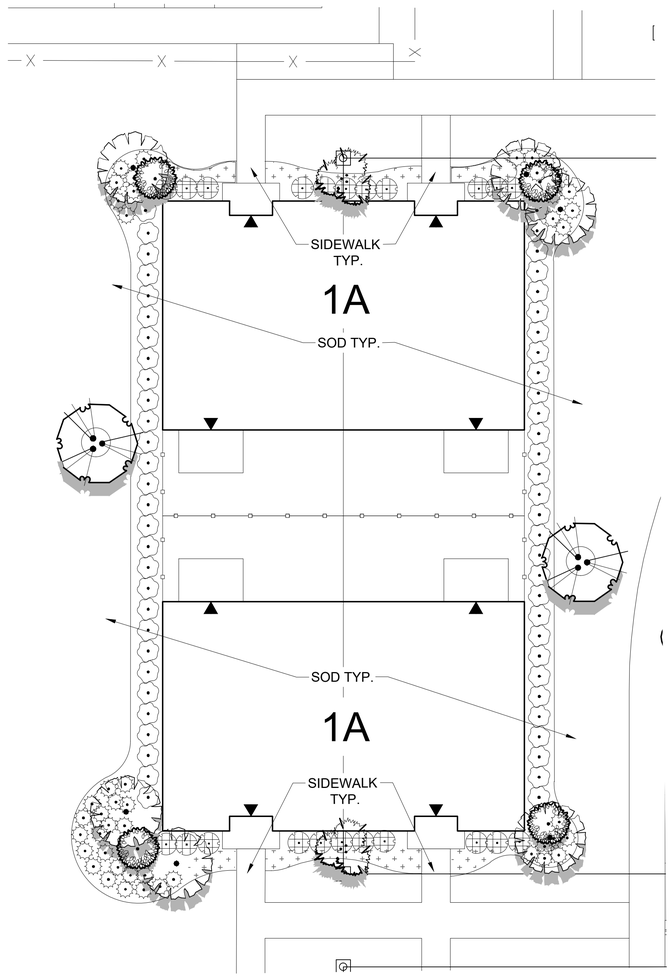
0 30' 60' 120'

LA-6

Unit 1A Plant Schedule:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	2	Lagerstroemia indica `Muskogee`	Multi-Trunked Muskogee Crape Myrtle	45G	12` HT	6`W	ML, 5` CT	Non-native	
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	2	Phoenix roebelenii	Double Pygmy Date Palm	FG	6`OA	6` SPR	4` CT, SP	Non-native	
	6	Sabal palmetto	Sabal Palm	FG	16`-22` CT, MIX HTS		SLK, HC, SP	Native	
UNDERSTORY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	4	Ilex x attenuata 'Eagleston'	Eagleston Holly	15G	6`HT	3` W	F, SP	Native	1.5" Caliper
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	59	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	46	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	22	Rondeletia leucophylla	Panama Rose	3G	24" HT	24"W	F	Non-native	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	76	Liriope muscari `Super Blue`	Super Blue Liriope	1G	12"HT	12"W	F	Non-native	1
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

*PLANT QUANTITIES BASED ON A DOUBLE UNIT LAYOUT



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Building Unit 1A Typical Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

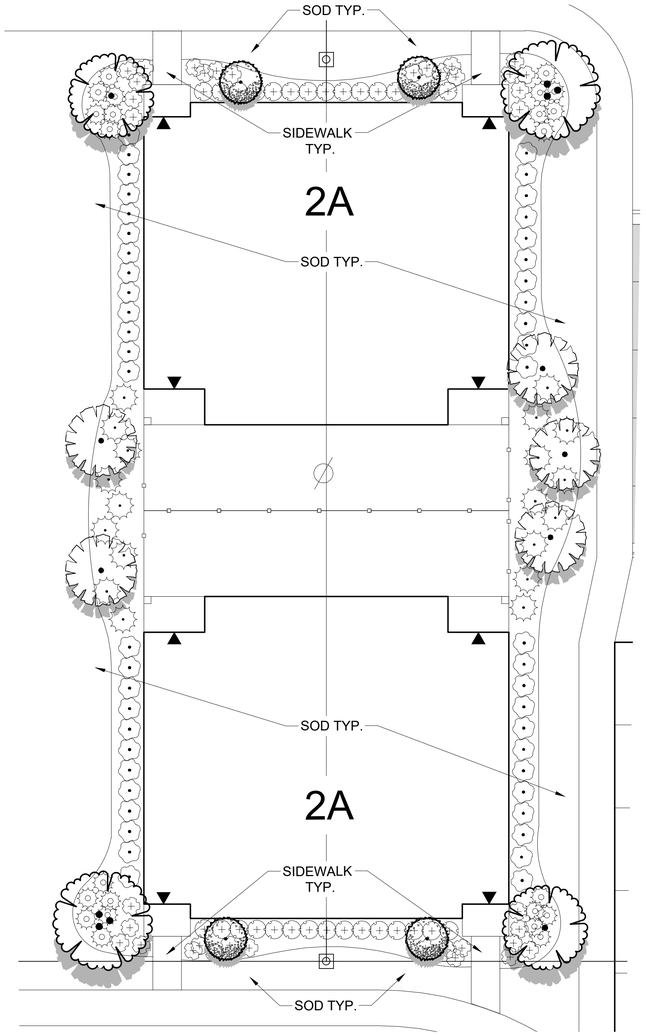
0 5' 10' 20'

LA-7

Unit 2A Plant Schedule:

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	5	Sabal palmetto	Sabal Palm	FG	16`-22` CT, MIX HTS		SLK, HC, SP	Native	
	2	Wodyetia bifurcata	Single Foxtail Palm	FG	6`GW, 10`CT		SGL, FH, SP	Non-native	
	2	Wodyetia bifurcata	Triple Foxtail Palm	FG	6`GW, 10`CT		TRP, FH, SP	Non-native	
UNDERSTORY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	4	Elaeocarpus decipiens	Japanese Blueberry Tree	15G	6-7` OA	4` W	FTB, SP	Non-native	1.5" DBH
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	48	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	38	Codiaeum variegatum `Mammey`	Mammey Croton	3G	18" HT	18"W	F	Non-native	
	23	Pennisetum setaceum `Alba`	White Fountain Grass	3G	24" HT	18"W	F	Non-native	
	30	Schefflera arboricola	Green Schefflera	3G	24" HT	18"W	F	Non-native	
	19	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native	
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

*PLANT QUANTITIES BASED ON A DOUBLE UNIT LAYOUT



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Building Unit 2A Typical Landscape Plan

Revisions

Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

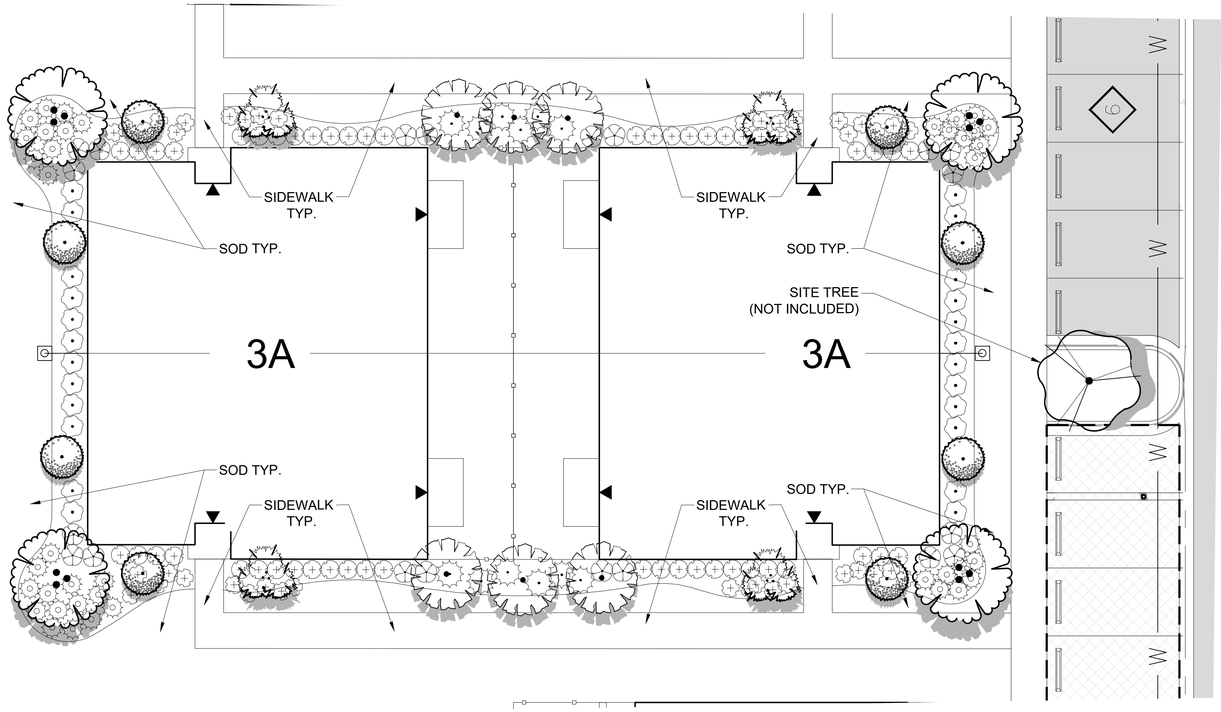
Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-8



Unit 3A Plant Schedule:

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	4	Phoenix roebelenii	Double Pygmy Date Palm	FG	6`OA	6` SPR	4` CT, SP	Non-native	
	6	Sabal palmetto	Sabal Palm	FG	16`-22` CT, MIX HTS		SLK, HC, SP	Native	
	4	Wodyetia bifurcata	Triple Foxtail Palm	FG	6`GW, 10`CT		TRP, FH, SP	Non-native	
UNDERSTORY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	8	Elaeocarpus decipiens	Japanese Blueberry Tree	15G	6-7` OA	4` W	FTB, SP	Non-native	1.5" DBH
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	20	Acalypha wilkesiana 'Louisiana Red'	Louisiana Red Wilkes' Copperleaf	7G	36" HT	24"	FULL	Non-native	
	24	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	40	Codiaeum variegatum `Mammey`	Mammey Croton	3G	18" HT	18"W	F	Non-native	
	41	Pennisetum setaceum `Alba`	White Fountain Grass	3G	24" HT	18"W	F	Non-native	
	51	Schefflera arboricola	Green Schefflera	3G	24" HT	18"W	F	Non-native	
	12	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native	
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

*PLANT QUANTITIES BASED ON A DOUBLE UNIT LAYOUT

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Building Unit 3A Typical Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

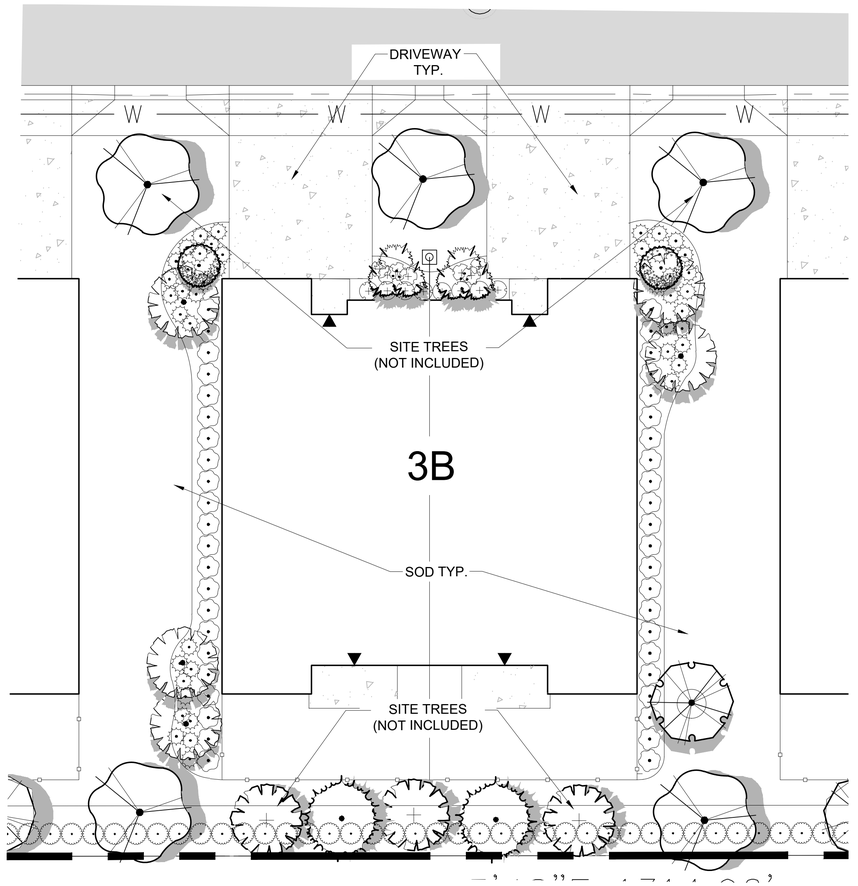
Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-9



Unit 3B Plant Schedule:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	1	Tabebuia caraiba	Silver Trumpet	45G	12` HT	5`W	5` CT, SP	Non-native	2.5" DBH
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	2	Phoenix roebelenii	Double Pygmy Date Palm	FG	6`OA	6` SPR	4` CT, SP	Non-native	
	5	Sabal palmetto	Sabal Palm	FG	16`-22` CT, MIX HTS		SLK, HC, SP	Native	
UNDERSTORY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	2	Elaeocarpus decipiens	Japanese Blueberry Tree	15G	6-7` OA	4` W	FTB, SP	Non-native	1.5" DBH
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	44	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	7	Codiaeum variegatum `Mammey`	Mammey Croton	3G	18" HT	18"W	F	Non-native	
	45	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	8	Schefflera arboricola	Green Schefflera	3G	24" HT	18"W	F	Non-native	
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Building Unit 3B Typical Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-10

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil];
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

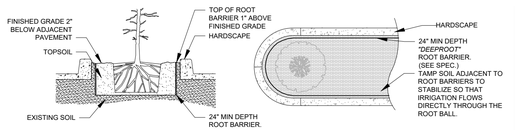
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

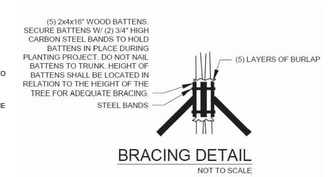
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

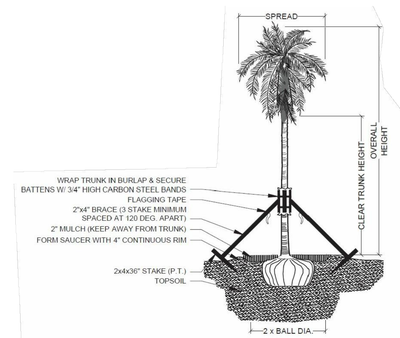
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

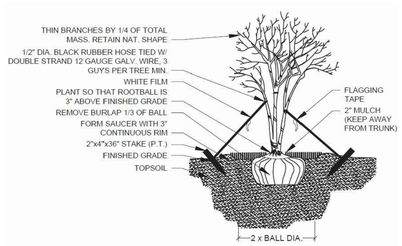
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



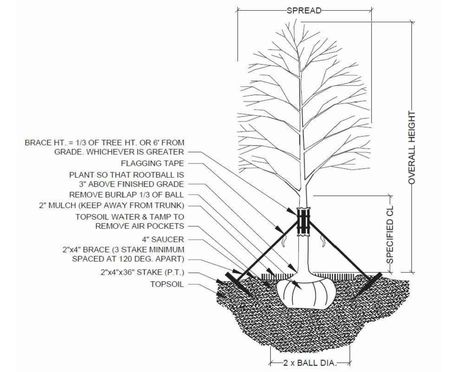
BRACING DETAIL
NOT TO SCALE



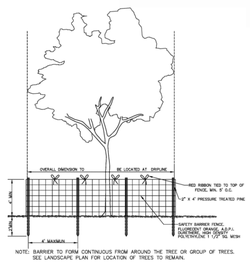
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



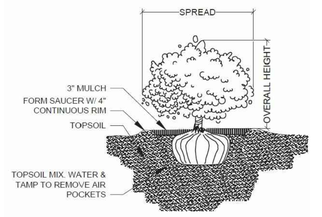
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
1382 SW 12 CT PORT ST. LUCIE, FL 34986
PH: (772) 336-0625 FAX: (772) 336-0626
E-MAIL: SCOOPER@STEPHENCOOPERPE.COM
CERTIFICATE OF AUTHORIZATION NO. 30000621

VIVA AT TREASURE COAST EAST
City of Fort Pierce, Florida

Details & Specifications

Revisions

Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

LA-11

WATER STATEMENT

POTABLE WATER TO BE PROVIDED BY FORT PIERCE UTILITY AUTHORITY (FPUA) VIA A LOOPED PROPOSED PUBLIC WATER MAIN EXTENSION INTO THE SITE. EXISTING WATERMAIN RUN ALONG THE PERIMETER OF THE PROJECT. THE PROPOSED RESIDENTIAL UNITS WILL BE METERED SEPARATELY.

FIRE HYDRANTS ARE PROPOSED TO BE SPACED PER ST. LUCIE COUNTY FIRE DISTRICT CRITERIA.

WASTEWATER STATEMENT

AN 8" GRAVITY SEWER COLLECTION SYSTEM IS PROPOSED TO CONVEY WASTEWATER FROM THE PLANNED BUILDINGS TO THE EXISTING KOA PUMP STATION PER PRIOR PLANNING.

DRAINAGE STATEMENT

THE PROPOSED SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT CONSISTS OF SITE GRADING AND A SERIES OF INLETS AND CULVERTS WHICH DIRECT STORM WATER RUNOFF TO A PROPOSED WET DETENTION/RETENTION AREA. THE PROPOSED WET DETENTION AREA WILL PROVIDE WATER QUALITY TREATMENT ST LUCIE COUNTY OWNED DITCH.

FLOOD PROTECTION PER LOCAL AND STATE REQUIREMENTS TO BE ADDRESSED AS FOLLOWS;

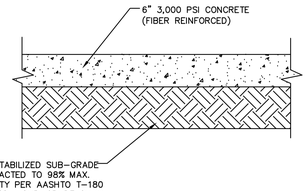
10 YEAR, 1 DAY STORM (ROAD PROTECTION – SFWMD/CITY OF FT PIERCE)

25 YEAR, 3 DAY (CITY OF FT. PIERCE – PRE VERSES POST DISCHARGE)

100 YEAR, 3 DAY (ZERO DISCHARGE MINIMUM FINISHED FLOOR)

THE PROPOSED WET DETENTION SYSTEM SHALL DISCHARGE TO THE EXISTING OUTFALL DITCH ALONG THE EASTERN PERIMETER. THE EXISTING DITCH LEADS TO THE NORTH FORK OF THE ST. LUCIE RIVER AND IS OWNED BY ST. LUCIE COUNTY.

A SMALL PORTION OF THE DEVELOPMENT AREA (ALONG THE SOUTHERN PERIMETER) IS LOCATED WITHIN A FEMA ZONE A. DEVELOPMENT OF THIS AREA WILL BE SUBJECT TO FEMA FLOOD PLAIN CRITERIA.



NOTE:

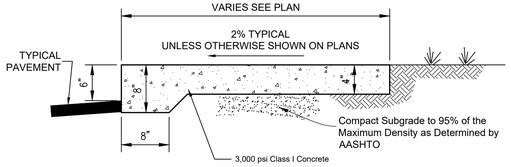
MAXIMUM JOINT SPACING 12ft X 12ft.

RECOMMENDED SAW-CUT DEPTH = 2".

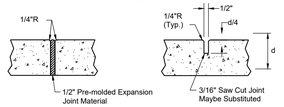
CONCRETE CYLINDER TESTS TO BE PERFORMED AT LEAST EVERY 50 CUBIC YARDS, OR AT LEAST ONCE FOE EACH DAY'S PLACEMENT.

PROVIDE EXPANSION JOINT AT SIDEWALK AND CURB.

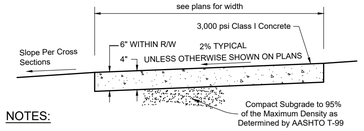
CONCRETE PAVEMENT SECTION
OPTIONAL



RAISED SIDEWALK SECTION
NOT TO SCALE



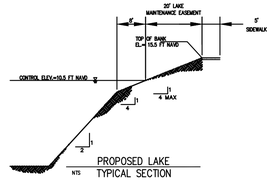
EXPANSION JOINTS **CONTRACTION JOINTS**

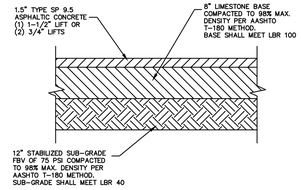


NOTES:

1. Provide expansion joints 20' center to center, at PC & PT of curves, junctions of existing & new sidewalks, and where sidewalk abuts curbs, driveways & similar structures.
2. Provide contraction joints 5' center to center.
3. Sod shall be placed below edge of sidewalk to allow drainage.

TYPICAL SIDEWALK NOT TO SCALE

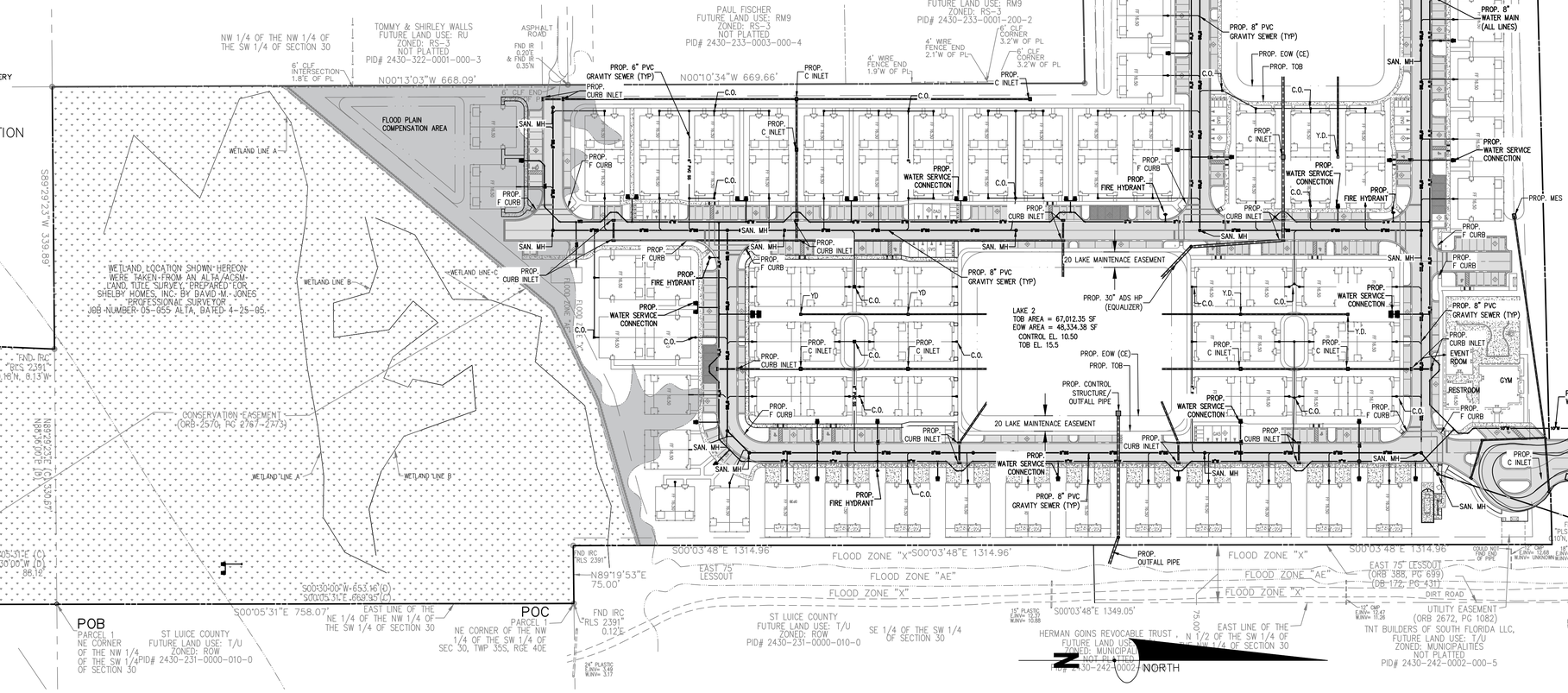


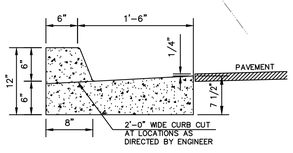


NEW ASPHALT PAVEMENT SECTION

LEGEND

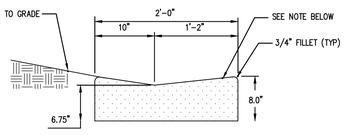
- PROP. CONCRETE
- PROP. ASPHALT
- PROP. WATER METER SERVICE
- PROP. YARD DRAIN
- PROP. C-INLET
- PROP. CURB INLET
- PROP. DRAINAGE PIPE
- PROP. STORM MANHOLE
- PROP. SANITARY CLEANOUT
- PROP. SANITARY MANHOLE





NOTE: 3,000 PSI CONCRETE AT 28 DAYS

TYPE "F" CURB



VALLEY GUTTER CURB DETAIL

GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, INC. CONSULTING ENGINEERS

No.	REVISION	DATE
10		
9		
8		
7		
6		
5		
4		
3		
2		
1		

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

CONCEPT UTILITY PLAN

VIVA AT TREASURE COAST EAST

CITY OF FORT PIERCE, FLORIDA

DATE:	JAN 2021
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=80'
VERT. SCALE:	NA

DRAWING NO.
C1.0

JOB NO. 2018-121

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

TREASURE COAST EAST
CITY OF FORT PIERCE ENVIRONMENTAL IMPACT REPORT

July 2023

Prepared For:

TEG Developers
365 Route 59, Suite 110
Airmont, New York 10952

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

Project No. 23TEG4047

TABLE OF CONTENTS

Page

1.0 Introduction....1

2.0 Vegetation and Land Cover....1

3.0 Wetlands....3

4.0 Listed Species....3

5.0 Site Plan....3

6.0 References....4

LIST OF TABLES

Page

Table 1. Existing Land Use and Cover Summary.....1

LIST OF EXHIBITS

		Page
Exhibit 1.	Project Location Map	E1-1
Exhibit 2.	Aerial with FLUCFCS and Wetlands Map	E2-1
Exhibit 3.	Listed Species Survey Report	E3-1
Exhibit 4.	Aerial with Site Plan	E4-1
Exhibit 5.	SFWMD ERP No. 56-02352-P	E5-1

1.0 INTRODUCTION

The following Environmental Impact Report (EIR) Report is provided in support of the City of Fort Pierce site development plan application for Treasure Coast East (Project).

The Project site totals 39.12± acres and is located in Section 30, Township 35 South, Range 40 East, St. Lucie County (Appendix A). More specifically, the Project is located east of South Jenkins Road, south of Edwards Road, and approximately 0.33 mile east of Interstate 95.

The Project site is comprised of forested upland and wetland areas and disturbed land that contain moderate to high levels of cover by exotic vegetation, including Brazilian pepper (*Schinus terebinthifolia*) and smutgrass (*Sporobolus indicus*).

The following EIR includes details regarding the various habitats on-site, results of the listed species survey, and the impacts and preserves associated with the proposed site plan.

2.0 VEGETATION AND LAND COVER

Vegetation associations and land cover for the Project were delineated using Florida Department of Transportation (FDOT) December 2022 rectified color aerials, and groundtruthing was conducted on July 5, 2023. The vegetation and land cover types were classified based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (FDOT 1999). Level IV FLUCFCS codes were utilized to denote disturbance, and "E" codes were used to identify levels of exotic species invasion (e.g., Brazilian pepper and earleaf acacia (*Acacia auriculiformis*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapped polygon, produce summaries, and generate the FLUCFCS map (Exhibit 2).

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
4279 E3	Live Oak, Disturbed (50-75% Exotics)	4.03	10.3
514	Ditch	0.30	0.8
6309 E4	Mixed Wetland Forest, Disturbed (76-100% Exotics)	7.56	19.3
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	0.73	1.9
740	Disturbed Land	26.37	67.4
814	Road	0.13	0.3
Totals		**39.12**	**100.0**

<u>Live Oak, Disturbed (50-75% Exotics) (FLUCFCS Code 4279 E3)</u>
The canopy of this habitat type consists of co-dominant live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and Indian laurel (*Ficus microcarpa*). The sub-canopy includes cabbage palm, Brazilian pepper, shoebutton ardisia (*Ardisia elliptica*), American beautybush (*Callicarpa americana*), queen palm (*Syagrus romanzoffiana*), orange (*Citrus* sp.), Jack-in-the-bush

(*Chromolaena odorata*), rosary pea (*Abrus precatorius*), and coral bean (*Erythrina herbacea*). The ground cover consists of caesarweed (*Urena lobata*), muscadine grapevine (*Vitis rotundifolia*), American beautybush, wild coffee (*Psychotria* sp.), greenbrier (*Smilax* sp.), and rosary pea.

Ditch (FLUCFCS Code 514)
The canopy and ground cover of this habitat type are mostly open. The sub-canopy is dominated by Brazilian pepper.

Mixed Wetland Forest, Disturbed (76-100% Exotics) (FLUCFCS Code 6309 E4)
The canopy of this habitat type includes cabbage palm, laurel oak (*Quercus laurifolia*), and water hickory (*Carya aquatica*). The sub-canopy consists of Brazilian pepper, marlberry (*Ardisia escallonioides*), cabbage palm, wild coffee, water hickory, Senegal date palm (*Phoenix reclinata*), and buttonbush (*Cephalanthus occidentalis*). The ground cover includes swamp fern (*Telmatoblechnum serrulatum*), bacopa (*Bacopa repens*), red ludwigia (*Ludwigia repens*), shrubby camphorweed (*Pluchea odorata*), water pennywort (*Hydrocotyle umbellata*), caesarweed, shield fern (*Thelypteris* sp.), and Japanese climbing fern (*Lygodium japonicum*).

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)
The canopy of this habitat type is open with cabbage palm on the perimeter. The sub-canopy consists of cabbage palm, water hickory, bushy seedbox (*Ludwigia alternifolia*), giant leather fern (*Acrostichum danaeifolium*), cattails (*Typha latifolia*), buttonbush, and willow (*Salix caroliniana*). The ground cover includes smartweed (*Persicaria* sp.), dotted duckweed (*Spirodela punctata*), Carolina mosquito fern (*Azolla caroliniana*), water pennywort, bulltongue arrowhead (*Sagittaria lancifolia* subsp. *lancifolia*), sedge (*Carex* sp.), and swamp-lily (*Crinum americanum*).

Disturbed Land (FLUCFCS Code 740)
The canopy consists of scattered laurel oak and live oak. The sub-canopy contains scattered Brazilian pepper, wax myrtle (*Morella cerifera*), saltbush (*Baccharis halimifolia*), and cabbage palm. The ground cover consists of smutgrass (*Sporobolus indicus*), cogongrass (*Imperata cylindrica*), bahiagrass (*Paspalum notatum*), dog fennel (*Eupatorium capillifolium*), paragrass (*Urochloa mutica*), caesarweed, loosestrife (*Lythrum alatum* var. *lanceolatum*), common ragweed (*Ambrosia artemisiifolia*), St. Augustine grass (*Stenotaphrum secundatum*), spermacoce (*Spermacoce verticillata*), guineagrass (*Urochloa maxima*), muscadine grape, sida (*Sida* sp.), beggarticks (*Bidens alba*), torpedograss (*Panicum repens*), natalgrass (*Melinis repens*), Jack-in-the-bush, hairy indigo (*Indigofera hirsuta*), elephant's foot (*Elephantopus elatus*), and golden aster (*Pityopsis graminifolia*).

Road (FLUCFCS Code 814)
This FLUCFCS code consists of a small, paved road.

A total of six vegetative associations on-site (i.e., FLUCFCS codes) were identified on the Project. The dominant habitat types on the Project include Disturbed Land (FLUCFCS Code 740), accounting for 67.4 percent of the property (26.37± acres); and Mixed Wetland Forest, Disturbed (76-100% Exotics) (FLUCFCS Code 6309 E4), accounting for 19.3 percent of the property (7.56± acres).

The Project site contains 25 to 100 percent exotic vegetation throughout the property. Exotic vegetation documented on-site includes, but is not limited to, Brazilian pepper, shoebutton ardisia (*Ardisia elliptica*), caesarweed (*Urena lobata*), and cogongrass (*Imperata cylindrica*).

3.0 WETLANDS

The Project site contains 8.29± acres of South Florida Water Management District (SFWMD) wetlands (Exhibit 2). The on-site wetlands are identified by the following FLUCFCS codes: Mixed Wetland Forest, Disturbed (76-100% Exotics) (FLUCFCS Code 6309 E4) and Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2).

4.0 LISTED SPECIES

A listed species survey was conducted by PAI on the Project in July 2023 to determine if the site was being utilized by wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service as threatened or endangered.

A total of three gopher tortoise (*Gopherus polyphemus*) burrows were documented on the Project site during the survey. The gopher tortoise is listed as threatened by the FWCC. No listed plant species were documented on the Project site during the field survey.

A copy of the listed species survey report is provided as Exhibit 3.

5.0 SITE PLAN

The Project includes a proposed multi-family residential development with associated parking and roadways (Exhibit 4). Development has been focused on areas previously disturbed for agricultural uses. The site plan does not propose impacts to the forested upland and wetland areas of the property. Since no wetland impacts are proposed, no wetland mitigation will be required.

There is an existing Environmental Resource Permit (ERP) for the Project site (Permit No. 56-02352-P). The ERP includes delineation of the on-site wetlands, as shown on Exhibit 2. The applicant proposes to preserve the wetlands on-site, as well as an upland buffer area. The proposed preserve location provides for connection to Tenmile Creek. The preserve will be protected in perpetuity via a conservation easement.

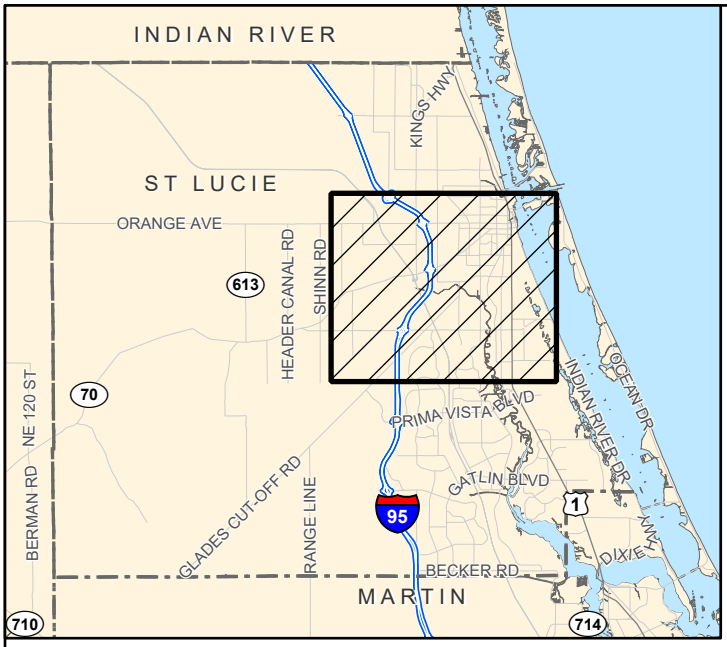
The Project will adhere to state regulations regarding gopher tortoise burrows. An FWCC permit will be obtained for activities within 25 feet of an identified gopher tortoise burrow.

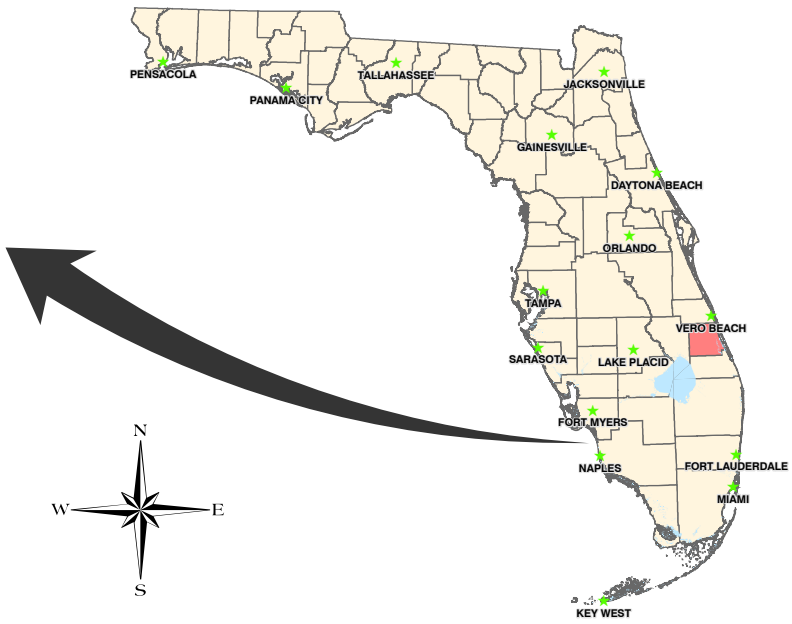
6.0 REFERENCES

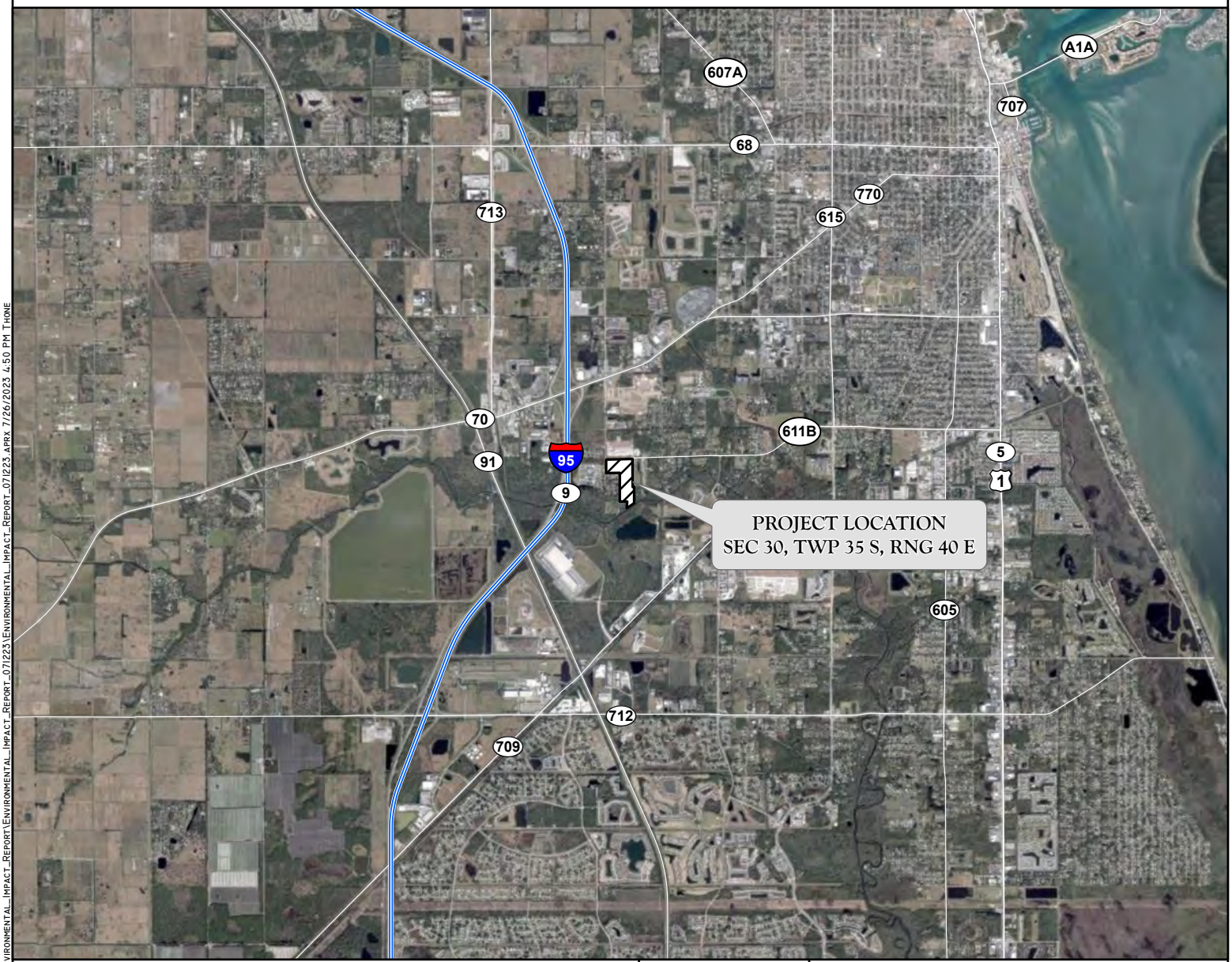
Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Second Edition.

EXHIBIT 1

PROJECT LOCATION MAP







J:\2023\23TE64047\Environmental_Impact_Report\Environmental_Impact_Report_071223\Environmental_Impact_Report_071223.aprx 7/26/2023 4:50 PM THONE

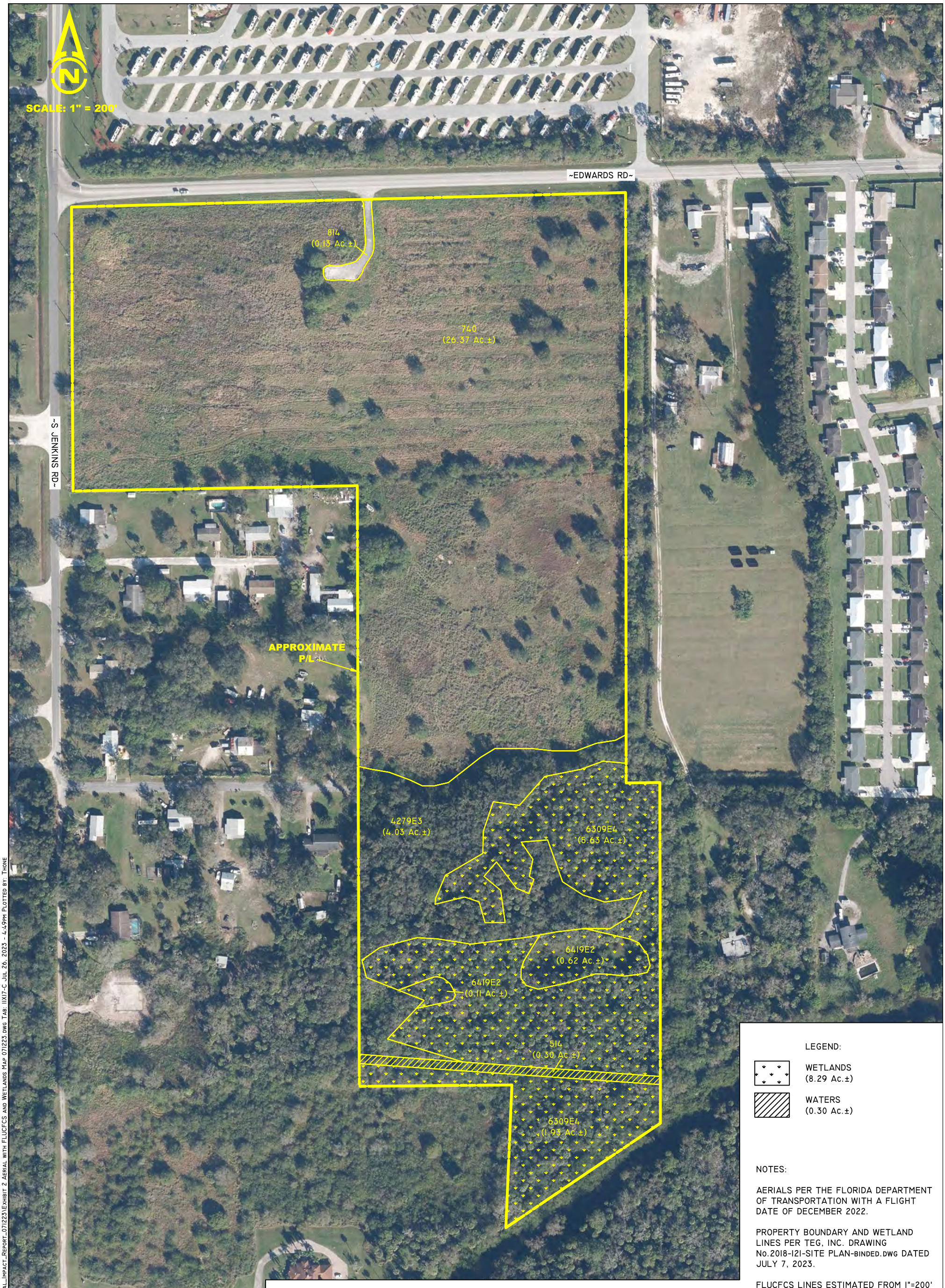
EXHIBIT 1. PROJECT LOCATION MAP
TREASURE COAST EAST

DRAWN BY	DATE
P.F.	7/12/23
REVIEWED BY	DATE
H.S.	7/12/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

EXHIBIT 2

AERIAL WITH FLUCFCS AND WETLANDS MAP



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4279 E3	LIVE OAK, DISTURBED (50-75% EXOTICS)	4.03 Ac.±	10.3%
514	DITCH	0.30 Ac.±	0.8%
6309 E4	MIXED WETLAND FOREST, DISTURBED (76-100% EXOTICS)	7.56 Ac.±	19.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	0.73 Ac.±	1.9%
740	DISTURBED LAND	26.37 Ac.±	67.4%
814	ROAD	0.13 Ac.±	0.3%
	TOTAL	**39.12 Ac.±**	**100.0%**

LEGEND:

WETLANDS (8.29 Ac.±)

WATERS (0.30 Ac.±)

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY AND WETLAND LINES PER TEG, INC. DRAWING No.2018-121-SITE PLAN-BINDED.DWG DATED JULY 7, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2023\23TEG4047\ENVIRONMENTAL_IMPACT_REPORT\ENVIRONMENTAL_IMPACT_REPORT_071223\EXHIBIT 2 AERIAL WITH FLUCFCS AND WETLANDS MAP 071223.DWG TAB: 11X17-C JUL 26, 2023 - 4:49PM PLOTTED BY: THONE

DRAWN BY	DATE
H.H.	07/10/23
REVIEWED BY	DATE
K.C.	07/10/23
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

TREASURE COAST EAST
AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 23TEG4047

SHEET No. EXHIBIT 2

EXHIBIT 3

LISTED SPECIES SURVEY REPORT

TREASURE COAST EAST
LISTED SPECIES SURVEY REPORT

July 2023

Prepared For:

TEG Developers
365 Route 59, Suite 110
Airmont, New York 10952

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(*239*) *274-0067*

Project No. 23TEG4047

TABLE OF CONTENTS

Page

1.0 Introduction....1

2.0 Vegetation Mapping....1

3.0 Survey Methodology....2

3.1 Literature and Database Review....2
3.2 Field Survey....3

4.0 Survey Results....4

4.1 Literature and Database Review....4
4.2 Field Survey....4

5.0 Summary....4

6.0 References....5

LIST OF TABLES

Page

Table 1. Existing Land Use and Cover Summary.....1

Table 2. Weather Conditions During Survey.....3

LIST OF APPENDICES

Page

Appendix A. Project Location Map..... A-1

Appendix B. Aerial with FLUCFCS and Wetlands Map.....B-1

Appendix C. Documented Occurrences of Listed Species.....C-1

Appendix D. Aerial with Survey Transects..... D-1

Appendix E. Aerial with Listed Species Locations E-1

1.0 INTRODUCTION

This report documents the results of the listed species survey conducted by Passarella & Associates, Inc. (PAI) for Treasure Coast East (Project). The survey was conducted for wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered, threatened, or species of special concern; and for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and the USFWS as endangered, threatened, or commercially exploited.

The Project site totals 39.12± acres and is located in Section 30, Township 35 South, Range 40 East, St. Lucie County (Appendix A). More specifically, the Project is located east of South Jenkins Road, south of Edwards Road, and approximately 0.33 mile east of Interstate 95.

2.0 VEGETATION MAPPING

Vegetation mapping was conducted for the Project using Florida Department of Transportation (FDOT) December 2022 rectified color aerials (Scale 1 inch = 200 feet). Groundtruthing to map the vegetative communities was conducted on July 5, 2023, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (FDOT 1999). Level IV FLUCFCS was utilized to denote hydrological conditions and disturbance. Exotic or "E" codes were used to show levels of exotic species invasion (e.g., Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapped area, produce summaries, and generate the FLUCFCS map for the property (Appendix B). A total of six vegetative associations and/or land uses (i.e., FLUCFCS codes) were identified on the Project. Table 1 provides the breakdown of the FLUCFCS codes by acreage for the Project, and a description of each classification follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
4279 E3	Live Oak, Disturbed (50-75% Exotics)	4.03	10.3
514	Ditch	0.30	0.8
6309 E4	Mixed Wetland Forest, Disturbed (76-100% Exotics)	7.56	19.3
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	0.73	1.9
740	Disturbed Land	26.37	67.4
814	Road	0.13	0.3
Totals		**39.12**	**100.0**

Live Oak, Disturbed (50-75% Exotics) (FLUCFCS Code 4279 E3)

The canopy of this habitat type consists of co-dominant live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and Indian laurel (*Ficus microcarpa*). The sub-canopy includes cabbage palm, Brazilian pepper, shoebutton ardisia (*Ardisia elliptica*), American beautybush (*Callicarpa americana*), queen palm (*Syagrus romanzoffiana*), orange (*Citrus* sp.), Jack-in-the-bush (*Chromolaena odorata*), rosary pea (*Abrus precatorius*), and coral bean (*Erythrina herbacea*). The

ground cover consists of caesarweed (*Urena lobata*), muscadine grapevine (*Vitis rotundifolia*), American beautybush, wild coffee (*Psychotria* sp.), greenbrier (*Smilax* sp.), and rosary pea.

Ditch (FLUCFCS Code 514)
The canopy and ground cover of this habitat type are mostly open. The sub-canopy is dominated by Brazilian pepper.

Mixed Wetland Forest, Disturbed (76-100% Exotics) (FLUCFCS Code 6309 E4)
The canopy of this habitat type includes cabbage palm, laurel oak (*Quercus laurifolia*), and water hickory (*Carya aquatica*). The sub-canopy consists of Brazilian pepper, marlberry (*Ardisia escallonioides*), cabbage palm, wild coffee, water hickory, Senegal date palm (*Phoenix reclinata*), and buttonbush (*Cephalanthus occidentalis*). The ground cover includes swamp fern (*Telmatoblechnum serrulatum*), bacopa (*Bacopa repens*), red ludwigia (*Ludwigia repens*), shrubby camphorweed (*Pluchea odorata*), water pennywort (*Hydrocotyle umbellata*), caesarweed, shield fern (*Thelypteris* sp.), and Japanese climbing fern (*Lygodium japonicum*).

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)
The canopy of this habitat type is open with cabbage palm on the perimeter. The sub-canopy consists of cabbage palm, water hickory, bushy seedbox (*Ludwigia alternifolia*), giant leather fern (*Acrostichum danaeifolium*), cattails (*Typha latifolia*), buttonbush, and willow (*Salix caroliniana*). The ground cover includes smartweed (*Persicaria* sp.), dotted duckweed (*Spirodela punctata*), Carolina mosquito fern (*Azolla caroliniana*), water pennywort, bulltongue arrowhead (*Sagittaria lancifolia* subsp. *lancifolia*), sedge (*Carex* sp.), and swamp-lily (*Crinum americanum*).

Disturbed Land (FLUCFCS Code 740)
The canopy consists of scattered laurel oak and live oak. The sub-canopy contains scattered Brazilian pepper, wax myrtle (*Morella cerifera*), saltbush (*Baccharis halimifolia*), and cabbage palm. The ground cover consists of smutgrass (*Sporobolus indicus*), cogongrass (*Imperata cylindrica*), bahiagrass (*Paspalum notatum*), dog fennel (*Eupatorium capillifolium*), paragrass (*Urochloa mutica*), caesarweed, loosestrife (*Lythrum alatum* var. *lanceolatum*), common ragweed (*Ambrosia artemisiifolia*), St. Augustine grass (*Stenotaphrum secundatum*), spermacoce (*Spermacoce verticillata*), guineagrass (*Urochloa maxima*), muscadine grape, sida (*Sida* sp.), beggarticks (*Bidens alba*), torpedograss (*Panicum repens*), natalgrass (*Melinis repens*), Jack-in-the-bush, hairy indigo (*Indigofera hirsuta*), elephant's foot (*Elephantopus elatus*), and golden aster (*Pityopsis graminifolia*).

Road (FLUCFCS Code 814)
This FLUCFCS code consists of a small, paved road.

3.0 SURVEY METHODOLOGY

3.1 Literature and Database Review

Existing literature and agency databases were reviewed to determine the potential for listed species to occur on the Project site. The literature search involved an examination of

available information on protected species in the Project's geographical region. The literature sources reviewed included: the FWCC's Florida's Endangered and Threatened Species (2022); Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al*. 1991); USFWS Habitat Management Guidelines for the Bald Eagle in the Southeast Region (1987); the Landscape Conservation Strategy Map (Kautz *et al*. 2006); and FWCC and/or USFWS databases for telemetry locations of bald eagle (*Haliaeetus leucocephalus*), Florida scrub jay (*Aphelocoma coerulescens*), crested caracara (*Caracara cheriway*), and wading bird rookeries in St. Lucie County.

The wildlife agencies' database information is updated periodically and is current through different dates, depending on the species. The FWCC information reviewed for this report is current through the noted dates for the following species: Florida scrub jay – August 2022 (acquired), crested caracara – August 2022 (acquired), and wading bird locations – 1999. Bald eagle nest locations were acquired from the Audubon EagleWatch and are current to the end of the 2022 nesting season. Appendix C displays the documented species locations in relation to the Project.

3.2 Field Survey

A field survey for listed wildlife and plant species was conducted by PAI for the Project on July 5, 2023.

The survey was conducted for wildlife species listed by the FWCC and the USFWS as endangered, threatened, or species of special concern; and for plant species listed by the FDACS and the USFWS as endangered, threatened, or commercially exploited.

The field survey was conducted by qualified ecologists walking parallel belt transects and meandering pedestrian transects through suitable habitats to ensure that sufficient visual coverage of ground and flora was obtained. Transect spacing varied from 75 to 100 feet, depending on vegetative cover and visibility. Approximate survey transects are shown on Appendix D. At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted during daylight hours with the aid of 8x or 10x power binoculars. Table 2 provides the weather conditions during the survey.

Table 2. Weather Conditions During Survey

Survey Date	Weather Conditions
July 5, 2023	Temperatures in the high 80s to low 90s, clear skies, and 5 to 10 mph east winds.

4.0 SURVEY RESULTS

4.1 Literature and Database Review

The results of the literature and database review found no documented occurrences of listed wildlife or plant species occurring on the Project (Appendix C).

According to the Audubon EagleWatch database, the closest bald eagle nest (SL-006) is located approximately 0.39 mile southwest of the Project (Appendix C). This distance is beyond the USFWS-recommended 660-foot buffer protection zone for active and alternate bald eagle nests. The bald eagle was delisted under the federal Endangered Species Act in 2007, but it is still protected under the Bald and Golden Eagle Protection Act.

The USFWS database for crested caracara locations shows the closest documented crested caracara occurrence is approximately 2.46 miles west of the Project (Appendix C). The Project does not contain suitable habitat that could be utilized by crested caracara. The crested caracara is listed as threatened by the USFWS and the FWCC.

The USFWS database for Florida scrub jay locations shows the closest documented Florida scrub jay occurrence is approximately 4.26 miles east of the Project (Appendix C). The Project site does not contain suitable habitat such as scrub oak (*Quercus inopina*) or Chapman oak (*Q. chapmanii*) that may be used by scrub jays. The Florida scrub jay is a state- and federally threatened species.

The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al*. 1991) and the FWCC database were referenced for the locations of breeding colonies for both listed and non-listed wading birds, including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Platalea ajaja*), little blue heron (*Egretta caerulea*), and tri-colored heron (*Egretta tricolor*). According to these sources, the nearest wading bird colony is located approximately 5.44 miles northeast of the Project (Appendix C).

4.2 Field Survey

Three gopher tortoise (*Gopherus polyphemus*) burrows were documented on the Project site during the field survey (Appendix E). The gopher tortoise burrows occurred in areas identified as Disturbed Land (FLUCFCS Code 740). The gopher tortoise is listed as threatened by the FWCC. No listed plant species were documented on the Project site during the field survey.

5.0 SUMMARY

The literature review for the Project found no documented listed species on the Project site. The field survey documented a total of three gopher tortoise burrows on-site. The gopher tortoise is listed as threatened by the FWCC. No listed plant species were documented on the Project site during the survey.

6.0 REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

Florida Fish and Wildlife Conservation Commission. 2022. Florida's Endangered and Threatened Species (Updated December 2022). Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida

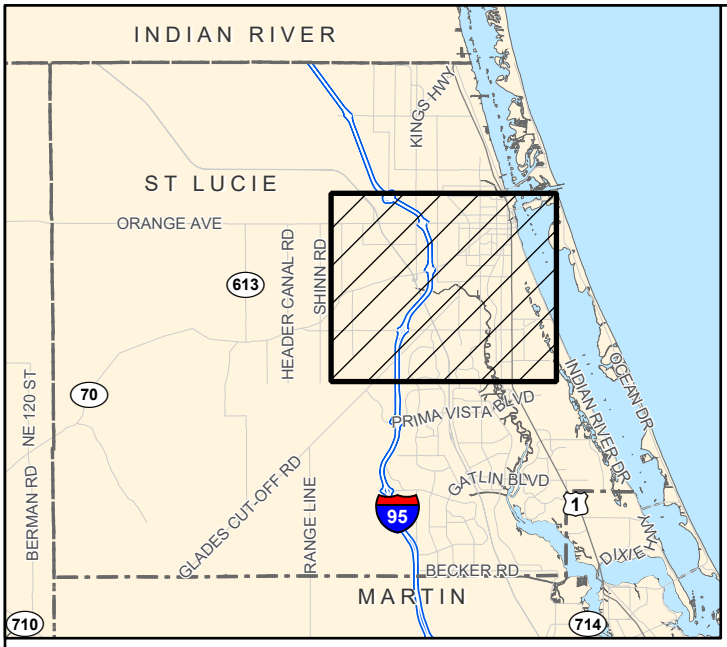
Kautz, R., R. Kawula, T. Hoctor, J. Comiskey, D. Jansen, D. Jennings, J. Kasbohm, F. Mazzotti, R. McBride, L. Richardson, K. Root. 2006. How much is enough? Landscape-Scale Conservation for the Florida Panther. Biological Conservation, Volume 130, Issue 1, Pages 118-133.

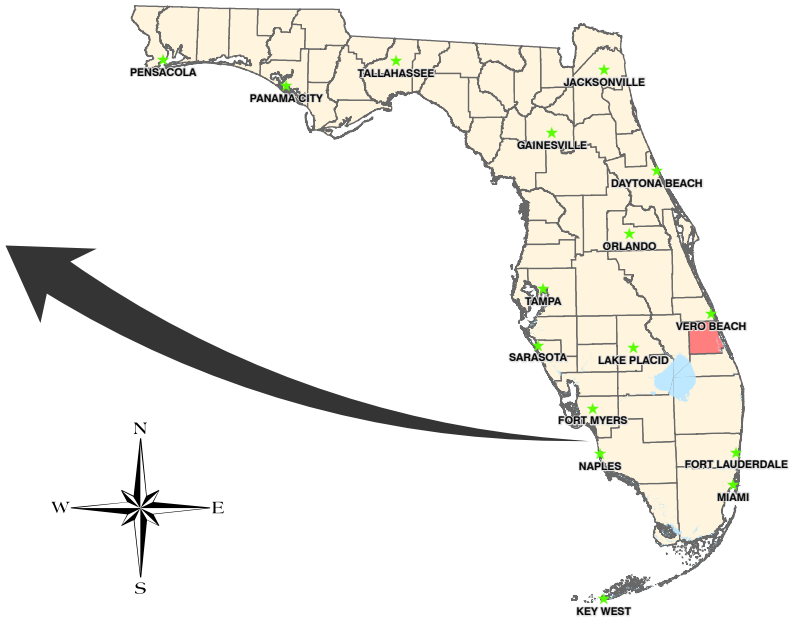
Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson, and P.D. Southall. 1991. Florida Atlas of Breeding Sites for Herons and Their Allies, Update 1986 - 1989. Nongame Wildlife Program Technical Report No. 10. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

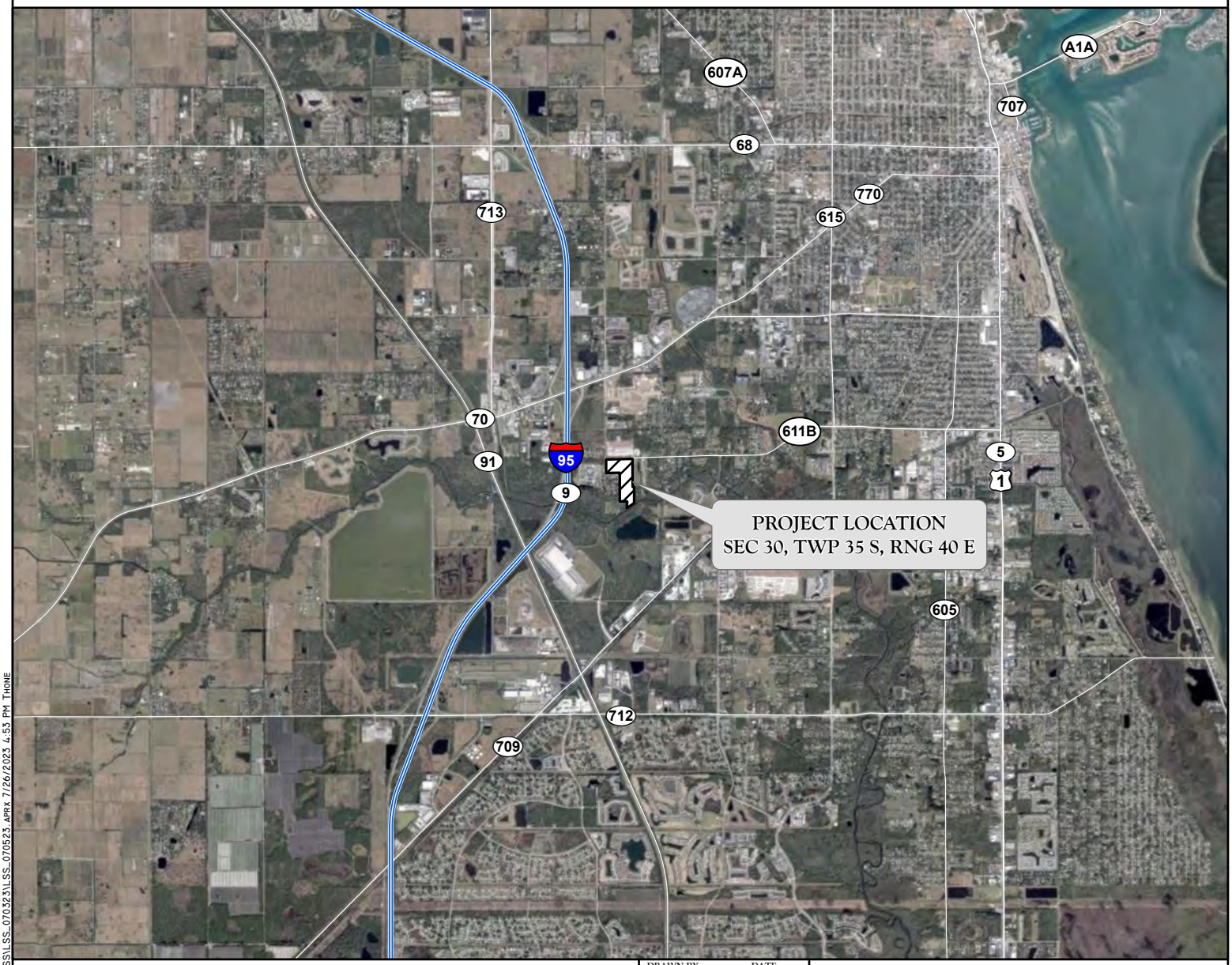
U.S. Fish and Wildlife Service. 1987. Habitat Management Guidelines for the Bald Eagle in the Southeast Region.

APPENDIX A

PROJECT LOCATION MAP







J:\2023\23TE64047\LSSVLLSS_070323\LSS_070523 APRX 7/26/2023 4:53 PM THONE

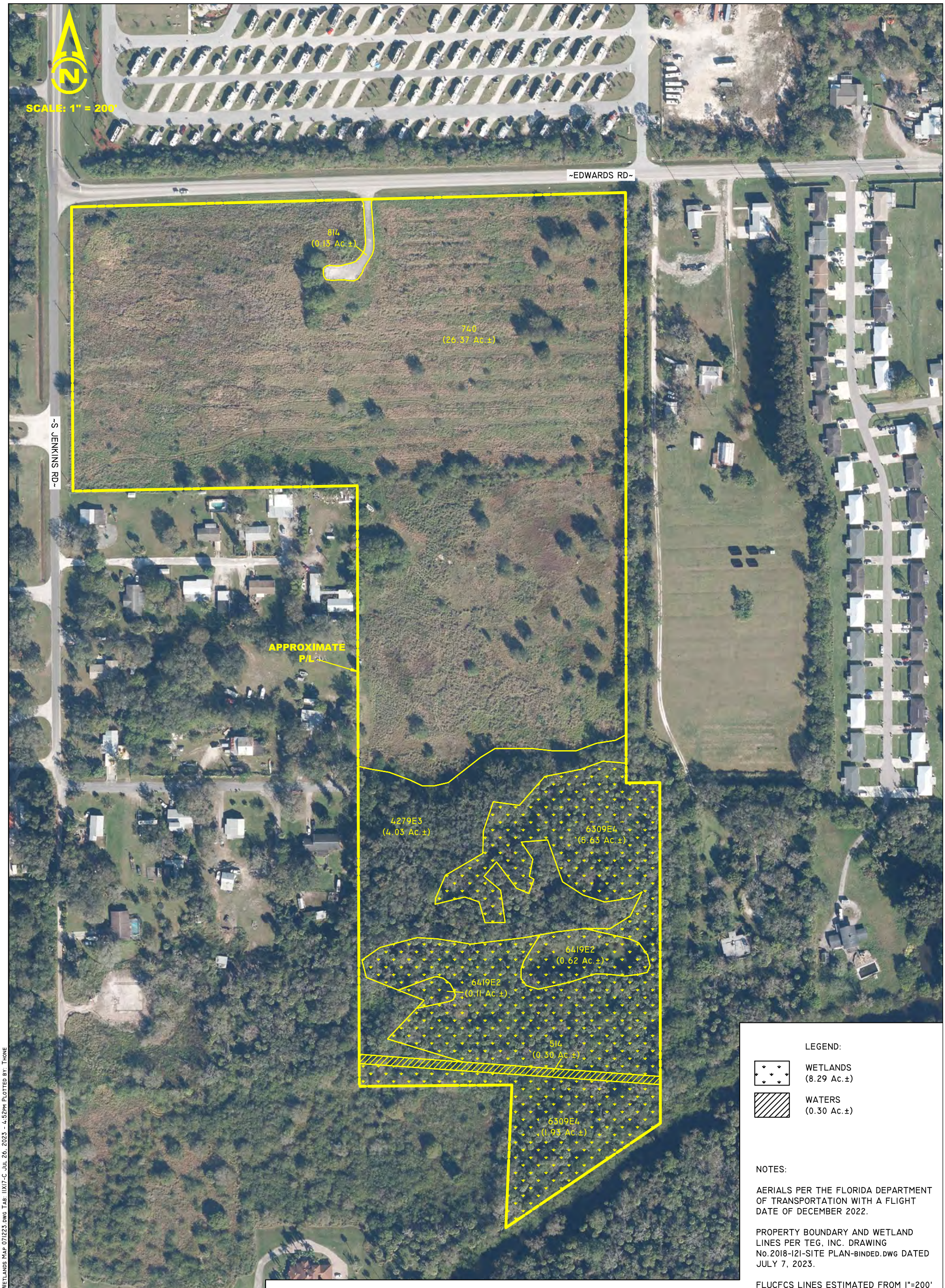
APPENDIX A. PROJECT LOCATION MAP
TREASURE COAST EAST

DRAWN BY	DATE
P.F.	7/12/23
REVIEWED BY	DATE
H.S.	7/12/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

APPENDIX B

AERIAL WITH FLUCFCS AND WETLANDS MAP



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4279 E3	LIVE OAK, DISTURBED (50-75% EXOTICS)	4.03 Ac.±	10.3%
514	DITCH	0.30 Ac.±	0.8%
6309 E4	MIXED WETLAND FOREST, DISTURBED (76-100% EXOTICS)	7.56 Ac.±	19.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	0.73 Ac.±	1.9%
740	DISTURBED LAND	26.37 Ac.±	67.4%
814	ROAD	0.13 Ac.±	0.3%
	TOTAL	**39.12 Ac.±**	**100.0%**

LEGEND:

WETLANDS (8.29 Ac.±)

WATERS (0.30 Ac.±)

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY AND WETLAND LINES PER TEG, INC. DRAWING No.2018-121-SITE PLAN-BINDED.DWG DATED JULY 7, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2023\23TEG4047\LSS\APPENDIX B AERIAL WITH FLUCFCS AND WETLANDS MAP 071223.DWG TAB: 11X17-C JUL 26, 2023 - 4:52PM PLOTTED BY: THONE

DRAWN BY	DATE
H.H.	07/10/23
REVIEWED BY	DATE
K.C.	07/10/23
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

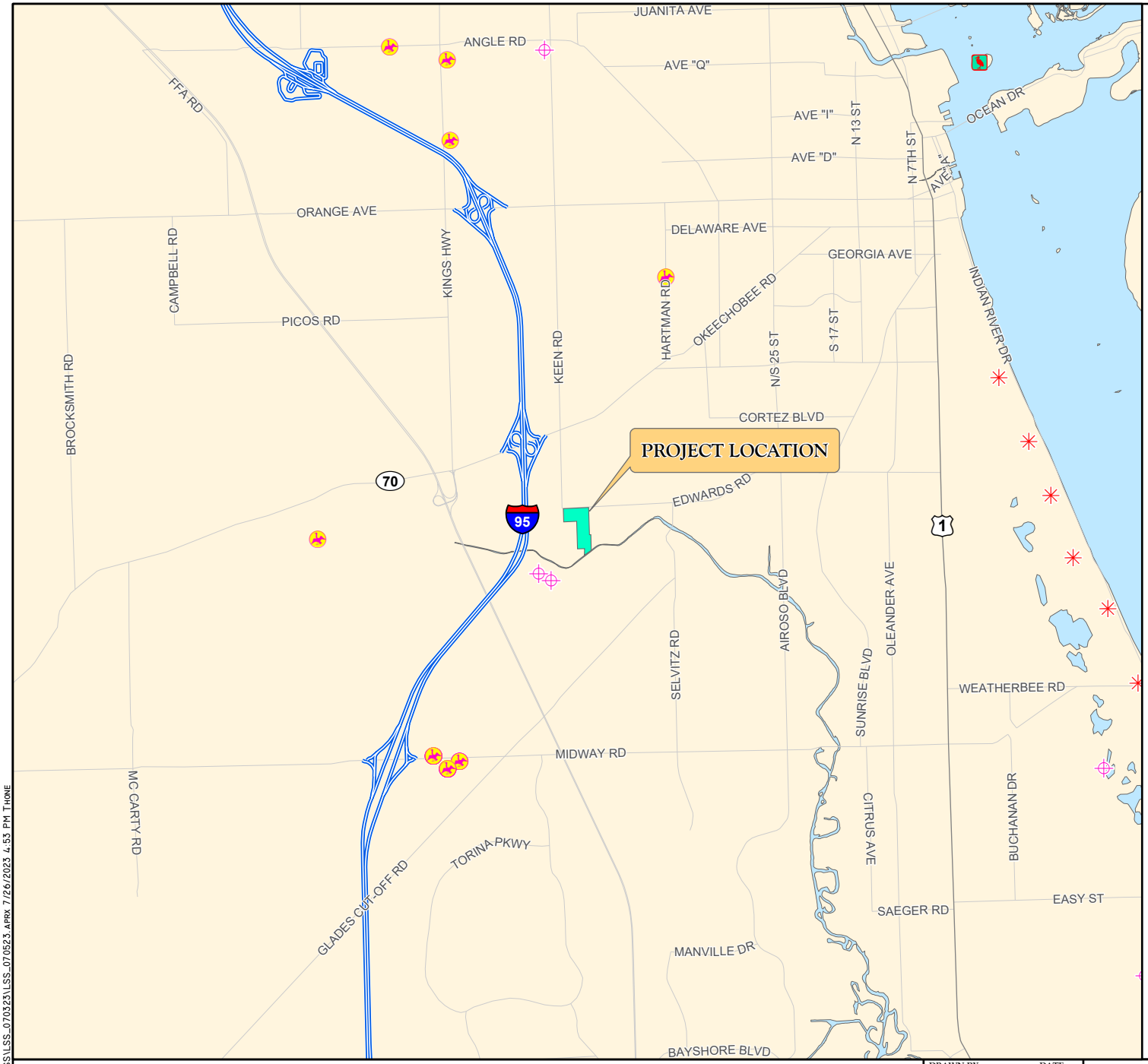
TREASURE COAST EAST
AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 23TEG4047

SHEET No. APPENDIX B

APPENDIX C

DOCUMENTED OCCURRENCES OF LISTED SPECIES



LEGEND

- TREASURE COAST EAST
- BALD EAGLE NEST LOCATION
- CRESTED CARACARA LOCATION
- SCRUB JAY LOCATION
- WADING BIRD LOCATION

N
W E
S

0 1 2
Miles

NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE AUDUBON EAGLEWATCH ON FEBRUARY 2023.

CRESTED CARACARA LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2022 AND ARE CURRENT TO 2022.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2022.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC ON AUGUST 2022 AND ARE CURRENT TO 1999.

APPENDIX C. DOCUMENTED OCCURRENCES OF LISTED SPECIES
TREASURE COAST EAST

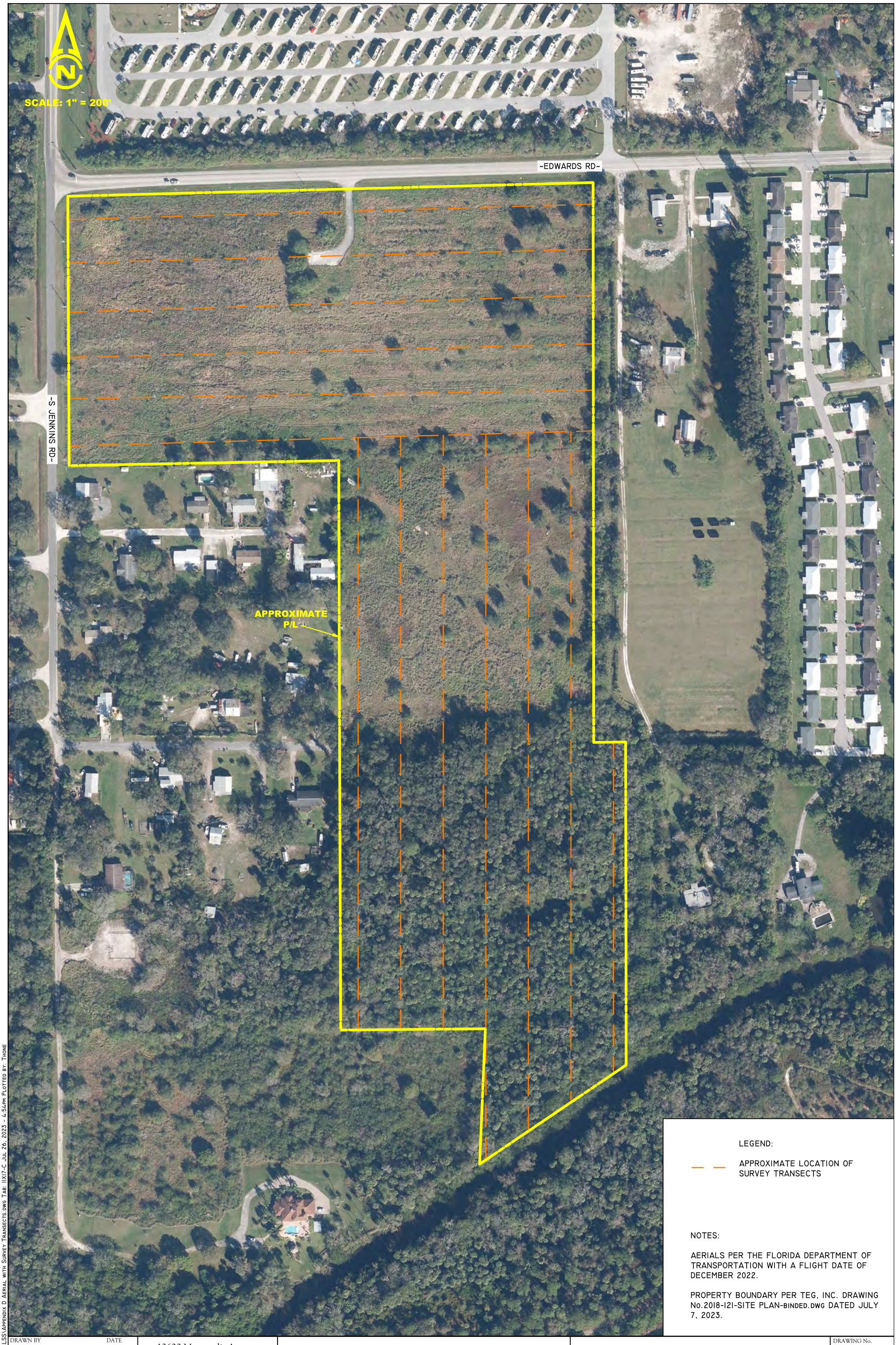
DRAWN BY	DATE
P.F.	7/12/23
REVIEWED BY	DATE
H.S.	7/12/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

J:\2023\23TE64047\LSS\LSS_070523.aprx 7/26/2023 4:53 PM THONE

APPENDIX D

AERIAL WITH SURVEY TRANSECTS



LEGEND:

— — APPROXIMATE LOCATION OF SURVEY TRANSECTS

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG, INC. DRAWING No.2018-121-SITE PLAN-BINDED.DWG DATED JULY 7, 2023.

DRAWN BY	DATE
P.F.	7/12/23
REVIEWED BY	DATE
K.C.	7/12/23
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

TREASURE COAST EAST
AERIAL WITH SURVEY TRANSECTS

DRAWING No. 23TEG4047

SHEET No. APPENDIX D

J:\2023\23TEG4047\LSS\APPENDIX D AERIAL WITH SURVEY TRANSECTS.DWG TAB: 11X17-C JUL 26, 2023 - 4:54PM PLOTTED BY: THONE

APPENDIX E

AERIAL WITH LISTED SPECIES LOCATIONS

SCALE: 1" = 200'

~EDWARDS RD~

~S JENKINS RD~

GT-1

GT-3

GT-2

APPROXIMATE P/L

LEGEND:

GT-1 APPROXIMATE LOCATION OF GOPHER TORTOISE BURROW (TYP.)

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG, INC. DRAWING No.2018-121-SITE PLAN-BINDED.DWG DATED JULY 7, 2023.

J:\2023\23TEG4047\LSS\APPENDIX E AERIAL WITH LISTED SPECIES LOCATIONS.DWG TAB: 11X17-C JUL 26, 2023 - 4:54PM PLOTTED BY: THONE

DRAWN BY	DATE
P.F.	7/12/23
REVIEWED BY	DATE
K.C.	7/12/23
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

TREASURE COAST EAST
AERIAL WITH LISTED SPECIES LOCATIONS

DRAWING No. 23TEG4047

SHEET No. APPENDIX E

EXHIBIT 4

AERIAL WITH SITE PLAN

SCALE: 1" = 200'

~EDWARDS RD~

P/L

~S JENKINS RD~

LAKE

LAKE

PRESERVE

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG, INC. DRAWING No.2018-121-SITE PLAN-BINDED.DWG DATED JULY 7, 2023.

J:\2023\23TEG4047\Environmental_Impact_Report\Environmental_Impact_Report_071223\Exhibit 4 Aerial with Site Plan.dwg Tab: 11x17-C Jul 26, 2023 - 4:50pm Plotted by: Thone

DRAWN BY	T.S.
DATE	7/14/23
REVIEWED BY	K.C.
DATE	7/14/23
REVISED	
DATE	

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

TREASURE COAST EAST
AERIAL WITH SITE PLAN

DRAWING No. 23TEG4047

SHEET No. EXHIBIT 4

EXHIBIT 5

SFWMD ERP No. 56-02352-P

South Florida Water Management District
Individual Environmental Resource Permit No. 56-02352-P
Date Issued: December 11, 2015
Modified On: December 16, 2019

Permittee: Mariner Cove Builders LLC
1400 E Oakland Park Blvd Suite 103
Ft Lauderdale, FL 33334

Project: Mariner Cove

Application No. 191202-2401

Location: St Lucie County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email ERP@sfwmd.gov.

Gary R. Priest, P.E.
Section Leader, Environmental Resource Bureau

South Florida Water Management District
Individual Environmental Resource Permit No. 56-02352-P

Date Issued: December 11, 2015	**Expiration Date:** December 13, 2024
Modified On: December 16, 2019	
Project Name:	Mariner Cove
Permittee:	Mariner Cove Builders LLC 1400 E Oakland Park Blvd Suite 103 Ft Lauderdale, FL 33334
Operating Entity:	Mariner Cove Builders LLC 1400 E Oakland Park Blvd Suite 103 Ft Lauderdale, FL 33334
Location:	St Lucie County
Permit Acres:	39.10 acres
Project Land Use:	Residential
Special Drainage District:	North St Lucie River Water Control District
Water Body Classification:	CLASS III
FDEP Water Body ID:	3194A
Conservation Easement to District:	No
Sovereign Submerged Lands:	No

Project Summary
This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 39.10 acres of residential development known as Mariner Cove.

The project consists of multi-family residential buildings with associated parking and roadways. The permitted SWM system consists of roadway catch basins and conveyance directing stormwater runoff to three inconnect lakes that provide water quality treatment and attenuation. The SWM system discharges to a St. Lucie County drainage easement along the eastern property boundary. Please refer to Exhibit 2.0.1 for additional details.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C..

Site Description
The site is located in St. Lucie County at the intersection of Jenkins and Edwards Roads. Please refer to Exhibit 1.0 Location Map.

There are no SWM facilities constructed within the project site. Please refer to the Permit Modification History section. The project site was previously used as a citrus grove and contains furrows to promote drainage. The southern portion of the project site is heavily wooded.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Ownership, Operation and Maintenance
Perpetual operation and maintenance of the stormwater management system will be the responsibility of Mariner Cove Builders, LLC. Upon conveyance or division of ownership or control of the property or the system, the permittee must notify the Agency in writing within 30 days, and the new owner must request transfer of the permit.

Current Authorization (Application No. 191202-2401)
The purpose of this request is to authorize a five (5) year extension of Permit No. 56-02352-P, Application No. 150313-19, pursuant to Rule 40E-4.321(3) F.A.C., for 39.10 acres of residential development known as Mariner Cove. The Project Work Schedule is also being modified.

Permit Modification History
Please see Exhibit No. 5.0 for a list of authorizations that constitute this permit.

Engineering Evaluation:

Land Use
Please refer to Exhibit 2.1.

Water Quality
The project provides the required water quality treatment volume based on 2.5 inches times the percent impervious over the controlled basin area.

The project includes implementation of a Stormwater Pollution Prevention Plan (Exhibit 2.0.1) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

Discharge
The project is located within the North St. Lucie River Water Control District and has an allowable discharge of two (2) inches per day over the controlled basin area. As found in Water Quantity Data Table, the project discharge is within the allowable limit for the area.

Road Design
As found in Water Quantity Data Table and the attached Exhibit 2.0.1, minimum road center line elevations have been set at or above the calculated design storm flood elevation.

Perimeter Berm
As found in Water Quantity Data Table and the attached Exhibit 2.0.1, minimum perimeter berm elevations have been set at or above the calculated design storm flood elevation.

Finished Floors
As found in Water Quantity Data Table and the attached Exhibit 2.0.1, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Flood Plain/Compensating Storage
The permittee's engineer previously submitted calculations demonstrating that the project will meet the compensating storage requirements for the Ten Mile Creek floodplain. Refer to the ePermitting file for additional information.

Certification, Operation, and Maintenance
Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the

permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of the Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

Engineering Evaluation Tables:

Land Use

Basin	Land Type	Area (ac)	% of Total Basin
Site	Building Coverage	4.37	16.05
	Impervious	6.03	22.15
	Lake	2.64	9.70
	Pervious	14.18	52.09
	Total:	27.22	100%

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Area (ac)	Overflow Elevation (ft NGVD29)
Site	Treatment	WET DETENTION	2.26	2.26	2.64	15.60

Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (in)	Peak Stage (ft NGVD29)	Min. EL (ft NGVD29)	Peak Discharge Rate (cfs)	Allowable Discharge Rate (cfs)
Site	Finished Floor	100Y3D	11.00	16.83	17.00	N/A	N/A
	Perimeter Berm/ Discharge	10YR3D	8.50	15.30	16.08	3.70	3.70
	Road Crown	10YR1D	6.00	14.58	16.08	N/A	N/A

Bleeder

Basin	Control EL (ft NGVD29)	Structure #	Structure Type	Count	Type	Dia.(in)	Invert EL (ft NGVD29)	Receiving Body
Site	12.00	CS#1	Discharge	1	Circular Orifice	3.75	12.00	SLC Road Ditch

Weir

Basin	Control EL (ft NGVD29)	Structure #	Structure Type	Count	Type	Width (in)	Height (in)	Crest EL (ft NGVD29)	Receiving Body
Site	12.00	CS#1	Discharge	1	V-Notch	54.00	14.04	14.43	SLC Road Ditch

Environmental Evaluation:

Wetlands and Other Surface Waters
The site contains 8.20 acres of wetlands adjacent to Ten Mile Creek, of which, 2.25 acres consist of freshwater marsh and 5.95 acres consist of a riverine swamp. The proposed project is to preserve the existing wetlands and 2.5 acres of uplands adjacent to the preserved wetlands to provide a buffer. The buffer is an average 25', minimum 15' wide Therefore, no impacts are proposed and no mitigation is required.

The proposed project will preserve the 10.7 acres of wetlands and associated buffer through a conservation easement (refer to Exhibit No. 3.1) dedicated to the District and a maintenance & monitoring plan (refer to the Wetland Monitoring and Maintenance Plan - Exhibit No. 3.0).

Monitoring/Maintenance
The proposed preserve plan consists of the preservation of 8.2 acres of wetlands and 2.5 acres of upland buffer area. The wetland preserve area and associated buffer area will be monitored and maintained as indicated on Exhibit No. 3.0 (Wetland Monitoring and Maintenance Plan) & Special Condition Nos. 19 & 21. These preserved areas will be subjected to regular maintenance activities tailored for the control of exotic and nuisance plant species and a 5 year monitoring program to ensure a trend toward success. The 2.5-acre upland buffer zone for the preserved wetland areas onsite were designed as set forth in the Basis of Review chapter 4.2.7 to address secondary impacts to the on-site wetland conservation areas.

Legal Issues
The applicant has submitted draft Articles of Incorporation and Declaration of Condominium for the Mariner Cove Condominium Association, Inc., which will be the operating entity of the surface water management system and will be responsible for the monitoring and maintenance of the on-site wetland and upland buffer preserve areas. These documents are included in the permit file.

As an assurance that the wetlands will be preserved in perpetuity, the applicant has provided a copy of the Monitoring and Management Plan for the proposed natural areas, included as Exhibit No. 3.0. The preserve and associated buffer areas shall be maintained in their natural condition as indicated by Special Condition No. 16 of this permit. To accomplish this, the applicant proposes to place the onsite wetland and upland buffer preserve areas under conservation easement dedication to the District. The draft language for conservation easement over the wetland and upland preserve areas was provided by the applicant and is included as Exhibit No. 3.1. As indicated by Special Condition Nos. 24 & 26 the applicant is required to record a conservation easement in substantial conformance with Exhibit Nos. 3.1 & 3.3 within sixty (60) days after construction permit issuance and prior to the commencement of construction activities.

Sovereignty Submerged Lands
On October 27, 2005, The Florida Department of Environmental Protection, Division of State Lands, Bureau of Survey and Mapping, Title and Land Records Section commented that the State holds title to the lands lying below the Ordinary High Water Line (OHWL) at this site (refer to Exhibit No. 3.2). The proposed work is not located within and is not anticipated to adversely affect sovereign submerged lands. Any future activities proposed within State owned lands will require a modification of this permit and an authorization for the use of Sovereign Submerged Lands in accordance with the criteria in effect at the time of permit modification as required by Special Condition No. 27.

Environmental Evaluation Tables:
Summary

Wetlands and Other Surface Waters:	8.2	acres
Direct Impacts:	0	acres
Secondary impacts:	0	acres
Net UMAM Functional Loss/ Gain:	0	units
Total Onsite Mitigation Area:	8.2	acres
Total Offsite Mitigation Area:	0	acres
Mitigation Provided in Permit No.:		

Mariner Cove

UMAM Mitigation and Preservation

ID	Acres	Action	Existing Community Description	Proposed Community Description	Current or Without Preserve Score	With Project Score	Time Lag Years.	Risk	P. A. F.	UMAM Gain
01	2.25	Preservation	Freshwater Marshes	Freshwater Marshes						0.000
02	5.95	Preservation	Stream And Lake Swamps (Bottomland)	Stream and Lake Swamps						0.000
Total:	**8.2**									**0.000**

Related Concerns:

Water Use Permit Status
Water Use Permit No. 56-02416-W was issued for the project but has now expired. The applicant will be required to submit a water use application for landscape irrigation.

The expiration date for Water Use Permit No. 56-03454-W for dewatering was extended until December 11, 2021.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

Historical/Archeological Resources
On October 14, 2005, the District received a letter from the Florida Department of State, Division of Historical Resources (DHR) requesting the applicant to perform a systematic, professional archaeological and historical survey. The applicant has performed the requested archaeological and historical survey for the property (prepared by Archaeological Consultants, Inc., dated December 2005). On March 31, 2006, the DHR issued a follow-up letter that stated that no significant archaeological or historical resources are recorded within the project area and due to the location and/or nature of the project it is unlikely that any such site will be affected. Reference the permit file for DHR letters and archaeological and historical survey. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site (refer to Special Condition No. 25).

Water and Wastewater Service
Fort Pierce Utilities Authority.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, Florida Administrative Code (F.A.C.). Any deviations that are not so authorized shall subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the "State of Florida Erosion and Sediment Control Designer and Reviewer Manual" (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the "Florida Stormwater Erosion and Sedimentation Control Inspector's Manual" (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice" indicating the expected start and completion dates. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
   b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Applicant's Handbook Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form

62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
   b. Convey to the permittee or create in the permittee any interest in real property;
   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
    a. Immediately if any previously submitted information is discovered to be inaccurate; and
    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule

62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.

2. Operation of the surface water management system shall be the responsibility of Mariner Cove Builders, LLC. Within one year of permit issuance or concurrent with the engineering certification of construction completion, whichever comes first, the permittee shall submit a copy of the recorded deed restrictions (or declaration of condominium, if applicable), a copy of the filed articles of incorporation, and a copy of the certificate of incorporation for the association.

3. Discharge Facilities: through previously authorized facilities.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.

6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.

8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to

modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

12. Minimum road crown elevation: Basin: Site - 16.08 feet NGVD.

13. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing for the type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment and wetland/buffer protection methods with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Okeechobee Service Center at (633)462-5260 to schedule the pre-construction meeting.

14. Permanent physical markers designating the preserve status of the wetland preservation areas and buffer zones shall be placed as shown on Exhibit No. 2.0. The markers shall be maintained in perpetuity.

15. The wetland conservation areas and upland buffer zones shown on Exhibit Nos. 2 & 3 may in no way be altered from their natural or permitted state. Activities prohibited within the conservation areas include, but are not limited to: construction or placing of buildings on or above the ground; dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation - with the exception of exotic vegetation removal; excavation, dredging, or removal of soil materials; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

16. Wetland preservation/mitigation areas, upland buffer zones and/or upland preservation areas shall be dedicated as conservation and common areas in the deed restrictions & conservation easements as well as on the plat if the project will be platted. Restrictions for use of the conservation/ common areas shall stipulate: The wetland preservation/mitigation areas, upland buffer zones, and/or upland preservation areas are hereby dedicated as conservation and common areas. The conservation/common areas shall be the perpetual responsibility of the Mariner's Cove HOA and may in no way be altered from their natural or permitted state as documented in Permit No. 56-02352-P with the exception of permitted restoration activities. Activities prohibited within the conservation areas include, but are not limited to: construction or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation - with the exception of exotic/nuisance vegetation removal; excavation, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation. Copies of recorded documents shall be submitted to the District's Environmental Resource Compliance staff concurrently with engineering certification of construction completion.

17. The existing upland areas of the project site did not contain evidence of endangered species, threatened species and/or species of special concern. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species if located on the site during construction

18. District criteria requires an average 25' wide, minimum 15', buffer of undisturbed upland vegetation shall be maintained between the proposed development and existing wetlands (refer to Exhibit Nos. 2 & 3). Buffers shall be staked and roped and District environmental staff notified for inspection prior to clearing.

19. A monitoring program shall be implemented in accordance with Exhibit No. 3.0. The monitoring program shall extend for a period of 5 years with annual reports submitted to District staff. The monitoring of the preservation area shall demonstrate that the coverage of exotic and nuisance plant species shall not exceed 5% of the total cover.

20. A baseline wetland monitoring report for the wetland preservation area shall be submitted in accordance with Exhibit No. 3.0 and the work schedule attached herein.

21. A maintenance program shall be implemented in accordance with Exhibit No. 3.0 for the preserved wetland/restored upland areas on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 exotic vegetation (as defined by the Florida Exotic Pest Plant Council at the time of permit issuance) immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.

22. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.

23. Silt screens, hay bales, turbidity screens/barriers or other such sediment control measures shall be utilized during construction. The selected sediment control measure shall be installed landward of the upland buffer zones around all protected wetlands and shall be properly "trenched" etc, in accordance with Exhibit No. 2.0. All areas shall be stabilized and vegetated immediately after construction to prevent erosion into the wetlands and upland buffer zones.

24. Activities associated with the implementation of the preservation monitoring and maintenance plan shall be completed in accordance with the work schedule attached herein. Any deviation from these time frames will require prior approval from the District's Environmental Resource Compliance staff. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.

25. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee,

should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

26. Prior to the commencement of construction and in accordance with the work schedule in Exhibit No. 3.3, the permittee shall submit two certified copies of the recorded conservation easement for the preserve area and associated buffers. The data shall be supplied in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dxf) file format using Florida State Plane coordinate system, East Zone (3601), Datum NAD83, HARN with the map units in feet. This data shall be submitted as a paper map depicting the Conservation Easement over the best available satellite or aerial imagery. This data shall also reside on a CD or floppy disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted. The recorded easement shall be in substantial conformance with Exhibit No. 3.1. Any proposed modifications to the approved form must receive prior written consent from the District. The easement must be free of encumbrances or interests in the easement which the District determines are contrary to the intent of the easement. In the event it is later determined that there are encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests.

27. The proposed project does not include any work within Sovereign Submerged Lands (SSL) refer to Exhibit No. 3.2. Any future activities that are proposed below OHWL of 10 Mile Creek will require a modification of this permit and an authorization for the use of SSL in accordance with the criteria in effect at the time of permit modification.

Project Work Schedule for Permit No. 56-02352-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to both General and Special Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a minor modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description	Due Date	Date Satisfied
GC 4	12/16/2019	Construction Commencement Notice	48 hours prior to Construction	
GC 6	12/16/2019	Submit Certification	30 Days After Construction Completion	
GC 7	12/16/2019	Submit Operation Entity Documentation	Within 30 days of Certification	
SC 13	12/16/2019	Pre-Construction Meeting	Prior to Construction	
SC 14	12/16/2019	Install Preserve Signs	30 Days After Construction Completion	
SC 19	12/16/2019	Submit Monitoring Reports 1	Annually for 5 years	
SC 19		Submit Monitoring Reports 2	1 year after previous submission	
SC 19		Submit Monitoring Reports 3	1 year after previous submission	
SC 19		Submit Monitoring Reports 4	1 year after previous submission	
SC 19		Submit Monitoring Reports 5	1 year after previous submission	
SC 20	12/16/2019	Submit Baseline Monitoring Report	01/10/2016	
SC 26	07/11/2006	Submit Recorded Conservation Easement	07/24/2006	07/11/2006

GC = General Condition

SC = Special Condition

Distribution List

Arnaud Roux, EW Consultants, Inc

City of Port St Lucie - Planning and Zoning Division

City of Port St Lucie - Public Works

US Army Corps of Engineers - Permit Section

St. Lucie County Engineer

St. Lucie County Planning and Development Services

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at http://my.sfwmd.gov/ePermitting and searching under this application number 191202-2401.

Exhibit 1.0 Location Map

Exhibit 2.0 SWM Plans

Exhibit 2.0.1 SWM Plans

Exhibit 2.1 Calculations

Exhibit 3.0 Monitoring and Maintenance Plan

Exhibit 3.1 Conservation Easement

Exhibit 3.2 Title Determination

Exhibit 5.0 Permit History

NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions setforth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

August 01, 2023

Re: Viva Communities at Treasure Coast East

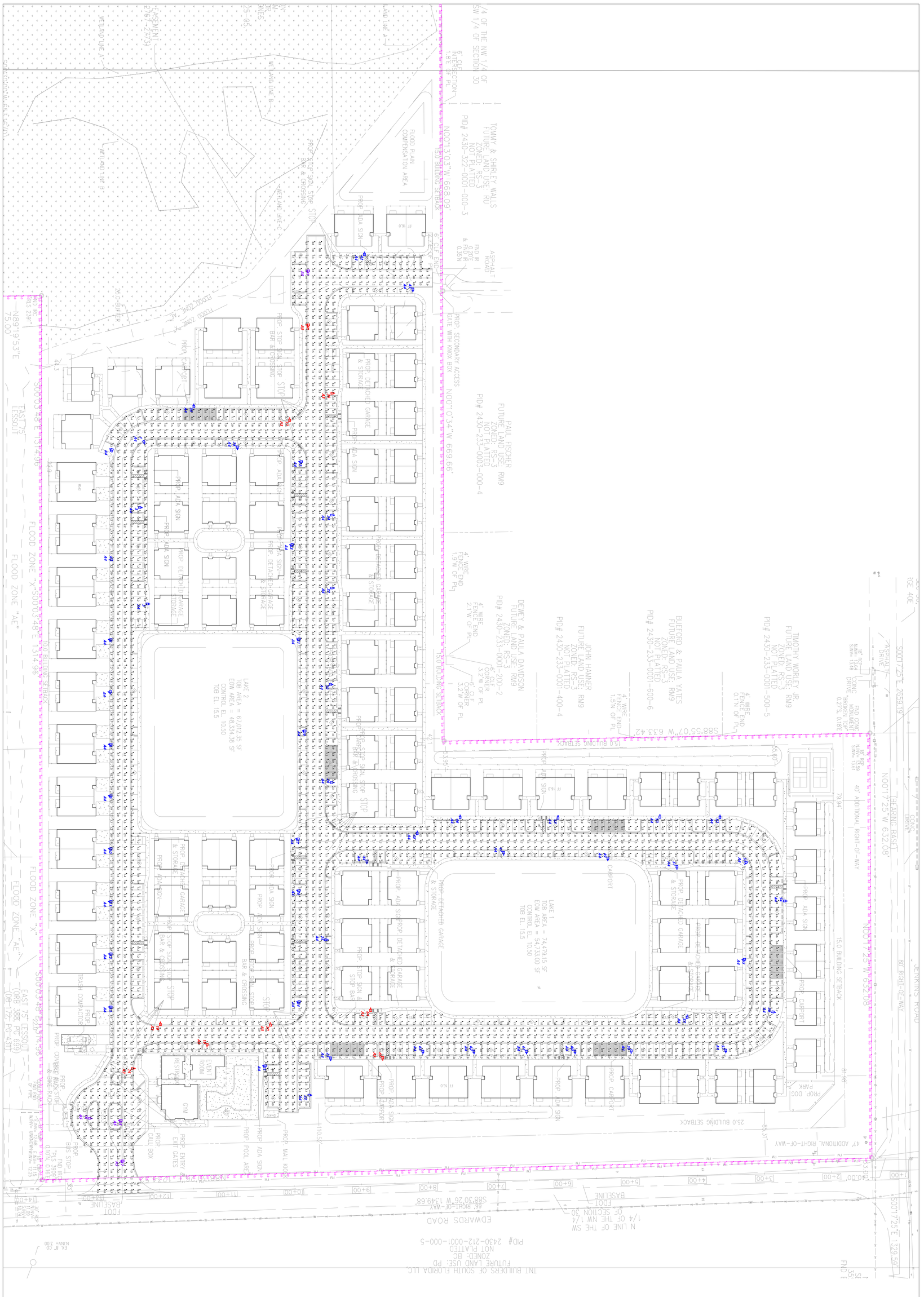
Beach / Dune Protection Plan

Beach / Dune protection plan not applicable.

Francarlos Rivera, AIA, CGC
Senior Project Manager
TEG Developers, LLC

Phone: 813.853.3077
Email: frivera@tegdevelopers.com

Scale: 1 inch= 60 Ft.


LAKE 2
TOB AREA = 67,012.35 SF
EOW AREA = 48,334.38 SF
CONTROL EL 10.50
TOB EL 15.5
LAKE 1
TOB AREA = 74,478.15 SF
EOW AREA = 54,733.00 SF
CONTROL EL 10.50
TOB EL 15.5
TOMMY & SHIRLEY WALLS
FUTURE LAND USE: RU
ZONED: RS-3
NOT PLATTED
PID# 2430-322-0001-000-3
PAUL FISCHER
FUTURE LAND USE: RM9
ZONED: RS-3
NOT PLATTED
PID# 2430-233-0003-000-4
DEWEY & PAULA DAVIDSON
FUTURE LAND USE: RM9
ZONED: RS-3
PID# 2430-233-0002-200-2
JOHN HAMNER
FUTURE LAND USE: RM9
ZONED: RS-3
NOT PLATTED
PID# 2430-233-0001-400-4
BUEFORD & PAULA YATES
FUTURE LAND USE: RM9
ZONED: RS-3
NOT PLATTED
PID# 2430-233-0001-600-6
TIMOTHY WORLEY JR.
FUTURE LAND USE: RM9
ZONED: RS-3
NOT PLATTED
PID# 2430-233-0001-500-5
TNT BUILDERS OF SOUTH FLORIDA LLC.
FUTURE LAND USE: PD
ZONED: RS
NOT PLATTED
PID# 2430-212-0001-000-5
EDWARDS ROAD
66' RIGHT-OF-WAY
FLOOD ZONE "AE"
FLOOD ZONE "X"
FLOOD ZONE "X500"
PROP DETACHED GARAGE & STORAGE
PROP ADA SIGN
PROP STOP SIGN
PROP STOP BAR & CROSSING
PROP AIRPORT
PROP CARPORT
PROP MAIL KIOSK
PROP POOL AREA
PROP ENTRY GATES
PROP BUS STOP
PROP TRASH COMPACTOR
PROP COVERED PARKING
PROP SECONDARY ACCESS GATE WITH KNOX BOX
PROP "STOP SIGN AHEAD" & CROSSING
FLOOD PLAIN COMPENSATION AREA
15.0 BUILDING SETBACK
25.0 BUILDING SETBACK
40' ADDITIONAL RIGHT-OF-WAY
47' ADDITIONAL RIGHT-OF-WAY
80' ROAD-OF-WAY
BASELINE
POOL
CLUBHOUSE
GYM
EVENT ROOM
RESTROOMS
PROP PARK
PROP DOG PARK
PROP ASPHALT ROAD
PROP CONC DRIVE
PROP 4' WIRE FENCE END
PROP 6' PVC CORNER
EXISTING TREE LINE
WETLAND LINE A
WETLAND LINE B
WETLAND LINE C
EASEMENT 2767-2703
EAST 75' (ESSDOT) (OR 388 PG 699) (OR 172 PG 431)
N89°19'53"E 75.00'
S00°00'48"E 1314.96'
N00°13'03"W 668.89'
S88°55'07"W 633.42'
N00°17'25"W 632.08'
S00°17'25"E 1329.59'
N00°10'34"W 669.66'
S88°50'26"W 1349.68'
N89°19'53"E 1314.96'
N00°17'25"W 1329.59'
FND 1/2" REBAR
FND 3/4" PIPE
FND CONC MONUMENT
FND 4" WIRE FENCE END
FND 6" PVC CORNER
FND 4" WIRE FENCE END
FND 4" WIRE FENCE END
FND 4" WIRE FENCE END

PLOT TO 24"X36"PAG

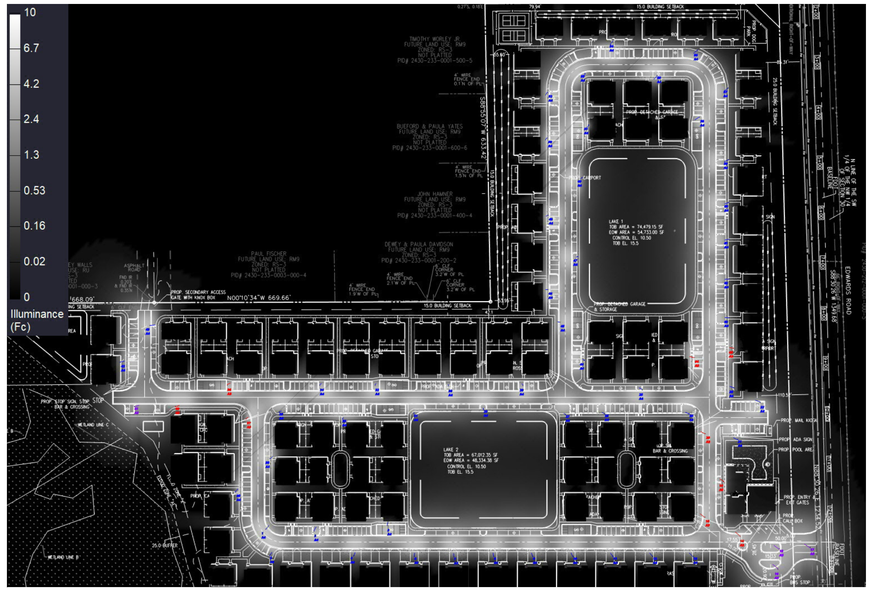
Calculation Summary											
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Description**	**PtSpcLr**	**PtSpcTb**	**Meter Type**
Property Line	Illuminance	Fc	0.01	0.8	0.0	N.A.	N.A.	Readings taken at grade	10	N.A.	Horizontal
Site Lighting	Illuminance	Fc	2.09	5.0	0.4	5.23	12.50	Readings taken at grade	10	10	Horizontal

Luminaire Tag Summary	
Tag	**Qty**
A3	9
A4	52
A5	4

Luminaire Schedule			All quotes/orders generated from this layout must be forwarded to the Local Rep Agency								
Symbol	**Qty**	**Tag**	**Label**	**Arrangement**	**LLF**	**Lum. Lumens**	**Arr. Lum. Lumens**	**Description**	**Lum. Watts**	**Arr. Watts**	**Total Watts**	**BUG Rating**
	4	A5	ALEDM5TN_78w	Single	1.000	11825	11825	ALEDM5TN	76.6	76.6	306.4	B4-U0-G2
	52	A4	ALEDM4TN_78w	Single	1.000	10750	10750	POLE MOUNT	74.8	74.8	3889.6	B1-U0-G3
	9	A3	ALEDM3TN_78w	Single	1.000	10765	10765	POLE MOUNT	76	76	684	B1-U0-G2

Expanded Luminaire Location Summary

LumNo	Tag	X	Y	MTG HT	Orient	Tilt
1	A4	1360.305	513.661	22.5	200.409	0
2	A4	1368.273	462.344	22.5	74.058	0
3	A4	1455.308	509.474	22.5	270	0
4	A4	1532.982	461.692	22.5	90.382	0
5	A4	1598.732	520.628	22.5	270.551	0
6	A4	1651.66	460.73	22.5	90	0
7	A4	1729.246	460.021	22.5	90	0
8	A4	1807.54	460.73	22.5	90	0
9	A4	1884.063	460.73	22.5	90	0
10	A4	1962.711	460.73	22.5	90	0
11	A4	2041.359	460.73	22.5	90	0
12	A4	2119.299	460.73	22.5	90	0
13	A4	2198.302	460.73	22.5	90	0
14	A3	2289.705	499.179	22.5	270	0
15	A5	2366.936	475.608	22.5	90	0
16	A5	2364.085	435.055	22.5	269.349	0
17	A5	2427.389	478.372	22.5	90	0
18	A3	2221.303	537.279	22.5	359.724	0
19	A3	2257.301	606.739	22.5	180	0
20	A3	2222.153	700.788	22.5	0.389	0
21	A4	2285.669	690.105	22.5	90	0
22	A4	2329.433	761.474	22.5	270.143	0
23	A4	2277.212	790.528	22.5	179.776	0
24	A4	2190.498	740.652	22.5	90	0
25	A4	2098.37	786.188	22.5	269.345	0
26	A4	2024.698	740.653	22.5	90	0
27	A4	1948.175	739.235	22.5	90	0
28	A4	1864.425	795.015	22.5	269.578	0
29	A4	1787.558	749.126	22.5	90	0
30	A4	1718.475	793.245	22.5	270	0
31	A4	1650.809	740.612	22.5	90	0
32	A4	1574.995	795.37	22.5	270	0
33	A4	1510.517	730.35	22.5	90	0
34	A4	1466.587	795.37	22.5	270	0
35	A4	1386.875	743.812	22.5	90	0
36	A3	1285.198	795.724	22.5	270	0
37	A3	1322.48	729.545	22.5	359.483	0
38	A4	1368.37	651.966	22.5	180.29	0
39	A4	1302.116	586.979	22.5	0.255	0
40	A3	1183.489	754.504	22.5	90	0
41	A5	1103.166	754.505	22.5	90	0
42	A4	1075.873	840.845	22.5	359.293	0
43	A4	1133.525	912.844	22.5	180.32	0
44	A4	1984.418	844.483	22.5	180.264	0
45	A4	1937.253	919.307	22.5	359.797	0
46	A4	1913.446	983.106	22.5	0.924	0
47	A4	1971.588	1047.942	22.5	180.6	0
48	A4	1914.186	1128.835	22.5	359.17	0
49	A4	1979.933	1202.868	22.5	179.794	0
50	A4	1912.735	1280.304	22.5	359.537	0
51	A4	1992.629	1305.713	22.5	179.858	0
52	A4	1913.431	1369.647	22.5	359.132	0
53	A4	1985.615	1406.938	22.5	140.477	0
54	A4	2040.623	1468.776	22.5	269.235	0
55	A4	2127.435	1403.076	22.5	90	0
56	A4	2206.206	1451.442	22.5	257.823	0
57	A4	2265.786	1378.348	22.5	180.403	0
58	A4	2210.728	1320.882	22.5	359.231	0
59	A4	2266.467	1237.682	22.5	180.372	0
60	A4	2267.374	1154.04	22.5	179.454	0
61	A4	2267.374	1081.938	22.5	179.454	0
62	A4	2267.374	1003.715	22.5	179.454	0
63	A4	2267.374	927.759	22.5	179.454	0
64	A3	2200.427	850.004	22.5	0.363	0
65	A3	2276.748	868.012	22.5	180.442	0
Total Quantity: 65						



*Note: Poles are 20ft mounted on 2.5ft concrete base by others.

NOTES:
* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package, and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package, and should not be relied upon for any purpose.

Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

Scale: as noted
Date:8/11/2023
PROJECT #214555
CASE #1148209
Filename: Viva Communities TC East 1148209A.AGI
Drawn By: dvento

Job Name:
Viva Communities at TC East
Fort Pierce, FL

Lighting Layout
Version A

Prepared For:
Coresential
3119 Queen Palm Drive
Tampa, FL 33619
Tel: 813-349-0090

Filename: C:\Users\donna.vento\OneDrive - RAB Lighting\Desktop\Viva Communities TC East 1148209A.AGI

RAB
409 W 44th Street, New York, NY 10014
888 722-1000 • rablighting.com

Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

August 01, 2023

Re: Viva Communities at Treasure Coast East

Design Review Submittals

Please see design review folder.

Francarlos Rivera, AIA, CGC
Senior Project Manager
TEG Developers, LLC

Phone: 813.853.3077
Email: frivera@tegdevelopers.com

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Viva at Treasure Coast East

Prepared for:

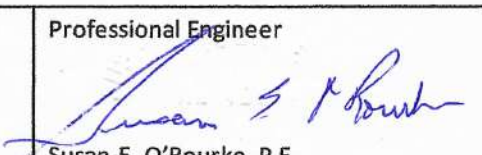
TEG Developers, LLC
VCorp Agent Services, Inc
1200 South Pine Island Road
Plantation, Florida 33324

Prepared by:

O'Rourke Engineering & Planning
22 SE Seminole Street
Stuart, Florida 34994
772-781-7918

July 13, 2023

SR23061.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 22 SE Seminole Street Stuart, Florida 34994 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 7/13/2023 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

July 13, 2023

Mr. Francarlos Rivera
TEG Developers, LLC
VCorp Agent Services, Inc
1200 South Pine Island Road
Plantation, Florida 33324

Re: Viva at Treasure Coast East

Dear Mr. Rivera:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on Jenkins Road and Edwards Road in St. Lucie County, Florida. The steps in the analysis and the ensuing results are presented herein.

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

Respectfully submitted,

O'Rourke Engineering & Planning

Susan E. O'Rourke, P.E.
Registered Civil Engineer

TABLE OF CONTENTS

INTRODUCTION	1
PROJECT DESCRIPTION	1
EXISTING CONDITIONS	3
PROJECT TRAFFIC	3
PROJECT DISTRIBUTION/ ASSIGNMENT/ IMPACT	5
LINK ANALYSIS / REVIEW	5
INTERSECTION ANALYSIS	5
DRIVEWAY ANALYSIS	9
CONCLUSION	9

TABLES

TABLE 1: Project Trip Generation - Proposed	4
TABLE 2: Project Percent Assignment	7
TABLE 3: Link Analysis	8

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Project Traffic Assignment	6
FIGURE 3: Driveway Volumes	10

APPENDICES

APPENDIX A: Site Plan
APPENDIX B: St. Lucie County 2023 Level of Service Report
APPENDIX C: Other Project Data/Growth Rate
APPENDIX D: Intersection Analysis Data
APPENDIX E: Driveway Data & Analysis

INTRODUCTION

O'Rourke Engineering & Planning was retained to prepare a traffic analysis for the proposed development consisting of 206 multi-family dwelling units located on Jenkins Road and Edwards Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the projects impact on the surrounding roadway system.

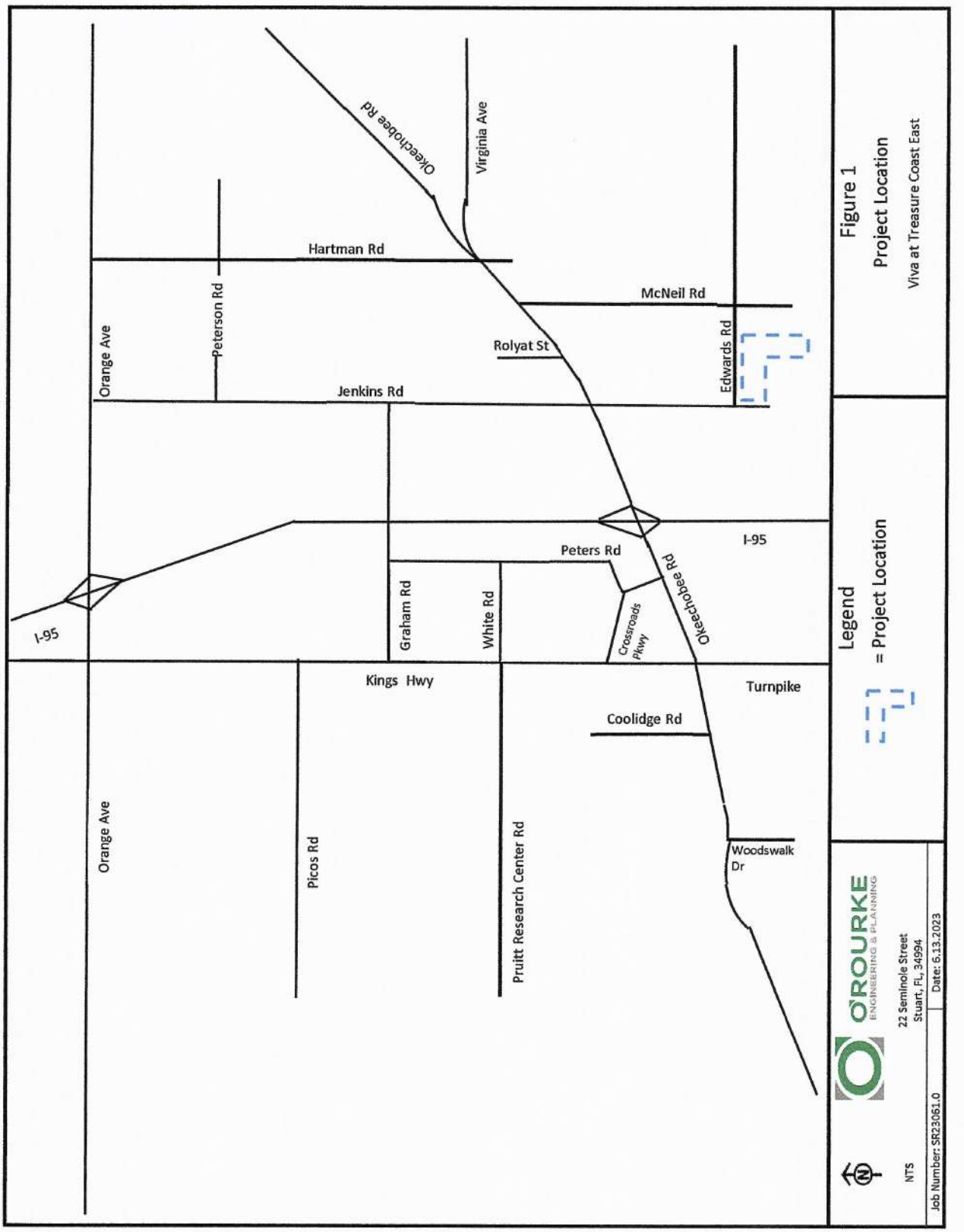
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- summary of the project
- summary of existing lane geometries
- summary of the existing traffic volumes
- assessment of project traffic
- determination of impact area
- summary of buildout cumulative traffic volumes
- summary of levels of service with the project traffic added

Each of these steps is outlined herein.

PROJECT DESCRIPTION

The proposed development will consist of 206 multi-family dwelling units. The project is located east of Jenkins Road and south of Edwards Road. The location is shown in **Figure 1**.


Okeechobee Rd
Virginia Ave
Hartman Rd
McNeil Rd
Peterson Rd
Orange Ave
Rolyat St
Edwards Rd
Jenkins Rd
I-95
Peters Rd
Graham Rd
White Rd
Crossroads Pkwy
Okeechobee Rd
I-95
Kings Hwy
Turnpike
Coolidge Rd
Orange Ave
Picos Rd
Pruitt Research Center Rd
Woodswalk Dr
Figure 1
Project Location
Viva at Treasure Coast East
Legend
= Project Location
O'ROURKE
ENGINEERING & PLANNING
22 Seminole Street
Stuart, FL, 34994
NTS
Job Number: SR23061.0
Date: 6.13.2023

EXISTING CONDITIONS

The study area is defined as the roadways upon which the project has an impact of 3% of the level of service capacity of the roadway and 1% on the adjacent link. Once the project traffic was assigned, the study area was refined based on the impact percentages.

The study area roadways were defined in terms of existing lane geometrics and existing traffic volumes.

Existing/Proposed Lane Geometrics and Traffic Control

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

- Okeechobee Road is a multi-lane divided arterial roadway with an east/west alignment. It is four-lane divided west of Kings Highway and east of Virginia Avenue. It is six-lane divided from Rolyat Street to Virginia Avenue and from Kings Highway to I-95. There is an eight-lane divided section from east of I-95 to Rolyat Street. There are numerous extended turn lanes and freeway auxiliary lanes.
- Kings Highway is a two-lane arterial with a north/south alignment and is under construction in portions and included in the 5-year TIP to be widened to a four-lane divided roadway.
- Edwards Road is a two-lane arterial roadway with an E/W alignment.
- Jenkins Road is a two-lane arterial roadway with a N/S alignment.

Existing Traffic Volumes/Service Volume

Traffic volumes were obtained from the St. Lucie County TPO and FDOT. The count data along with the number of lanes and the associated peak hour/peak direction service volumes will be summarized in the upcoming sections of the report. Sources of the data are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Multi-Family Housing – Low Rise (Land Use Code 220) was applied to estimate the trips generated by the proposed development. These calculations are shown in **Tables 1a, 1b, and 1c**.

As shown, the project will generate 1,396 new daily trips. There will be 87 AM peak hour trips with 21 entering the project and 66 trips exiting the project. The project will generate 109 new PM peak hour trips. There will be 69 trips entering the project and 40 trips exiting the project in the PM peak hour.

Table 1 - Trip Generation

Table 1a: Daily

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi-Family (Low-Rise)	220	206	DU	T = 6.41(X) + 75.31	50%	50%	698	698	1,396
TOTALS							**698**	**698**	**1,396**

Source: ITE 11th Edition Trip Generation Rates

Table 1b: AM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi-Family (Low-Rise)	220	206	DU	T = 0.31(X) + 22.85	24%	76%	21	66	87
TOTALS							**21**	**66**	**87**

Source: ITE 11th Edition Trip Generation Rates

Table 1c: PM Peak Hour

Land Use	ITE Code	Intensity	Units	Trip Generation Rate	Directional Split		Gross Trips		
					In	Out	In	Out	Total
Multi-Family (Low-Rise)	220	206	DU	T = 0.43(X) + 20.55	63%	37%	69	40	109
TOTALS							**69**	**40**	**109**

Source: ITE 11th Edition Trip Generation Rates

PROJECT DISTRIBUTION/ ASSIGNMENT/IMPACT

The project traffic was distributed by general geographic direction and then assigned to the roadway network.

Distribution/ Assignment – This general distribution led to an assignment of trips based on the anticipated ultimate destinations and the roadway paths used to reach those destinations. The project assignment is shown in **Figure 2.**

Impact – Tables 2a and 2b summarize the project impact as a percent of service volume capacity. Significant is defined as 1% or more on an adjacent link and 3% or more on all other links. As shown, the project is significant on Jenkins Road between Okeechobee Road and Edwards Road.

LINK ANALYSIS / REVIEW

Links where the project was significant were analyzed further to ensure they will meet concurrency at project buildout-2026. A growth rate of 7.39% was calculated for each significant link. Other project data includes committed traffic from Ferrell Communities, Kings Highway Commerce Park, Sunnyland, Pineapple Grove, KRE, Stonemont, Creekside, Orange 95 Parcel B, Orange 95 Parcel D & E, Bent Creek, Celebration Pointe, Hillpointe Residential, Interstate Commerce Center, Whispering Oaks, Viva at Treasure Coast West, 3000 Virginia, Project Hunt, Wawa Kings Highway, Kings Highway Warehouse, 7/11 Angle Road, Jenkins Waypoint, Walsh Crossroads, and Project Hurricane.

Details of the background traffic are included in **Appendix C**.

Table 3a and 3b summarizes the results of the link analysis. As shown, all roadways will operate at acceptable levels of service at project buildout.

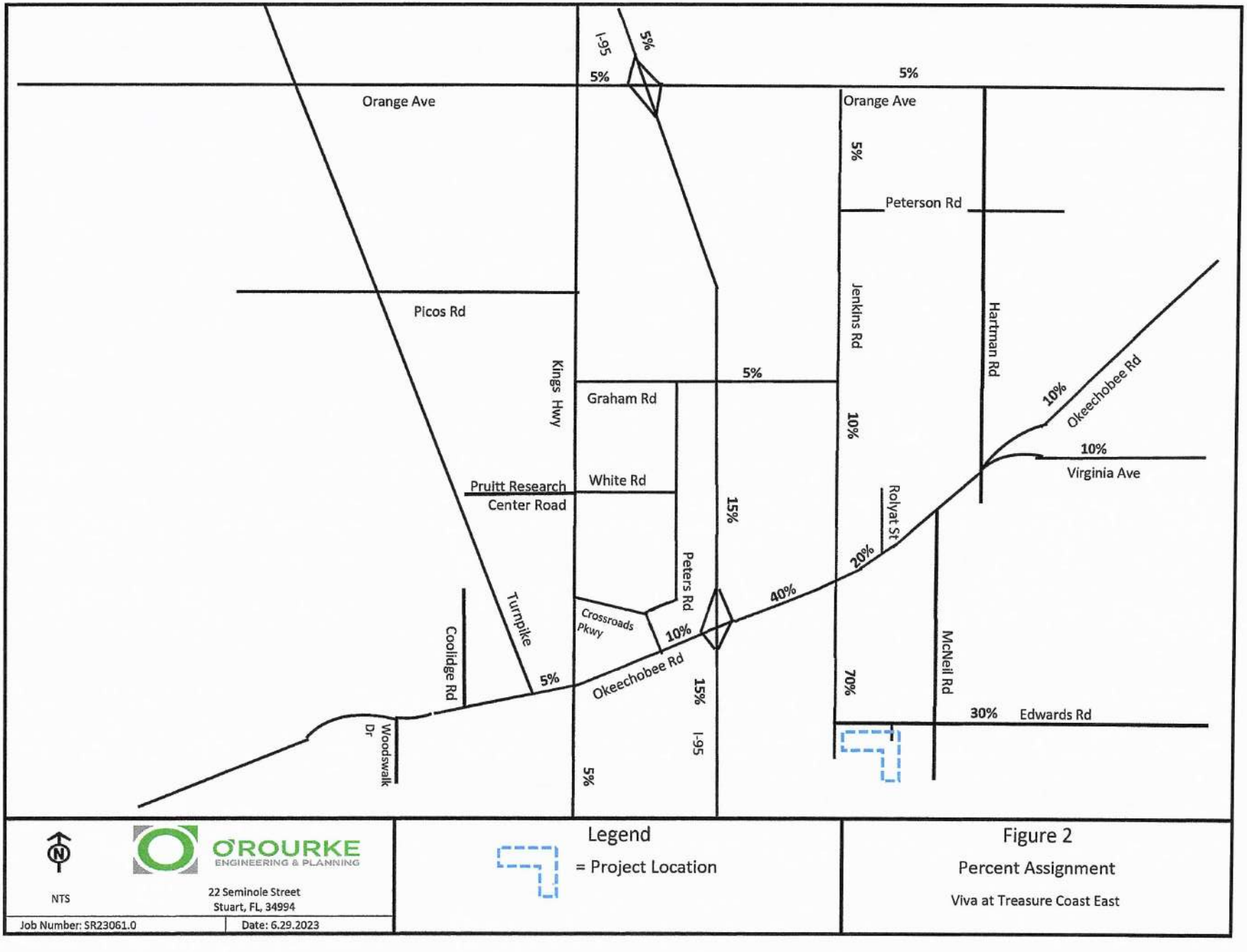

Orange Ave
I-95
5%
5%
5%
Orange Ave
5%
Peterson Rd
Picos Rd
Jenkins Rd
Hartman Rd
Kings Hwy
5%
Graham Rd
10%
10%
Okeechobee Rd
10%
Virginia Ave
Pruitt Research
Center Road
White Rd
15%
Rolyat St
20%
Peters Rd
40%
Turnpike
Crossroads Pkwy
10%
Coolidge Rd
5%
Okeechobee Rd
15%
I-95
70%
McNeil Rd
30%
Edwards Rd
Woodswalk Dr
5%
NTS
O'ROURKE
ENGINEERING & PLANNING
22 Seminole Street
Stuart, FL, 34994
Job Number: SR23061.0
Date: 6.29.2023
Legend
= Project Location
Figure 2
Percent Assignment
Viva at Treasure Coast East

TABLE 2a - Project Percent Impact - AM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	IN	NO	630	15	2.38%	70%
	Jenkins Rd	McNeil Rd	2L	WB	OUT	YES	630	46	7.30%	70%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	20	2.86%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	6	0.86%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	3	0.33%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	1	0.11%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	3	0.48%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	1	0.16%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	7	0.76%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	2	0.22%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	46	5.23%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	15	1.70%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	1	0.05%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	3	0.14%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	3	0.14%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	1	0.05%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	1	0.05%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	3	0.14%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	2	0.05%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	7	0.17%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	2	0.05%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	7	0.17%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	8	0.19%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	26	0.61%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	13	0.32%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	4	0.10%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	13	0.41%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	4	0.13%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	7	0.33%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	2	0.10%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	7	0.23%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	2	0.07%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	10	0.14%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	3	0.04%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	3	0.05%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	10	0.18%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2023

IN: 21
OUT: 66

TABLE 2b - Project Percent Impact - PM

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	2L	EB	IN	YES	630	48	7.62%	70%
	Jenkins Rd	McNeil Rd	2L	WB	OUT	YES	630	28	4.44%	70%
	McNeil Rd	Selvitz Rd	2L	EB	OUT	NO	700	12	1.71%	30%
	McNeil Rd	Selvitz Rd	2L	WB	IN	NO	700	21	3.00%	30%
Jenkins Rd	Orange Ave	Peterson Rd	2L	NB	OUT	NO	920	2	0.22%	5%
	Orange Ave	Peterson Rd	2L	SB	IN	NO	920	3	0.33%	5%
	Peterson Rd	Graham Rd	2L	NB	OUT	NO	630	2	0.32%	5%
	Peterson Rd	Graham Rd	2L	SB	IN	NO	630	3	0.48%	5%
	Graham Rd	Okeechobee Rd	2L	NB	OUT	NO	920	4	0.43%	10%
	Graham Rd	Okeechobee Rd	2L	SB	IN	NO	920	7	0.76%	10%
	Okeechobee Rd	Edwards Rd	2L	NB	OUT	YES	880	28	3.18%	70%
	Okeechobee Rd	Edwards Rd	2L	SB	IN	YES	880	48	5.45%	70%
Orange Ave	I-95	Jenkins Rd	4LD	EB	IN	NO	2,100	3	0.14%	5%
	I-95	Jenkins Rd	4LD	WB	OUT	NO	2,100	2	0.10%	5%
	Jenkins Rd	Hartman Rd	4LD	EB	OUT	NO	2,100	2	0.10%	5%
	Jenkins Rd	Hartman Rd	4LD	WB	IN	NO	2,100	3	0.14%	5%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4LD	EB	IN	NO	2,100	3	0.14%	5%
	Florida's Turnpike	Kings Hwy	4LD	WB	OUT	NO	2,100	2	0.10%	5%
	Kings Hwy	Crossroads Pkwy	8LD	EB	IN	NO	4,240	7	0.17%	10%
	Kings Hwy	Crossroads Pkwy	8LD	WB	OUT	NO	4,240	4	0.09%	10%
	Crossroads Pkwy	I-95	8LD	EB	IN	NO	4,240	7	0.17%	10%
	Crossroads Pkwy	I-95	8LD	WB	OUT	NO	4,240	4	0.09%	10%
	I95	Jenkins Rd	6LD	EB	IN	NO	4,240	28	0.66%	40%
	I95	Jenkins Rd	6LD	WB	OUT	NO	4,240	16	0.38%	40%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	8	0.20%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	14	0.35%	20%
	McNeil Rd	Virginia Ave	6LD	EB	OUT	NO	3,170	8	0.25%	20%
	McNeil Rd	Virginia Ave	6LD	WB	IN	NO	3,170	14	0.44%	20%
	Virginia Ave	Hartman Rd	4LD	EB	OUT	NO	2,100	4	0.19%	10%
	Virginia Ave	Hartman Rd	4LD	WB	IN	NO	2,100	7	0.33%	10%
Virginia Ave	Okeechobee Rd	Hartman Rd	6LD	EB	OUT	NO	3,020	4	0.13%	10%
	Okeechobee Rd	Hartman Rd	6LD	WB	IN	NO	3,020	7	0.23%	10%
I-95	Orange Ave	Okeechobee Rd	8LD	NB	OUT	NO	7,320	6	0.08%	15%
	Orange Ave	Okeechobee Rd	8LD	SB	IN	NO	7,320	10	0.14%	15%
	Okeechobee Rd	Midway Rd	6LD	NB	IN	NO	5,500	10	0.18%	15%
	Okeechobee Rd	Midway Rd	6LD	SB	OUT	NO	5,500	6	0.11%	15%

Source: St. Lucie County Traffic Counts and Level of Service Report 2023

IN: 69
OUT: 40

TABLE 3a - Link Analysis - AM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor (3)	2021 Peak Hour Volumes (From 2023 TPO)	Growth Rate (2)	2023 Peak Hour Volumes	2026 Peak Hour Volumes w/ Growth Factor	2026 Peak Hour w/ 1% Growth	AM Peak Hour Committed Projects Directional	2026 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.49	529	7.39%	611	756	629	27	656	756	630 (5)	19	675	3.02%	YES (4)	90%
	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.51	551	7.39%	635	787	655	8	663	787	630 (5)	59	846	9.37%	YES (4)	90%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.51	480	7.39%	554	686	570	93	663	686	880	59	745	6.70%	YES	90%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.49	461	7.39%	532	659	548	48	596	659	880	19	678	2.16%	YES	90%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) St. Lucie County Traffic Counts and Level of Service Report 2023 (2021 numbers grown to 2023)

(2) Growth rate calculated from FDOT Historical Traffic Counts

(3) FDOT Hourly County Data

(4) Fails with background traffic therefore improvements assumed in place

(5) Roadway is included in TIP 5-Year road plan but specifics of improvement are unavailable at the moment

Net In: 21
Net Out: 66
Years Grown: 3

TABLE 3b - Link Analysis - PM

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor (3)	2021 Peak Hour Volumes (From 2023 TPO)	Growth Rate (2)	2023 Peak Hour Volumes	2026 Peak Hour Volumes w/ Growth Factor	2026 Peak Hour w/ 1% Growth	PM Peak Hour Committed Projects Directional	2026 1% Growth + Committed Peak Direction	Higher of Growth Rate or 1% + Commited	Peak Hour Service Capacity (E+C)	Project Volume Peak Direction	Total Traffic (Peak Direction)	% Project of Capacity- Peak Hour	Does Project Meet Concurrency?	Project Percent Assignment
Edwards Rd	Jenkins Rd	McNeil Rd	EB	IN	YES	0.52	571	7.39%	659	816	678	16	694	816	630 (5)	62	878	9.84%	YES (4)	90%
	Jenkins Rd	McNeil Rd	WB	OUT	YES	0.48	527	7.39%	608	753	626	27	653	753	630 (5)	36	789	5.71%	YES (4)	90%
Jenkins Rd	Okeechobee Rd	Edwards Rd	NB	OUT	YES	0.43	396	7.39%	457	566	471	72	543	566	880	36	579	4.09%	YES	90%
	Okeechobee Rd	Edwards Rd	SB	IN	YES	0.57	525	7.39%	605	750	624	102	726	750	880	62	788	7.05%	YES	90%

Note: TPO Provides Peak Direction, off-peak derived from D Factor

(1) St. Lucie County Traffic Counts and Level of Service Report 2023 (2021 numbers grown to 2023)

(2) Growth rate calculated from FDOT Historical Traffic Counts

(3) FDOT Hourly Count Data

(4) Fails with background traffic therefore improvements assumed in place

(5) Roadway is included in TIP 5-Year road plan but specifics of improvement are unavailable at the moment

Net In: 69
Net Out: 40
Years Grown: 3

INTERSECTION ANALYSIS

The intersections of Okeechobee at Jenkins and Edwards at Jenkins were analyzed for three scenarios; existing, 2026 without project traffic and 2026 with project traffic. The AM and PM peak hours were analyzed for each scenario. **Table 4** summarizes the delay and LOS.

Table 4: Intersection Analysis Results

	Okeechobee / Jenkins				Edwards / Jenkins				Edwards / Jenkins w/ Improvements			
	AM	LOS	PM	LOS	AM	LOS	PM	LOS	AM	LOS	PM	LOS
Existing	42.7	D	40.4	D	148.4	F	292.0	F	NA	NA	NA	NA
2026 Without Project	51.8	D	53.2	D	226.2	F	465.1	F	126.7 (11.4)	F (B)	72.1 (9.1)	F (A)
2026 With Project	52.4	D	53.2	D	263.7	F	442.0	F	155.4 (12.3)	F (B)	91.2 (9.7)	F (A)

XX = w/ Stop Sign Changes
(XX) = w/ Roundabout Changes

The intersection data is included in **Appendix D.**

Okeechobee/Jenkins

Okeechobee/Jenkins is an existing signalized intersection. The intersection operates at LOS D under existing conditions and will continue to operate at LOS D through project buildout.

Edwards/Jenkins

The intersection of Edwards/Jenkins is an unsignalized intersection with no turn lanes. The level of service is F under existing conditions and with no improvements would remain LOS F. As a background failure, the project is not responsible for the improvements and improvement needed to improve background will accommodate the project as well. Edwards Road is included in St Lucie County's Roadway Widening Program but is unclear about the future design. This improvement may result in a better performance at this intersection. Changing the stop sign to the south leg will minimize the delay to the major movements. A SIDRA analysis was used due to the stop sign placement. A roundabout would mitigate the delay for the 2026 with and without project traffic scenarios. Again, these measures are not the responsibility of the project.

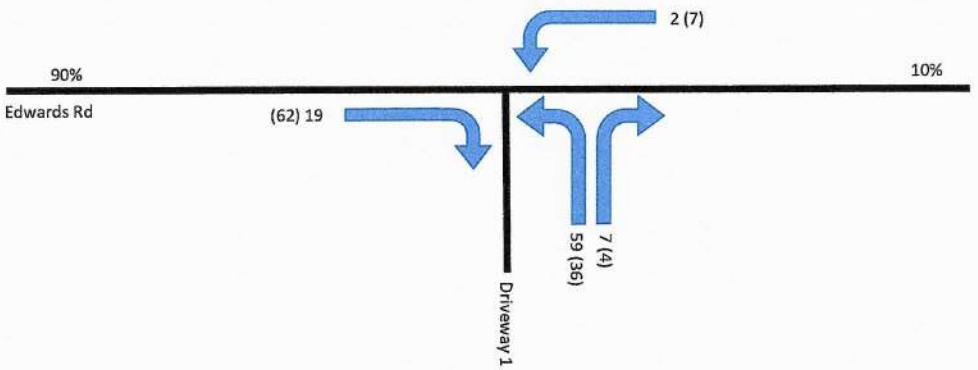
DRIVEWAY ANALYSIS

The project will have a single driveway that will be a full access driveway located on Edwards Road. **Figure 3** shows the driveway volumes for the AM and PM peak hours. These driveways were analyzed using HCS. The analysis shows the driveway will operate at LOS F for the northbound movement and LOS A on Edwards Road during the AM and PM peak hours. NCHRP 457 was used to determine that a left turn lane is not needed at 0.3% of the advancing volume for the AM volume and 1.2% of the advancing volume in the PM peak hour. FDOT criteria for a right turn has a threshold of 80 for a right turn lane. The highest volume is 62 so a right turn lane is not required. The driveway data and analyses are in **Appendix E.**

CONCLUSION

With 87 net new AM peak hour trips and 109 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. Therefore, the project meets the requirements for concurrency.

	IN	OUT
AM	21	66
PM	69	40



NTS

O'ROURKE ENGINEERING & PLANNING

22 SE Seminole Street
Stuart, FL, 34994

Job Number: SR23061.0 | Date: 6.13.2023

Legend

XX (XX) = AM (PM)

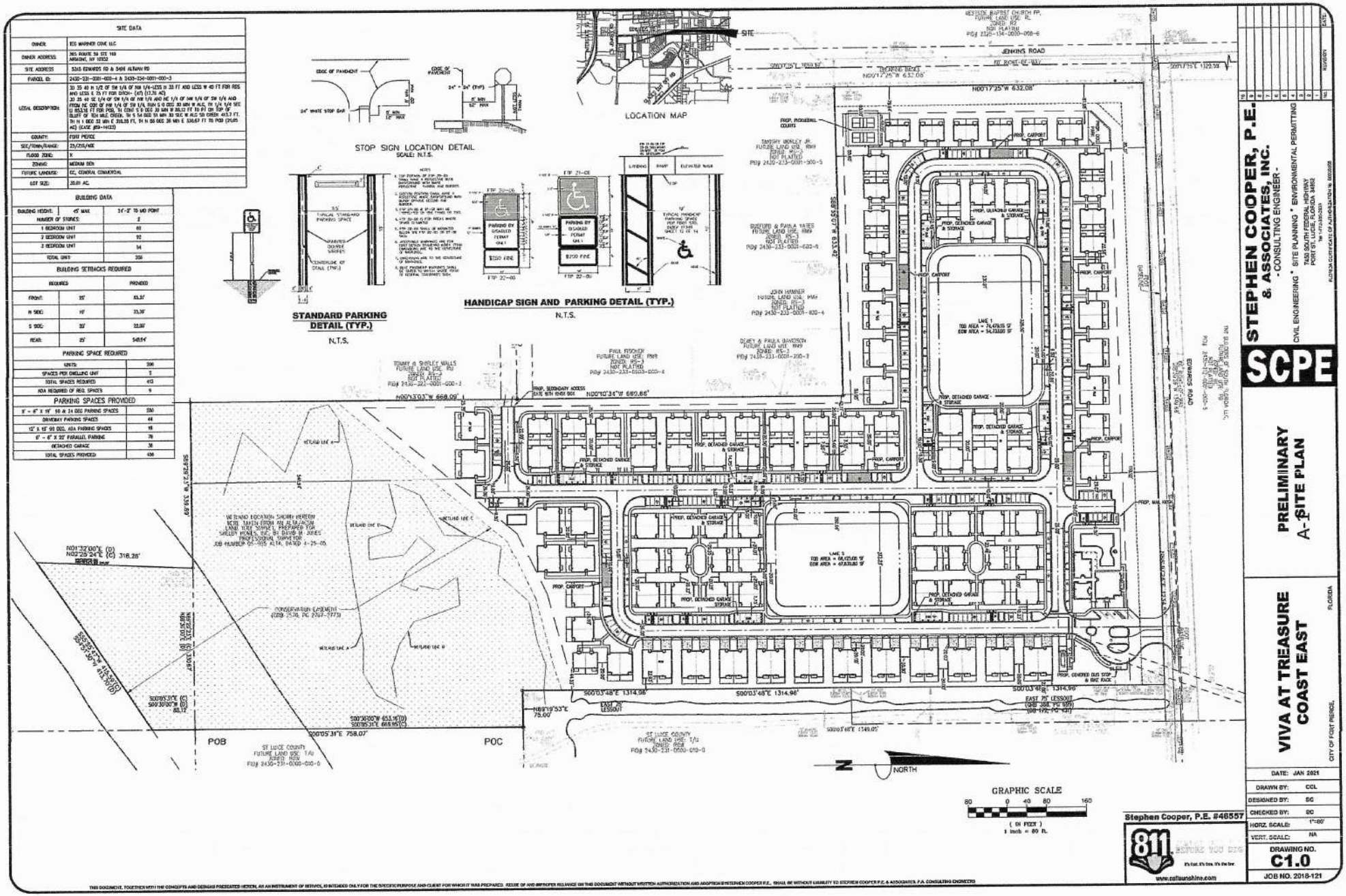
Figure 3

Driveway Volumes

Viva at Treasure Coast East

APPENDIX A

SITE PLAN


SITE DATA
OWNER: EG MARINER COVE LLC
OWNER ADDRESS: 365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS: 5365 EDWARDS RD & 5494 ALTAMA RD
PARCEL ID: 2430-231-0001-000-4 & 2430-234-0001-000-3
LEGAL DESCRIPTION: 20 35 40 N 1/2 OF SW 1/4 OF NW 1/4-LESS N 33 FT AND LESS W 45 FT FOR RDS AND LESS E 25 FT FOR DITCH- (AT) (13.26 AC) 20 35 40 SE 1/4 OF SW 1/4 OF NW 1/4 AND NE 1/4 OF NW 1/4 OF SW 1/4 AND FROM NE COR OF NW 1/4 OF SW 1/4, RUN S 0 DEG 20 MIN W ALG TH 1/4 1/4 SEC 13.83 FT FOR POB, TH CONT S 0 DEG 20 MIN W 858.22 FT TO PT ON SW'LY BLUFF OF SEN MILL CREEK, TH N 54 DEG 13 MIN 30 SEC W ALG SD CREEK 413.2 FT, TH N 1 DEG 32 MIN E 310.35 FT, TH N 88 DEG 28 MIN E 336.67 FT TO POB (21.05 AC) (EASE 859-1413)
COUNTY: FORT PIERCE
SEC/TOWN/RANGE: 23/35S/40E
FLOOD ZONE: X
ZONING: MEDIUM DEN
FUTURE LANDUSE: EC, CENERAL COMMERCIAL
LOT SIZE: 35.89 AC.
BUILDING DATA
BUILDING HEIGHT: 45' MAX | 34'-2" TO MID POINT
NUMBER OF STORIES: 2
1 BEDROOM UNIT: 68
2 BEDROOM UNIT: 92
3 BEDROOM UNIT: 94
TOTAL UNIT: 336
BUILDING SETBACKS REQUIRED
REQUIRED | PROVIDED
FRONT: 15' | 53.3'
N SIDE: 10' | 35.3'
S SIDE: 20' | 22.9'
REAR: 25' | 540.4'
PARKING SPACE REQUIRED
UNITS: 336
SPACES PER DWELLING UNIT: 2
TOTAL SPACES REQUIRED: 672
ADA REQUIRED OF REQ. SPACES: 9
PARKING SPACES PROVIDED
9' - 0" X 19' 90 & 24 DEG PARKING SPACES: 330
DRIVEWAY PARKING SPACES: 44
12' X 19' 90 DEG. ADA PARKING SPACES: 18
8' - 0" X 22' PARALLEL PARKING: 76
DETACHED GARAGE: 38
TOTAL SPACES PROVIDED: 506
STOP SIGN LOCATION DETAIL
SCALE: N.T.S.
LOCATION MAP
STANDARD PARKING DETAIL (TYP.)
N.T.S.
HANDICAP SIGN AND PARKING DETAIL (TYP.)
N.T.S.
SITE
JENKINS ROAD
EDWARDS ROAD
ALTAMA ROAD
PROP. CLUBHOUSE
PROP. CARPORT
PROP. DETACHED GARAGE & STORAGE
PROP. COVERED DOG STOP & BIKE RACK
LAKE 1
TOE AREA = 74,478.15 SF
EOW AREA = 94,733.80 SF
LAKE 2
TOE AREA = 64,125.06 SF
EOW AREA = 67,833.80 SF
N00°17'25"W 632.08'
N00°13'03"W 668.09'
N00°10'34"W 660.66'
S00°03'48"E 1314.98'
N89°19'53"E 75.00'
S00°05'48"E 1349.05'
S00°05'31"E 758.07'
N01°32'00"E (D)
N02°29'24"E (C) 318.28'
S00°36'00"W 653.16'(D)
S00°35'31"E 665.95'(C)
S00°05'31"E 413.40'(D)
S00°35'34"E 413.40'(C)
S00°05'31"E 88.12'
CONSERVATION EASEMENT (ORB 2576, PG 2767-2773)
RETURN LINE A
RETURN LINE B
RETURN LINE C
RETURN LINE D
RETURN LINE E
SALEM
POB
POC
ST LUCIE COUNTY FUTURE LAND USE: T/U ZONED: RSX POB 2430-231-0000-000-0
ST LUCIE COUNTY FUTURE LAND USE: T/U ZONED: RSX POB 2430-231-0000-010-0
TOMMY & SHIRLEY WALLS FUTURE LAND USE: RS ZONED: RS-2 NOT PLATTED POB 2430-232-0001-000-2
PAUL FISCHER FUTURE LAND USE: RMF ZONED: RS-3 NOT PLATTED POB 2430-233-0003-000-4
DEWEY & PAULA DAWSON FUTURE LAND USE: RMF ZONED: RS-3 NOT PLATTED POB 2430-231-0001-200-3
SHIRLEY MORLEY JR. FUTURE LAND USE: RMF ZONED: RS-3 NOT PLATTED POB 2430-223-0001-500-5
BUFFORD & PAULA YATES FUTURE LAND USE: RMF ZONED: RS-3 NOT PLATTED POB 2430-233-0001-600-6
JOHN HANNER FUTURE LAND USE: RMF ZONED: RS-3 NOT PLATTED POB 2430-233-0001-400-4
HEAVEN BAPTIST CHURCH FP. FUTURE LAND USE: RL ZONED: RS NOT PLATTED POB 2430-134-0000-008-6
N
NORTH
GRAPHIC SCALE
80 0 40 80 160
(IN FEET)
1 inch = 80 ft.
STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
772-340-0303
FLORIDA CERTIFICATE OF AUTHORIZATION No. 9003608
SCPE
PRELIMINARY
A-SITE PLAN
VIVA AT TREASURE COAST EAST
CITY OF FORT PIERCE, FLORIDA
DATE: JAN 2021
DRAWN BY: CCL
DESIGNED BY: SC
CHECKED BY: SC
HORZ. SCALE: 1"=80'
VERT. SCALE: NA
DRAWING NO. C1.0
JOB NO. 2018-121
Stephen Cooper, P.E. #46557
811 Sunshine State One Call of Florida, Inc.
It's fast. It's free. It's the law.
www.callsunshine.com
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTION BY STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS

APPENDIX B

ST. LUCIE COUNTY 2023 LEVEL OF SERVICE REPORT

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
2023

Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
CROSSTOWN PKWY	CASHMERE BLVD to CAMEO BLVD	653	32,571	2021	3,170	1,763	C	0.556	1,694	C	0.534
CROSSTOWN PKWY	CAMEO BLVD to BAYSHORE BLVD	654	37,282	2021	3,170	1,854	C	0.585	1,943	C	0.613
CROSSTOWN PKWY	BAYSHORE BLVD to AIROSO BLVD	655	28,807	2021	3,170	1,497	C	0.472	1,470	C	0.464
CROSSTOWN PKWY	AIROSO BLVD to SANDIA DR	656	15,859	2021	3,170	1,023	C	0.323	872	C	0.275
CROSSTOWN PKWY	SANDIA DR to MANTH LN	657	19,123	2021	3,170	1,030	C	0.325	1,075	C	0.339
CROSSTOWN PKWY	FLORESTA DR to US 1	66	34,000	2023	3,170	2,257	C	0.712	2,055	C	0.648
CROSSROADS PKWY	OKEECHOBEE RD to KINGS HWY	649	2,100	2022	790	106	C	0.134	105	C	0.133
DARWIN BLVD	BECKER RD to PAAR DR	235	7,762	2021	630	691	F	1.097	639	F	1.014
DARWIN BLVD	PAAR DR to TULIP BLVD	235	7,762	2021	920	691	C	0.751	639	C	0.695
DARWIN BLVD	TULIP BLVD to PORT ST LUCIE BLVD	659	12,900	2023	920	608	C	0.661	603	C	0.655
DEL RIO BLVD	PORT ST LUCIE BLVD to CALIFORNIA BLVD	311	10,000	2022	920	781	C	0.849	704	C	0.765
DEL RIO BLVD	CALIFORNIA BLVD to CASHMERE BLVD	660	2,300	2022	880	140	C	0.159	139	C	0.158
DEL RIO BLVD	CASHMERE BLVD to CALFORNIA BLVD	661	5,015	2021	880	267	C	0.303	270	C	0.307
DELAWARE AVE	HARTMAN RD to 33RD ST	662	1,900	2022	600	295	C	0.492	237	C	0.395
DELAWARE AVE	33RD ST to 25TH ST	500	3,100	2022	1,710	206	C	0.12	235	C	0.137
DELAWARE AVE	25TH ST to OKEECHOBEE RD	948526	1,428	2022	1,220	65	C	0.053	65	C	0.053
DELAWARE AVE	OKEECHOBEE RD to 13TH ST	663	11,714	2023	790	641	D	0.811	597	D	0.756
DELAWARE AVE	13TH ST to 10TH ST	664	7,505	2021	750	408	D	0.544	388	D	0.517
DELAWARE AVE	10TH ST to 7TH ST	664	7,505	2021	600	408	D	0.68	388	D	0.647
DELAWARE AVE	7TH ST to US 1	665	7,231	2023	750	392	D	0.523	403	D	0.537
EAST TORINO PKWY	CASHMERE BLVD to TORINO PKWY	710	12,128	2021	830	715	C	0.861	707	C	0.852
EAST TORINO PKWY	TORINO PKWY to MIDWAY RD	237	14,432	2023	880	936	F	1.064	807	C	0.917
EASY ST	US 1 to BUCHANAN DR	106	7,210	2021	750	400	D	0.533	506	D	0.675
EASY ST	BUCHANAN DR to YUCCA DR	106	7,210	2021	540	400	D	0.741	506	D	0.937
EDWARDS RD	JENKINS RD to MCNEIL RD	174	11,057	2021	630	551	C	0.875	571	C	0.906
EDWARDS RD	MCNEIL RD to SELVITZ RD	174	11,057	2021	700	551	C	0.787	571	C	0.816

* **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)

B-1

* **NOTE:** If the Last Count Year is older than the year of the report the AADT is projected from historical traffic count data.
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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
2023

Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	668	2,700	2022	1,070	191	B	0.179	240	B	0.224
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	119	7,700	2022	1,070	713	C	0.666	713	C	0.666
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	668	2,700	2022	390	191	B	0.49	240	C	0.615
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	940279	3,104	2022	920	181	C	0.197	165	C	0.179
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	115	10,496	2021	790	629	D	0.796	667	D	0.844
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	113	6,831	2023	830	382	C	0.46	399	C	0.481
GRAHAM RD	KINGS HWY to JENKINS RD	669	2,400	2022	630	164	C	0.26	156	C	0.248
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	319	5,571	2021	1,070	386	C	0.361	351	B	0.328
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	319	5,571	2021	1,070	386	C	0.361	351	B	0.328
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	319	5,571	2021	1,070	386	C	0.361	351	B	0.328
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	670	6,110	2021	750	291	C	0.388	285	C	0.38
HARTMAN RD	PETERSON RD to DELAWARE AVE	670	6,110	2021	540	291	D	0.539	285	D	0.528
HARTMAN RD	DELAWARE AVE to ORANGE AVE	670	6,110	2021	790	291	C	0.368	285	C	0.361
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	121	589	2019	670	49	B	0.073	59	B	0.088
HILLMOOR DR	US 1 to LENNARD RD	671	7,803	2023	790	405	D	0.513	515	D	0.652
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	941901	85,025	2022	5,500	4,596	D	0.836	4,151	C	0.755
I-95	ST LUCIE WEST BLVD to MIDWAY RD	941904	68,355	2022	5,500	4,058	C	0.738	3,500	C	0.636
I-95	MIDWAY RD to OKEECHOBEE RD	941902	82,322	2022	5,500	5,490	D	0.998	4,457	C	0.81
I-95	OKEECHOBEE RD to ORANGE AVE	940260	65,287	2022	7,320	3,200	B	0.437	3,200	B	0.437
I-95	ORANGE AVE to INDRIO RD	941905	50,041	2022	7,320	2,690	B	0.367	2,476	B	0.338
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	945029	5,755	2022	750	285	C	0.38	326	C	0.435
INDIAN RIVER DR	ORANGE AVE to AVENUE A	940003	5,907	2022	750	295	C	0.393	287	C	0.383
INDIAN RIVER DR	AVENUE D to SEAWAY DR	940004	6,514	2022	790	329	C	0.416	387	C	0.49
INDIAN RIVER DR	AVENUE A to AVENUE D	940004	6,514	2022	540	329	D	0.609	387	D	0.717
INDRIO RD	PRIVATE RD to I-95 W RAMP	940128	1,038	2022	1,080	51	B	0.047	55	B	0.051
INDRIO RD	I-95 W RAMP to I-95 E RAMP	940128	1,038	2022	3,240	51	B	0.016	55	B	0.017

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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
2023

Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	940038	10,195	2022	3,240	527	B	0.163	554	B	0.171
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	940038	10,195	2022	700	527	C	0.753	554	C	0.791
INDRIO RD	JOHNSTON RD to EMERSON AVE	940038	10,195	2022	880	527	C	0.599	554	C	0.63
INDRIO RD	EMERSON RD to SEMINOLE RD	940281	9,891	2022	920	572	C	0.622	482	C	0.524
INDRIO RD	SEMINOLE RD to KINGS HWY	940281	9,891	2022	790	572	D	0.724	482	D	0.61
INDRIO RD	KINGS HWY to SLASH PINE TRL	114	5,901	2023	790	377	C	0.477	369	C	0.467
INDRIO RD	SLASH PINE TRL to US 1	114	5,901	2023	920	377	C	0.41	369	C	0.401
INDRIO RD	US 1 to OLD DIXIE HWY	672	1,300	2022	750	91	C	0.121	123	C	0.164
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	133	10,193	2021	880	480	C	0.545	525	C	0.597
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	131	10,669	2021	920	558	C	0.607	564	C	0.613
JENKINS RD	GRAHAM RD to PETERSON RD	131	10,669	2021	630	558	C	0.886	564	C	0.895
JENKINS RD	PETERSON RD to ORANGE AVE	131	10,669	2021	920	558	C	0.607	564	C	0.613
JENNINGS RD	US 1 to LENNARD RD	673	5,500	2022	2,100	364	C	0.173	297	C	0.141
JOHNSTON RD	ANGLE RD to L20	674	2,800	2022	1,070	190	B	0.178	184	B	0.172
JOHNSTON RD	L20 to MEADOWOOD DR	675	2,500	2022	1,070	159	B	0.149	154	B	0.144
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	675	2,500	2022	1,070	159	B	0.149	154	B	0.144
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	675	2,500	2022	1,070	159	B	0.149	154	B	0.144
JOHNSTON RD	INDRIO RD to RUSSOS RD	135	8,819	2023	1,070	500	C	0.467	501	C	0.468
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	135	8,819	2023	1,070	500	C	0.467	501	C	0.468
JUANITA AVE	53RD ST to 25TH ST	122	2,900	2022	750	187	C	0.249	171	C	0.228
JUANITA AVE	25TH ST to US 1	120	4,800	2022	750	268	C	0.357	263	C	0.351
KEEN RD	ANGLE RD to JUANITA AVE	129	3,008	2023	630	181	C	0.287	212	C	0.337
KEEN RD	JUANITA AVE to ST LUCIE BLVD	129	3,008	2023	630	181	C	0.287	212	C	0.337
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	940757	9,000	2022	880	436	C	0.495	446	C	0.507
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	940757	9,000	2022	700	436	C	0.623	446	C	0.637
KINGS HWY	GRAHAM RD to PICOS RD	940076	7,762	2022	700	395	C	0.564	379	C	0.541

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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
2023

Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	940025	8,360	2022	3,240	401	B	0.124	416	B	0.128
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	940025	8,360	2022	2,100	401	C	0.191	416	C	0.198
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	940748	21,934	2022	4,240	1,058	C	0.25	1,116	C	0.263
OKEECHOBEE RD	CROSSROADS PKWY to I-95	940106	26,526	2022	4,240	1,282	C	0.302	1,310	C	0.309
OKEECHOBEE RD	I-95 to JENKINS RD	940029	31,865	2022	4,240	2,082	C	0.491	1,801	C	0.425
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	940029	31,865	2022	4,040	2,082	C	0.515	1,801	C	0.446
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	940742	29,519	2022	3,170	1,550	C	0.489	1,618	C	0.51
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	688	12,094	2023	2,100	665	C	0.317	704	C	0.335
OKEECHOBEE RD	HARTMAN RD to 35TH ST	688	12,094	2023	1,630	665	C	0.408	704	C	0.432
OKEECHOBEE RD	35TH ST to 33RD ST	689	16,610	2023	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	33RD ST to 25TH ST	689	16,610	2023	1,630	901	D	0.553	881	D	0.54
OKEECHOBEE RD	25TH ST to GEORGIA AVE	690	13,247	2023	1,630	762	D	0.467	724	C	0.444
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	690	13,247	2023	1,710	762	C	0.446	724	C	0.423
OLD DIXIE HWY	US 1 to SR A1A NORTH	691	150	2022	790	11	C	0.014	10	C	0.013
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	948521	1,452	2022	750	68	C	0.091	68	C	0.091
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	227	2,200	2022	790	162	C	0.205	126	C	0.159
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	948523	1,323	2022	870	62	C	0.071	62	C	0.071
OLEANDER AVE	BEACH AVE to KITTERMAN RD	692	2,943	2021	540	170	C	0.315	193	C	0.357
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	141	6,151	2021	750	384	D	0.512	404	D	0.539
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	139	6,759	2023	750	370	C	0.493	401	D	0.535
OLEANDER AVE	WEATHERBEE RD to BELL AVE	139	6,759	2023	540	370	D	0.685	401	D	0.743
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	240	12,543	2021	540	605	F	1.12	574	E	1.063
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	240	12,543	2021	750	605	D	0.807	574	D	0.765
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	505	9,891	2021	750	600	D	0.8	499	D	0.665
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	505	9,891	2021	540	600	F	1.111	499	D	0.924
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	505	9,891	2021	790	600	D	0.759	499	D	0.632

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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
2023

Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	503	4,537	2023	600	258	C	0.43	268	C	0.447
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	144	5,052	2021	670	295	C	0.44	281	C	0.419
ORANGE AVE	SNEED RD to HEADER CANAL RD	144	5,052	2021	670	295	C	0.44	281	C	0.419
ORANGE AVE	SHINN RD to CAMPBELL RD	940144	2,851	2022	1,070	156	B	0.146	156	B	0.146
ORANGE AVE	CAMPBELL RD to KINGS HWY	940144	2,851	2022	1,070	156	B	0.146	156	B	0.146
ORANGE AVE	KINGS HWY to I-95	940041	18,954	2022	2,100	902	C	0.43	909	C	0.433
ORANGE AVE	I-95 to JENKINS RD	940035	14,453	2022	2,100	827	C	0.394	778	C	0.37
ORANGE AVE	JENKINS RD to HARTMAN RD	940028	15,435	2022	2,100	797	C	0.38	741	C	0.353
ORANGE AVE	HARTMAN RD to ANGLE RD	940028	15,435	2022	2,100	797	C	0.38	741	C	0.353
ORANGE AVE	ANGLE RD to 25TH ST	940151	9,848	2013	1,710	505	C	0.295	587	C	0.343
ORANGE AVE	25TH ST to 17TH ST	945040	12,894	2022	1,630	622	C	0.382	682	C	0.418
ORANGE AVE	17TH ST to 13TH ST	945040	12,894	2022	1,710	622	C	0.364	682	C	0.399
ORANGE AVE	13TH ST to 10TH ST	945040	12,894	2022	750	622	D	0.829	682	D	0.909
ORANGE AVE	10TH ST to 7TH ST	940155	8,912	2022	600	428	D	0.713	492	D	0.82
ORANGE AVE	7TH ST to US 1	945134	7,206	2022	600	441	D	0.735	392	D	0.653
ORANGE AVE	US 1 to 2ND ST	945133	3,934	2022	600	208	C	0.347	204	C	0.34
ORANGE AVE	2ND ST to INDIAN RIVER DR	945133	3,934	2022	750	208	C	0.277	204	C	0.272
PARR DR	PORT ST LUCIE BLVD to DARWIN BLVD	209	3,500	2022	700	257	C	0.367	227	C	0.324
PARR DR	DARWIN BLVD to TULIP BLVD	723	1,954	2023	540	171	C	0.317	130	C	0.241
PARR DR	SAVONA BLVD to PORT ST LUCIE BLVD	209	3,500	2022	700	257	C	0.367	227	C	0.324
PARR DR	ROSSER BLVD to SAVONA BLVD	209	3,500	2022	630	257	C	0.408	227	C	0.36
PEACOCK BLVD	CALIFORNIA BLVD to CASHMERE BLVD	693	5,198	2021	630	329	C	0.522	365	C	0.579
PEACOCK BLVD	UNIVERSITY BLVD to CALIFORNIA BLVD	694	10,952	2021	920	752	C	0.817	616	C	0.67
PEACOCK BLVD	ST LUCIE WEST BLVD to UNIVERSITY BLVD	948514	16,197	2022	2,100	747	C	0.356	747	C	0.356
PETERSON RD	BENT CREEK DR to HARTMAN RD	695	2,300	2022	540	184	C	0.341	157	C	0.291
PICOS RD	CAMPBELL RD to KINGS HWY	696	1,333	2023	540	92	C	0.17	86	C	0.159

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

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
2023

Roadway Name	Location	STATION ID	2023 AADT *	Last Physical Count Year	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
						Volume	LOS	V/C	Volume	LOS	V/C
VIRGINIA AVE	35TH ST to 25TH ST	940032	21,812	2022	3,020	1,125	C	0.373	1,096	C	0.363
VIRGINIA AVE	OKEECHOBEE RD to HARTMAN RD	940030	21,679	2022	3,020	1,116	C	0.37	1,075	C	0.356
VIRGINIA AVE	HARTMAN RD to 35TH ST	940030	21,679	2022	3,020	1,116	C	0.37	1,075	C	0.356
VIRGINIA AVE	25TH ST to 13TH ST	940033	20,792	2022	3,020	1,033	C	0.342	1,100	C	0.364
VIRGINIA AVE	13TH ST to 11TH ST	940794	22,011	2022	3,020	1,083	C	0.359	1,083	C	0.359
VIRGINIA AVE	11TH ST to SUNRISE BLVD	940794	22,011	2022	3,170	1,083	C	0.342	1,083	C	0.342
VIRGINIA AVE	SUNRISE BLVD to OLEANDER AVE	940792	19,107	2022	3,020	1,009	C	0.334	942	C	0.312
VIRGINIA AVE	OLEANDER AVE to COLONIAL RD	940034	17,378	2022	3,170	904	C	0.285	884	C	0.279
VIRGINIA AVE	COLONIAL RD to US 1	940034	17,378	2022	3,020	904	C	0.299	884	C	0.293
WALTON RD	US 1 to VILLAGE GREEN DR	330	13,898	2021	1,710	711	C	0.416	750	C	0.439
WALTON RD	VILLAGE GREEN DR to LENNARD RD	328	19,500	2023	1,710	1,110	D	0.649	1,039	D	0.608
WALTON RD	LENNARD RD to GREEN RIVER PKWY	326	10,505	2021	880	573	C	0.651	625	C	0.71
WALTON RD	GREEN RIVER PKWY to INDIAN RIVER DR	324	8,300	2022	630	640	F	1.016	661	F	1.049
WEATHERBEE RD	OLEANDER AVE to US 1	721	4,235	2023	750	314	C	0.419	287	C	0.383
WEATHERBEE RD	US 1 to MIDWAY RD	158	6,370	2023	750	436	D	0.581	466	D	0.621
WESTCLIFFE LN	TREMONTE AVE to VILLAGE PKWY	722	8,667	2023	1,470	607	C	0.413	468	C	0.318
WESTMORELAND BLVD	MORNINGSIDE BLVD to PORT ST LUCIE BLVD	339	14,818	2023	920	731	C	0.795	791	C	0.86
WESTMORELAND BLVD	MARTIN C.L. to MORNINGSIDE BLVD	245	8,800	2022	920	490	C	0.533	543	C	0.59

Countywide Performance

Weighted V/C = **0.71**

% VMT below Standard = **6.20%**

* **NOTE:** A six digit number in the "STATION ID" column identifies segment counted by FDOT
* Volumes shown were adjusted using FDOT Seasonal Factors
* AADT = Annual Average Daily Traffic (volumes for both directions where applicable)
* **NOTE:** If the Last Count Year is older than the year of the report, the AADT is projected from historical traffic count data.
* **Counts with an ID format of 6 digits have data extracted from FDOT count stations.**

TABLE 7

Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES

STATE SIGNALIZED ARTERIALS

Class I (40 mph or higher posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	830	880	**
2	Divided	*	1,910	2,000	**
3	Divided	*	2,940	3,020	**
4	Divided	*	3,970	4,040	**

Class II (35 mph or slower posted speed limit)

Lanes	Median	B	C	D	E
1	Undivided	*	370	750	800
2	Divided	*	730	1,630	1,700
3	Divided	*	1,170	2,520	2,560
4	Divided	*	1,610	3,390	3,420

Non-State Signalized Roadway Adjustments

(Alter corresponding state volumes by the indicated percent.)

Non-State Signalized Roadways - 10%

Median & Turn Lane Adjustments

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

One-Way Facility Adjustment

Multiply the corresponding directional volumes in this table by 1.2

BICYCLE MODE[2]

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

Paved Shoulder/Bicycle Lane Coverage	B	C	D	E
0-49%	*	150	390	1,000
50-84%	110	340	1,000	>1,000
85-100%	470	1,000	>1,000	**

PEDESTRIAN MODE[2]

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

Sidewalk Coverage	B	C	D	E
0-49%	*	*	140	480
50-84%	*	80	440	800
85-100%	200	540	880	>1,000

BUS MODE (Scheduled Fixed Route)[3]

(Buses in peak hour in peak direction)

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

UNINTERRUPTED FLOW FACILITIES

FREEWAYS

Core Urbanized

Lanes	B	C	D	E
2	2,230	3,100	3,740	4,080
3	3,280	4,570	5,620	6,130
4	4,310	6,030	7,490	8,170
5	5,390	7,430	9,370	10,220
6	6,380	8,990	11,510	12,760

Urbanized

Lanes	B	C	D	E
2	2,270	3,100	3,890	4,230
3	3,410	4,650	5,780	6,340
4	4,550	6,200	7,680	8,460
5	5,690	7,760	9,520	10,570

Freeway Adjustments

Auxiliary Lane	Ramp Metering
+ 1,000	+ 5%

UNINTERRUPTED FLOW HIGHWAYS

Lanes	Median	B	C	D	E
1	Undivided	580	890	1,200	1,610
2	Divided	1,800	2,600	3,280	3,730
3	Divided	2,700	3,900	4,920	5,600

Uninterrupted Flow Highway Adjustments

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

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

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

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

* Cannot be achieved using table input value defaults.

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

Source:
Florida Department of Transportation
Systems Implementation Office
https://www.fdot.gov/planning/systems/

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

B-8

KINGS HWY FROM 500 SOUTH OF OKEECHOBEE RD TO NORTH OF PICOS RD
2302566 SIS

Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2012 TPO PRIORITY #2 1,550 FT OF PROJECT WILL BE CONCRETE, BALANCE IS FLEXIBLE PAVEMENT PH5202=LFA WITH ST LUCIE COUNTY; $187,669 LF REC 3/1/17
Lead Agency: MANAGED BY FDOT
From: 500 SOUTH OF OKEECHOBEE RD
County: ST. LUCIE
To: NORTH OF PICOS RD
Length: 2.2
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
ROW	DDR	33,059	0	0	0	0	33,059
ROW	DS	0	7,000	0	0	0	7,000
ROW	SA	0	1,753,453	0	0	0	1,753,453
ROW	SU	36,941	133,052	0	0	0	169,993
		70,000	**1,893,505**				**1,963,505**

Prior Year Cost: 70,502,690
Future Year Cost: 0
Total Project Cost: 73,166,819
LRTP: Page 8-2

B-9

KINGS HWY FROM NORTH OF COMMERCIAL CIR TO NORTH OF ST. LUCIE BLVD

4383792 Non-SIS

Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING FROM 2 TO 4 LANES; PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT
From: NORTH OF COMMERCIAL CIR
County: ST. LUCIE
To: NORTH OF ST. LUCIE BLVD
Length: 1.21
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
ROW	DDR	0	600	0	0	0	600
ROW	DDR	0	0	0	0	3,767,912	3,767,912
ROW	DS	0	0	1,000,000	0	2,438,156	3,438,156
ROW	SN	0	0	0	1,166,005	0	1,166,005
ROW	SU	363,993	277,699	87,000	0	0	728,692
		363,993	**278,299**	**1,087,000**	**1,166,005**	**6,206,068**	**9,101,365**

Prior Year Cost: 8,498,626
Future Year Cost: 0
Total Project Cost: 61,519,912
LRTP: Page 8-2

B-10

KINGS HWY FROM NORTH OF I-95 OVERPASS TO NORTH OF COMMERCIAL CIR
4383791 Non-SIS

Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES PD&E UNDER 230256-5
Lead Agency: MANAGED BY FDOT
From: NORTH OF I-95 OVERPASS
County: ST. LUCIE
To: NORTH OF COMMERCIAL CIR
Length: 1.4
Phase Group: PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
ROW	DDR	0	2,496,483	3,812,937	0	0	6,309,420
ROW	SA	0	0	0	6,000,000	4,344,156	10,344,156
ROW	SN	0	0	135,047	0	0	135,047
ROW	SU	304,523	0	50,000	0	0	354,523
		304,523	**2,496,483**	**3,997,984**	**6,000,000**	**4,344,156**	**17,143,146**

Prior Year Cost: 8,498,626
Future Year Cost: 0
Total Project Cost: 61,519,912
LRTP: Page 8-2

B-11

KINGS HWY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS

2302567 Non-SIS

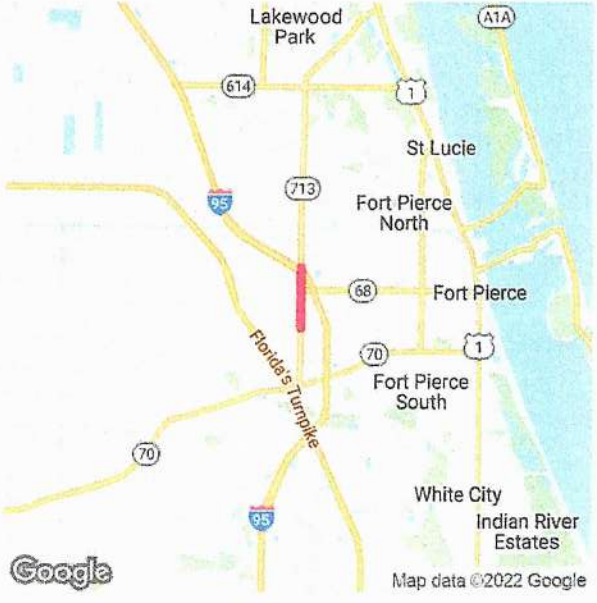
Project Description: ADD LANES & RECONSTRUCT
Extra Description: PE/ENGINEERING UNDER 230256-2 2013 TPO PRIORITY #1 CONCRETE AT THE INTERSECTION OF SR-68/ORANGE AVENUE
Lead Agency: MANAGED BY FDOT
From: NORTH OF PICOS RD
County: ST. LUCIE
To: NORTH OF I-95 OVERPASS
Length: 1.217
Phase Group: RIGHT OF WAY, RAILROAD & UTILITIES, CONSTRUCTION, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
ROW	DS	0	205,832	0	0	0	205,832
			205,832				**205,832**

Prior Year Cost: 70,502,690
Future Year Cost: 0
Total Project Cost: 73,166,819
LRTP: Page 8-2

B-12

KINGS HWY FROM NORTH OF PICOS RD TO NORTH OF I-95 OVERPASS
4380411 Non-SIS



Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-7
Lead Agency: MANAGED BY FDOT **From:**
County: ST. LUCIE **To:**
Length: 1.576
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

Phase	Fund Code	2023	2024	2025	2026	2027	Total
CST	DDR	0	736,047	0	0	0	736,047
CST	DIH	0	37,746	0	0	0	37,746
			773,793				**773,793**

Prior Year Cost: 149,220
Future Year Cost: 0
Total Project Cost: 923,013
LRTP: Page 8-2

B-13

KINGS HWY FROM SOUTH OF OKEECHOBEE RD TO NORTH OF PICOS RD
2302568 Non-SIS

Project Description: LANDSCAPING
Extra Description: STANDALONE DEPENDENT PROJECT FOR 230256-6
Lead Agency: MANAGED BY FDOT
From: SOUTH OF OKEECHOBEE RD
County: ST. LUCIE
To: NORTH OF PICOS RD
Length: 1.397
Phase Group: PRELIMINARY ENGINEERING, CONSTRUCTION

Phase	Fund Code	2023	2024	2025	2026	2027	Total
CST	DDR	0	454,772	0	0	0	454,772
CST	DIH	0	40,020	0	0	0	40,020
			494,792				**494,792**

Prior Year Cost: 70,502,690
Future Year Cost: 0
Total Project Cost: 73,166,819
LRTP: Page 8-2

KINGS HWY NORTH OF I-95 OVERPASS TO SOUTH OF ANGLE RD
4383794 Non-SIS

Project Description: ADD LANES & RECONSTRUCT
Extra Description: 2017 TPO PRIORITY #4 WIDENING 2 TO 4 LANES, PD&E UNDER 230256-5, DESIGN & ROW UNDER FM# 438379.1
Lead Agency: MANAGED BY FDOT
From: NORTH OF I-95 OVERPASS
County: ST. LUCIE
To: SOUTH OF ANGLE RD
Length: 0.97
Phase Group: CONSTRUCTION

Phase	Fund Code	2023	2024	2025	2026	2027	Total
CST	DDR	0	0	0	0	11,898,957	11,898,957
CST	DIH	0	0	0	0	116,421	116,421
CST	DS	0	0	0	0	9,000,000	9,000,000
CST	SA	0	0	0	0	3,000,000	3,000,000
CST	SU	0	0	0	0	2,761,397	2,761,397
						26,776,775	**26,776,775**

Prior Year Cost: 8,498,626
Future Year Cost: 0
Total Project Cost: 61,519,912
LRTP: Page 8-2

B-15

ORANGE AVE FROM KINGS HWY TO EAST OF I-95 SB RAMP
4461681 SIS

Project Description: INTERCHANGE - ADD LANES
Extra Description: ADD EB RIGHT TURN LANE FROM ORANGE AVE/SR-68 TO I-95 SB ON-RAMP & ADD WB RIGHT-TURN LANE FR ORANGE AVE/SR-68 TO NB KINGS HWY/SR-713. NB & WB PROTECTED RIGHT TURN PHASES TO BE ADDED AT INTERSECTION OF ORANGE AVE/SR-68 AND KINGS HWY/ SR-713. EB TO SB ON-RAMP ENTRANCE TO BE RELOCATED TO THE EXISTING SIGNALIZED INTERSECTION FOR THE WB TO SB (SEE WP45)
Lead Agency: MANAGED BY FDOT
From: KINGS HWY
County: ST. LUCIE
To: EAST OF I-95 SB RAMP
Length: 0.646
Phase Group: P D & E, PRELIMINARY ENGINEERING, RIGHT OF WAY, ENVIRONMENTAL

Phase	Fund Code	2023	2024	2025	2026	2027	Total
PE	ACFP	0	541,608	24,423	0	0	566,031
ROW	ACFP	0	0	382,386	0	0	382,386
ROW	DDR	0	0	145,513	0	0	145,513
ENV	ACFP	0	10,000	0	0	0	10,000
			551,608	**552,322**			**1,103,930**

Prior Year Cost: 55,918
Future Year Cost: 0
Total Project Cost: 1,159,848
LRTP: Page 8-3

B-16

ORANGE AVE FROM KINGS HWY TO US-1
4496961 Non-SIS

Project Description: ATMS - ARTERIAL TRAFFIC MGMT
Extra Description: 2022 TPO CMP PRIORITY #3 INCLUDES SOUTH 7TH STREET FROM SR-68/ORANGE AVE TO AVE A INSTALL FIBER OPTIC CABLE, TRAFFIC CAMERAS/VIDEO DETECTORS AND ADAPTIVE SIGNAL CONTROL AT SIGNALIZED INTERSECTIONS NO R/W NEEDED
Lead Agency: MANAGED BY FDOT
From: KINGS HWY
County: ST. LUCIE
To: US-1
Length: 4.187
Phase Group: PRELIMINARY ENGINEERING

Phase	Fund Code	2023	2024	2025	2026	2027	Total
PE	DDR	0	0	0	0	320,627	320,627
PE	DIH	0	0	0	0	25,650	25,650
						346,277	**346,277**

Prior Year Cost: 0
Future Year Cost: 0
Total Project Cost: 346,277
LRTP: Page 8-11

B-17

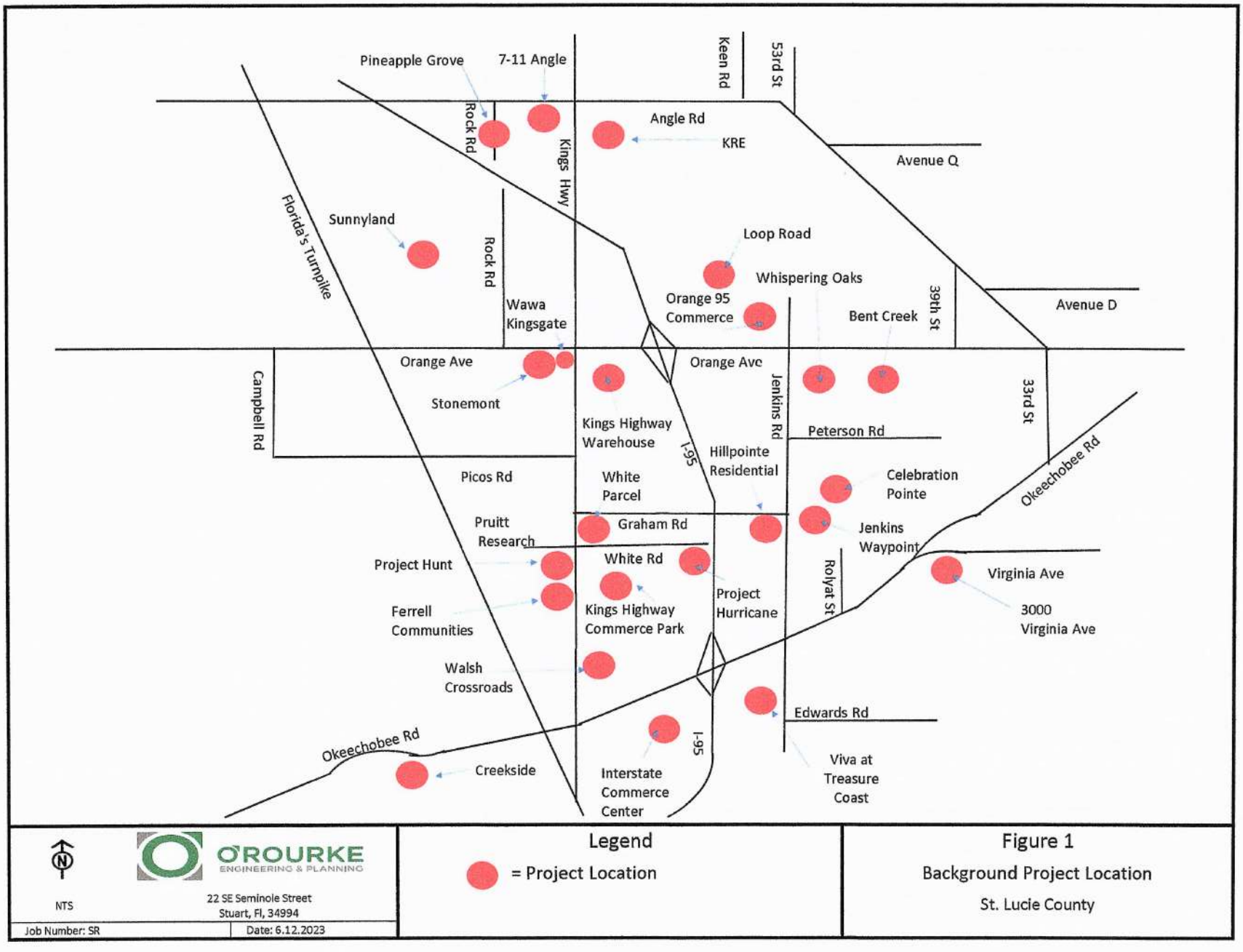
ST. LUCIE COUNTY PLANNED ROADWAY WIDENING PROJECTS (FY21-FY25)
PROGRAMMED ROAD IMPACT FEE REVENUE

PLANNED CAPACITY IMPROVEMENT PROJECTS FUNDED BY IMPACT FEES (FY2021-FY2031)													
ID #	PLANNED ROADWAY PROJECTS (2021-2031)	FY2021	FY2022	FY2023	FY2024	FY2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Out Year Costs
1	Midway Road Widening Phase 1 (Selvitz Road to Jenkins Road)*												
	Design Phase	500,000											
	Construction Funds			28,000,000									
2	Midway Road Widening Phase 2 (Jenkins Road to Glades Cut-off Road)* Includes Turnpike Interchange												
	PD&E Re-Evaluation for Interchange (Design)		1,500,000										
	Design Phase		2,000,000										
	Right of Way Phase												
	Construction Phase						2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	50,000,000
3	Jenkins Road Extension South (Midway Road to Glades Cut-off Road)												
	Design Phase	2,000,000											
	Right of Way Phase		3,500,000										
	Construction Phase				12,000,000								-
4	Jenkins Road Widening (Glades Cut-off Road to Orange Ave.)*												
	Trip Grant Obligation - PD &E Phase			375,000	1,000,000								
	Design Phase								5,000,000				
	Right of Way Phase									6,000,000	6,000,000		
	Construction Phase											45,000,000	
5	Selvitz Road Widening (Edwards Road to Glades Cut-off Road) Includes Glades Cut-Off Road & Selvitz Intersection												
	Design Phase	2,685,000	1,315,000										
	Right of Way Phase		3,000,000										
	Construction Phase					17,000,000							
6	Glades Cut-off Road Widening (Selvitz Road to Midway Road)												
	PD &E Phase** (covers Selvitz Road to Rangeline Road)		4,500,000										
	Design Phase				2,500,000								
	Right of Way Phase						2,000,000	6,000,000	2,000,000				
	Construction Phase												60,100,000
7	Edwards Road Widening (S. 25th Street to Jenkins Road)												
	PD &E Phase												
	Design Phase				1,500,000								
	Right of Way Phase					2,000,000							
	Construction Phase						10,000,000						
8	Glades Cut-off Road Widening (Midway Road to Rangeline)												
	PD & E Phase												
	Design Phase									2,000,000			
	Right of Way Phase										10,000,000		
	Construction Phase												
9	Jenkins Road Extension North (Orange Avenue to St. Lucie Boulevard)							2,000,000					
	PD &E Phase												
	Design Phase									2,000,000	2,000,000		
	Right of Way Phase										10,000,000		10,000,000
	Construction Phase												40,000,000
10	North County Airport Connector Road (St. Lucie Boulevard to I-95)												
	PD &E Phase							2,000,000					
	Design Phase										2,000,000		
	Right of Way Phase												10,000,000
	Construction Phase												40,600,000
11	Lennard Road (Silver Oak Drive to US Hwy 1)												
	Stormwater Pond Design Phase	350,000											
	Stormwater Pond Construction		2,000,000										
	PD&E Re-evaluation												
12	Oleander Vision Study (Edwards Road Intersection to Midway Road)												
	Planning & Design Phase	550,000											
	PLANNED INTERSECTION EXPANSION PROJECTS (2021-2025)												
13	St. Lucie West Boulevard & Peacock Boulevard Expansion by City of PSL												
	Matching Funds -Construction Phase 1				500,000								
	Matching Funds - Construction Phase 2							1,000,000					
	PLANNED SIDEWALK PROJECTS (2021-2025)												
	Oleander Ave Sidewalk (S Market Avenue to Edwards Road)*												
	Matching Funds - Design Phase				1,000,000	200,000							
	Bell Avenue Sidewalk (25th Street to Sunrise Blvd.)*												
	Matching Funds - Design Phase		200,000										
	Construction			100,000									
	Walton Road Sidewalk - Lennard Road to Green River Parkway*												
	Matching Funds - Design Phase			200,000									
	Construction				1,000,000								
	Impact Fee Expenditure TOTALS:	6,085,000	18,015,000	28,675,000	19,500,000	19,200,000	14,000,000	13,000,000	9,000,000	12,000,000	32,000,000	47,000,000	210,700,000
	Impact Fee Account Balance		46,812,314	35,497,314	13,522,314	722,314	(11,777,686)	(19,077,686)	(25,377,686)	(27,677,686)	(32,977,686)	(58,277,686)	
	Forecasted Impact Fee Revenue**		6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	6,700,000	

**=Based on estimates from Office of Management and Budget
* = Funding amounts reflected in FDOT current 5-year work plan

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE


Pineapple Grove
7-11 Angle
Keen Rd
53rd St
Rock Rd
Angle Rd
KRE
Kings Hwy
Avenue Q
Florida's Turnpike
Sunnyland
Rock Rd
Loop Road
Whispering Oaks
Orange 95 Commerce
Bent Creek
39th St
Avenue D
Wawa Kingsgate
Orange Ave
Orange Ave
Campbell Rd
Stonemont
Jenkins Rd
33rd St
Kings Highway Warehouse
I-95
Peterson Rd
Hillpointe Residential
Picos Rd
White Parcel
Celebration Pointe
Okeechobee Rd
Pruitt Research
Graham Rd
Jenkins Waypoint
Project Hunt
White Rd
Rolyat St
Virginia Ave
Project Hurricane
Ferrell Communities
Kings Highway Commerce Park
3000 Virginia Ave
Walsh Crossroads
Edwards Rd
I-95
Okeechobee Rd
Creekside
Interstate Commerce Center
Viva at Treasure Coast
NTS
O'ROURKE ENGINEERING & PLANNING
22 SE Seminole Street
Stuart, Fl, 34994
Job Number: SR
Date: 6.12.2023
Legend
= Project Location
Figure 1
Background Project Location
St. Lucie County

AM APPROVED PROJECTS			Cabo Rio RV Resort						Publix at Indrio						Indrio & I-95						Indrio & I-95 Gas Station					
Road Name	From	To	%	Daily	Two-Way Trips	In N/E to or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E to or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E to or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E to or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				766	42		In	15		3,220	118		In	65		0	392		In	133		0	374		In	187
				Daily	Two-Way		Out	27		Daily	Two-Way		Out	53		Daily	Two-Way		Out	259		Daily	Two-Way		Out	187

AM APPROVED PROJECTS			Indrio Groves @ 25%						Ferrell Communities						Kings Hwy Commerce Park / White Parcel						Sunnyland					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	514	58	OUT	11	46	5%	205	15	IN	4	11
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	514	58	IN	46	11	5%	205	15	IN	4	11
	Okeechobee	Edwards	0%	0	0	-	0	0	5%	133	9	IN	2	7	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	5%	133	9	OUT	7	2	0%	0	0	-	0	0	0%	0	0	-	0	0
				2,539	330		In	135		2,655	181		In	42		5,135	577		In	463		4,092	298		In	75
				Daily	Two-Way		Out	195		Daily	Two-Way		Out	139		Daily	Two-Way		Out	114		Daily	Two-Way		Out	223

AM APPROVED PROJECTS			Drawdy Angle Road FKA: Pineapple Grove						KRE						Stonemont						Creekside					
Road Name	From	To	%	Daily	Two-Way Trips	In N/E In or Out	Direction at N/E	Direction at S/W	%	Daily	Two-Way Trips	In N/E In or Out	Direction at N/E	Direction at S/W	%	Daily	Two-Way Trips	In N/E In or Out	Direction at N/E	Direction at S/W	%	Daily	Two-Way Trips	In N/E In or Out	Direction at N/E	Direction at S/W
Jenkins Rd	Peterson	Graham Rd	2%	73	5	IN	1	4	2%	96	10	IN	8	2	5%	111	13	OUT	3	10	5%	372	28	OUT	21	7
	Graham Rd	Okeechobee	2%	73	5	IN	1	4	2%	96	10	IN	8	2	3%	67	8	IN	6	2	5%	372	28	OUT	21	7
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	372	28	OUT	21	7
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				3,646	265		In	66		4,778	510		In	393		2,226	259		In	203		7,443	564		In	143
				Daily	Two-Way		Out	199		Daily	Two-Way		Out	117		Daily	Two-Way		Out	56		Daily	Two-Way		Out	421

AM APPROVED PROJECTS			Orange 95 Parcel B						Orange 95 Parcels D & E						Bent Creek @ 50% Complete City of Fort Pierce						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	12%	121	15	IN	12	2	12%	130	16	IN	13	3	2%	0	5	IN	1	4	50%	793	64	OUT	48	16
	Graham Rd	Okeechobee	12%	121	15	IN	12	2	12%	130	16	IN	13	3	2%	0	5	IN	1	4	50%	793	64	IN	16	48
	Okeechobee	Edwards	2%	20	2	IN	2	0	2%	22	3	IN	2	0	0%	0	0	-	0	0	5%	79	6	IN	2	5
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	79	6	OUT	5	2
				1,012	123		In	103		1,086	133		In	111		0	348		In	62		1,585	128		In	32
				Daily	Two-Way		Out	20		Daily	Two-Way		Out	22		Daily	Two-Way		Out	186		Daily	Two-Way		Out	96

AM APPROVED PROJECTS			Hillpointe Residential						Interstate Commerce Center						Whispering Oaks					
Road Name	From	To	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	56%	947	57	OUT	43	13	0%	0	0	-	0	0	12%	337	25	IN	5	20
	Graham Rd	Okeechobee	34%	575	34	IN	8	26	0%	0	0	-	0	0	12%	337	25	IN	5	20
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	140	11	IN	2	8
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	140	11	OUT	8	2
				1,691	101		In	24		373	35		In	27		2,806	212		In	45
				Daily	Two-Way		Out	77		Daily	Two-Way		Out	8		Daily	Two-Way		Out	167

AM APPROVED PROJECTS			Viva at Treasure Coast West						Viva at Treasure Coast East						3000 Virginia						Project Hunt					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	5%	75	5	OUT	4	1	5%	0	0	OUT	0	0	0%	0	0	-	0	0	2%	19	2	OUT	0	2
	Graham Rd	Okeechobee	10%	150	9	OUT	7	2	10%	0	0	OUT	0	0	0%	0	0	-	0	0	5%	48	5	IN	4	1
	Okeechobee	Edwards	90%	1,348	83	OUT	63	20	90%	0	0	OUT	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	10%	150	9	OUT	7	2	10%	0	0	OUT	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				1,498	92		In	22		0	0		In	0		2,383	154		In	32		956	101		In	84
				Daily	Two-Way		Out	70		Daily	Two-Way		Out	0		Daily	Two-Way		Out	102		Daily	Two-Way		Out	17

AM APPROVED PROJECTS			Wawa Kings Highway						Kings Highway Warehouse						7/11 Angle Road						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	56%	1,858	117	OUT	87	30
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	34%	1,128	71	IN	18	53
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0.0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				1,422	127		In	63		5,100	683		In	342		900	91		In	46		3,318	209		In	53
				Daily	Two-Way		Out	64		Daily	Two-Way		Out	341		Daily	Two-Way		Out	45		Daily	Two-Way		Out	156

AM APPROVED PROJECTS			Walsh Crossroads						Project Hurricane						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	15%	63	7	OUT	2	5	4,659	1,055	321	121	215	50	106	71	-24	418	-10	255	-14	163
	Graham Rd	Okeechobee	0%	0	0	-	0	0	20%	84	10	IN	7	2	3,632	1,060	257	121	82	97	175	24	-24	354	-19	160	-5	194
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	2,073	42	137	5	90	4	47	1	-1	141	-1	93	0	48
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	502	0	35	0	27	0	8	0	0	35	0	27	0	8
				184	12		In	7		422	48		In	36														
				Daily	Two-Way		Out	5		Daily	Two-Way		Out	12														

PM APPROVED PROJECTS			Cabo Rio RV Resort						Publix at Indrio						Indrio & I-95						Indrio & I-95 Gas Station					
Road Name	From	To	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				766	55		In	36		3,220	278		In	136		0	384		In	237		0	314		In	157
				Daily	Two-Way		Out	19		Daily	Two-Way		Out	142		Daily	Two-Way		Out	147		Daily	Two-Way		Out	157

PM APPROVED PROJECTS			Indrio Groves @ 25%						Farrell Communities						Kings Hwy Commerce Park / White Parcel						Sunnyland					
Road Name	From	To	%	Daily	Two-Way Trips	In/E to or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In/E to or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In/E to or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In/E to or Out	Directional N/E	Directional S/W
Jenkins Rd	Petersen	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	514	60	OUT	46	14	5%	205	21	IN	13	8
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	514	60	IN	14	46	5%	205	21	IN	13	8
	Okeechobee	Edwards	0%	0	0	-	0	0	5%	133	10	IN	6	4	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	5%	133	10	OUT	4	6	0%	0	0	-	0	0	0%	0	0	-	0	0
				2,539	278		In	164		2,655	190		In	116		5,135	600		In	142		4,092	415		In	261
				Daily	Two-Way		Out	114		Daily	Two-Way		Out	74		Daily	Two-Way		Out	458		Daily	Two-Way		Out	154

PM APPROVED PROJECTS			Drawdy Angle Road FKA: Pineapple Grove						KRE						Stonemont						Creekside					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	2%	73	7	IN	5	3	2%	96	11	IN	3	8	5%	111	13	OUT	10	4	5%	372	34	OUT	13	21
	Graham Rd	Okeechobee	2%	73	7	IN	5	3	2%	96	11	IN	3	8	3%	67	8	IN	2	6	5%	372	34	OUT	13	21
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	372	34	OUT	13	21
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				5,646	369		In	232		4,778	540		In	151		2,226	262		In	70		7,443	682		In	426
				Daily	Two-Way		Out	137		Daily	Two-Way		Out	389		Daily	Two-Way		Out	192		Daily	Two-Way		Out	256

PM APPROVED PROJECTS			Orange 95 Parcel B						Orange 95 Parcels D & E						Bent Creek @ 50% Complete City of Fort Pierce						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	12%	121	15	IN	3	12	12%	130	16	IN	4	13	2%	0	6	IN	4	2	50%	793	79	OUT	29	51
	Graham Rd	Okeechobee	12%	121	15	IN	3	12	12%	130	16	IN	4	13	2%	0	6	IN	4	2	50%	793	79	IN	51	29
	Okeechobee	Edwards	2%	20	3	IN	1	2	2%	22	3	IN	1	2	0%	0	0	-	0	0	5%	79	8	IN	5	3
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	79	8	OUT	3	5
				1,012	127		In	28		1,086	137		In	30		0	306		In	193		1,585	158		In	101
				Daily	Two-Way		Out	99		Daily	Two-Way		Out	107		Daily	Two-Way		Out	113		Daily	Two-Way		Out	57

PM APPROVED PROJECTS			Hillpointe Residential						Interstate Commerce Center						Whispering Oaks					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	56%	947	72	OUT	27	45	0%	0	0	-	0	0	12%	337	32	IN	21	11
	Graham Rd	Okeechobee	34%	575	44	IN	28	16	0%	0	0	-	0	0	12%	337	32	IN	21	11
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	140	13	IN	9	5
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	140	13	OUT	5	9
				1,691	129		In	81		373	39		In	11		2,806	266		In	172
				Daily	Two-Way		Out	48		Daily	Two-Way		Out	28		Daily	Two-Way		Out	94

PM APPROVED PROJECTS			Viva at Treasure Coast West						Viva at Treasure Coast East						3000 Virginia						Project Hunt					
Road Name	From	To	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	Is N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	5%	75	6	OUT	2	4	5%	0	0	OUT	0	0	0%	0	0	-	0	0	2%	19	2	OUT	2	1
	Graham Rd	Okeechobee	10%	150	12	OUT	4	7	10%	0	0	OUT	0	0	0%	0	0	-	0	0	5%	48	6	IN	1	4
	Okeechobee	Edwards	90%	1,348	104	OUT	39	66	90%	0	0	OUT	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	10%	150	12	OUT	4	7	10%	0	0	OUT	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				1,498	116		In	73		0	0		In	0		2,385	175		In	110		956	114		In	29
				Daily	Two-Way		Out	43		Daily	Two-Way		Out	0		Daily	Two-Way		Out	65		Daily	Two-Way		Out	85

PM APPROVED PROJECTS			Wawa Kings Highway						Kings Highway Warehouse						7/11 Angle Road						Jenkins Waypoint / Resurrection Life					
Road Name	From	To	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two-Way Trips	In N/E In or Out	Directional N/E	Directional S/W
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	56%	1,858	153	OUT	57	96
	Graham Rd	Okeechobee	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	34%	1,128	93	IN	58	35
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				1,422	115		In	57		5,100	674		In	458		900	80		In	40		3,318	274		In	172
				Daily	Two-Way		Out	58		Daily	Two-Way		Out	216		Daily	Two-Way		Out	40		Daily	Two-Way		Out	102

PM APPROVED PROJECTS			Walsh Crossroads						Project Hurricane						SUM Daily		SUM 2 Way		SUM Directional N/E		SUM Directional S/W		Two Way		Directional N/E		Directional S/W	
Road Name	From	To	%	Daily	Two Way Trips	In N/E In or Out	Directional N/E	Directional S/W	%	Daily	Two Way Trips	In N/E In or Out	Directional N/E	Directional S/W	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Jenkins Rd	Peterson	Graham Rd	0%	0	0	-	0	0	15%	63	9	OUT	6	3	4,659	1,055	411	127	170	73	241	54	-25	512	-15	228	-11	284
	Graham Rd	Okeechobee	0%	0	0	-	0	0	20%	84	12	IN	5	7	3,632	1,060	328	128	196	32	132	96	-26	430	-6	222	-19	209
	Okeechobee	Edwards	0%	0	0	-	0	0	0%	0	0	-	0	0	2,073	42	169	5	71	1	98	4	-1	173	0	72	-1	102
Edwards Rd.	25th	Jenkins Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	502	0	42	0	16	0	27	0	0	42	0	16	0	27
				184	21		In	10		422	60		In	23														
				Daily	Two-Way		Out	11		Daily	Two-Way		Out	37														

Historical Growth Rate Calculation

Segment	From	To	2019 AADT	2022 AADT	3 Year Historical Growth Rate
Edwards Rd	Jenkins Rd	McNeil Rd	10,100	11,800	5.32%
Jenkins Rd	Okeechobee Rd	Edwards Rd	7,500	10,000	10.06%
		Total	17,600	21,800	7.39%

*Source FDOT Historical Traffic Counts

COUNTY: 94
STATION: 7027
DESCRIPTION: ON JENKINS RD SOUTH - S. OF OKEECHOBEE RD (COUNTY
START DATE: 01/26/2022
START TIME: 0000

TIME	DIRECTION: N 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: S 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	10	6	8	10	34	6	16	9	9	40	74
0100	5	8	3	6	22	7	4	10	5	26	48
0200	9	8	8	10	35	10	12	4	6	32	67
0300	4	3	7	22	36	5	2	12	6	25	61
0400	10	17	9	31	67	9	12	16	17	54	121
0500	17	28	40	64	149	16	21	34	30	101	250
0600	76	76	85	91	328	42	60	63	91	256	584
0700	86	101	99	138	424	102	89	103	125	419	843
0800	131	113	122	82	448	90	90	94	90	364	812
0900	88	99	105	80	372	80	79	83	87	329	701
1000	79	69	64	61	273	76	87	66	90	319	592
1100	74	80	82	73	309	78	90	79	83	330	639
1200	94	62	72	96	324	74	74	98	64	310	634
1300	56	98	84	75	313	84	87	95	80	346	659
1400	81	80	75	63	299	88	81	77	87	333	632
1500	70	76	95	92	333	90	93	100	96	379	712
1600	80	83	104	105	372	126	127	127	109	489	861
1700	116	104	114	73	407	129	120	104	80	433	840
1800	80	58	58	40	236	78	101	70	73	322	558
1900	61	28	35	22	146	49	42	40	27	158	304
2000	23	38	30	27	118	33	31	18	22	104	222
2100	32	25	19	11	87	22	30	26	20	98	185
2200	14	13	7	10	44	16	16	15	12	59	103
2300	10	4	7	6	27	10	13	14	21	58	85
24-HOUR TOTALS:					5203					5384	10587

PEAK VOLUME INFORMATION

	DIRECTION: N HOUR	VOLUME	DIRECTION: S HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	745	504	700	419	745	903
P.M.	1645	439	1615	492	1630	914
DAILY	745	504	1615	492	1630	914

AM = NB Peak

↑ 0.51 ↓ 0.49

PM = SB Peak

↑ 0.43 ↓ 0.57

GENERATED BY SPS 5.0.57P

COUNTY: 94
STATION: 7056
DESCRIPTION: EDWARDS RD - W. OF SELVITZ RD (COUNTY 174)
START DATE: 01/26/2022
START TIME: 0000

TIME	DIRECTION: E 1ST	2ND	3RD	4TH	TOTAL	DIRECTION: W 1ST	2ND	3RD	4TH	TOTAL	COMBINED TOTAL
0000	13	11	8	8	40	10	12	4	11	37	77
0100	9	6	5	9	29	4	8	4	12	28	57
0200	9	13	7	8	37	8	10	6	11	35	72
0300	5	3	9	12	29	4	7	11	20	42	71
0400	6	13	20	19	58	9	23	10	35	77	135
0500	22	26	38	42	128	14	31	39	68	152	280
0600	51	68	73	94	286	77	75	83	90	325	611
0700	119	107	113	111	450	93	116	134	123	466	916
0800	114	114	104	119	451	100	113	111	96	420	871
0900	89	94	89	108	380	108	118	120	105	451	831
1000	85	87	89	103	364	92	96	79	81	348	712
1100	85	115	99	85	384	96	90	95	91	372	756
1200	92	89	100	86	367	106	80	96	105	387	754
1300	93	113	105	97	408	74	111	91	96	372	780
1400	94	91	94	100	379	97	108	102	89	396	775
1500	120	123	126	105	474	109	107	130	106	452	926
1600	136	142	119	152	549	114	106	143	136	499	1048
1700	149	129	124	103	505	138	123	115	97	473	978
1800	90	106	82	62	340	88	72	75	56	291	631
1900	59	50	54	30	193	82	45	46	34	207	400
2000	47	45	20	29	141	36	44	29	37	146	287
2100	32	32	34	21	119	40	31	30	22	123	242
2200	21	19	14	17	71	17	23	11	14	65	136
2300	13	19	18	19	69	10	7	11	8	36	105
24-HOUR TOTALS:					6251					6200	12451

AM = WB Peak
← 0.51
→ 0.49

PM = EB Peak
← 0.48
→ 0.52

PEAK VOLUME INFORMATION

	DIRECTION: E HOUR	VOLUME	DIRECTION: W HOUR	VOLUME	COMBINED DIRECTIONS HOUR	VOLUME
A.M.	730	452	715	473	730	922
P.M.	1615	562	1630	540	1630	1089
DAILY	1615	562	1630	540	1630	1089

GENERATED BY SPS 5.0.57P

APPENDIX D

INTERSECTION ANALYSIS

DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Edwards Rd
St. Lucie County, Fl

File Name : jenkins at edwards
Site Code : 00000002
Start Date : 6/15/2023
Page No : 1

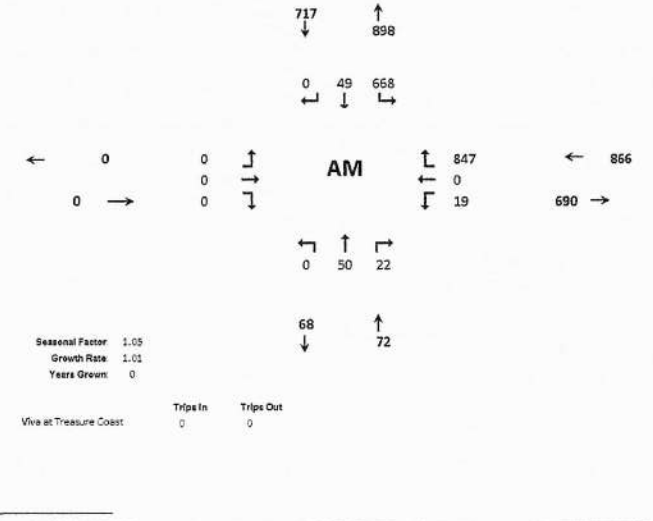
Groups Printed- Autmobiles - Commercial

	Jenkins Rd Southbound				Edward Rd Westbound				Jenkins Rd Northbound				N/A Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	91	6	0	97	3	0	140	143	0	8	4	12	0	0	0	0	252
07:15 AM	110	5	0	115	4	0	158	162	0	9	2	11	0	0	0	0	288
07:30 AM	128	6	0	134	2	0	184	186	0	13	7	20	0	0	0	0	340
07:45 AM	159	9	0	168	2	0	194	196	0	8	4	12	0	0	0	0	376
Total	488	26	0	514	11	0	676	687	0	38	17	55	0	0	0	0	1256
08:00 AM	182	16	0	198	6	0	206	212	0	13	7	20	0	0	0	0	430
08:15 AM	159	12	0	171	5	0	223	228	0	16	4	20	0	0	0	0	419
08:30 AM	136	10	0	146	5	0	184	189	0	11	6	17	0	0	0	0	352
08:45 AM	121	9	0	130	4	0	160	164	0	6	3	9	0	0	0	0	303
Total	598	47	0	645	20	0	773	793	0	46	20	66	0	0	0	0	1504
04:00 PM	133	6	0	139	11	0	121	132	0	11	9	20	0	0	0	0	291
04:15 PM	162	7	0	169	18	0	151	169	0	25	7	32	0	0	0	0	370
04:30 PM	147	9	0	156	11	0	180	191	0	11	8	19	0	0	0	0	366
04:45 PM	153	8	0	161	8	0	155	163	0	9	8	17	0	0	0	0	341
Total	595	30	0	625	48	0	607	655	0	56	32	88	0	0	0	0	1368
05:00 PM	182	8	0	190	7	0	140	147	0	8	8	16	0	0	0	0	353
05:15 PM	153	10	0	163	9	0	161	170	0	13	10	23	0	0	0	0	356
05:30 PM	121	9	0	130	7	0	147	154	0	8	7	15	0	0	0	0	299
05:45 PM	113	7	0	120	8	0	140	148	0	7	9	16	0	0	0	0	284
Total	569	34	0	603	31	0	588	619	0	36	34	70	0	0	0	0	1292
Grand Total	2250	137	0	2387	110	0	2644	2754	0	176	103	279	0	0	0	0	5420
Apprch %	94.3	5.7	0		4	0	96		0	63.1	36.9		0	0	0		
Total %	41.5	2.5	0	44	2	0	48.8	50.8	0	3.2	1.9	5.1	0	0	0	0	
Autmobiles	2131	135	0	2266	107	0	2545	2652	0	176	99	275	0	0	0	0	5193
% Autmobiles	94.7	98.5	0	94.9	97.3	0	96.3	96.3	0	100	96.1	98.6	0	0	0	0	95.8
Commercial	119	2	0	121	3	0	99	102	0	0	4	4	0	0	0	0	227
% Commercial	5.3	1.5	0	5.1	2.7	0	3.7	3.7	0	0	3.9	1.4	0	0	0	0	4.2

TURNING MOVEMENT VOLUME COUNTS

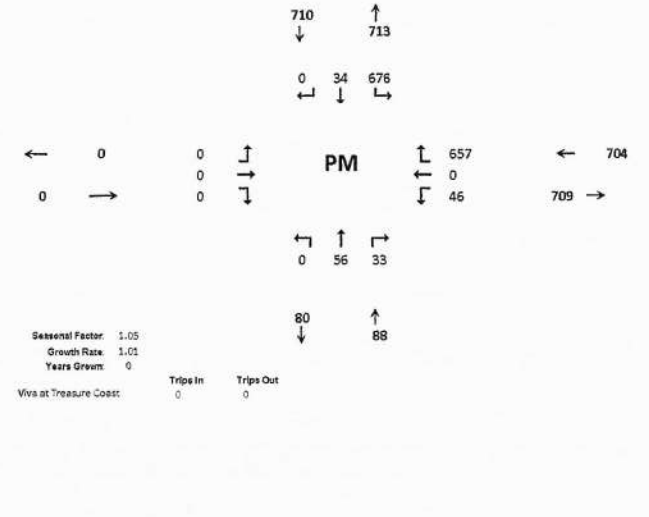
N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2023

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	8	4	91	6	0	6	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1484
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	139	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	139	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	138	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	0	48	21	638	47	0	0	0	0	18	0	807	1577	
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	
Growth	0	50	22	668	49	0	0	0	0	19	0	847	1656	
In/Out		OUT	OUT		IN							IN		
Percentage	0%	90%	10%	0%	90%	0%	0%	0%	0%	0%	0%	90%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	50	22	668	49	0	0	0	0	19	0	847	1656	



N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2023

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	133	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	138	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	
Growth	0	56	33	676	34	0	0	0	0	46	0	657	1502	
In/Out		OUT	OUT		IN							IN		
Percentage	0%	90%	10%	0%	90%	0%	0%	0%	0%	0%	0%	90%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	0	56	33	676	34	0	0	0	0	46	0	657	1502	



D-2

HCS Two-Way Stop-Control Report

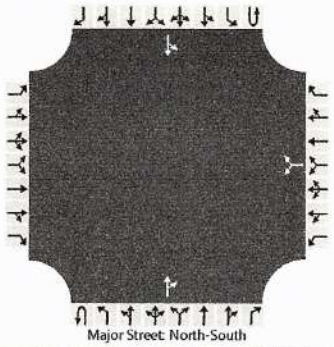
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2023
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		847			50	22		668	49	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							941							726		
Capacity, c (veh/h)							745							1514		
v/c Ratio							1.26							0.48		
95% Queue Length, Q_{95} (veh)							34.7							2.7		
Control Delay (s/veh)							148.4							9.6	4.7	
Level of Service (LOS)							F							A	A	
Approach Delay (s/veh)						148.4								9.2		
Approach LOS						F								A		

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

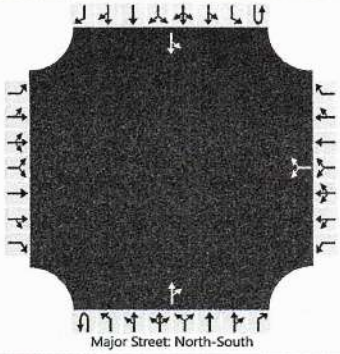
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2023
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Existing

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						46		657			56	33		676	34	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							725							697		
Capacity, c (veh/h)							530							1497		
v/c Ratio							1.37							0.47		
95% Queue Length, Q_{95} (veh)							32.7							2.5		
Control Delay (s/veh)							199.4							9.5	4.5	
Level of Service (LOS)							F							A	A	
Approach Delay (s/veh)						199.4							9.2			
Approach LOS						F							A			

Copyright © 2023 University of Florida. All Rights Reserved.

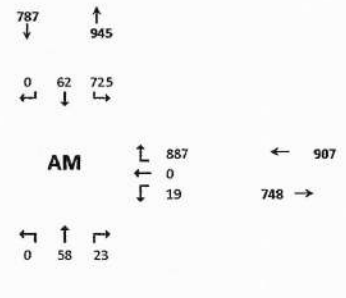
TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	8	4	91	6	0	0	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1434
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	159	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	159	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	136	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM											
Volumes	0	48	21	636	47	0	0	0	0	18	0	807	1577	
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	
Growth	0	52	23	688	51	0	0	0	0	19	0	873	1706	
In/Out				IN								OUT		
Percentage	0%	0%	0%	90%	0%	0%	0%	0%	0%	0%	0%	90%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	19	0	0	0	0	0	0	0	6	0	
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	4	0	11	11	0	0	0	0	0	0	3.575	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	0	0	0	0	0	0	0	0	1.03	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	0	0	0	0	0	0	0	0	1.11	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT								IN		
Volume	0	0	0	7	0	0	0	0	0	0	0	2	0	
Subtotal	0	6	0	37	11	0	0	0	0	0	0	14	0	
Total	0	58	23	725	62	0	0	0	0	19	0	887	1706	

SUBPROJECTS	Trips In	Trips Out
Viva at Treasure Coast East	0	0
Celebration Pointe - 25%	128	383
Creekside	143	421
Orange 95 Parcel B	103	20
Orange 95 Parcel D + E	111	22
Viva at Treasure Coast West	22	70

Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 3

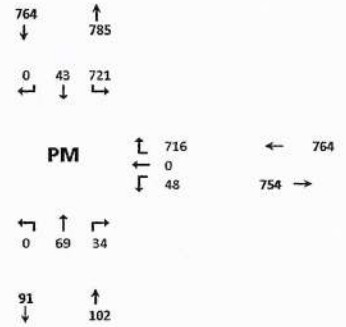


N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	153	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	
PM PEAK HOUR IS FROM:			4:15PM TO 5:15PM											
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	
Growth	0	57	34	697	35	0	0	0	0	48	0	677	1547	
In/Out		0	0	0								OUT		
Percentage	0%	0%	0%	90%	0%	0%	0%	0%	0%	0%	0%	90%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	11	0	0	0	0	0	0	0	20	0	
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0%	0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	11	0	6	6	0	0	0	0	0	0	11	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	0	0	1	1	0	0	0	0	0	0	0	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	0	0	1	1	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT								IN		
Volume	0	0	0	4	0	0	0	0	0	0	0	7	0	
Subtotal	0	11	0	24	8	0	0	0	0	0	0	39	0	
Total	0	69	34	721	43	0	0	0	0	48	0	716	1547	

SUBPROJECTS	Trips In	Trips Out
Viva at Treasure Coast East	0	0
Celebration Pointe - 25%	405	228
Creekside	426	256
Orange 95 Parcel B	28	99
Orange 95 Parcel D + E	30	107
Viva at Treasure Coast West	73	43

Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 3



HCS Two-Way Stop-Control Report

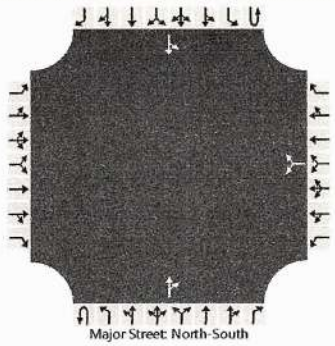
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	Without Project

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		887			58	23		725	62	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							985							788		
Capacity, c (veh/h)							682							1501		
v/c Ratio							1.44							0.52		
95% Queue Length, Q_{95} (veh)							45.9							3.2		
Control Delay (s/veh)							226.2							10.0	5.5	
Level of Service (LOS)							F							B	A	
Approach Delay (s/veh)					226.2								9.7			
Approach LOS					F								A			

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

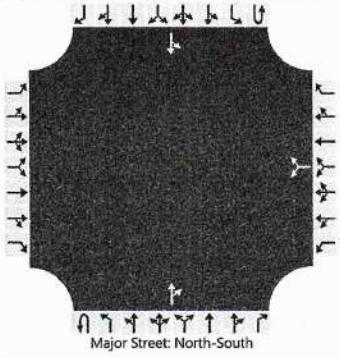
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	Without Project

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						48		716			69	34		721	43	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							788							743		
Capacity, c (veh/h)							472							1479		
v/c Ratio							1.67							0.50		
95% Queue Length, Q_{95} (veh)							45.9							2.9		
Control Delay (s/veh)							331.4							9.9	5.1	
Level of Service (LOS)							F							A	A	
Approach Delay (s/veh)					331.4								9.6			
Approach LOS					F								A			

Copyright © 2023 University of Florida. All Rights Reserved.

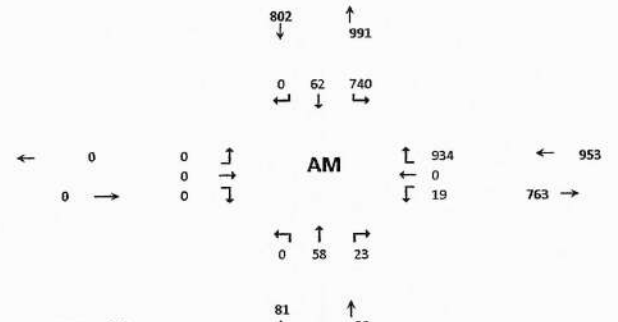
TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	8	4	91	6	0	0	0	0	3	0	140	252	1256
7:15-7:30	0	9	2	110	5	0	0	0	0	4	0	158	288	1434
7:30-7:45	0	13	7	128	6	0	0	0	0	2	0	184	340	1565
7:45-8:00	0	8	4	159	9	0	0	0	0	2	0	194	376	1577
8:00-8:15	0	13	7	182	16	0	0	0	0	6	0	206	430	1504
8:15-8:30	0	16	4	159	12	0	0	0	0	5	0	223	419	
8:30-8:45	0	11	6	136	10	0	0	0	0	5	0	184	352	
8:45-9:00	0	6	3	121	9	0	0	0	0	4	0	160	303	
AM PEAK HOUR IS FROM:				7:45AM TO 8:45AM										
Volumes	0	48	21	636	47	0	0	0	0	18	0	807	1577	
Season Factor	0	50	22	668	49	0	0	0	0	19	0	847	1656	
Growth	0	52	23	688	51	0	0	0	0	19	0	873	1706	
In/Out				IN								OUT		
Percentage	0%	0%	0%	70%	0%	0%	0%	0%	0%	0%	0%	70%		
PROJECT	0	0	0	15	0	0	0	0	0	0	0	46	61	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	19	0	0	0	0	0	0	0	6	0	
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	4	0	11	11	0	0	0	0	0	0	4	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	0	0	0	0	0	0	0	0	1	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	0	0	0	0	0	0	0	0	1	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT								IN		
Volume	0	0	0	7	0	0	0	0	0	0	0	2	0	
Subtotal	0	6	0	37	11	0	0	0	0	0	0	14	0	
Total	0	58	23	740	62	0	0	0	0	19	0	934	1767	

	Seasonal Factor	1.05
	Growth Rate	1.01
	Years Grown	3

	Trips In	Trips Out
Viva at Treasure Coast East	21	66
Celebration Pointe - 25%	128	383
Creekside	143	421
Orange 95 Parcel B	103	20
Orange 95 Parcel D + E	111	22
Viva at Treasure Coast West	22	70

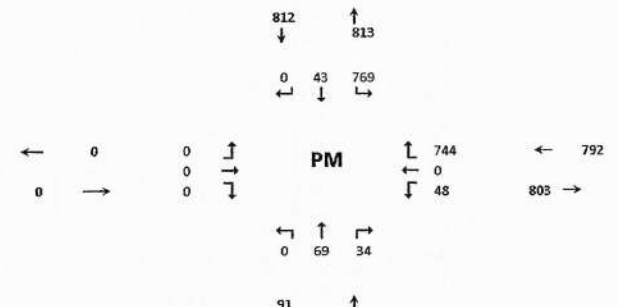


N/S STREET Jenkins Rd **E/W STREET** Edwards Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	0	11	9	133	6	0	0	0	0	11	0	121	291	1368
4:15-4:30	0	25	7	162	7	0	0	0	0	18	0	151	370	1430
4:30-4:45	0	11	8	147	9	0	0	0	0	11	0	180	366	1416
4:45-5:00	0	9	8	153	8	0	0	0	0	8	0	155	341	1349
5:00-5:15	0	8	8	182	8	0	0	0	0	7	0	140	353	1292
5:15-5:30	0	13	10	153	10	0	0	0	0	9	0	161	356	
5:30-5:45	0	8	7	121	9	0	0	0	0	7	0	147	299	
5:45-6:00	0	7	9	113	7	0	0	0	0	8	0	140	284	
PM PEAK HOUR IS FROM:				4:15PM TO 5:15PM										
Volumes	0	53	31	644	32	0	0	0	0	44	0	626	1430	
Season Factor	0	56	33	676	34	0	0	0	0	46	0	657	1502	
Growth	0	57	34	697	35	0	0	0	0	48	0	677	1547	
In/Out		0	0	IN	0							OUT		
Percentage	0%	0%	0%	70%	0%	0%	0%	0%	0%	0%	0%	70%		
PROJECT	0	0	0	48	0	0	0	0	0	0	0	28	76	
SUBPROJECTS														
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out				OUT								IN		
Volume	0	0	0	11	0	0	0	0	0	0	0	20	0	
%	0.0%	2.5%	0.0%	2.5%	2.5%	0.0%	0%	0%	0.0%	0.0%	0.0%	2.5%		
In/Out		IN		OUT	OUT							IN		
Volume	0	11	0	6	6	0	0	0	0	0	0	11	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	0	0	1	1	0	0	0	0	0	0	0	0	
%	0.0%	1.0%	0.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	0	0	1	1	0	0	0	0	0	0	0	0	
%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	0%	0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT								IN		
Volume	0	0	0	4	0	0	0	0	0	0	0	7	0	
Subtotal	0	11	0	24	8	0	0	0	0	0	0	39	0	
Total	0	69	34	769	43	0	0	0	0	48	0	744	1823	

	Seasonal Factor	1.05
	Growth Rate	1.01
	Years Grown	3

	Trips In	Trips Out
Viva at Treasure Coast East	69	40
Celebration Pointe - 25%	405	228
Creekside	426	256
Orange 95 Parcel B	28	99
Orange 95 Parcel D + E	30	107
Viva at Treasure Coast West	73	43



HCS Two-Way Stop-Control Report

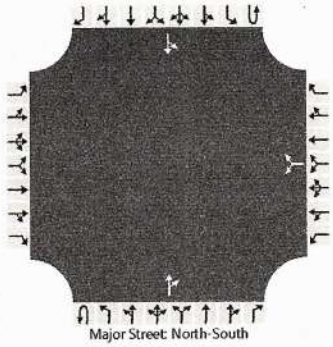
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	North-South
Project Description	With Project

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						19		934			58	23		740	62	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							1036							804		
Capacity, c (veh/h)							677							1501		
v/c Ratio							1.53							0.54		
95% Queue Length, Q_{95} (veh)							52.3							3.3		
Control Delay (s/veh)							263.7							10.1	5.6	
Level of Service (LOS)							F							B	A	
Approach Delay (s/veh)						263.7								9.8		
Approach LOS						F								A		

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

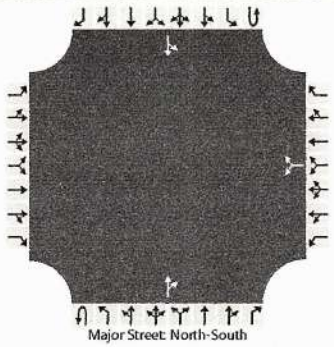
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	North-South
Project Description	With Project

Site Information

Intersection	Jenkins and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Jenkins
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	0	0		0	1	0	0	0	1	0	0	0	1	0
Configuration							LR					TR		LT		
Volume (veh/h)						48		744			69	34		769	43	
Percent Heavy Vehicles (%)						3		3						3		
Proportion Time Blocked																
Percent Grade (%)						0										
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)						7.1		6.2						4.1		
Critical Headway (sec)						6.43		6.23						4.13		
Base Follow-Up Headway (sec)						3.5		3.3						2.2		
Follow-Up Headway (sec)						3.53		3.33						2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)							816							793		
Capacity, c (veh/h)							426							1479		
v/c Ratio							1.91							0.54		
95% Queue Length, Q_{95} (veh)							54.4							3.3		
Control Delay (s/veh)							442.0							10.2	5.6	
Level of Service (LOS)							F							B	A	
Approach Delay (s/veh)						442.0								10.0		
Approach LOS						F								A		

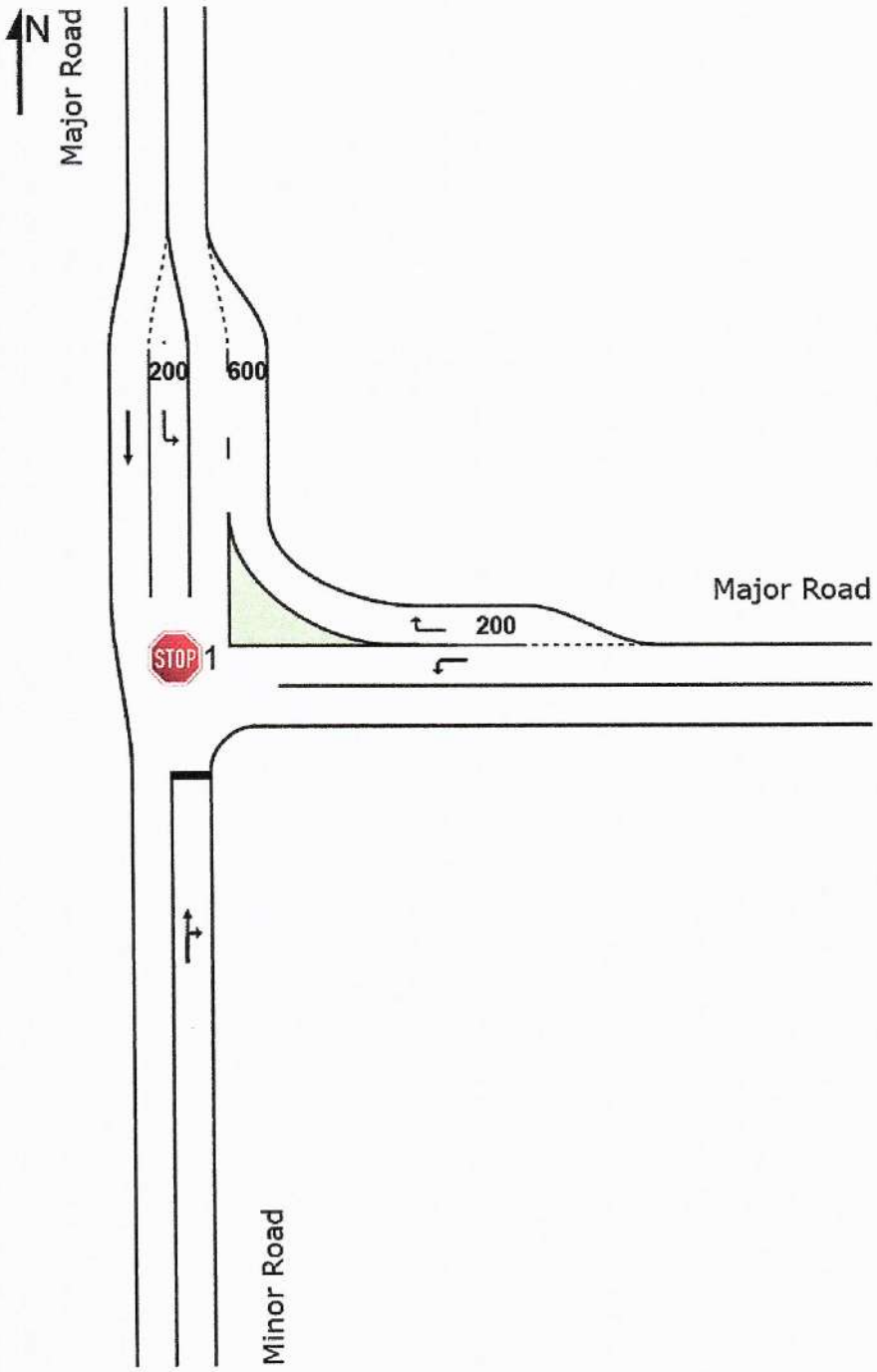
Copyright © 2023 University of Florida. All Rights Reserved.

SITE LAYOUT

Site: 1 [Stop 3-way 2-Lane Major US (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Stop (Two-Way)

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



AM w/o project

MOVEMENT SUMMARY

Site: 1 [Stop 3-way 2-Lane Major US (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Stop (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	58	0	63	0.0	0.852	136.9	LOS F	4.5	111.9	0.96	1.27	2.24	11.6
22	R2	23	0	25	0.0	0.852	101.0	LOS F	4.5	111.9	0.96	1.27	2.24	11.6
Approach		81	0	88	0.0	0.852	126.7	LOS F	4.5	111.9	0.96	1.27	2.24	11.6
East: Major Road														
19	L2	19	0	21	0.0	0.026	4.8	LOS A	0.1	2.4	0.56	0.45	0.56	32.3
847	R2	887	0	964	0.0	0.599	7.4	LOS A	0.0	0.0	0.00	0.00	0.00	35.5
Approach		906	0	985	0.0	0.599	7.7	NA	0.1	2.4	0.01	0.01	0.01	35.4
North: Major Road														
668	L2	725	0	788	0.0	0.435	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	34.9
49	T1	62	0	67	0.0	0.035	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0
Approach		787	0	855	0.0	0.435	0.1	NA	0.0	0.0	0.00	0.00	0.00	35.2
All Vehicles		1774	0	1928	0.0	0.852	9.5	NA	4.5	111.9	0.05	0.06	0.11	32.4

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Minor Road Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: O'ROURKE ENGINEERING & PLANNING | Licence: PLUS / 1PC | Processed: Thursday, July 13, 2023 1:57:34 PM
Project: C:\Users\Taylor\Desktop\Intersect Existing 01.sip9

PM w/o project

MOVEMENT SUMMARY

Site: 1 [Stop 3-way 2-Lane Major US (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Stop (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	69	0	71	0.0	0.705	79.7	LOS F	3.5	87.4	0.93	1.16	1.85	16.3
22	R2	34	0	35	0.0	0.705	56.8	LOS F	3.5	87.4	0.93	1.16	1.85	16.3
Approach		103	0	106	0.0	0.705	72.1	LOS F	3.5	87.4	0.93	1.16	1.85	16.3
East: Major Road														
19	L2	48	0	49	0.0	0.059	4.8	LOS A	0.2	5.7	0.55	0.47	0.55	32.2
847	R2	716	0	738	0.0	0.458	5.8	LOS A	0.0	0.0	0.00	0.00	0.00	35.6
Approach		764	0	788	0.0	0.458	5.9	NA	0.2	5.7	0.03	0.03	0.03	35.4
North: Major Road														
668	L2	721	0	743	0.0	0.411	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	34.9
49	T1	43	0	44	0.0	0.023	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0
Approach		764	0	788	0.0	0.411	0.1	NA	0.0	0.0	0.00	0.00	0.00	35.1
All Vehicles		1631	0	1681	0.0	0.705	7.2	NA	3.5	87.4	0.07	0.09	0.13	32.9

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Minor Road Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com

AM w/ project

MOVEMENT SUMMARY

Site: 1 [Stop 3-way 2-Lane Major US (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Stop (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	58	0	63	0.0	0.933	166.8	LOS F	5.5	136.9	0.98	1.36	2.55	10.1
22	R2	23	0	25	0.0	0.933	126.6	LOS F	5.5	136.9	0.98	1.36	2.55	10.1
Approach		81	0	88	0.0	0.933	155.4	LOS F	5.5	136.9	0.98	1.36	2.55	10.1
East: Major Road														
19	L2	19	0	21	0.0	0.026	4.9	LOS A	0.1	2.5	0.56	0.45	0.56	32.2
847	R2	934	0	1015	0.0	0.631	7.9	LOS A	0.0	0.0	0.00	0.00	0.00	35.5
Approach		953	0	1036	0.0	0.631	8.2	NA	0.1	2.5	0.01	0.01	0.01	35.4
North: Major Road														
668	L2	740	0	804	0.0	0.445	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	34.9
49	T1	62	0	67	0.0	0.035	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0
Approach		802	0	872	0.0	0.445	0.2	NA	0.0	0.0	0.00	0.00	0.00	35.2
All Vehicles		1836	0	1996	0.0	0.933	10.9	NA	5.5	136.9	0.05	0.06	0.12	31.8

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Minor Road Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: O'ROURKE ENGINEERING & PLANNING | Licence: PLUS / 1PC | Processed: Thursday, July 13, 2023 1:59:51 PM
Project: C:\Users\Taylor\Desktop\Intersect Existing 01.sip9

PM w/ project

MOVEMENT SUMMARY

Site: 1 [Stop 3-way 2-Lane Major US (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Stop (Two-Way)

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	69	0	71	0.0	0.784	99.8	LOS F	4.2	103.9	0.95	1.23	2.10	14.3
22	R2	34	0	35	0.0	0.784	73.8	LOS F	4.2	103.9	0.95	1.23	2.10	14.3
Approach		103	0	106	0.0	0.784	91.2	LOS F	4.2	103.9	0.95	1.23	2.10	14.3
East: Major Road														
19	L2	48	0	49	0.0	0.061	5.1	LOS A	0.2	5.9	0.56	0.49	0.56	32.1
847	R2	744	0	767	0.0	0.476	5.9	LOS A	0.0	0.0	0.00	0.00	0.00	35.6
Approach		792	0	816	0.0	0.476	6.1	NA	0.2	5.9	0.03	0.03	0.03	35.4
North: Major Road														
668	L2	769	0	793	0.0	0.438	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	34.9
49	T1	43	0	44	0.0	0.023	0.0	LOS A	0.0	0.0	0.00	0.00	0.00	40.0
Approach		812	0	837	0.0	0.438	0.2	NA	0.0	0.0	0.00	0.00	0.00	35.1
All Vehicles		1707	0	1760	0.0	0.784	8.2	NA	4.2	103.9	0.07	0.09	0.14	32.4

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Minor Road Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

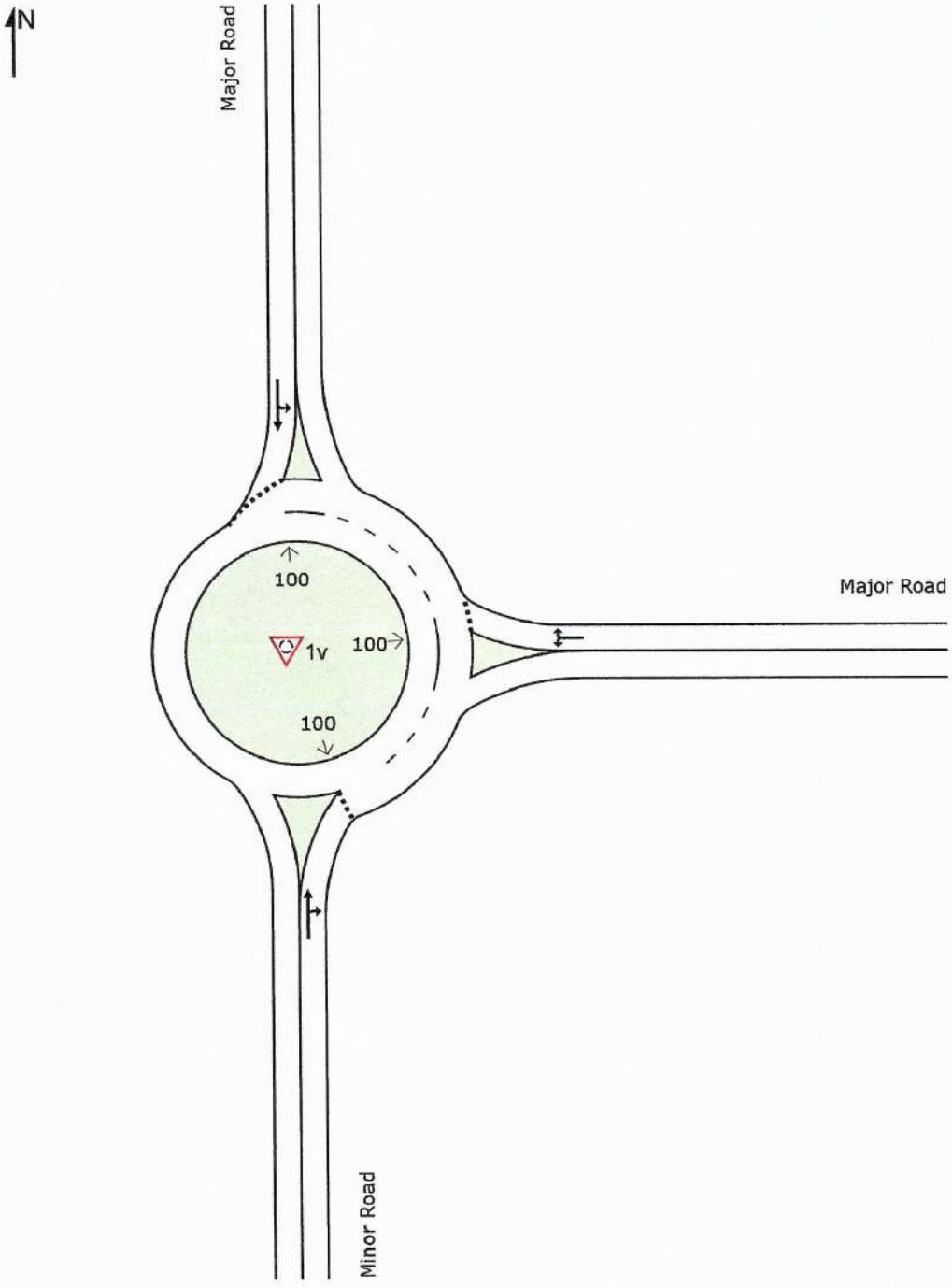
SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: O'ROURKE ENGINEERING & PLANNING | Licence: PLUS / 1PC | Processed: Thursday, July 13, 2023 2:09:30 PM
Project: C:\Users\Taylor\Desktop\Intersect Existing 01.sip9

SITE LAYOUT

Site: 1v [Stop 3-way 2-Lane Major US - Conversion (Site Folder: General)]

Three-way intersection with 2-lane major road (Stop control)
Site Category: (None)
Roundabout

Layout pictures are schematic functional drawings reflecting input data. They are not design drawings.



AM w/o project

MOVEMENT SUMMARY

Site: 1v [Stop 3-way 2-Lane Major US - Conversion (Site Folder: General)]

Three-way Roundabout with 2-lane major road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	58	0	63	0.0	0.143	7.5	LOS A	0.6	14.1	0.64	0.64	0.64	34.1
22	R2	23	0	25	0.0	0.143	7.5	LOS A	0.6	14.1	0.64	0.64	0.64	33.1
Approach		81	0	88	0.0	0.143	7.5	LOS A	0.6	14.1	0.64	0.64	0.64	33.8
East: Major Road														
19	L2	19	0	21	0.0	0.732	13.2	LOS B	8.6	213.8	0.47	0.22	0.47	31.2
847	R2	887	0	964	0.0	0.732	13.2	LOS B	8.6	213.8	0.47	0.22	0.47	30.4
Approach		906	0	985	0.0	0.732	13.2	LOS B	8.6	213.8	0.47	0.22	0.47	30.4
North: Major Road														
668	L2	725	0	788	0.0	0.613	9.6	LOS A	5.5	138.6	0.19	0.06	0.19	30.8
49	T1	62	0	67	0.0	0.613	9.6	LOS A	5.5	138.6	0.19	0.06	0.19	30.7
Approach		787	0	855	0.0	0.613	9.6	LOS A	5.5	138.6	0.19	0.06	0.19	30.8
All Vehicles		1774	0	1928	0.0	0.732	11.4	LOS B	8.6	213.8	0.35	0.17	0.35	30.7

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: O'ROURKE ENGINEERING & PLANNING | Licence: PLUS / 1PC | Processed: Thursday, July 13, 2023 2:12:12 PM
Project: C:\Users\Taylor\Desktop\Intersect Existing 01.sip9

PM w/o project

MOVEMENT SUMMARY

Site: 1v [Stop 3-way 2-Lane Major US - Conversion (Site Folder: General)]

Three-way Roundabout with 2-lane major road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	69	0	71	0.0	0.164	7.5	LOS A	0.7	16.6	0.63	0.63	0.63	34.1
22	R2	34	0	35	0.0	0.164	7.5	LOS A	0.7	16.6	0.63	0.63	0.63	33.1
Approach		103	0	106	0.0	0.164	7.5	LOS A	0.7	16.6	0.63	0.63	0.63	33.8
East: Major Road														
19	L2	48	0	49	0.0	0.589	9.4	LOS A	4.7	118.4	0.34	0.17	0.34	32.9
847	R2	716	0	738	0.0	0.589	9.4	LOS A	4.7	118.4	0.34	0.17	0.34	31.9
Approach		764	0	788	0.0	0.589	9.4	LOS A	4.7	118.4	0.34	0.17	0.34	32.0
North: Major Road														
668	L2	721	0	743	0.0	0.578	9.1	LOS A	4.7	116.5	0.28	0.12	0.28	31.0
49	T1	43	0	44	0.0	0.578	9.1	LOS A	4.7	116.5	0.28	0.12	0.28	30.8
Approach		764	0	788	0.0	0.578	9.1	LOS A	4.7	116.5	0.28	0.12	0.28	31.0
All Vehicles		1631	0	1681	0.0	0.589	9.1	LOS A	4.7	118.4	0.33	0.17	0.33	31.6

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: O'ROURKE ENGINEERING & PLANNING | Licence: PLUS / 1PC | Processed: Thursday, July 13, 2023 2:16:51 PM
Project: C:\Users\Taylor\Desktop\Intersect Existing 01.sip9

AM w/ project

MOVEMENT SUMMARY

Site: 1v [Stop 3-way 2-Lane Major US - Conversion (Site Folder: General)]

Three-way Roundabout with 2-lane major road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	58	0	63	0.0	0.145	7.7	LOS A	0.6	14.3	0.64	0.64	0.64	34.0
22	R2	23	0	25	0.0	0.145	7.7	LOS A	0.6	14.3	0.64	0.64	0.64	33.0
Approach		81	0	88	0.0	0.145	7.7	LOS A	0.6	14.3	0.64	0.64	0.64	33.7
East: Major Road														
19	L2	19	0	21	0.0	0.770	14.8	LOS B	10.2	254.8	0.53	0.25	0.53	30.6
847	R2	934	0	1015	0.0	0.770	14.8	LOS B	10.2	254.8	0.53	0.25	0.53	29.7
Approach		953	0	1036	0.0	0.770	14.8	LOS B	10.2	254.8	0.53	0.25	0.53	29.7
North: Major Road														
668	L2	740	0	804	0.0	0.625	9.9	LOS A	5.8	145.4	0.19	0.06	0.19	30.7
49	T1	62	0	67	0.0	0.625	9.9	LOS A	5.8	145.4	0.19	0.06	0.19	30.6
Approach		802	0	872	0.0	0.625	9.9	LOS A	5.8	145.4	0.19	0.06	0.19	30.7
All Vehicles		1836	0	1996	0.0	0.770	12.3	LOS B	10.2	254.8	0.39	0.18	0.39	30.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: O'ROURKE ENGINEERING & PLANNING | Licence: PLUS / 1PC | Processed: Thursday, July 13, 2023 2:13:15 PM
Project: C:\Users\Taylor\Desktop\Intersect Existing 01.sip9

PM w/ project

MOVEMENT SUMMARY

Site: 1v [Stop 3-way 2-Lane Major US - Conversion (Site Folder: General)]

Three-way Roundabout with 2-lane major road
Site Category: (None)
Roundabout

Vehicle Movement Performance

Mov ID	Turn	INPUT VOLUMES [Total veh/h	HV] veh/h	DEMAND FLOWS [Total veh/h	HV] %	Deg. Satn v/c	Aver. Delay sec	Level of Service	95% BACK OF QUEUE [Veh. veh	Dist] ft	Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed mph
South: Minor Road														
50	T1	69	0	71	0.0	0.173	7.9	LOS A	0.7	17.3	0.65	0.65	0.65	33.9
22	R2	34	0	35	0.0	0.173	7.9	LOS A	0.7	17.3	0.65	0.65	0.65	32.9
Approach		103	0	106	0.0	0.173	7.9	LOS A	0.7	17.3	0.65	0.65	0.65	33.5
East: Major Road														
19	L2	48	0	49	0.0	0.611	9.9	LOS A	5.1	128.7	0.36	0.18	0.36	32.7
847	R2	744	0	767	0.0	0.611	9.9	LOS A	5.1	128.7	0.36	0.18	0.36	31.7
Approach		792	0	816	0.0	0.611	9.9	LOS A	5.1	128.7	0.36	0.18	0.36	31.8
North: Major Road														
668	L2	769	0	793	0.0	0.615	9.8	LOS A	5.4	134.3	0.30	0.13	0.30	30.7
49	T1	43	0	44	0.0	0.615	9.8	LOS A	5.4	134.3	0.30	0.13	0.30	30.5
Approach		812	0	837	0.0	0.615	9.8	LOS A	5.4	134.3	0.30	0.13	0.30	30.7
All Vehicles		1707	0	1760	0.0	0.615	9.7	LOS A	5.4	134.3	0.35	0.18	0.35	31.3

Site Level of Service (LOS) Method: Delay & v/c (HCM 6). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Sign Control.
Vehicle movement LOS values are based on average delay and v/c ratio (degree of saturation) per movement.
LOS F will result if v/c > 1 irrespective of movement delay value (does not apply for approaches and intersection).
Intersection and Approach LOS values are based on average delay for all movements (v/c not used as specified in HCM 6).
Roundabout Capacity Model: US HCM 6.
Delay Model: HCM Delay Formula (Geometric Delay is not included).
Queue Model: HCM Queue Formula.
Gap-Acceptance Capacity: Traditional M1.
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

SIDRA INTERSECTION 9.0 | Copyright © 2000-2020 Akcelik and Associates Pty Ltd | sidrasolutions.com
Organisation: O'ROURKE ENGINEERING & PLANNING | Licence: PLUS / 1PC | Processed: Thursday, July 13, 2023 2:17:52 PM
Project: C:\Users\Taylor\Desktop\Intersect Existing 01.sip9

DE TRAFFIC

detraffic.com
(386) 341-4186
Jenkins Rd at Okeechobee Rd
St. Lucie County, Fl

File Name : jenkins at okee
Site Code : 00000001
Start Date : 6/15/2023
Page No : 1

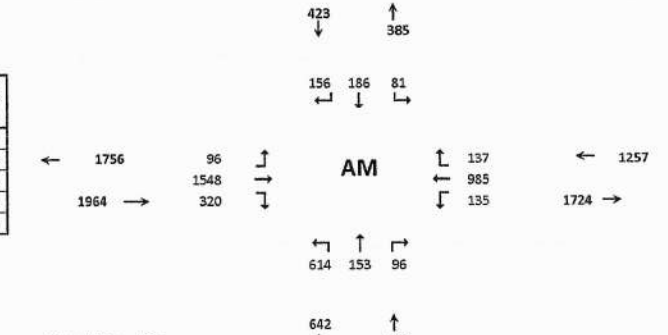
Groups Printed- Automobiles - Commercial

	Jenkins Rd Southbound				Okeechobee Rd Westbound				Jenkins Rd Northbound				Okeechobee Rd Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
07:00 AM	12	27	20	59	9	154	12	175	108	29	17	154	11	237	42	290	678
07:15 AM	19	36	28	83	20	239	22	281	119	35	19	173	18	320	52	390	927
07:30 AM	20	41	36	97	26	229	28	283	127	43	19	189	19	344	76	439	1008
07:45 AM	21	53	30	104	29	227	21	277	142	35	26	203	21	418	68	507	1091
Total	72	157	114	343	84	849	83	1016	496	142	81	719	69	1319	238	1626	3704
08:00 AM	19	43	39	101	31	255	28	314	152	32	29	213	27	379	84	490	1118
08:15 AM	17	40	44	101	43	227	53	323	164	36	17	217	24	333	77	434	1075
08:30 AM	24	51	39	114	29	214	47	290	117	43	21	181	22	319	67	408	993
08:45 AM	22	44	28	94	24	207	45	276	98	34	14	146	17	296	76	389	905
Total	82	178	150	410	127	903	173	1203	531	145	81	757	90	1327	304	1721	4091
04:00 PM	47	38	24	109	23	207	34	264	106	32	7	145	34	215	63	312	830
04:15 PM	47	53	26	126	28	201	42	271	121	36	11	168	24	207	73	304	869
04:30 PM	44	45	46	135	22	229	55	306	143	31	19	193	20	230	88	338	972
04:45 PM	52	54	29	135	30	224	45	299	119	29	14	162	26	246	68	340	936
Total	190	190	125	505	103	861	176	1140	489	128	51	668	104	898	292	1294	3607
05:00 PM	47	37	33	117	33	265	38	336	105	26	16	147	29	289	64	382	982
05:15 PM	41	31	32	104	28	241	45	314	123	25	13	161	30	294	79	403	982
05:30 PM	43	36	33	112	28	252	33	313	104	33	11	148	26	284	70	380	953
05:45 PM	39	31	23	93	33	235	25	293	100	29	7	136	31	245	47	323	845
Total	170	135	121	426	122	993	141	1256	432	113	47	592	116	1112	260	1488	3762
Grand Total	514	660	510	1684	436	3606	573	4615	1948	528	260	2736	379	4656	1094	6129	15164
Apprch %	30.5	39.2	30.3		9.4	78.1	12.4		71.2	19.3	9.5		6.2	76	17.8		
Total %	3.4	4.4	3.4	11.1	2.9	23.8	3.8	30.4	12.8	3.5	1.7	18	2.5	30.7	7.2	40.4	
Automobiles	490	643	459	1592	423	3502	531	4456	1886	500	244	2630	359	4534	1049	5942	14620
% Automobiles	95.3	97.4	90	94.5	97	97.1	92.7	96.6	96.8	94.7	93.8	96.1	94.7	97.4	95.9	96.9	96.4
Commercial	24	17	51	92	13	104	42	159	62	28	16	106	20	122	45	187	544
% Commercial	4.7	2.6	10	5.5	3	2.9	7.3	3.4	3.2	5.3	6.2	3.9	5.3	2.6	4.1	3.1	3.6

TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **EW STREET** Okeechobee Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2023

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	108	29	17	22	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4252
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	127	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	
AM PEAK HOUR IS FROM:	7:30 AM TO 8:30AM													
Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	614	153	96	81	186	156	96	1548	320	135	985	137	4507	

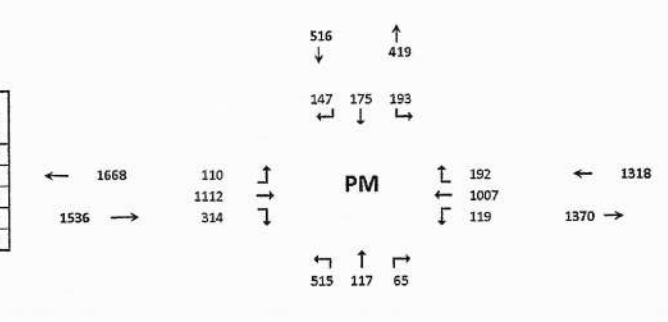


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	Trips In	Trips Out
Viva at Treasure Coast	0	0

N/S STREET Jenkins Rd **EW STREET** Okeechobee Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2023

15 Min Period lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	103	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	849	
PM PEAK HOUR IS FROM:	4:30 PM TO 5:30PM													
Volumes	480	111	62	184	167	140	105	1059	269	113	859	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Subtotal	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	

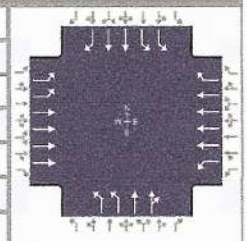


Seasonal Factor: 1.05
Growth Rate: 1.01
Years Grown: 0

	Trips In	Trips Out
Viva at Treasure Coast	0	0

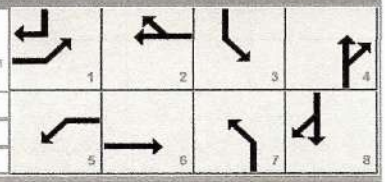
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.96
Urban Street	Okeechobee Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - EXISTING AM -...		
Project Description	Existing AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	96	1548		135	985	137	614	153	96	81	186	156

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	6.8	5.3	48.2	6.7	10.7	15.7	
Yellow	4.8	0.0	4.8	4.8	4.8	4.8	
Red	2.5	0.0	2.5	2.5	2.5	2.5	

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	14.1	55.5	19.4	60.8	32.0	41.1	14.0	23.0
Change Period, ($Y+R_c$), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0	4.0	4.1	4.0	4.1
Queue Clearance Time (g_s), s	5.6		11.9		25.4	9.9	5.0	14.1
Green Extension Time (g_e), s	0.3	0.0	0.3	0.0	0.0	2.3	0.2	1.7
Phase Call Probability	0.97		0.99		1.00	1.00	0.95	1.00
Max Out Probability	0.00		0.01		1.00	0.00	0.00	0.14

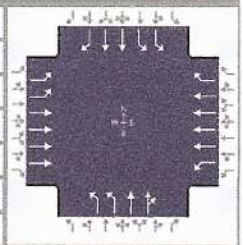
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	100	1613		141	1026	143	640	134	126	84	194	163
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1662	1757	1809	1610
Queue Service Time (g_s), s	3.6	24.9		9.9	13.4	7.4	23.4	7.3	7.9	3.0	6.5	12.1
Cycle Queue Clearance Time (g_c), s	3.6	24.9		9.9	13.4	7.4	23.4	7.3	7.9	3.0	6.5	12.1
Green Ratio (*g/C*)	0.05	0.37		0.09	0.41	0.41	0.19	0.26	0.26	0.05	0.12	0.17
Capacity (*c*), veh/h	184	2561		169	2842	663	668	494	432	180	438	279
Volume-to-Capacity Ratio (*X*)	0.543	0.630		0.834	0.361	0.215	0.958	0.271	0.291	0.468	0.442	0.582
Back of Queue (*Q*), ft/ln (95 th percentile)	73.8	388.7		214	230	130.5	452.5	152	143.7	61.9	131.6	213.2
Back of Queue (*Q*), veh/ln (95 th percentile)	3.0	15.5		8.6	9.2	5.2	18.1	6.1	5.7	2.5	5.3	8.5
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	60.1	33.5		58.0	26.4	24.7	52.1	38.3	38.5	59.9	53.1	49.4
Incremental Delay (d_2), s/veh	2.5	1.2		10.2	0.4	0.7	24.8	0.3	0.4	1.9	0.7	1.9
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	62.6	34.7		68.1	26.8	25.4	76.9	38.6	38.9	61.8	53.8	51.3
Level of Service (LOS)	E	C		E	C	C	E	D	D	E	D	D
Approach Delay, s/veh / LOS	36.4	D		31.1	C		65.9	E		54.4	D	
Intersection Delay, s/veh / LOS	42.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.98	C
Bicycle LOS Score / LOS	1.19	A	1.03	A	1.23	A	0.85	A

Copyright © 2023 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

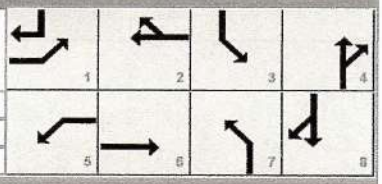
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.98
Urban Street	Okeechobee Road	Analysis Year	2023	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - EXISTING PM -...		
Project Description	Existing PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	110	1112		119	1007	192	515	117	65	193	175	147

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	6.9	3.6		55.6	9.7	3.7	14.1					
Yellow	4.8	0.0		4.8	4.8	4.8	4.8					
Red	2.5	0.0		2.5	2.5	2.5	2.5					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	14.2	62.9	17.8	66.5	28.0	32.4	17.0	21.4
Change Period, (*Y+R c*), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0	4.0	4.1	4.0	4.1
Queue Clearance Time (*g s*), s	6.1		10.6		21.2	8.0	9.1	13.2
Green Extension Time (*g e*), s	0.3	0.0	0.0	0.0	0.0	1.8	0.5	0.9
Phase Call Probability	0.98		0.99		1.00	1.00	1.00	1.00
Max Out Probability	0.00		1.00		1.00	0.00	0.00	0.84

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	112	1135		121	1028	196	526	95	91	197	179	150
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1679	1757	1809	1610
Queue Service Time (*g s*), s	4.1	14.6		8.6	12.4	9.8	19.2	5.5	6.0	7.1	6.0	11.2
Cycle Queue Clearance Time (*g c*), s	4.1	14.6		8.6	12.4	9.8	19.2	5.5	6.0	7.1	6.0	11.2
Green Ratio (*g/C*)	0.05	0.43		0.08	0.46	0.46	0.16	0.19	0.19	0.07	0.11	0.16
Capacity (*c*), veh/h	186	2949		146	3141	733	560	367	324	261	391	259
Volume-to-Capacity Ratio (*X*)	0.604	0.385		0.832	0.327	0.267	0.939	0.259	0.280	0.754	0.457	0.578
Back of Queue (*Q*), ft/ln (95 th percentile)	83.6	246.6		216.9	214.2	169.9	384	116.7	112.4	147.2	123	201.8
Back of Queue (*Q*), veh/ln (95 th percentile)	3.3	9.9		8.7	8.6	6.8	15.4	4.7	4.5	5.9	4.9	8.1
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	60.2	25.5		58.9	22.7	22.0	54.0	44.6	44.7	59.0	54.4	50.5
Incremental Delay (*d 2*), s/veh	3.1	0.4		28.3	0.3	0.9	24.0	0.4	0.5	4.4	0.8	2.0
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	63.4	25.9		87.2	23.0	22.9	78.0	44.9	45.2	63.4	55.2	52.5
Level of Service (LOS)	E	C		F	C	C	E	D	D	E	E	D
Approach Delay, s/veh / LOS	29.3	C		28.7	C		69.4	E		57.5	E	
Intersection Delay, s/veh / LOS	40.4						D					

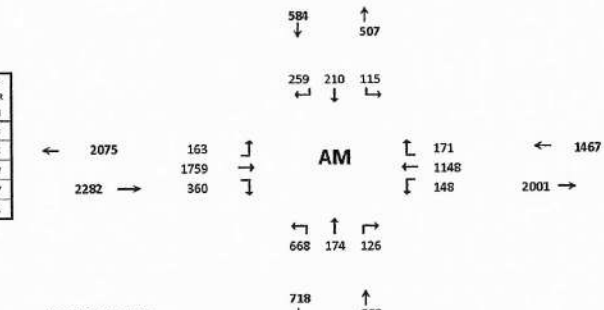
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.57	C	2.97	C	2.98	C
Bicycle LOS Score / LOS	1.00	A	1.04	A	1.07	A	0.92	A

Copyright © 2023 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Okeechobee Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St. Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	108	29	17	12	27	20	11	237	42	9	154	12	678	3704
7:15-7:30	119	35	19	19	36	28	18	320	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	49	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	



AM PEAK HOUR IS FROM:	7:30 AM TO 8:30AM													
Volumes	585	146	91	77	177	149	91	1474	305	129	938	130	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	633	158	98	83	191	161	98	1595	330	140	1015	141	4643	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	90%	0%	0%	0%	90%	90%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	

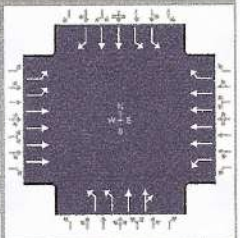
Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 3

SUBPROJECTS

															Trips In	Trips Out
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	Kings Highway Commerce Park	461	114
%	0.0%	5.0%	0.0%	2.0%	5.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	2.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	2	0	3	8	8	2	0	0	0	0	1	0	Whispering Oaks	45	167
%	0.0%	2.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN			OUT											
Volume	0	2	0	0	7	0	0	0	0	0	0	0	0	Bent Creek - 50%	124	372
%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						OUT	IN									
Volume	0	0	0	0	0	11	4	0	0	0	0	0	0	Sunnyland	75	223
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	Kings Highway Warehouse	342	341
%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	6	3	0	0	0	0	0	0	Stonemont	201	56
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	1	10	0	0	0	0	0	0	Pineapple Grove	66	199
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	5	0	0	14	0	0	Project Hurricane	36	12
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%	128	383
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	8	6	0	0	0	0	0	0	KRE	393	117
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%				
In/Out	IN				IN	OUT	OUT	OUT		IN						
Volume	7	0	0	0	0	7	21	126	21	0	43	0	0	Creekside	141	421
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT							IN				
Volume	0	2	0	2	0	0	0	0	0	0	0	10.3	0	Orange 95 Parcel B	103	20
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT							IN				
Volume	0	2	0	2	0	0	0	0	0	0	0	11.1	0	Orange 95 Parcel D + E	111	22
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	11.0%	0.0%				
In/Out				OUT				OUT			IN					
Volume	0	0	0	1	0	0	0	2	0	0	9	0	0	Project Hunt	84	17
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	16	0	37	13	0	0	0	0	5.3	0	Jenkins Waypoint	53	156
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	8	0	18	6	0	0	0	0	2	0	Hillpointe	24	77
%	40.0%	10.0%	40.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	40.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	28	7	28	0	7	0	0	0	9	9	0	0		Viva at Treasure Coast West	22	70
Subtotal	35	16	28	32	19	98	64	165	30	9	133	30	0			
Total	668	174	126	115	210	259	163	1759	360	148	1148	171	4643			

HCS Signalized Intersection Results Summary

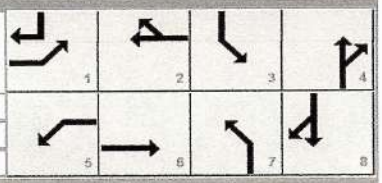
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.96
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - without project A...		
Project Description	w/o Project AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	163	1759		148	1148	171	668	174	126	115	210	259

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	8.4	4.5	40.6	6.9	10.5	22.6	
Yellow	4.8	0.0	4.8	4.8	4.8	4.8	
Red	2.5	0.0	2.5	2.5	2.5	2.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	15.7	47.9	20.2	52.4	32.0	47.7	14.2	29.9
Change Period, (*Y+R c*), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0	4.0	4.1	4.0	4.1
Queue Clearance Time (*g s*), s	8.2		12.9		26.7	11.0	6.3	21.9
Green Extension Time (*g e*), s	0.3	0.0	0.1	0.0	0.0	3.1	0.3	0.7
Phase Call Probability	1.00		1.00		1.00	1.00	0.99	1.00
Max Out Probability	0.10		1.00		1.00	0.00	0.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	170	1832		154	1196	178	696	163	150	120	219	270
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1641	1757	1809	1610
Queue Service Time (*g s*), s	6.2	32.3		10.9	17.8	10.6	24.7	8.4	9.0	4.3	6.9	19.9
Cycle Queue Clearance Time (*g c*), s	6.2	32.3		10.9	17.8	10.6	24.7	8.4	9.0	4.3	6.9	19.9
Green Ratio (*g/C*)	0.06	0.31		0.10	0.35	0.35	0.19	0.31	0.31	0.05	0.17	0.24
Capacity (*c*), veh/h	228	2155		180	2393	558	668	590	510	187	628	384
Volume-to-Capacity Ratio (*X*)	0.743	0.850		0.856	0.500	0.319	1.042	0.276	0.294	0.641	0.348	0.702
Back of Queue (*Q*), ft/ln (95 th percentile)	128	501.5		255.9	295.4	190.5	541.4	172.6	160.5	89.7	139	326.1
Back of Queue (*Q*), veh/ln (95 th percentile)	5.1	20.1		10.2	11.8	7.6	21.7	6.9	6.4	3.6	5.6	13.0
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	59.7	41.9		57.6	33.6	31.2	52.7	33.8	34.0	60.3	47.2	45.3
Incremental Delay (*d 2*), s/veh	4.7	4.5		25.8	0.7	1.5	46.3	0.3	0.3	3.6	0.3	5.3
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	64.4	46.3		83.4	34.3	32.7	98.9	34.0	34.3	64.0	47.6	50.5
Level of Service (LOS)	E	D		F	C	C	F	C	C	E	D	D
Approach Delay, s/veh / LOS	47.9	D		39.1	D		78.9	E		52.1	D	
Intersection Delay, s/veh / LOS	51.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.58	C	2.96	C	2.98	C
Bicycle LOS Score / LOS	1.31	A	1.12	A	1.32	A	0.99	A

Copyright © 2023 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

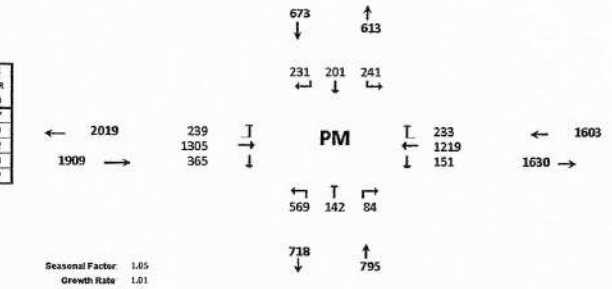
N/S STREET Jenkins Rd | **E/W STREET** Okeechobee Rd | **CONTROL** Signalized

FILENAME

COUNT DATE 6/15/2023 | **DAY** Thursday | **CITY** St Lucie

REPORT DATE 6/16/2023 | **ANALYSIS YEAR** 2026

15 Min Period Times	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	106	32	7	47	38	24	34	215	63	23	207	34	830	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	230	88	22	229	55	972	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	165	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	33	953	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	490	111	62	181	167	140	105	1059	299	112	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	530	120	67	199	181	151	114	1146	323	122	1037	198	4189	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	40%	0%	10%	0%	0%	0%	40%	40%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	



Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 3

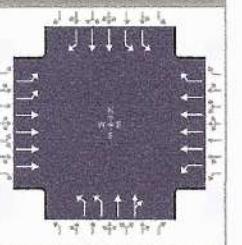
	Trips In	Trips Out
Viva at Treasure Coast East	0	0

SUBPROJECTS

															Trips In	Trips Out
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	Kings Highway Commerce Park	142	458
%	0.0%	5.0%	0.0%	2.0%	5.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	2.0%				
In/Out		IN		OUT	OUT	OUT	IN					IN				
Volume	0	9	0	2	5	5	9	0	0	0	0	3	0	Whispering Oaks	172	94
%	0.0%	2.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out		IN			OUT											
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	Bent Creek - 50%	386	226
%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						OUT	IN									
Volume	0	0	0	0	0	8	13	0	0	0	0	0	0	Sunnyland	261	154
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	Kings Highway Warehouse	458	216
%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	2	4	0	0	0	0	0	0	Storement	70	192
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	5	7	0	0	0	0	0	0	Pineapple Grove	232	137
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%				
In/Out								OUT			IN					
Volume	0	0	0	0	0	0	0	15	0	0	9	0	0	Project Hurricane	39	37
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%				
In/Out																
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%	405	228
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5%	0%	0.0%	0.0%	0.0%	0.0%				
In/Out						IN	OUT									
Volume	0	0	0	0	0	3	19	0	0	0	0	0	0	RRE	151	389
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%				
In/Out	IN					IN	OUT	OUT	OUT	IN						
Volume	21	0	0	0	0	21	13	77	13	0	128	0	0	Creekside	426	256
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT							IN				
Volume	0	1	0	10	2	0	0	0	0	0	0	3	0	Orange 95 Parcel B	28	99
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out		IN		OUT	OUT							IN				
Volume	0	1	0	11	2	0	0	0	0	0	0	3	0	Orange 95 Parcel D + E	30	107
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	11.0%	0.0%				
In/Out				OUT				OUT			IN					
Volume	0	0	0	4	0	0	0	9	0	0	3	0	0	Project Hunt	29	85
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	10	0	24	41	0	0	0	0	17	0	Jenkins Waypoint	172	102
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%				
In/Out				OUT		OUT	IN					IN				
Volume	0	0	0	5	0	12	19	0	0	0	0	8		Hillpointe	81	48
%	40.0%	10.0%	40.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	40.0%	0.0%	0.0%				
In/Out	OUT	OUT	OUT		IN				IN	IN						
Volume	17	4	17	0	7	0	0	0	29	29	0	0		Viva at Treasure Coast West	73	43
Subtotal	39	22	17	42	21	79	125	159	42	29	182	35	0			
Total	569	142	84	241	201	231	239	1305	365	151	1219	233	4189			

HCS Signalized Intersection Results Summary

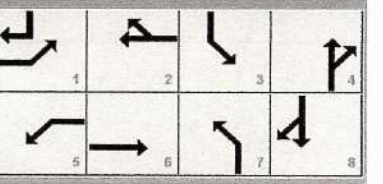
General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.98
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - without project P...		
Project Description	w/o Project PM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	239	1305		151	1219	233	569	142	84	241	201	231

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.7	3.6		51.1	11.5	1.9	17.7					
Yellow	4.8	0.0		4.8	4.8	4.8	4.8					
Red	2.5	0.0		2.5	2.5	2.5	2.5					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	18.6	62.0	15.0	58.4	28.0	34.2	18.8	25.0
Change Period, (*Y+R c*), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0	4.0	4.1	4.0	4.1
Queue Clearance Time (g_s), s	10.8		9.7		22.7	9.4	10.9	19.3
Green Extension Time (g_e), s	0.5	0.0	0.0	0.0	0.0	2.3	0.6	0.0
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.13		1.00		1.00	0.01	0.02	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	244	1332		154	1244	238	581	119	112	246	205	236
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1670	1757	1809	1610
Queue Service Time (g_s), s	8.8	18.0		7.7	17.4	13.7	20.7	6.9	7.4	8.9	6.7	17.3
Cycle Queue Clearance Time (g_c), s	8.8	18.0		7.7	17.4	13.7	20.7	6.9	7.4	8.9	6.7	17.3
Green Ratio (*g/C*)	0.09	0.42		0.06	0.39	0.39	0.16	0.21	0.21	0.09	0.14	0.22
Capacity (*c*), veh/h	307	2904		107	2710	632	560	393	345	312	493	360
Volume-to-Capacity Ratio (*X*)	0.795	0.459		1.438	0.459	0.376	1.038	0.302	0.325	0.788	0.416	0.655
Back of Queue (*Q*), ft/ln (95 th percentile)	182.7	291.8		441.7	286	231	470.4	144.9	138.1	183.1	136.7	289.6
Back of Queue (*Q*), veh/ln (95 th percentile)	7.3	11.7		17.7	11.4	9.2	18.8	5.8	5.5	7.3	5.5	11.6
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	58.2	27.0		61.2	29.2	28.1	54.7	43.6	43.9	58.0	51.4	45.9
Incremental Delay (d_2), s/veh	5.0	0.5		241.8	0.6	1.7	48.1	0.4	0.5	4.4	0.6	4.3
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	63.2	27.5		303.0	29.8	29.8	102.8	44.1	44.4	62.5	52.0	50.2
Level of Service (LOS)	E	C		F	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	33.1	C		55.5	E		86.1	F		55.1	E	
Intersection Delay, s/veh / LOS	53.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.43	B	2.58	C	2.97	C	2.98	C
Bicycle LOS Score / LOS	1.14	A	1.16	A	1.16	A	1.05	A

Copyright © 2023 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

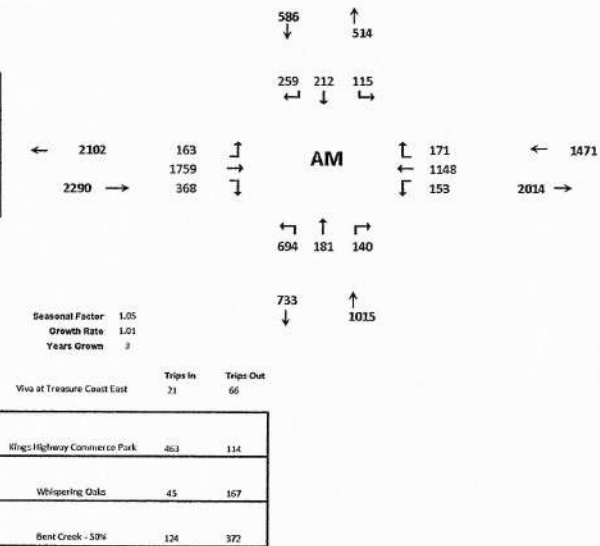
N/S STREET Jenkins Rd **E/W STREET** Okeechobee Rd **CONTROL** Signalized

FILENAME

COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie

REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	108	29	17	13	37	20	11	237	42	9	154	12	678	3794
7:15-7:30	119	35	19	19	36	28	18	920	52	20	239	22	927	4144
7:30-7:45	127	43	19	20	41	36	19	344	76	26	229	28	1008	4292
7:45-8:00	142	35	26	21	53	30	21	418	68	29	227	21	1091	4277
8:00-8:15	152	32	29	19	43	39	27	379	84	31	255	28	1118	4091
8:15-8:30	164	36	17	17	40	44	24	333	77	43	227	53	1075	
8:30-8:45	117	43	21	24	51	39	22	319	67	29	214	47	993	
8:45-9:00	98	34	14	22	44	28	17	296	76	24	207	45	905	
AM PEAK HOUR IS FROM:				7:30 AM TO 8:30AM										
Volumes	585	146	91	77	177	149	91	1474	305	129	938	190	4292	
Season Factor	614	153	96	81	186	156	96	1548	320	135	985	137	4507	
Growth	633	158	98	83	191	161	98	1595	330	140	1015	141	4643	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	20%	0%	10%	0%	0%	0%	40%	20%	0%	0%	0%	
PROJECT	26	7	13	0	2	0	0	0	8	4	0	0	61	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	11	0	0	46	0	0	Kings Highway Commerce Park
%	0.0%	5.0%	0.0%	2.0%	5.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	2.0%		
In/Out		IN		OUT	OUT	OUT	IN					IN		
Volume	0	2	0	3	8	8	2	0	0	0	0	1	0	Whispering Oaks
%	0.0%	2.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	2	0	0	7	0	0	0	0	0	0	0	0	Bent Creek - 50%
%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						OUT	IN							
Volume	0	0	0	0	0	11	4	0	0	0	6	0	0	Sunnyland
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	20	0	0	21	0	0	Kings Highway Warehouse
%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	6	3	0	0	0	0	0	0	Stonewood
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5.0%	0.0%	0.0%		0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	1	10	0	0	0	0	0	0	Pineapple Grove
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	5	0	0	14	0	0	Project Hurricane
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	8	6	0	0	0	0	0	0	KRE
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%		
In/Out	IN					IN	OUT	OUT	OUT		IN			
Volume	7	0	0	0	0	7	21	126	21	0	43	0	0	Creekside
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	2	0	2	0	0	0	0	0	0	0	10.3	0	Orange 95 Parcel B
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	2	0	2	0	0	0	0	0	0	0	11.1	0	Orange 95 Parcel D + E
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	10.0%	0.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	1	0	0	0	2	0	0	9	0	0	Project Hunt
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	16	0	37	13	0	0	0	0	5.3	0	Jenkins Waypoint
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	8	0	18	6	0	0	0	0	2	0	Hillpointe
%	40.0%	10.0%	40.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	40.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	28	7	28	0	7	0	0	0	9	9	0	0		Viva at Treasure Coast West
Subtotal	35	16	28	32	19	98	64	165	30	9	133	60	0	
Total	694	181	140	115	212	259	163	1759	368	153	1148	171	4704	

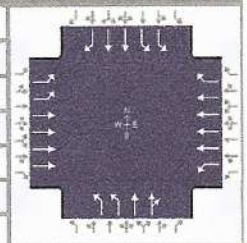


Seasonal Factor 1.05
Growth Rate 1.01
Years Grown 3

	Trips In	Trips Out
Viva at Treasure Coast East	21	66
Kings Highway Commerce Park	463	114
Whispering Oaks	45	167
Bent Creek - 50%	124	372
Sunnyland	75	223
Kings Highway Warehouse	342	341
Stonewood	203	56
Pineapple Grove	66	199
Project Hurricane	36	12
Celebration Pointe - 25%	128	388
KRE	393	117
Creekside	143	421
Orange 95 Parcel B	103	20
Orange 95 Parcel D + E	111	22
Project Hunt	84	17
Jenkins Waypoint	53	156
Hillpointe	24	77
Viva at Treasure Coast West	72	70

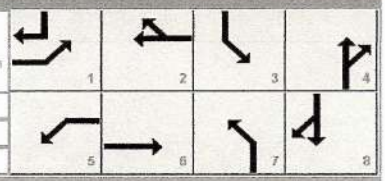
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	AM	PHF	0.98
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - with project AM -...		
Project Description	with Project AM				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	163	1759		153	1148	171	694	181	140	115	212	259

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	8.3	4.8		40.7	6.9		10.5		22.3			
Yellow	4.8	0.0		4.8	4.8		4.8		4.8			
Red	2.5	0.0		2.5	2.5		2.5		2.5			

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	15.6	48.0	20.4	52.8	32.0	47.4	14.2	29.6
Change Period, (*Y+R c*), s	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3
Max Allow Headway (*MAH*), s	4.0	0.0	4.0	0.0	4.0	4.1	4.0	4.1
Queue Clearance Time (*g s*), s	8.0		13.0		26.7	11.5	6.3	21.5
Green Extension Time (*g e*), s	0.3	0.0	0.1	0.0	0.0	3.2	0.3	0.8
Phase Call Probability	1.00		1.00		1.00	1.00	0.99	1.00
Max Out Probability	0.07		1.00		1.00	0.00	0.00	1.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	166	1795		156	1171	174	708	171	157	117	216	264
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1632	1757	1809	1610
Queue Service Time (*g s*), s	6.0	31.4		11.0	17.3	10.3	24.7	8.9	9.5	4.3	6.8	19.5
Cycle Queue Clearance Time (*g c*), s	6.0	31.4		11.0	17.3	10.3	24.7	8.9	9.5	4.3	6.8	19.5
Green Ratio (*g/C*)	0.06	0.31		0.10	0.35	0.35	0.19	0.31	0.31	0.05	0.17	0.24
Capacity (*c*), veh/h	225	2161		182	2414	563	668	586	503	187	621	379
Volume-to-Capacity Ratio (*X*)	0.739	0.830		0.858	0.485	0.310	1.061	0.292	0.311	0.629	0.349	0.697
Back of Queue (Q), ft/ln (95 th percentile)	125.4	486.5		258.1	288.3	185.5	562.9	183	168.9	87.8	137.7	320
Back of Queue (Q), veh/ln (95 th percentile)	5.0	19.5		10.3	11.5	7.4	22.5	7.3	6.8	3.5	5.5	12.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d 1*), s/veh	59.8	41.4		57.5	33.1	30.8	52.7	34.2	34.4	60.3	47.4	45.4
Incremental Delay (*d 2*), s/veh	4.7	3.9		25.4	0.7	1.4	52.0	0.3	0.3	3.5	0.3	5.0
Initial Queue Delay (*d 3*), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	64.5	45.3		83.0	33.8	32.3	104.7	34.4	34.7	63.8	47.8	50.4
Level of Service (LOS)	E	D		F	C	C	F	C	C	E	D	D
Approach Delay, s/veh / LOS	46.9	D		38.7	D		82.5	F		52.1	D	
Intersection Delay, s/veh / LOS	52.4						D					

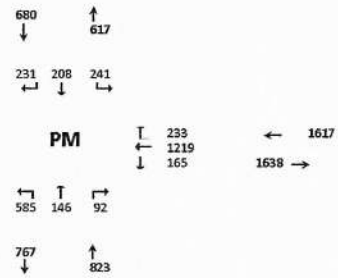
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.58	C	2.96	C	2.98	C
Bicycle LOS Score / LOS	1.30	A	1.11	A	1.34	A	0.98	A

Copyright © 2023 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

N/S STREET Jenkins Rd **E/W STREET** Okeechobee Rd **CONTROL** Signalized
FILENAME
COUNT DATE 6/15/2023 **DAY** Thursday **CITY** St Lucie
REPORT DATE 6/16/2023 **ANALYSIS YEAR** 2026

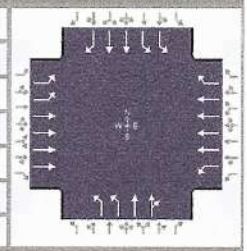
15 Min Period Lanes	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Westbound WBL	WBT	WBR	TOTAL	ONE HOUR SUM
4:00-4:15	106	32	7	47	38	34	34	215	63	23	207	34	839	3607
4:15-4:30	121	36	11	47	53	26	24	207	73	28	201	42	869	3759
4:30-4:45	143	31	19	44	45	46	20	236	88	22	229	55	979	3872
4:45-5:00	119	29	14	52	54	29	26	246	68	30	224	45	936	3853
5:00-5:15	105	26	16	47	37	33	29	289	64	33	265	38	982	3762
5:15-5:30	123	25	13	41	31	32	30	294	79	28	241	45	982	
5:30-5:45	104	33	11	43	36	33	26	284	70	28	252	39	959	
5:45-6:00	100	29	7	39	31	23	31	245	47	33	235	25	845	
PM PEAK HOUR IS FROM:			4:30 PM TO 5:30PM											
Volumes	490	111	62	180	167	140	105	1050	299	113	959	183	3872	
Season Factor	515	117	65	193	175	147	110	1112	314	119	1007	192	4066	
Growth	530	120	67	199	181	151	114	1146	323	122	1037	198	4189	
In/Out	OUT	OUT	OUT		IN				IN	IN				
Percentage	40%	10%	20%	0%	10%	0%	0%	0%	40%	20%	0%	0%	0%	
PROJECT	16	4	8	0	7	0	0	0	28	14	0	0	76	
SUBPROJECTS														
%	0%	0%	0%	0%	0%	0%	0%	10%	0%	0%	10%	0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	46	0	0	14	0	0	Kings Highway Commerce Park
%	0.0%	5.0%	0.0%	2.0%	5.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	2.0%		
In/Out		IN		OUT	OUT	OUT	IN					IN		
Volume	0	9	0	2	5	5	9	0	0	0	0	3	0	Whispering Oaks
%	0.0%	2.0%	0.0%	0.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out		IN			OUT									
Volume	0	8	0	0	5	0	0	0	0	0	0	0	0	Bent Creek - 50%
%	0.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						OUT	IN							
Volume	0	0	0	0	0	8	13	0	0	0	0	0	0	Sunnyland
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	6.0%	0.0%	0.0%	6.0%	6.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	13	0	0	27	0	0	Kings Highway Warehouse
%	0.0%	0.0%	0.0%	0.0%	0.0%	3.0%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	2	4	0	0	0	0	0	0	Stonemont
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.0%	5.0%	0.0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	5	7	0	0	0	0	0	0	Pineapple Grove
%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0%	40%	0.0%	0.0%	40.0%	0.0%		
In/Out								OUT			IN			
Volume	0	0	0	0	0	0	0	15	0	0	9	0	0	Project Hurricane
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.0%		
In/Out														
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	Celebration Pointe - 25%
%	0.0%	0.0%	0.0%	0.0%	0.0%	2.6%	5%	0%	0.0%	0.0%	0.0%	0.0%		
In/Out						IN	OUT							
Volume	0	0	0	0	0	3	19	0	0	0	0	0	0	KRE
%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	30.0%	5.0%	0.0%	30.0%	0.0%		
In/Out	IN				IN		OUT	OUT	OUT		IN			
Volume	21	0	0	0	0	21	13	77	13	0	128	0	0	Creekside
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	10	2	0	0	0	0	0	0	3	0	Orange 95 Parcel B
%	0.0%	2.0%	0.0%	10.0%	2.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out		IN		OUT	OUT							IN		
Volume	0	1	0	11	2	0	0	0	0	0	0	3	0	Orange 95 Parcel D + E
%	0.0%	0.0%	0.0%	5.0%	0.0%	0.0%	0.0%	10.0%	6.0%	0.0%	11.0%	0.0%		
In/Out				OUT				OUT			IN			
Volume	0	0	0	4	0	0	0	9	0	0	3	0	0	Project Hunt
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	10	0	24	41	0	0	0	0	17	0	Jenkins Waypoint
%	0.0%	0.0%	0.0%	10.0%	0.0%	24.0%	24.0%	0.0%	0.0%	0.0%	0.0%	10.0%		
In/Out				OUT		OUT	IN					IN		
Volume	0	0	0	5	0	12	19	0	0	0	0	8		Hillpointe
%	40.0%	10.0%	40.0%	0.0%	10.0%	0.0%	0.0%	0.0%	40.0%	40.0%	0.0%	0.0%		
In/Out	OUT	OUT	OUT		IN				IN	IN				
Volume	17	4	17	0	7	0	0	0	29	29	0	0		Viva at Treasure Coast West
Subtotal	39	22	17	42	21	79	125	159	42	29	182	35	0	
Total	585	146	92	341	208	231	239	1305	393	165	1219	233	4265	



			Trips In	Trips Out
Seasonal Factor	1.05			
Growth Rate	1.01			
Years Grown	3			
Viva at Treasure Coast East			69	40
Kings Highway Commerce Park			142	458
Whispering Oaks			172	94
Bent Creek - 50%			386	226
Sunnyland			261	154
Kings Highway Warehouse			438	216
Stonemont			70	192
Pineapple Grove			232	137
Project Hurricane			29	37
Celebration Pointe - 25%			405	228
KRE			151	389
Creekside			426	256
Orange 95 Parcel B			28	99
Orange 95 Parcel D + E			30	107
Project Hunt			29	85
Jenkins Waypoint			172	102
Hillpointe			81	48
Viva at Treasure Coast West			73	43

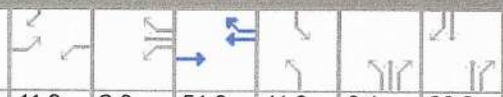
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering and Planning			Duration, h	0.250
Analyst	KS	Analysis Date	12/16/2021	Area Type	Other
Jurisdiction		Time Period	PM	PHF	0.98
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Okeechobee & Jenkins	File Name	C5 - Okeechobee and Jenkins - with project PM -...		
Project Description	with Project PM				

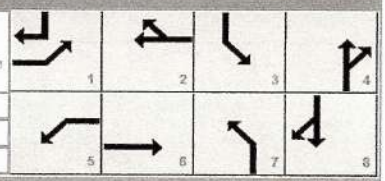


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	239	1305		165	1219	233	585	146	92	241	208	231

Signal Information			
Cycle, s	130.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	11.3	2.8		51.3	11.3	0.1	20.2					
Yellow	4.3	0.0		4.3	4.3	4.3	4.3					
Red	2.0	0.0		2.0	2.5	2.5	2.5					



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	1	6	5	2	7	4	3	8
Case Number	2.0	4.0	2.0	3.0	2.0	4.0	2.0	3.0
Phase Duration, s	17.6	57.6	20.4	60.4	25.0	33.9	18.1	27.0
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	6.8	6.8	6.8	6.8
Max Allow Headway (*MAH*), s	3.0	0.0	3.0	0.0	3.0	3.1	3.0	3.1
Queue Clearance Time (g_s), s	10.8		13.9		20.2	9.9	10.9	18.9
Green Extension Time (g_e), s	0.5	0.0	0.2	0.0	0.0	1.4	0.4	1.3
Phase Call Probability	1.00		1.00		1.00	1.00	1.00	1.00
Max Out Probability	0.00		0.00		1.00	0.00	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	1	6		5	2	12	7	4	14	3	8	18
Adjusted Flow Rate (*v*), veh/h	244	1332		168	1244	238	597	125	118	246	212	236
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1757	1725		1810	1725	1610	1757	1900	1662	1757	1809	1610
Queue Service Time (g_s), s	8.8	18.8		11.9	16.7	13.2	18.2	7.3	7.9	8.9	6.8	16.9
Cycle Queue Clearance Time (g_c), s	8.8	18.8		11.9	16.7	13.2	18.2	7.3	7.9	8.9	6.8	16.9
Green Ratio (*g/C*)	0.09	0.39		0.11	0.42	0.42	0.14	0.21	0.21	0.09	0.16	0.24
Capacity (*c*), veh/h	307	2723		196	2869	669	492	396	346	307	562	391
Volume-to-Capacity Ratio (*X*)	0.796	0.489		0.858	0.434	0.355	1.213	0.316	0.340	0.802	0.377	0.603
Back of Queue (*Q*), ft/ln (95 th percentile)	176.6	305.1		235	275.2	222.3	600.7	151.6	143.7	178.3	137	271.1
Back of Queue (*Q*), veh/ln (95 th percentile)	7.1	12.2		9.4	11.0	8.9	24.0	6.1	5.7	7.1	5.5	10.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	58.2	29.5		57.0	27.1	26.0	55.9	43.6	43.9	58.2	49.3	43.7
Incremental Delay (d_2), s/veh	1.8	0.6		4.2	0.5	1.5	113.6	0.2	0.2	1.9	0.2	0.6
Initial Queue Delay (d_3), s/veh	0.0	0.0		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	60.0	30.2		61.1	27.5	27.5	169.5	43.8	44.1	60.1	49.4	44.2
Level of Service (LOS)	E	C		E	C	C	F	D	D	E	D	D
Approach Delay, s/veh / LOS	34.8	C		31.0	C		133.2	F		51.4	D	
Intersection Delay, s/veh / LOS	53.2						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.58	C	2.97	C	2.98	C
Bicycle LOS Score / LOS	1.14	A	1.17	A	1.18	A	1.06	A

Copyright © 2023 University of Florida, All Rights Reserved.

FORT PIERCE

City of Fort Pierce Engineering Department

Intersection Timing Sheet

Name **SR-70 at Jenkins Road**

Part I — *Actuated Timing Information*

Non-coordinated Operation

Phase	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*		
Approach	EBLT	WBT	SBLT	NBT	WBLT	EBT	NBLT	SBT		
Initial	7	12	7	7	7	12	7	7		
Passage	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0		
Max1	25.0	50.0	25.0	25.0	25.0	50.0	25.0	25.0		
Yellow	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8		
Red	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5		
Walk		5.0		5.0		5.0				
Ped Clear		34.0		47.0		26.0				
Recall		Min				Min				
LT Type	Prot		Prot		Prot		Prot			

Part II — *Coordinated Timing Information*

Pattern Tables

PHASE	*1*	*2*	*3*	*4*	*5*	*6*	*7*	*8*	*Cycle*	*Offset*
Split Pattern 1	21	46	32	31	21	46	32	31	130	12
Split Pattern 2	23	57	25	25	23	57	25	25	130	93
Split Pattern 3	25	52	28	25	15	62	28	25	130	36
Split Pattern 4	18	42	18	22	15	45	18	22	100	48
Split Pattern 5	18	57	20	25	18	57	20	25	120	38

Schedule Implementation

Schedule Notes	Day Plan 1 (WEEKDAYS)			Day Plan 2 (WEEKENDS)			Day Plan 3 (Special)		
	Start	End	Pattern	Start	End	Pattern			
	0:00	6:30	Free	0:00	7:00	Free			
	6:30	10:00	1	7:00	10:00	4			
	10:00	15:00	2	10:00	18:00	5			
	15:00	19:00	3	18:00	21:00	4			
	19:00	21:00	4	21:00	0:00	Free			
	21:00	0:00	Free						

Part III — *Notes and Comments*

1. Installed new system and signal timing by AECOM (FDOT Retiming Contract C9O28; FM 230017 7 32 01)

APPENDIX E

DRIVEWAY ANALYSIS

APPENDIX G

TURN LANE NEED AND LENGTH DETERMINATION

a. Right Turn Lanes

The potential need for right-turn lanes at the site access connections shall be evaluated based on guidelines provided in the Florida Department of Transportation's Driveway Handbook (March 2005). These guidelines are essentially based on roadway speed and type.

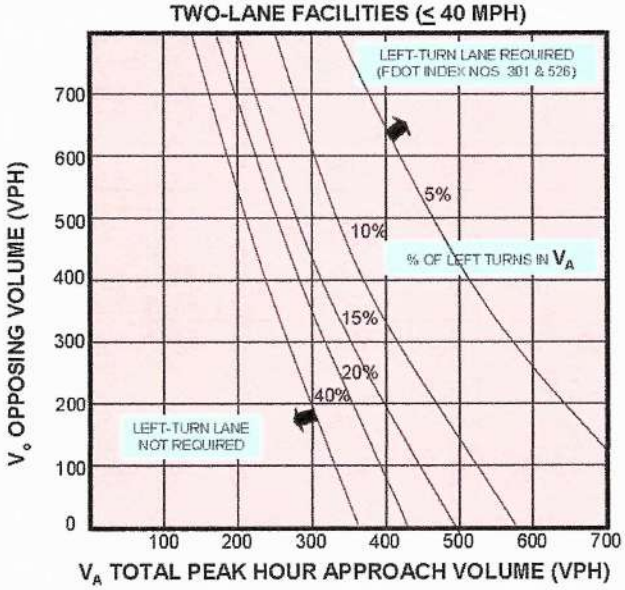
b. Left Turn Lanes

The need for left-turn lanes is typically evaluated based on research documented in National Cooperative Highway Research Program (NCHRP) Report 279 Intersection Channelization Design Guide. The curves included in this report are included below.

c. Deceleration and Storage Lengths

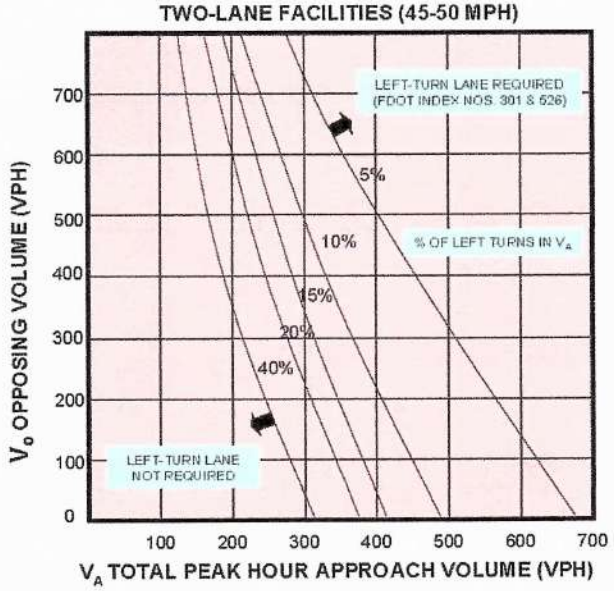
1) Deceleration length shall be based on Index 301 of FDOT's *Design Standards*.
2) Storage Length shall be based on 95th percentile queue estimates provided by the software used in the level of service computation.
3) The provision of deceleration and storage lengths may be modified or waived by the Local Government's Engineer or his/her designee if it is determined that due to site specific constraints, the implementation will not be feasible or practical.

GRAPH 2A. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (≤ 40 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

GRAPH 2B. LEFT-TURN LANE WARRANTS – TWO-LANE FACILITIES (45-50 MPH)



Note: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A.

Graph 2A & 2B – Source: Derived from National Cooperative Highway Research Program Report #279.

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.

HCS Two-Way Stop-Control Report

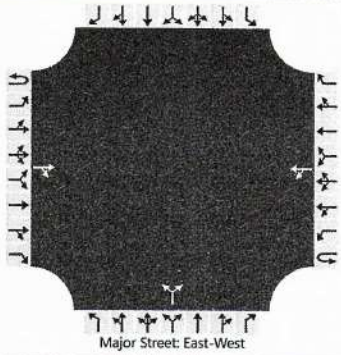
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	With Project

Site Information

Intersection	Project Driveway and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Project Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			767	19		2	966			59		7				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						2					72					
Capacity, c (veh/h)						781					82					
v/c Ratio						0.00					0.87					
95% Queue Length, Q_{95} (veh)						0.0					4.6					
Control Delay (s/veh)						9.6	0.1				154.7					
Level of Service (LOS)						A	A				F					
Approach Delay (s/veh)					0.1				154.7							
Approach LOS					A				F							

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

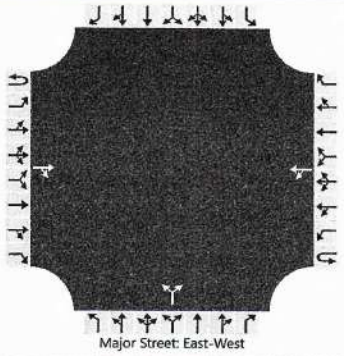
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	With Project

Site Information

Intersection	Project Driveway and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Project Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	0	0
Configuration				TR		LT					LR					
Volume (veh/h)			790	62		7	800			36		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						8					43					
Capacity, c (veh/h)						734					95					
v/c Ratio						0.01					0.46					
95% Queue Length, Q_{95} (veh)						0.0					1.9					
Control Delay (s/veh)						10.0	0.2				71.1					
Level of Service (LOS)						A	A				F					
Approach Delay (s/veh)					0.3				71.1							
Approach LOS					A				F							

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

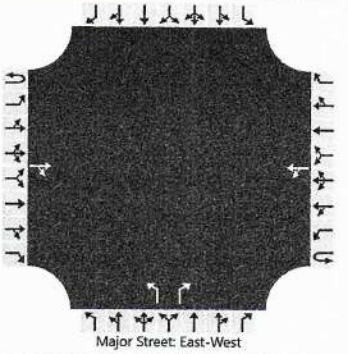
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	With Project

Site Information

Intersection	Project Driveway and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Project Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			767	19		2	966			59		7				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						2				64		8				
Capacity, c (veh/h)						781				75		362				
v/c Ratio						0.00				0.85		0.02				
95% Queue Length, Q_{95} (veh)						0.0				4.3		0.1				
Control Delay (s/veh)						9.6	0.1			159.1		15.2				
Level of Service (LOS)						A	A			F		C				
Approach Delay (s/veh)					0.1				143.9							
Approach LOS					A				F							

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

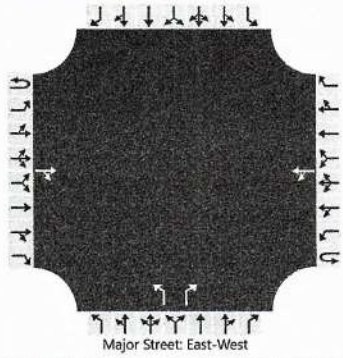
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	With Project

Site Information

Intersection	Project Driveway and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Project Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		1	0	1		0	0	0
Configuration				TR		LT				L		R				
Volume (veh/h)			790	62		7	800			36		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized										No						
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						8				39		4				
Capacity, c (veh/h)						734				88		339				
v/c Ratio						0.01				0.44		0.01				
95% Queue Length, Q_{95} (veh)						0.0				1.8		0.0				
Control Delay (s/veh)						10.0	0.2			74.8		15.8				
Level of Service (LOS)						A	A			F		C				
Approach Delay (s/veh)					0.3				68.9							
Approach LOS					A				F							

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

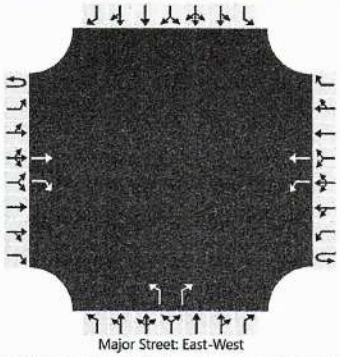
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	With Project

Site Information

Intersection	Project Driveway and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Project Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			767	19		2	966			59		7				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						2				64		8				
Capacity, c (veh/h)						781				77		367				
v/c Ratio						0.00				0.84		0.02				
95% Queue Length, Q_{95} (veh)						0.0				4.2		0.1				
Control Delay (s/veh)						9.6				153.1		15.0				
Level of Service (LOS)						A				F		C				
Approach Delay (s/veh)						0.0				138.5						
Approach LOS						A				F						

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

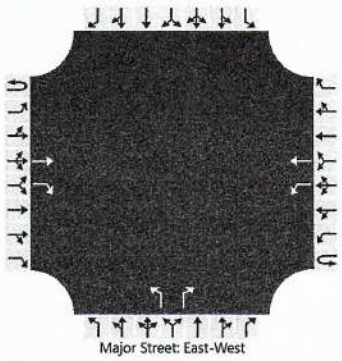
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	With Project

Site Information

Intersection	Project Driveway and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Project Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			790	62		7	800			36		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						8				39		4				
Capacity, c (veh/h)						734				94		355				
v/c Ratio						0.01				0.42		0.01				
95% Queue Length, Q_{95} (veh)						0.0				1.7		0.0				
Control Delay (s/veh)						10.0				68.7		15.3				
Level of Service (LOS)						A				F		C				
Approach Delay (s/veh)						0.1				63.3						
Approach LOS						A				F						

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

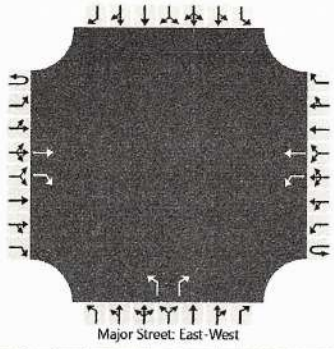
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	With Project

Site Information

Intersection	Project Driveway and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Project Driveway
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			767	19		2	966			59		7				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Left Only							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						2				64		8				
Capacity, c (veh/h)						781				205		367				
v/c Ratio						0.00				0.31		0.02				
95% Queue Length, Q_{95} (veh)						0.0				1.3		0.1				
Control Delay (s/veh)						9.6				30.4		15.0				
Level of Service (LOS)						A				D		C				
Approach Delay (s/veh)						0.0				28.8						
Approach LOS						A				D						

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

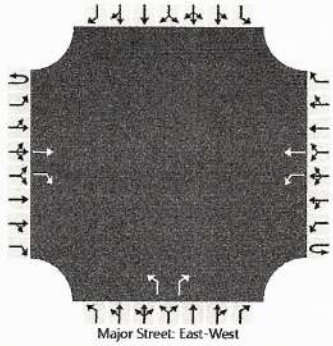
General Information

Analyst	KS
Agency/Co.	OREP
Date Performed	6/19/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	With Project

Site Information

Intersection	Project Driveway and Edwards
Jurisdiction	St Lucie
East/West Street	Edwards
North/South Street	Project Driveway
Peak Hour Factor	0.97
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	1	0	1	1	0		1	0	1		0	0	0
Configuration			T	R		L	T			L		R				
Volume (veh/h)			790	62		7	800			36		4				
Percent Heavy Vehicles (%)						3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized			No							No						
Median Type | Storage			Left Only							1						

Critical and Follow-up Headways

Base Critical Headway (sec)						4.1				7.1		6.2				
Critical Headway (sec)						4.13				6.43		6.23				
Base Follow-Up Headway (sec)						2.2				3.5		3.3				
Follow-Up Headway (sec)						2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)						7				37		4				
Capacity, c (veh/h)						765				243		376				
v/c Ratio						0.01				0.15		0.01				
95% Queue Length, Q_{95} (veh)						0.0				0.5		0.0				
Control Delay (s/veh)						9.8				22.5		14.7				
Level of Service (LOS)						A				C		B				
Approach Delay (s/veh)						0.1				21.7						
Approach LOS						A				C						

Copyright © 2023 University of Florida. All Rights Reserved.

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	KOA	BC	PD
South	Single Family Residential Single Family Residential	RL SLC: RM	R-1 SLC: RS-3
East	Single Family Residential Single Family Residential	RM SLC: RU	R-1 SLC: RS-3
West	Westside Baptist Church Single Family Residential	RL SLC: RU	R-2 SLC: RS-3

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	RM	R-4	390	39.01	A/X
****Proposed**	RM	R-4	206	39.01	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 206*2.6 =535.6*100=53560 GPD
Demand Analysis	Maximum = 53,560 * 1.6 = 85,696 GPD
Current Zoning/FLU	Total gallons per day 390 du * 2.6 person/du * 100 gpd/person = 101,400 gpd
**Proposed Zoning/FLU	Total gallons per day 206 du * 2.6 person/du * 100 gpd/person = 53,560 gpd
**Change in Demand	Total gallons per day -47,840 gpd

* Peaking Factor calculated by the formula: PF = (18 + 535.6 ^ .5) / (4 + 535.6 ^.5) = 1.6

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot 206*2.6 =535.6*100=53560 GPD
Demand Analysis	Maximum = 53,560 * 1.6 = 85,696 GPD
Current Zoning/FLU	Total gallons per day 390 du * 2.6 person/du * 100 gpd/person = 101,400 gpd
**Proposed Zoning/FLU	Total gallons per day 206 du * 2.6 person/du * 100 gpd/person = 53,560 gpd
**Change in Demand	Total gallons per day -47,840 gpd

C. Parks and Recreation (Residential Classifications Only): 206*2.6 + 44,227 = 44,762.6 people/LOS
(Du x 2.6 = persons + 44,227 = population /LOS)

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	44.64/20 = 2.23	2.24
Urban District	5 acres per 1,000 people	0	44.64/5 = 8.93	8.95
Community	2.5 acres per 1,000 people	0	44.64/2.5	17.91
Neighborhood	1.36 acres per 1,000 people	0	44.64/1.36	32.91

D. Public Schools (Residential Classifications Only): 206 * 0.207 = 43 students
Single Family: (du x 0.405 = students/70% K-8/30% High)
Multi-family: (du x 0.207 = students/70% K-8/30% High) 70% = 30 K-8, 30% = 13 Highschool

	K-8	High
School Name	Chest A. Moore Elementary/Dan McCarthy Middle	Ft. Pierce Central High
City	Ft. Pierce	Ft. Pierce
Distance	5 Miles/4 Miles	4 Miles
Current Zoning/FLU Enrollment Demand	0	0
****Proposed Zoning/FLU Enrollment Demand**	13	30
****Change in Demand**	13	30

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 206 du = 60+60+60+26. Required 3(8 yard unit) and 1 (4 yard unit)
Current Zoning/FLU	21.4 yards
****Proposed Zoning/FLU**	11.3 yards
***Change in Demand**	-10.1 yards

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

Impact	The proposed surface water management (swm) system will include site grading and a series of inlets which direct stormwater to a proposed wet retention/detention system. The proposed swm shall be designed to limit post development discharge to pre-development rates up to and including a 25 year, 72 hour storm. Storm sewers to be designed to convey at least a 5 year, 1 day storm. Minimum Finished Floor elevation to be at or above the 100 year storm.

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

G. Transportation Analysis: Complete ITE Trip Generation Data Form Most recent ITE Code for use; HCM Roadway Capacity		
	AADT	**AM/PM Peak Hour Trips**
Demand Analysis	Maximum	Maximum
Current Zoning/FLU		126 AM / 164 PM
****Proposed Zoning/FLU**		
***Change in Demand**	Trips	Trips +87 AM / +109 PM
Impact to Capacity	All links and intersections operate at acceptable levels of service within the existing roadway network.	

IV. Project Description

PHASING	
Is this project (phase) part of a larger project?	☐ Yes ☑ No
If yes, enumerate each phase, the number of units or square footage in each phase and beginning/completion date.	
Total Project: Residential Units:	Single Family: Multifamily: 206
Non-residential (square footage):	
Mixed-use (describe use):	
(If this is a single phase project, name it Phase I – Total)	Phase I - Total

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached					
Single-family, attached					
Multi-family	I	206	39.01	1/1/2024	1/1/2025
Other (specify)					

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

A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. ☐ Yes ☑ No

B. 1. Does this application involve demolition or re-use of any structure(s)? ☐ Yes ☑ No
If yes, what is the size of the structure(s) to be demolished or re-used? _____

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

3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? ☐ Yes ☐ No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

DESIGN REVIEW

Property Information

Property address or Location: 5315 Edwards Rd. & 5496 Altman Rd. Fort Pierce, FL 34981

Parcel ID #(s): 2430-231-0001-000-4 & 2430-234-0001-000-3

Project description: Apartment Home Community Consisting of 222 Dwelling Units & Related Amenities

TEG Mariner Cove, LLC	Francarlos Rivera, TEG Developers
Property Owner(s)	**Applicant/Representative, Title, Company**
365 Route 59 Suite 110	365 Route 59 Suite 110
Street Address	Street Address
Airmont NY 10952	Airmont NY 10952
City State Zip	City State Zip
854.422.2229	813.853.3077
Phone Number	Phone Number
josh@tegdevelopers.com	frivera@tegdevelopers.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

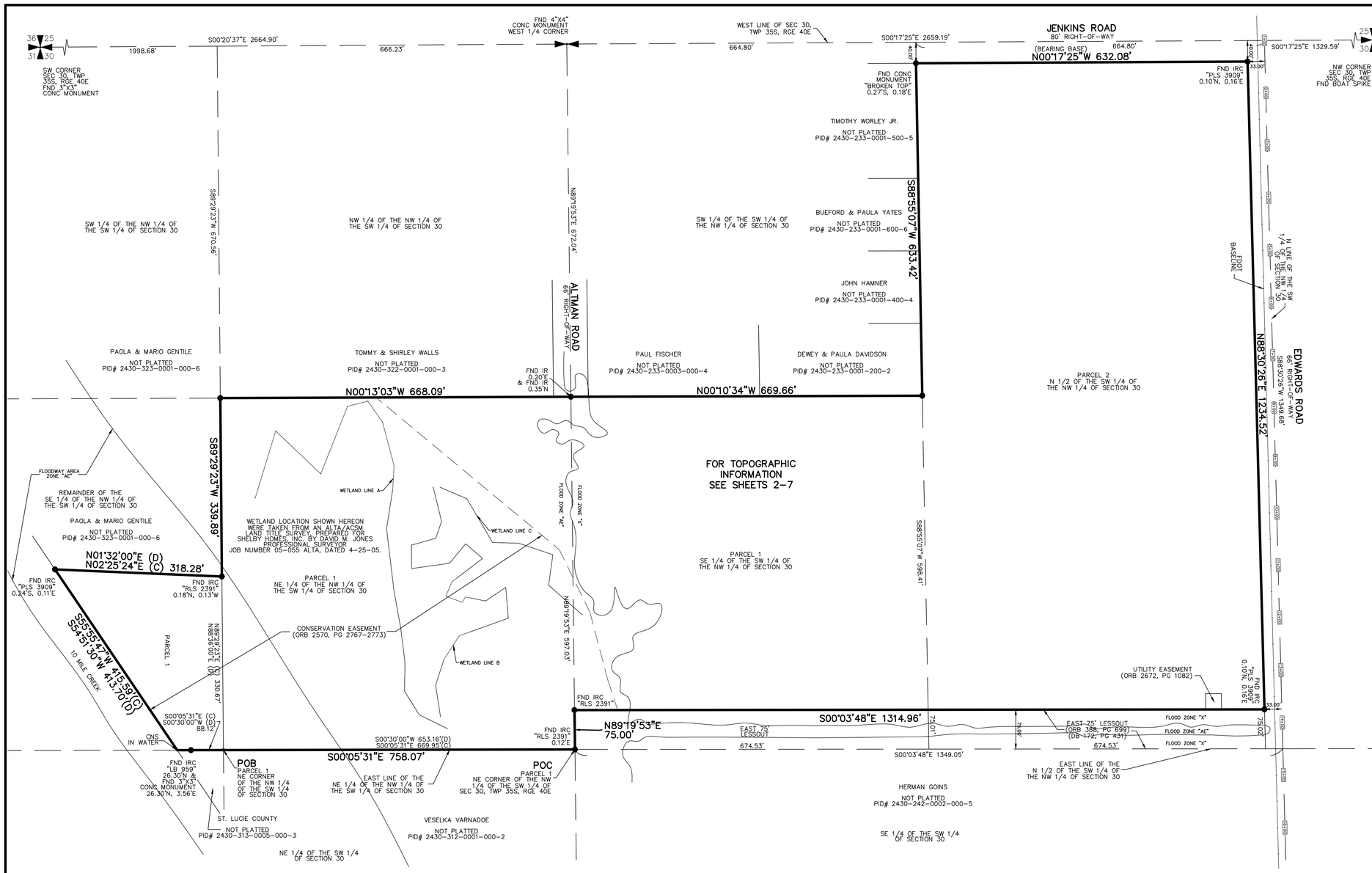
Design Review Application Checklist
(City Code of Ordinances 125-314)

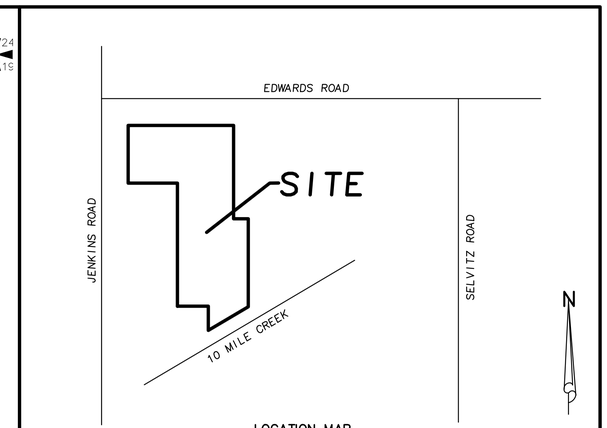
Submittal for Administrative Approval

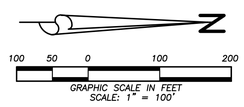
a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
b. A site analysis study to include a discussion of specimen trees and 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.







SURVEY REPORT:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050(10)(A-K), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ST. LUCIE COUNTY SECTIONAL DATA.
3. LEGAL DESCRIPTION WAS FURNISHED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NUMBER: 9218519, DATED JANUARY 1, 2021 @ 11:00 PM.

   SUBJECT TO THE FOLLOWING CONDITIONS:

   A. EASEMENT TO THE CITY OF FT. PIERCE RECORDED IN O.R. BOOK 3042, PAGE 853, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #6) (COVERS ENTIRE PARCEL)

   B. DEED OF CONSERVATION EASEMENT RECORDED IN O.R. BOOK 2570, PAGE 2767, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #7) (AS SHOWN)

   C. NOTICE OF ENVIRONMENTAL RESOURCE OF SURFACE WATER MANAGEMENT PERMIT RECORDED IN O.R. BOOK 3353, PAGE 1326, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #8) (COVERS ENTIRE PARCEL)

   D. RIGHT OF WAY DEED RECORDED IN DEED BOOK 172, PAGE 431, AND O.R. BOOK 388, PAGE 699, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #9) (AS SHOWN)

   E. EASEMENT TO BELLSOUTH TELECOMMUNICATIONS, INC. RECORDED IN O.R. BOOK 2672, PAGE 1082, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. (BII #12) (AS SHOWN)

   F. ORDINANCE NO. K-269 ESTABLISHING THE FUTURE LAND USE DESIGNATION RECORDED IN OFFICIAL RECORDS BOOK 1971, PAGE 1295. (BII #13) (COVERS ENTIRE PARCEL) (NOT PLOTTABLE)

   G. NOTICE OF WATER/WASTEWATER SUPPLY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 3117, PAGE 2790. (BII #14) (COVERS ENTIRE PARCEL) (NOT PLOTTABLE)
4. BEARING BASIS: N00°17'25"W ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 35S, RANGE 40E.
5. NO UNDERGROUND UTILITIES OR IMPROVEMENTS WERE LOCATED UNLESS OTHERWISE SHOWN.
6. THIS SITE LIES WITHIN FLOOD ZONE "X" AND "AE" BASE FLOOD ELEVATION= 13.0, ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 12111C0167 J & 12111C0169 J, EFFECTIVE DATE 2-16-12.
7. FLOOD ZONE SHOWN HEREON IS AN INTERPRETATION BY THE SURVEYOR AND IS PROVIDED AS A COURTESY. THE FLOOD ZONE SHOULD BE VERIFIED BY A DETERMINATION AGENCY.
8. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY ALEXANDER J. PIAZZA PSM, INC.
9. THE EXPECTED USE OF THE SUBJECT PROPERTY IS FOR THE PURCHASE OF SAID PROPERTY AND FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 5J-17.051(15)(B)(II), FLORIDA ADMINISTRATIVE CODE. ALL FIELD-MEASURED CONTROL MEASUREMENTS EXCEEDED 1:7,500 FEET ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
10. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
11. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE STATE PLANE COORDINATE SYSTEM OF THE NORTH AMERICAN DATUM OF 1983 (2007 ADJUSTMENT) AND THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND ARE REFERENCED TO THE LENGEMANN OF FLORIDA'S L-NET GPS NETWORK DEVELOPED WHICH MEETS OR EXCEEDS THE FEDERAL GEODETIC CONTROL COMMITTEE (FGCC) GUIDELINES FOR "GEOMETRIC GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATIVE POSITIONING TECHNIQUES" AS WELL AS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17.051 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 471.027 FLORIDA STATUTES. BENCHMARKS SET OR FOUND FOR THIS SURVEY ARE NOTED ON THE SKETCH.
13. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE.
    PREPARED FOR: TEG ACQUISITIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
    FIDELITY NATIONAL TITLE INSURANCE COMPANY
    GREEN & PIOTRKOWSKI, PLLC.
    WILLIAM J. SEGAL, P.A.
14. © COPYRIGHT 2021 BY ALEXANDER J. PIAZZA PSM, INC.
    THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY.
    THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER.
    REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY ALEXANDER J. PIAZZA PSM, INC.

DATE OF FIELD SURVEY: 3-21-21

DATE OF SURVEY: 3-22-21

ALEXANDER J. PIAZZA PSM, INC.

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

LEGAL DESCRIPTION:

PARCEL 1:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, LESS THE EAST 75 FEET THEREOF, ST. LUCIE COUNTY, FLORIDA.

AND

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST ST. LUCIE COUNTY, FLORIDA.

AND

FROM THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, RUN SOUTH 00°30' WEST ALONG THE QUARTER-QUARTER SECTION LINE, A DISTANCE OF 653.16 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°30' WEST A DISTANCE OF 88.12 FEET TO A POINT ON THE TOP OF A BLUFF OF 10 MILE CREEK; THENCE RUN SOUTH 54°51'30" WEST ALONG SAID CREEK A DISTANCE OF 413.70 FEET; THENCE RUN NORTH 01°32' EAST A DISTANCE OF 318.28 FEET; THENCE RUN NORTH 88°36' EAST, A DISTANCE 330.67 FEET, TO THE POINT OF BEGINNING, BEING IN ST. LUCIE COUNTY, FLORIDA.

PARCEL 2:

NORTH ONE-HALF(N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 30, TOWNSHIP 35 SOUTH, RANGE 40 EAST, EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR DRAINAGE CANAL AND PUBLIC ROAD PURPOSES. SAID LAND LYING AND BEING IN ST. LUCIE COUNTY, FLORIDA.

CONTAINING: 1,703,158 SQUARE FEET OR 39.099 ACRES, MORE OR LESS.

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CMB	= COMMISSIONERS' MINUTES BOOK
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
DE	= DRAINAGE EASEMENT
FDOT	= FLORIDA DEPARTMENT OF TRANPORTATION
DB	= DEED BOOK
DIP	= DUCTILE IRON PIPE
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
IP	= IRON PIPE
INV	= INVERT
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
MON	= MONUMENT
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
PRM	= PERMANENT REFERENCE MONUMENT
R/W	= RIGHT-OF-WAY
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT

SYMBOLS:

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

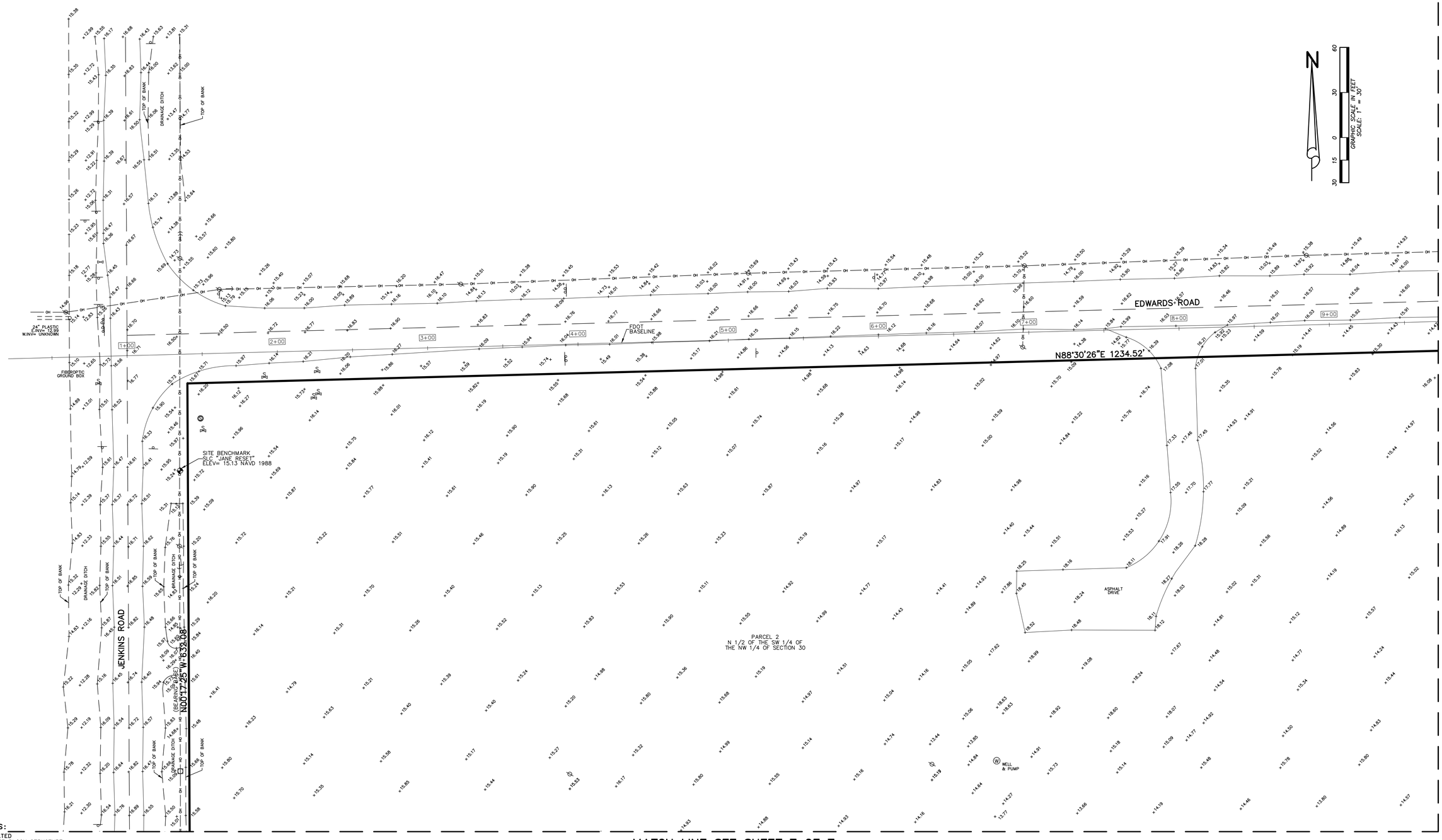
DATE:	REVISIONS:	BY:

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

BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG				
REF	K:\				
FLD	SB	FB.	PG.	JOB	21-7056
OFF	SB			DATE	3-22-21
CKD	AJP	SHEET	1 OF 7	DWG	D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:56:12 AM



ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
CLF = CHAIN LINK FENCE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

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

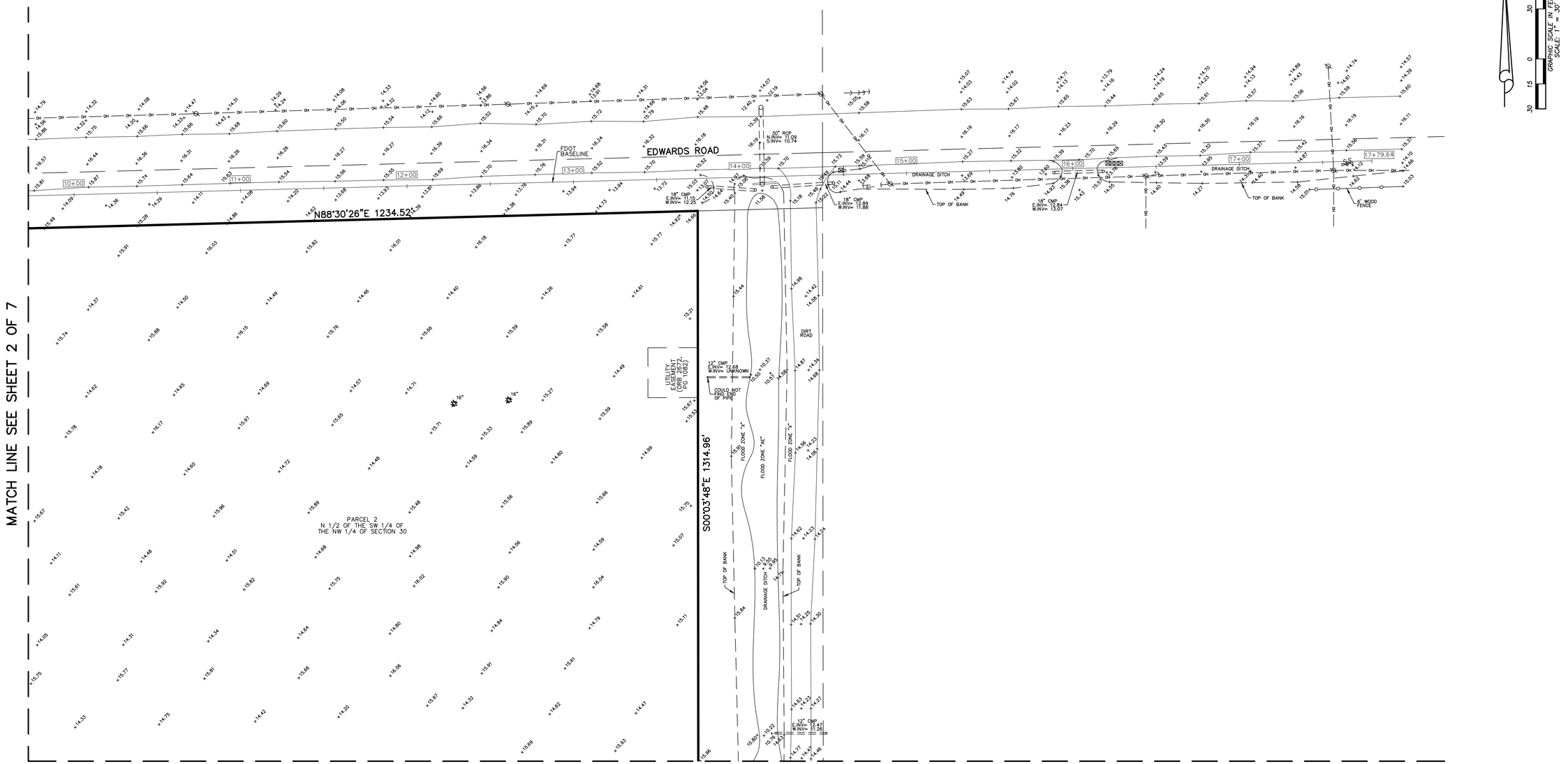
DATE:	REVISIONS:	BY:

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

BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG		
REF	K:\		
FLD	SB	FB. PG.	JOB 21-7056
OFF	SB		DATE 3-22-21
CKD	AJP	SHEET 2 OF 7	DWG D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:56:42 AM



ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
CLF = CHAIN LINK FENCE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

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

TREE SYMBOLS:

= OAK TREE
= PALM TREE
= UNKNOWN TREE
15" = DENOTES NUMBER OF INCH DIAMETER

DATE:	REVISIONS:	BY:

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

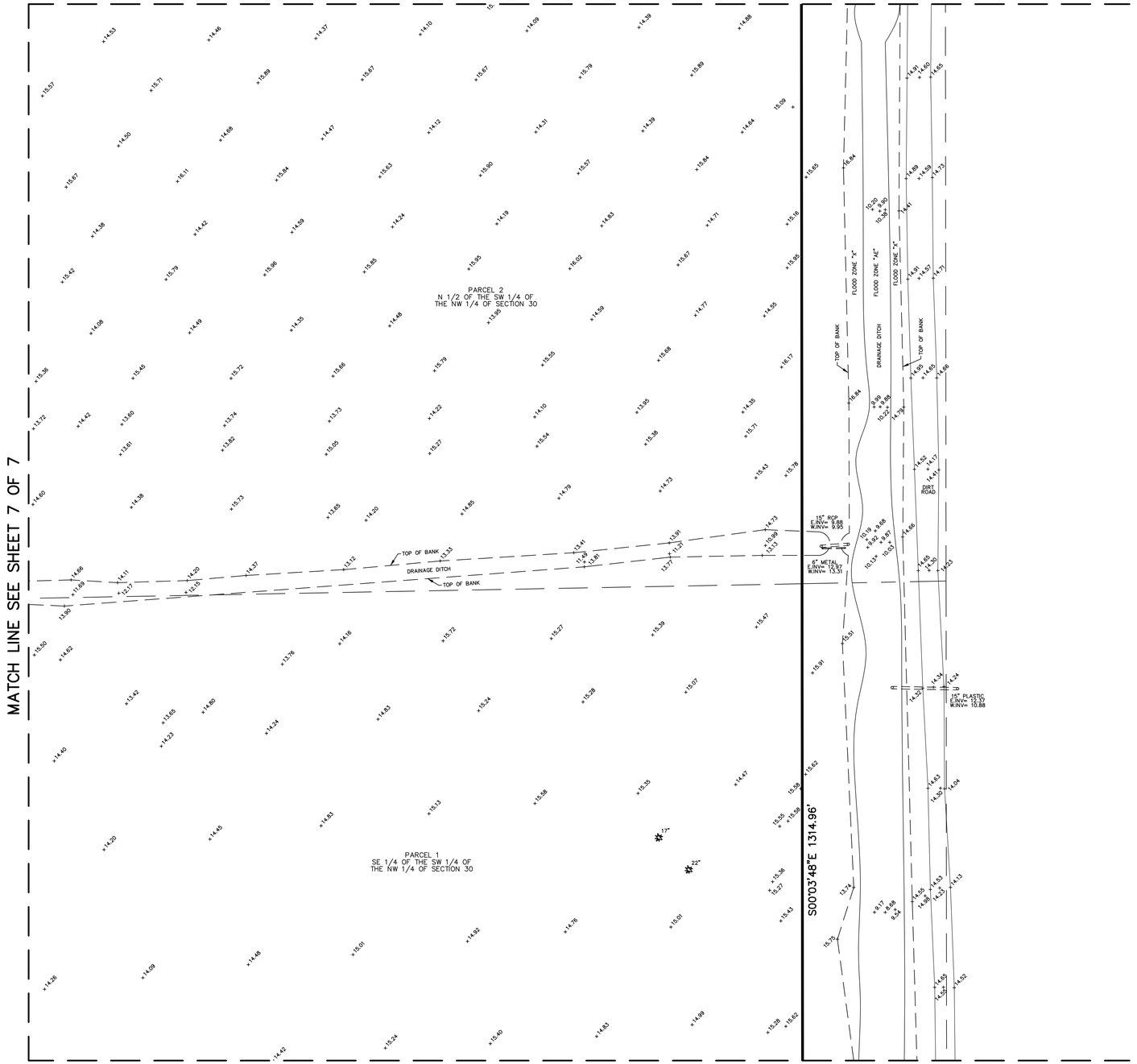
BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG				
REF	K:\				
FLD	SB	FB.	PG.	JOB	21-7056
OFF	SB			DATE	3-22-21
CKD	AJP	SHEET	3 OF 7	DWG	D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:57:18 AM

MATCH LINE SEE SHEET 3 OF 7

MATCH LINE SEE SHEET 7 OF 7



MATCH LINE SEE SHEET 5 OF 7

N

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'
60 30 0 15 30

ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
CLF = CHAIN LINK FENCE
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

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

TREE SYMBOLS:

= OAK TREE
= PALM TREE
= UNKNOWN TREE
15" = DENOTES NUMBER OF INCH DIAMETER

DATE:	REVISIONS:	BY:

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

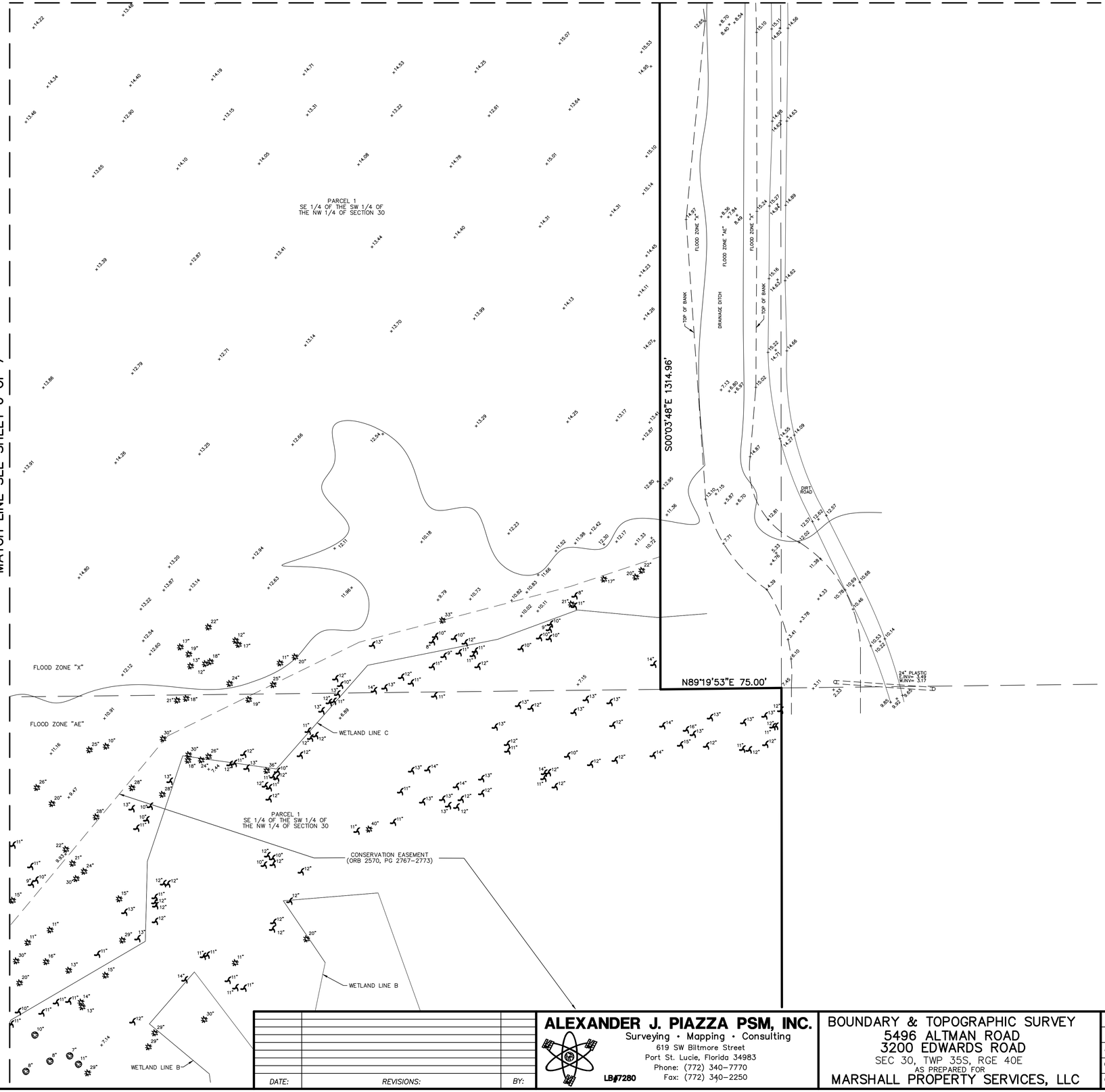
BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG				
REF	K:\				
FLD	SB	FB.	PG.	JOB	21-7056
OFF	SB			DATE	3-22-21
CKD	AJP	SHEET	4 OF 7	DWG	D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:57:52 AM

MATCH LINE SEE SHEET 4 OF 7

MATCH LINE SEE SHEET 6 OF 7



N

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'
60 30 0 15 30

SYMBOLS:

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

TREE SYMBOLS:

- = OAK TREE
- = PALM TREE
- = UNKNOWN TREE
- = PINE TREE
- 15" = DENOTES NUMBER OF INCH DIAMETER

ABBREVIATIONS:

(C)	= CALCULATED
CBS	= CONCRETE BLOCK STRUCTURE
CONC	= CONCRETE
CLF	= CHAIN LINK FENCE
FND	= FOUND
FPL	= FLORIDA POWER & LIGHT
IP	= IRON PIPE
INV	= INVERT
IRC	= IRON ROD WITH PLASTIC CAP
LB	= LICENSE BUSINESS
LS	= LICENSE SURVEY
(M)	= MEASURED
ORB	= OFFICIAL RECORD BOOK
(P)	= PLAT
PB	= PLAT BOOK
PG	= PAGE
PL	= PROPERTY LINE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
R/W	= RIGHT-OF-WAY
RCP	= REINFORCED CONCRETE PIPE
RGE	= RANGE
SEC	= SECTION
TWP	= TOWNSHIP
UE	= UTILITY EASEMENT

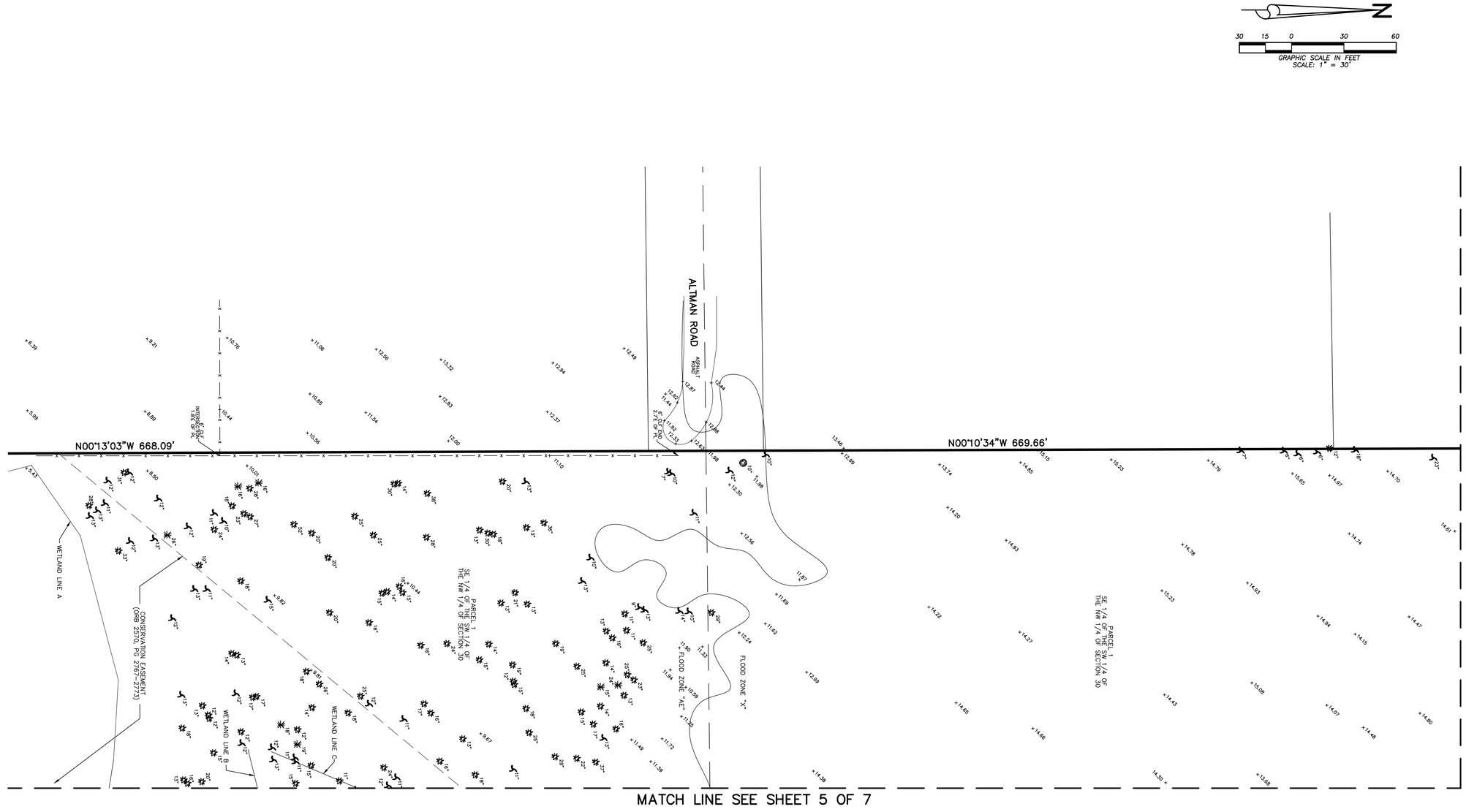
DATE:	REVISIONS:	BY:

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

BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG		
REF	K:\		
FLD	SB	FB. PG.	JOB 21-7056
OFF	SB		DATE 3-22-21
CKD	AJP	SHEET 5 OF 7	DWG D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:58:19 AM



ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
CLF = CHAIN LINK FENCE
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

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

TREE SYMBOLS:

= OAK TREE
= PALM TREE
= UNKNOWN TREE
= PINE TREE
15" = DENOTES NUMBER OF INCH DIAMETER

DATE:	REVISIONS:	BY:

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

BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG		
REF	K:\		
FLD	SB	FB. PG.	JOB 21-7056
OFF	SB		DATE 3-22-21
CKD	AJP	SHEET 6 OF 7	DWG D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:58:54 AM

MATCH LINE SEE SHEET 2 OF 7

JENKINS ROAD

N00°17'25"W 632.08'

(BEARING BASIS)

S88°55'07"W 633.42'

4" WIRE FENCE END 0.1'N OF PL

4" WIRE FENCE END 1.5'N OF PL

PARCEL 2
N 1/2 OF THE SW 1/4 OF
THE NW 1/4 OF SECTION 30

PARCEL 1
SE 1/4 OF THE SW 1/4 OF
THE NW 1/4 OF SECTION 30

N00°10'34"W 669.66'

4" CLF CORNER 3.2'W OF PL

4" CLF CORNER 3.2'W OF PL

4" WIRE FENCE END 2.1'W OF PL

4" WIRE FENCE END 1.9'W OF PL

LOW AREA

WELL

TOP OF BANK

DRAINAGE DITCH

CONC DRIVE

ASPHALT DRIVE

18" RCP N.INV= 12.00 S.INV= 11.82

18" RCP N.INV= 13.59 S.INV= 13.61

18" RCP N.INV= 13.64 S.INV= 13.48

GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

60 30 0 15 30

MATCH LINE SEE SHEET 5 OF 7

MATCH LINE SEE SHEET 6 OF 7

ABBREVIATIONS:

(C) = CALCULATED
CBS = CONCRETE BLOCK STRUCTURE
CONC = CONCRETE
CLF = CHAIN LINK FENCE
FND = FOUND
FPL = FLORIDA POWER & LIGHT
IP = IRON PIPE
INV = INVERT
IRC = IRON ROD WITH PLASTIC CAP
LB = LICENSE BUSINESS
LS = LICENSE SURVEY
(M) = MEASURED
ORB = OFFICIAL RECORD BOOK
(P) = PLAT
PB = PLAT BOOK
PG = PAGE
PL = PROPERTY LINE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
RCP = REINFORCED CONCRETE PIPE
RGE = RANGE
SEC = SECTION
TWP = TOWNSHIP
UE = UTILITY EASEMENT

SYMBOLS:

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

TREE SYMBOLS:

= OAK TREE
= PALM TREE
= UNKNOWN TREE
15" = DENOTES NUMBER OF INCH DIAMETER

DATE:	REVISIONS:	BY:

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

BOUNDARY & TOPOGRAPHIC SURVEY
5496 ALTMAN ROAD
3200 EDWARDS ROAD
SEC 30, TWP 35S, RGE 40E
AS PREPARED FOR
MARSHALL PROPERTY SERVICES, LLC

CAD	K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.DWG		
REF	K:\		
FLD	SB	FB. PG.	JOB 21-7056
OFF	SB		DATE 3-22-21
CKD	AJP	SHEET 7 OF 7	DWG D-964

K:\SKYMARK\EDWARDS ROAD\DWG\21-7056.dwg, 3/22/2021 9:59:20 AM

TREASURE COAST EAST
CITY OF FORT PIERCE ENVIRONMENTAL IMPACT REPORT

July 2023

Prepared For:

TEG Developers
365 Route 59, Suite 110
Airmont, New York 10952

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(239) 274-0067

Project No. 23TEG4047

TABLE OF CONTENTS

Page

1.0 Introduction....1

2.0 Vegetation and Land Cover....1

3.0 Wetlands....3

4.0 Listed Species....3

5.0 Site Plan....3

6.0 References....4

LIST OF TABLES

Page

Table 1. Existing Land Use and Cover Summary.....1

LIST OF EXHIBITS

		Page
Exhibit 1.	Project Location Map	E1-1
Exhibit 2.	Aerial with FLUCFCS and Wetlands Map	E2-1
Exhibit 3.	Listed Species Survey Report	E3-1
Exhibit 4.	Aerial with Site Plan	E4-1
Exhibit 5.	SFWMD ERP No. 56-02352-P	E5-1

1.0 INTRODUCTION

The following Environmental Impact Report (EIR) Report is provided in support of the City of Fort Pierce site development plan application for Treasure Coast East (Project).

The Project site totals 39.12± acres and is located in Section 30, Township 35 South, Range 40 East, St. Lucie County (Appendix A). More specifically, the Project is located east of South Jenkins Road, south of Edwards Road, and approximately 0.33 mile east of Interstate 95.

The Project site is comprised of forested upland and wetland areas and disturbed land that contain moderate to high levels of cover by exotic vegetation, including Brazilian pepper (*Schinus terebinthifolia*) and smutgrass (*Sporobolus indicus*).

The following EIR includes details regarding the various habitats on-site, results of the listed species survey, and the impacts and preserves associated with the proposed site plan.

2.0 VEGETATION AND LAND COVER

Vegetation associations and land cover for the Project were delineated using Florida Department of Transportation (FDOT) December 2022 rectified color aerials, and groundtruthing was conducted on July 5, 2023. The vegetation and land cover types were classified based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (FDOT 1999). Level IV FLUCFCS codes were utilized to denote disturbance, and "E" codes were used to identify levels of exotic species invasion (e.g., Brazilian pepper and earleaf acacia (*Acacia auriculiformis*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapped polygon, produce summaries, and generate the FLUCFCS map (Exhibit 2).

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
4279 E3	Live Oak, Disturbed (50-75% Exotics)	4.03	10.3
514	Ditch	0.30	0.8
6309 E4	Mixed Wetland Forest, Disturbed (76-100% Exotics)	7.56	19.3
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	0.73	1.9
740	Disturbed Land	26.37	67.4
814	Road	0.13	0.3
Totals		**39.12**	**100.0**

<u>Live Oak, Disturbed (50-75% Exotics) (FLUCFCS Code 4279 E3)</u>
The canopy of this habitat type consists of co-dominant live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and Indian laurel (*Ficus microcarpa*). The sub-canopy includes cabbage palm, Brazilian pepper, shoebutton ardisia (*Ardisia elliptica*), American beautybush (*Callicarpa americana*), queen palm (*Syagrus romanzoffiana*), orange (*Citrus* sp.), Jack-in-the-bush

(*Chromolaena odorata*), rosary pea (*Abrus precatorius*), and coral bean (*Erythrina herbacea*). The ground cover consists of caesarweed (*Urena lobata*), muscadine grapevine (*Vitis rotundifolia*), American beautybush, wild coffee (*Psychotria* sp.), greenbrier (*Smilax* sp.), and rosary pea.

Ditch (FLUCFCS Code 514)
The canopy and ground cover of this habitat type are mostly open. The sub-canopy is dominated by Brazilian pepper.

Mixed Wetland Forest, Disturbed (76-100% Exotics) (FLUCFCS Code 6309 E4)
The canopy of this habitat type includes cabbage palm, laurel oak (*Quercus laurifolia*), and water hickory (*Carya aquatica*). The sub-canopy consists of Brazilian pepper, marlberry (*Ardisia escallonioides*), cabbage palm, wild coffee, water hickory, Senegal date palm (*Phoenix reclinata*), and buttonbush (*Cephalanthus occidentalis*). The ground cover includes swamp fern (*Telmatoblechnum serrulatum*), bacopa (*Bacopa repens*), red ludwigia (*Ludwigia repens*), shrubby camphorweed (*Pluchea odorata*), water pennywort (*Hydrocotyle umbellata*), caesarweed, shield fern (*Thelypteris* sp.), and Japanese climbing fern (*Lygodium japonicum*).

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)
The canopy of this habitat type is open with cabbage palm on the perimeter. The sub-canopy consists of cabbage palm, water hickory, bushy seedbox (*Ludwigia alternifolia*), giant leather fern (*Acrostichum danaeifolium*), cattails (*Typha latifolia*), buttonbush, and willow (*Salix caroliniana*). The ground cover includes smartweed (*Persicaria* sp.), dotted duckweed (*Spirodela punctata*), Carolina mosquito fern (*Azolla caroliniana*), water pennywort, bulltongue arrowhead (*Sagittaria lancifolia* subsp. *lancifolia*), sedge (*Carex* sp.), and swamp-lily (*Crinum americanum*).

Disturbed Land (FLUCFCS Code 740)
The canopy consists of scattered laurel oak and live oak. The sub-canopy contains scattered Brazilian pepper, wax myrtle (*Morella cerifera*), saltbush (*Baccharis halimifolia*), and cabbage palm. The ground cover consists of smutgrass (*Sporobolus indicus*), cogongrass (*Imperata cylindrica*), bahiagrass (*Paspalum notatum*), dog fennel (*Eupatorium capillifolium*), paragrass (*Urochloa mutica*), caesarweed, loosestrife (*Lythrum alatum* var. *lanceolatum*), common ragweed (*Ambrosia artemisiifolia*), St. Augustine grass (*Stenotaphrum secundatum*), spermacoce (*Spermacoce verticillata*), guineagrass (*Urochloa maxima*), muscadine grape, sida (*Sida* sp.), beggarticks (*Bidens alba*), torpedograss (*Panicum repens*), natalgrass (*Melinis repens*), Jack-in-the-bush, hairy indigo (*Indigofera hirsuta*), elephant's foot (*Elephantopus elatus*), and golden aster (*Pityopsis graminifolia*).

Road (FLUCFCS Code 814)
This FLUCFCS code consists of a small, paved road.

A total of six vegetative associations on-site (i.e., FLUCFCS codes) were identified on the Project. The dominant habitat types on the Project include Disturbed Land (FLUCFCS Code 740), accounting for 67.4 percent of the property (26.37± acres); and Mixed Wetland Forest, Disturbed (76-100% Exotics) (FLUCFCS Code 6309 E4), accounting for 19.3 percent of the property (7.56± acres).

The Project site contains 25 to 100 percent exotic vegetation throughout the property. Exotic vegetation documented on-site includes, but is not limited to, Brazilian pepper, shoebutton ardisia (*Ardisia elliptica*), caesarweed (*Urena lobata*), and cogongrass (*Imperata cylindrica*).

3.0 WETLANDS

The Project site contains 8.29± acres of South Florida Water Management District (SFWMD) wetlands (Exhibit 2). The on-site wetlands are identified by the following FLUCFCS codes: Mixed Wetland Forest, Disturbed (76-100% Exotics) (FLUCFCS Code 6309 E4) and Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2).

4.0 LISTED SPECIES

A listed species survey was conducted by PAI on the Project in July 2023 to determine if the site was being utilized by wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service as threatened or endangered.

A total of three gopher tortoise (*Gopherus polyphemus*) burrows were documented on the Project site during the survey. The gopher tortoise is listed as threatened by the FWCC. No listed plant species were documented on the Project site during the field survey.

A copy of the listed species survey report is provided as Exhibit 3.

5.0 SITE PLAN

The Project includes a proposed multi-family residential development with associated parking and roadways (Exhibit 4). Development has been focused on areas previously disturbed for agricultural uses. The site plan does not propose impacts to the forested upland and wetland areas of the property. Since no wetland impacts are proposed, no wetland mitigation will be required.

There is an existing Environmental Resource Permit (ERP) for the Project site (Permit No. 56-02352-P). The ERP includes delineation of the on-site wetlands, as shown on Exhibit 2. The applicant proposes to preserve the wetlands on-site, as well as an upland buffer area. The proposed preserve location provides for connection to Tenmile Creek. The preserve will be protected in perpetuity via a conservation easement.

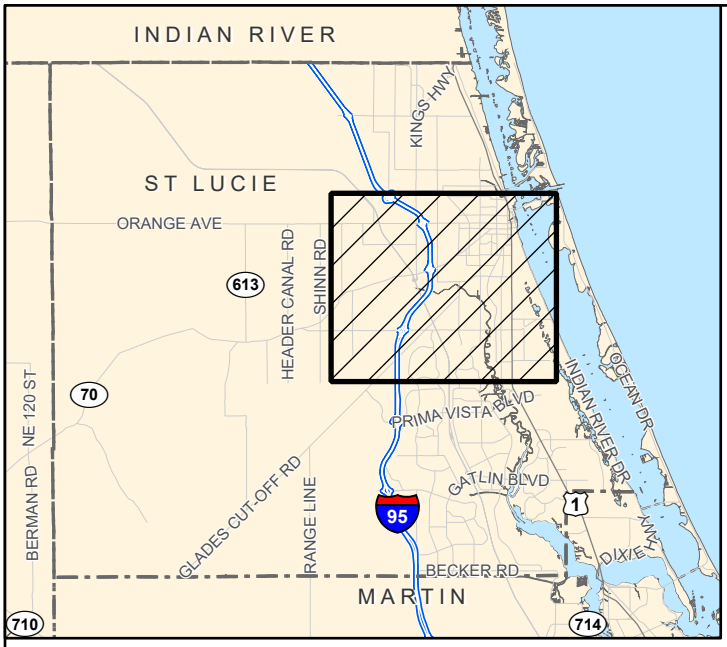
The Project will adhere to state regulations regarding gopher tortoise burrows. An FWCC permit will be obtained for activities within 25 feet of an identified gopher tortoise burrow.

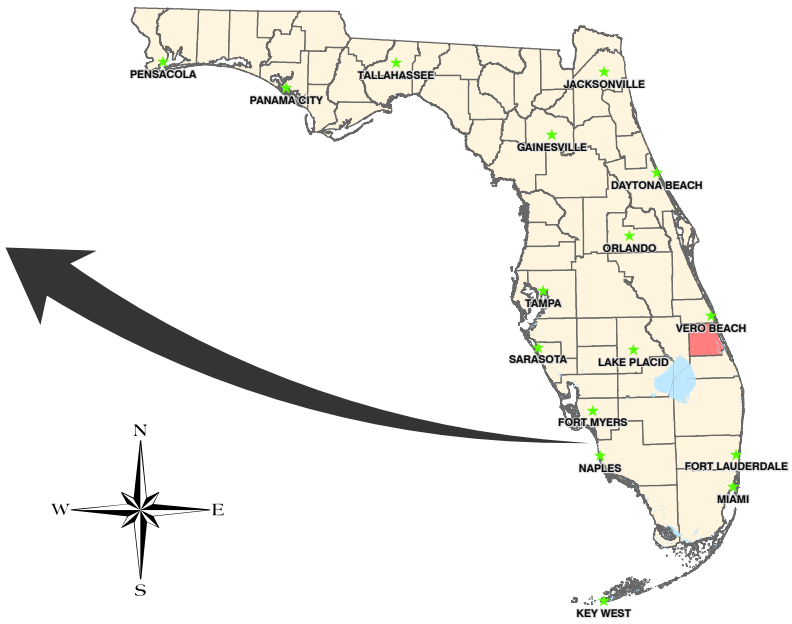
6.0 REFERENCES

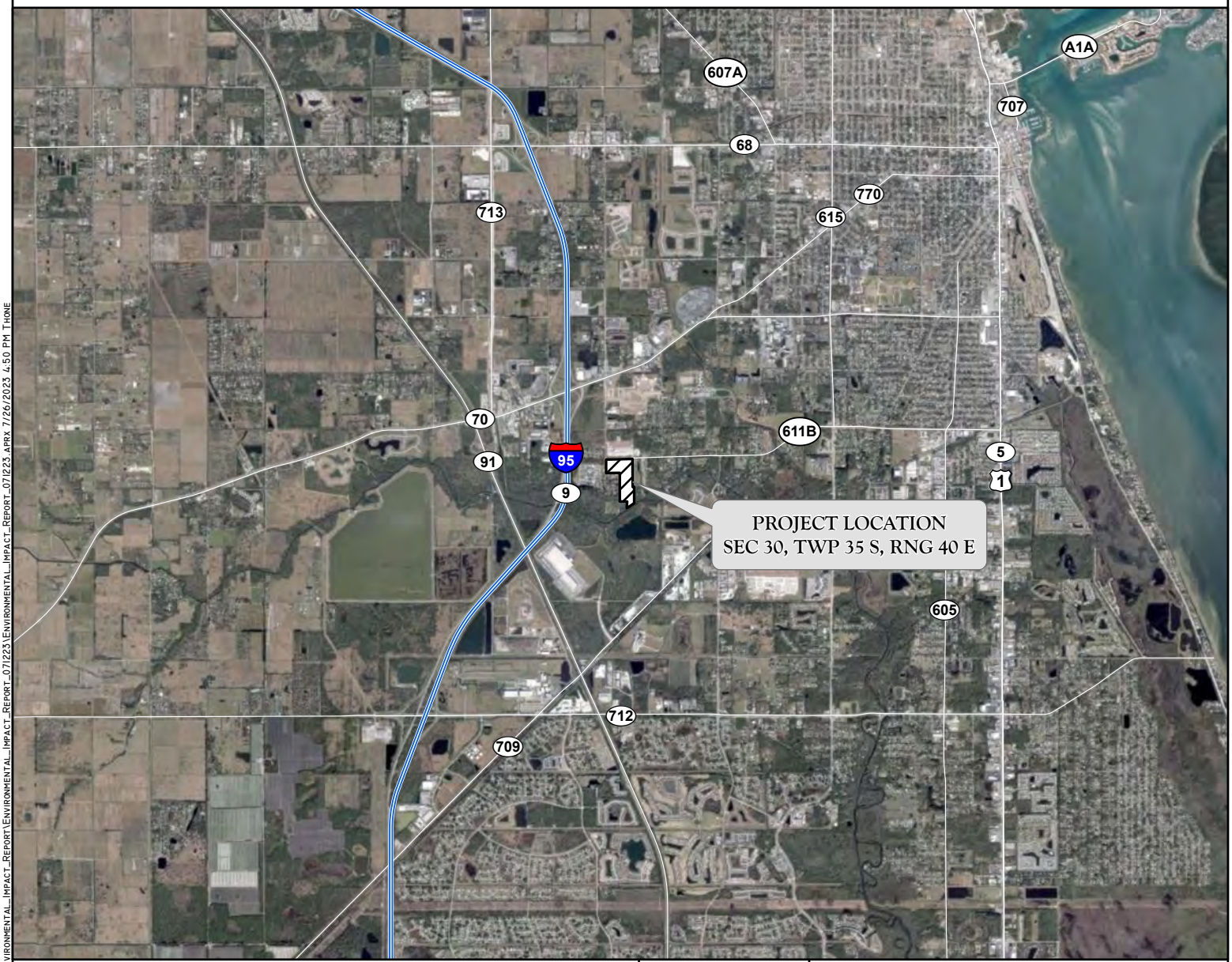
Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Second Edition.

EXHIBIT 1

PROJECT LOCATION MAP







J:\2023\23TE64047\Environmental_Impact_Report\Environmental_Impact_Report_071223\Environmental_Impact_Report_071223.aprx 7/26/2023 4:50 PM THONE

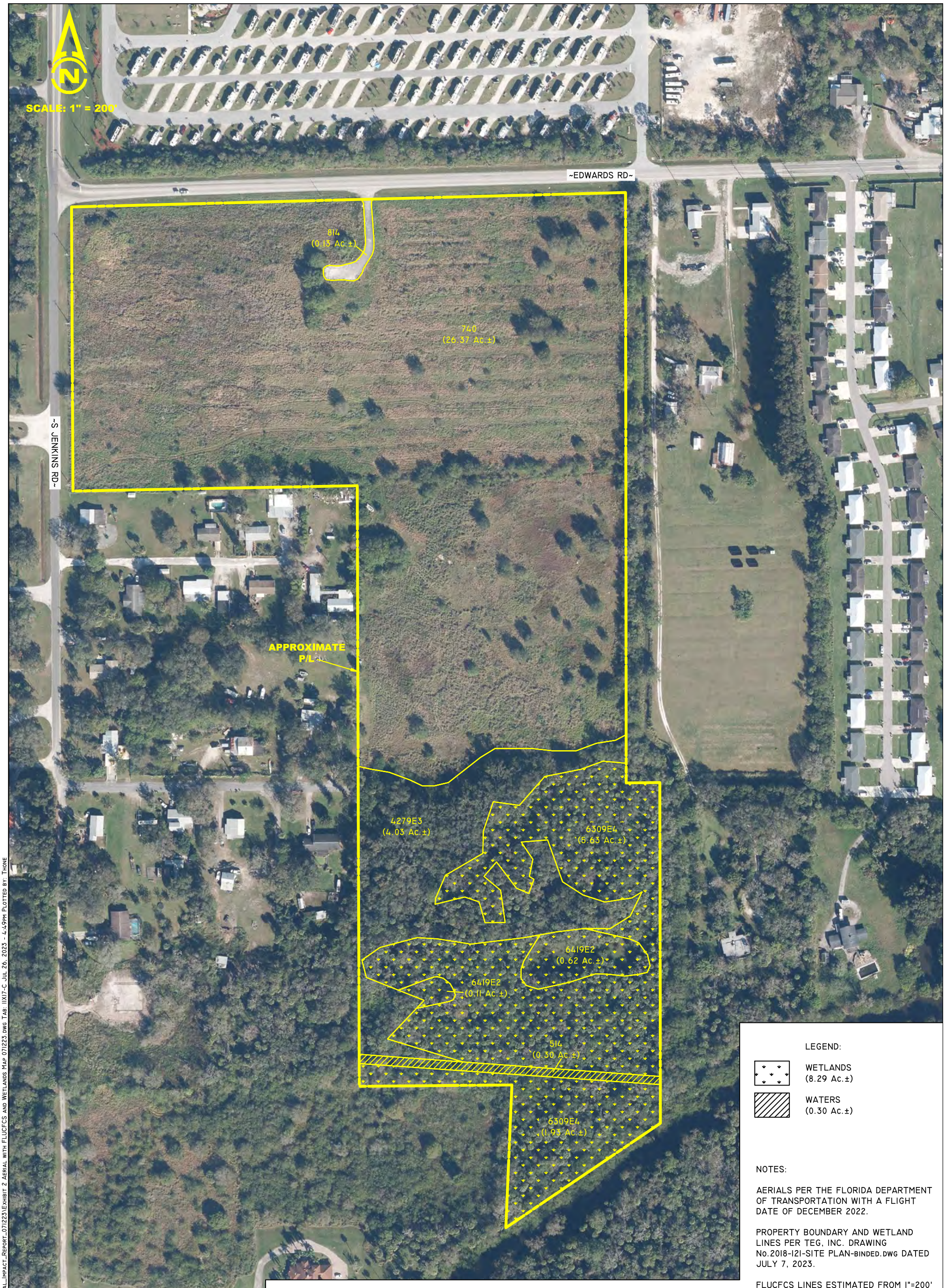
EXHIBIT 1. PROJECT LOCATION MAP
TREASURE COAST EAST

DRAWN BY	DATE
P.F.	7/12/23
REVIEWED BY	DATE
H.S.	7/12/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

EXHIBIT 2

AERIAL WITH FLUCFCS AND WETLANDS MAP



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4279 E3	LIVE OAK, DISTURBED (50-75% EXOTICS)	4.03 Ac.±	10.3%
514	DITCH	0.30 Ac.±	0.8%
6309 E4	MIXED WETLAND FOREST, DISTURBED (76-100% EXOTICS)	7.56 Ac.±	19.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	0.73 Ac.±	1.9%
740	DISTURBED LAND	26.37 Ac.±	67.4%
814	ROAD	0.13 Ac.±	0.3%
	TOTAL	**39.12 Ac.±**	**100.0%**

LEGEND:

WETLANDS (8.29 Ac.±)

WATERS (0.30 Ac.±)

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY AND WETLAND LINES PER TEG, INC. DRAWING No.2018-121-SITE PLAN-BINDED.DWG DATED JULY 7, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2023\23TEG4047\ENVIRONMENTAL_IMPACT_REPORT\ENVIRONMENTAL_IMPACT_REPORT_071223\EXHIBIT 2 AERIAL WITH FLUCFCS AND WETLANDS MAP 071223.DWG TAB: 11X17-C JUL 26, 2023 - 4:49PM PLOTTED BY: THONE

DRAWN BY	DATE
H.H.	07/10/23
REVIEWED BY	DATE
K.C.	07/10/23
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

TREASURE COAST EAST
AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 23TEG4047

SHEET No. EXHIBIT 2

EXHIBIT 3

LISTED SPECIES SURVEY REPORT

TREASURE COAST EAST
LISTED SPECIES SURVEY REPORT

July 2023

Prepared For:

TEG Developers
365 Route 59, Suite 110
Airmont, New York 10952

Prepared By:

Passarella & Associates, Inc.
13620 Metropolis Avenue, Suite 200
Fort Myers, Florida 33912
(*239*) *274-0067*

Project No. 23TEG4047

TABLE OF CONTENTS

Page

1.0 Introduction....1

2.0 Vegetation Mapping....1

3.0 Survey Methodology....2

3.1 Literature and Database Review....2
3.2 Field Survey....3

4.0 Survey Results....4

4.1 Literature and Database Review....4
4.2 Field Survey....4

5.0 Summary....4

6.0 References....5

LIST OF TABLES

Page

Table 1. Existing Land Use and Cover Summary.....1

Table 2. Weather Conditions During Survey.....3

LIST OF APPENDICES

Page

Appendix A. Project Location Map..... A-1

Appendix B. Aerial with FLUCFCS and Wetlands Map.....B-1

Appendix C. Documented Occurrences of Listed Species.....C-1

Appendix D. Aerial with Survey Transects..... D-1

Appendix E. Aerial with Listed Species Locations E-1

1.0 INTRODUCTION

This report documents the results of the listed species survey conducted by Passarella & Associates, Inc. (PAI) for Treasure Coast East (Project). The survey was conducted for wildlife species listed by the Florida Fish and Wildlife Conservation Commission (FWCC) and the U.S. Fish and Wildlife Service (USFWS) as endangered, threatened, or species of special concern; and for plant species listed by the Florida Department of Agriculture and Consumer Services (FDACS) and the USFWS as endangered, threatened, or commercially exploited.

The Project site totals 39.12± acres and is located in Section 30, Township 35 South, Range 40 East, St. Lucie County (Appendix A). More specifically, the Project is located east of South Jenkins Road, south of Edwards Road, and approximately 0.33 mile east of Interstate 95.

2.0 VEGETATION MAPPING

Vegetation mapping was conducted for the Project using Florida Department of Transportation (FDOT) December 2022 rectified color aerials (Scale 1 inch = 200 feet). Groundtruthing to map the vegetative communities was conducted on July 5, 2023, utilizing the Florida Land Use, Cover and Forms Classification System (FLUCFCS) Levels III and IV (FDOT 1999). Level IV FLUCFCS was utilized to denote hydrological conditions and disturbance. Exotic or "E" codes were used to show levels of exotic species invasion (e.g., Brazilian pepper (*Schinus terebinthifolia*)). AutoCAD Map 3D 2021 software was used to determine the acreage of each mapped area, produce summaries, and generate the FLUCFCS map for the property (Appendix B). A total of six vegetative associations and/or land uses (i.e., FLUCFCS codes) were identified on the Project. Table 1 provides the breakdown of the FLUCFCS codes by acreage for the Project, and a description of each classification follows.

Table 1. Existing Land Use and Cover Summary

FLUCFCS Code	Description	Acreage (±)	Percent of Total
4279 E3	Live Oak, Disturbed (50-75% Exotics)	4.03	10.3
514	Ditch	0.30	0.8
6309 E4	Mixed Wetland Forest, Disturbed (76-100% Exotics)	7.56	19.3
6419 E2	Freshwater Marsh, Disturbed (25-49% Exotics)	0.73	1.9
740	Disturbed Land	26.37	67.4
814	Road	0.13	0.3
Totals		**39.12**	**100.0**

Live Oak, Disturbed (50-75% Exotics) (FLUCFCS Code 4279 E3)

The canopy of this habitat type consists of co-dominant live oak (*Quercus virginiana*), cabbage palm (*Sabal palmetto*), and Indian laurel (*Ficus microcarpa*). The sub-canopy includes cabbage palm, Brazilian pepper, shoebutton ardisia (*Ardisia elliptica*), American beautybush (*Callicarpa americana*), queen palm (*Syagrus romanzoffiana*), orange (*Citrus* sp.), Jack-in-the-bush (*Chromolaena odorata*), rosary pea (*Abrus precatorius*), and coral bean (*Erythrina herbacea*). The

ground cover consists of caesarweed (*Urena lobata*), muscadine grapevine (*Vitis rotundifolia*), American beautybush, wild coffee (*Psychotria* sp.), greenbrier (*Smilax* sp.), and rosary pea.

Ditch (FLUCFCS Code 514)
The canopy and ground cover of this habitat type are mostly open. The sub-canopy is dominated by Brazilian pepper.

Mixed Wetland Forest, Disturbed (76-100% Exotics) (FLUCFCS Code 6309 E4)
The canopy of this habitat type includes cabbage palm, laurel oak (*Quercus laurifolia*), and water hickory (*Carya aquatica*). The sub-canopy consists of Brazilian pepper, marlberry (*Ardisia escallonioides*), cabbage palm, wild coffee, water hickory, Senegal date palm (*Phoenix reclinata*), and buttonbush (*Cephalanthus occidentalis*). The ground cover includes swamp fern (*Telmatoblechnum serrulatum*), bacopa (*Bacopa repens*), red ludwigia (*Ludwigia repens*), shrubby camphorweed (*Pluchea odorata*), water pennywort (*Hydrocotyle umbellata*), caesarweed, shield fern (*Thelypteris* sp.), and Japanese climbing fern (*Lygodium japonicum*).

Freshwater Marsh, Disturbed (25-49% Exotics) (FLUCFCS Code 6419 E2)
The canopy of this habitat type is open with cabbage palm on the perimeter. The sub-canopy consists of cabbage palm, water hickory, bushy seedbox (*Ludwigia alternifolia*), giant leather fern (*Acrostichum danaeifolium*), cattails (*Typha latifolia*), buttonbush, and willow (*Salix caroliniana*). The ground cover includes smartweed (*Persicaria* sp.), dotted duckweed (*Spirodela punctata*), Carolina mosquito fern (*Azolla caroliniana*), water pennywort, bulltongue arrowhead (*Sagittaria lancifolia* subsp. *lancifolia*), sedge (*Carex* sp.), and swamp-lily (*Crinum americanum*).

Disturbed Land (FLUCFCS Code 740)
The canopy consists of scattered laurel oak and live oak. The sub-canopy contains scattered Brazilian pepper, wax myrtle (*Morella cerifera*), saltbush (*Baccharis halimifolia*), and cabbage palm. The ground cover consists of smutgrass (*Sporobolus indicus*), cogongrass (*Imperata cylindrica*), bahiagrass (*Paspalum notatum*), dog fennel (*Eupatorium capillifolium*), paragrass (*Urochloa mutica*), caesarweed, loosestrife (*Lythrum alatum* var. *lanceolatum*), common ragweed (*Ambrosia artemisiifolia*), St. Augustine grass (*Stenotaphrum secundatum*), spermacoce (*Spermacoce verticillata*), guineagrass (*Urochloa maxima*), muscadine grape, sida (*Sida* sp.), beggarticks (*Bidens alba*), torpedograss (*Panicum repens*), natalgrass (*Melinis repens*), Jack-in-the-bush, hairy indigo (*Indigofera hirsuta*), elephant's foot (*Elephantopus elatus*), and golden aster (*Pityopsis graminifolia*).

Road (FLUCFCS Code 814)
This FLUCFCS code consists of a small, paved road.

3.0 SURVEY METHODOLOGY

3.1 Literature and Database Review

Existing literature and agency databases were reviewed to determine the potential for listed species to occur on the Project site. The literature search involved an examination of

available information on protected species in the Project's geographical region. The literature sources reviewed included: the FWCC's Florida's Endangered and Threatened Species (2022); Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al*. 1991); USFWS Habitat Management Guidelines for the Bald Eagle in the Southeast Region (1987); the Landscape Conservation Strategy Map (Kautz *et al*. 2006); and FWCC and/or USFWS databases for telemetry locations of bald eagle (*Haliaeetus leucocephalus*), Florida scrub jay (*Aphelocoma coerulescens*), crested caracara (*Caracara cheriway*), and wading bird rookeries in St. Lucie County.

The wildlife agencies' database information is updated periodically and is current through different dates, depending on the species. The FWCC information reviewed for this report is current through the noted dates for the following species: Florida scrub jay – August 2022 (acquired), crested caracara – August 2022 (acquired), and wading bird locations – 1999. Bald eagle nest locations were acquired from the Audubon EagleWatch and are current to the end of the 2022 nesting season. Appendix C displays the documented species locations in relation to the Project.

3.2 Field Survey

A field survey for listed wildlife and plant species was conducted by PAI for the Project on July 5, 2023.

The survey was conducted for wildlife species listed by the FWCC and the USFWS as endangered, threatened, or species of special concern; and for plant species listed by the FDACS and the USFWS as endangered, threatened, or commercially exploited.

The field survey was conducted by qualified ecologists walking parallel belt transects and meandering pedestrian transects through suitable habitats to ensure that sufficient visual coverage of ground and flora was obtained. Transect spacing varied from 75 to 100 feet, depending on vegetative cover and visibility. Approximate survey transects are shown on Appendix D. At regular intervals, the ecologists stopped, remained quiet, and listened for wildlife vocalizations. The survey was conducted during daylight hours with the aid of 8x or 10x power binoculars. Table 2 provides the weather conditions during the survey.

Table 2. Weather Conditions During Survey

Survey Date	Weather Conditions
July 5, 2023	Temperatures in the high 80s to low 90s, clear skies, and 5 to 10 mph east winds.

4.0 SURVEY RESULTS

4.1 Literature and Database Review

The results of the literature and database review found no documented occurrences of listed wildlife or plant species occurring on the Project (Appendix C).

According to the Audubon EagleWatch database, the closest bald eagle nest (SL-006) is located approximately 0.39 mile southwest of the Project (Appendix C). This distance is beyond the USFWS-recommended 660-foot buffer protection zone for active and alternate bald eagle nests. The bald eagle was delisted under the federal Endangered Species Act in 2007, but it is still protected under the Bald and Golden Eagle Protection Act.

The USFWS database for crested caracara locations shows the closest documented crested caracara occurrence is approximately 2.46 miles west of the Project (Appendix C). The Project does not contain suitable habitat that could be utilized by crested caracara. The crested caracara is listed as threatened by the USFWS and the FWCC.

The USFWS database for Florida scrub jay locations shows the closest documented Florida scrub jay occurrence is approximately 4.26 miles east of the Project (Appendix C). The Project site does not contain suitable habitat such as scrub oak (*Quercus inopina*) or Chapman oak (*Q. chapmanii*) that may be used by scrub jays. The Florida scrub jay is a state- and federally threatened species.

The Florida Atlas of Breeding Sites for Herons and Their Allies (Runde *et al*. 1991) and the FWCC database were referenced for the locations of breeding colonies for both listed and non-listed wading birds, including, but not limited to, snowy egret (*Egretta thula*), roseate spoonbill (*Platalea ajaja*), little blue heron (*Egretta caerulea*), and tri-colored heron (*Egretta tricolor*). According to these sources, the nearest wading bird colony is located approximately 5.44 miles northeast of the Project (Appendix C).

4.2 Field Survey

Three gopher tortoise (*Gopherus polyphemus*) burrows were documented on the Project site during the field survey (Appendix E). The gopher tortoise burrows occurred in areas identified as Disturbed Land (FLUCFCS Code 740). The gopher tortoise is listed as threatened by the FWCC. No listed plant species were documented on the Project site during the field survey.

5.0 SUMMARY

The literature review for the Project found no documented listed species on the Project site. The field survey documented a total of three gopher tortoise burrows on-site. The gopher tortoise is listed as threatened by the FWCC. No listed plant species were documented on the Project site during the survey.

6.0 REFERENCES

Florida Department of Transportation. 1999. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Third Edition.

Florida Fish and Wildlife Conservation Commission. 2022. Florida's Endangered and Threatened Species (Updated December 2022). Florida Fish and Wildlife Conservation Commission. Tallahassee, Florida

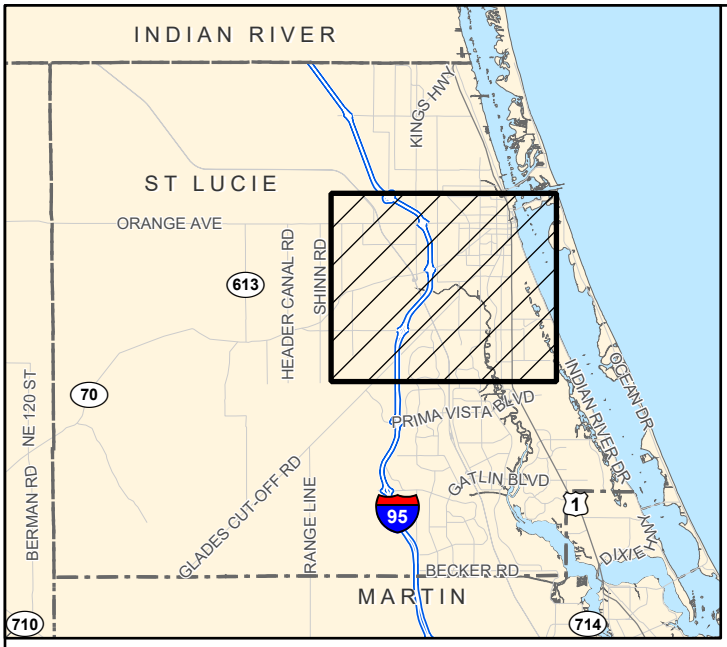
Kautz, R., R. Kawula, T. Hoctor, J. Comiskey, D. Jansen, D. Jennings, J. Kasbohm, F. Mazzotti, R. McBride, L. Richardson, K. Root. 2006. How much is enough? Landscape-Scale Conservation for the Florida Panther. Biological Conservation, Volume 130, Issue 1, Pages 118-133.

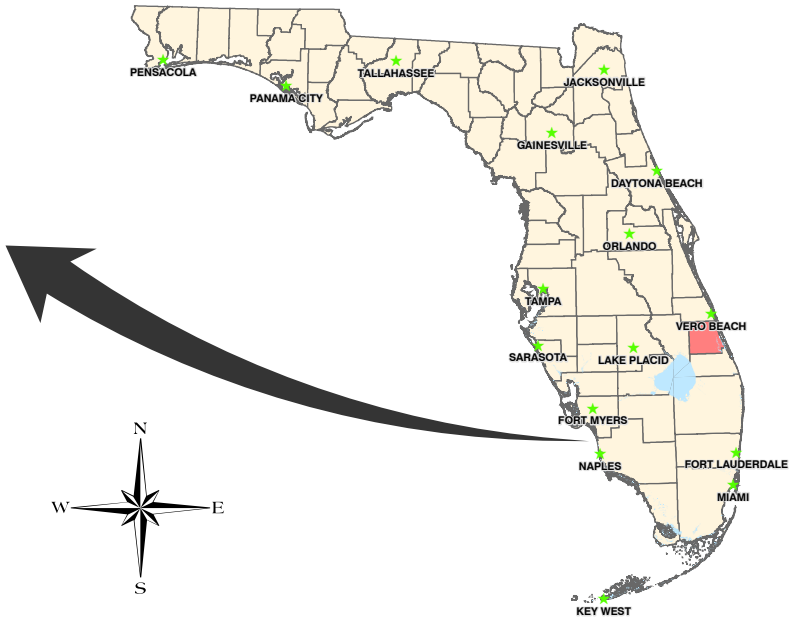
Runde, D.E., J.A. Gore, J.A. Hovis, M.S. Robson, and P.D. Southall. 1991. Florida Atlas of Breeding Sites for Herons and Their Allies, Update 1986 - 1989. Nongame Wildlife Program Technical Report No. 10. Florida Game and Fresh Water Fish Commission, Tallahassee, Florida.

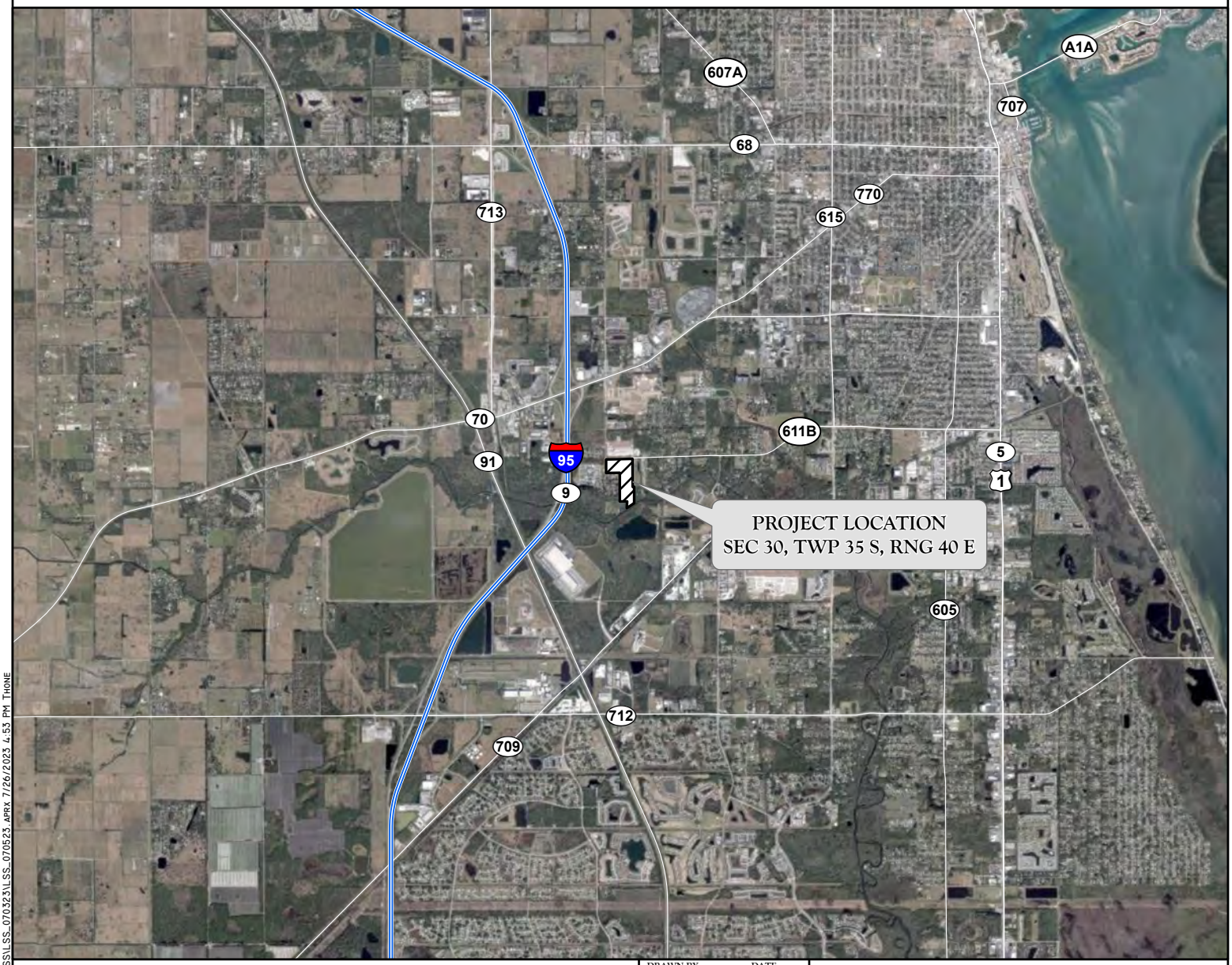
U.S. Fish and Wildlife Service. 1987. Habitat Management Guidelines for the Bald Eagle in the Southeast Region.

APPENDIX A

PROJECT LOCATION MAP







J:\2023\23TE64047\LSSVLLSS_070323\LSS_070523 APRX 7/26/2023 4:53 PM THONE

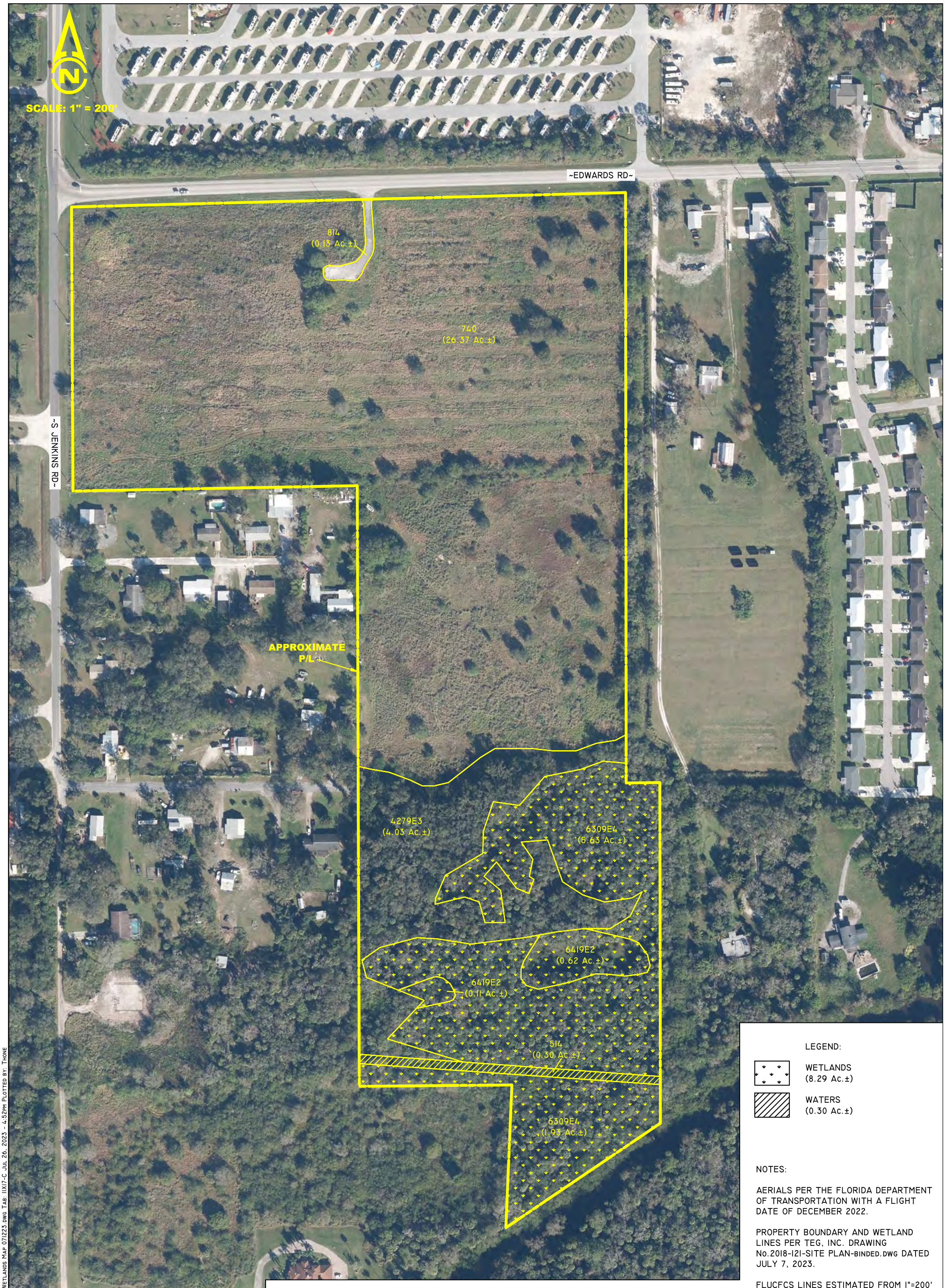
APPENDIX A. PROJECT LOCATION MAP
TREASURE COAST EAST

DRAWN BY	DATE
P.F.	7/12/23
REVIEWED BY	DATE
H.S.	7/12/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

APPENDIX B

AERIAL WITH FLUCFCS AND WETLANDS MAP



FLUCFCS CODES	DESCRIPTIONS	ACREAGE	% OF TOTAL
4279 E3	LIVE OAK, DISTURBED (50-75% EXOTICS)	4.03 Ac.±	10.3%
514	DITCH	0.30 Ac.±	0.8%
6309 E4	MIXED WETLAND FOREST, DISTURBED (76-100% EXOTICS)	7.56 Ac.±	19.3%
6419 E2	FRESHWATER MARSH, DISTURBED (25-49% EXOTICS)	0.73 Ac.±	1.9%
740	DISTURBED LAND	26.37 Ac.±	67.4%
814	ROAD	0.13 Ac.±	0.3%
	TOTAL	**39.12 Ac.±**	**100.0%**

LEGEND:

WETLANDS (8.29 Ac.±)

WATERS (0.30 Ac.±)

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY AND WETLAND LINES PER TEG, INC. DRAWING No.2018-121-SITE PLAN-BINDED.DWG DATED JULY 7, 2023.

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1999).

UPLAND/WETLAND LIMITS HAVE NOT BEEN REVIEWED BY ANY REGULATORY AGENCY AND ARE SUBJECT TO CHANGE.

J:\2023\23TEG4047\LSS\APPENDIX B AERIAL WITH FLUCFCS AND WETLANDS MAP 071223.DWG TAB: 11X17-C JUL 26, 2023 - 4:52PM PLOTTED BY: THONE

DRAWN BY	DATE
H.H.	07/10/23
REVIEWED BY	DATE
K.C.	07/10/23
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

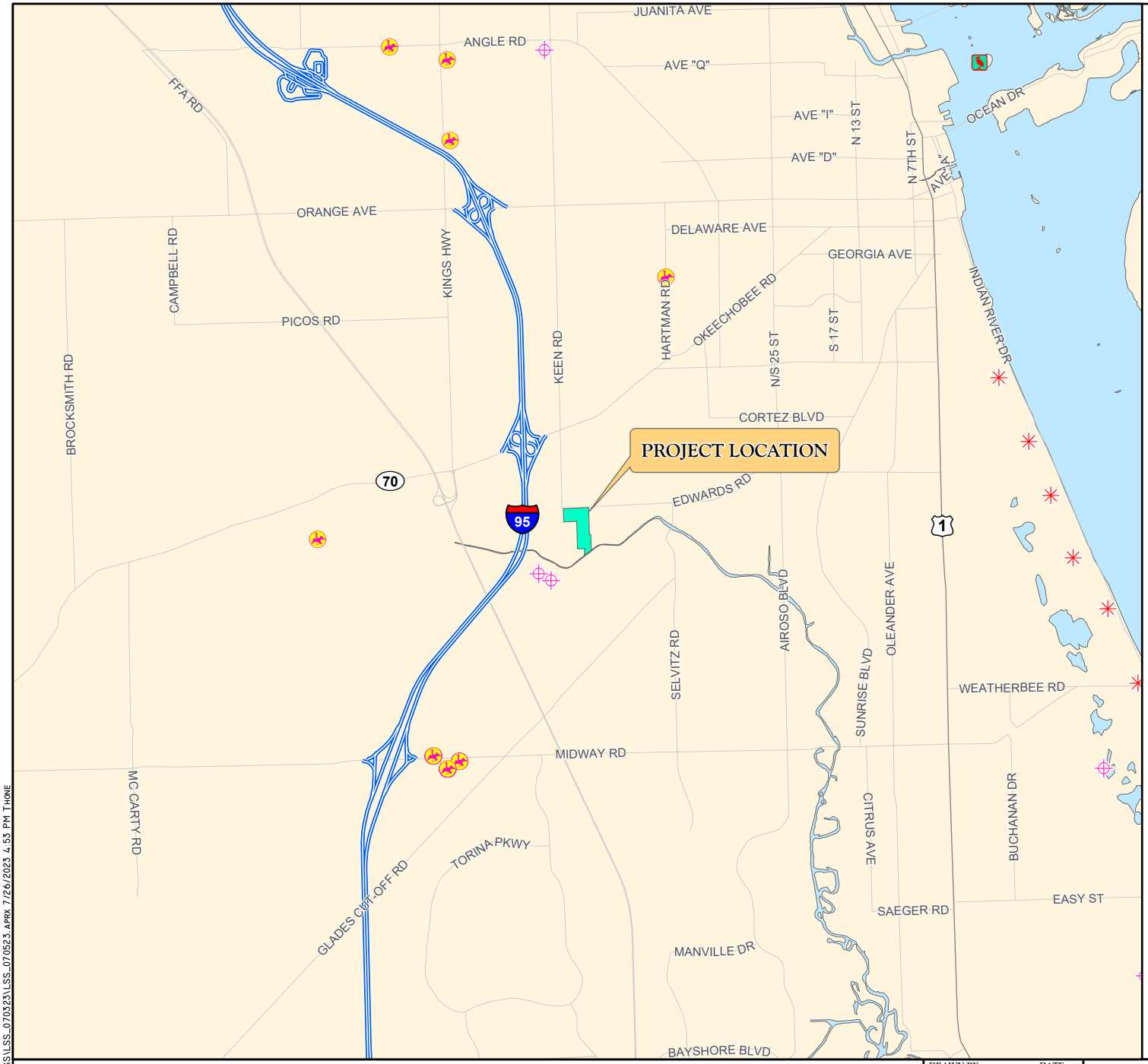
TREASURE COAST EAST
AERIAL WITH FLUCFCS AND WETLANDS MAP

DRAWING No. 23TEG4047

SHEET No. APPENDIX B

APPENDIX C

DOCUMENTED OCCURRENCES OF LISTED SPECIES



LEGEND

- TREASURE COAST EAST
- BALD EAGLE NEST LOCATION
- CRESTED CARACARA LOCATION
- SCRUB JAY LOCATION
- WADING BIRD LOCATION

N
W E
S

0 1 2
Miles

NOTES:

EAGLE NEST LOCATIONS WERE ACQUIRED FROM THE AUDUBON EAGLEWATCH ON FEBRUARY 2023.

CRESTED CARACARA LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2022 AND ARE CURRENT TO 2022.

SCRUB JAY LOCATIONS WERE ACQUIRED FROM THE USFWS ON AUGUST 2022.

WADING BIRD ROOKERIES WERE ACQUIRED FROM THE FWCC ON AUGUST 2022 AND ARE CURRENT TO 1999.

APPENDIX C. DOCUMENTED OCCURRENCES OF LISTED SPECIES
TREASURE COAST EAST

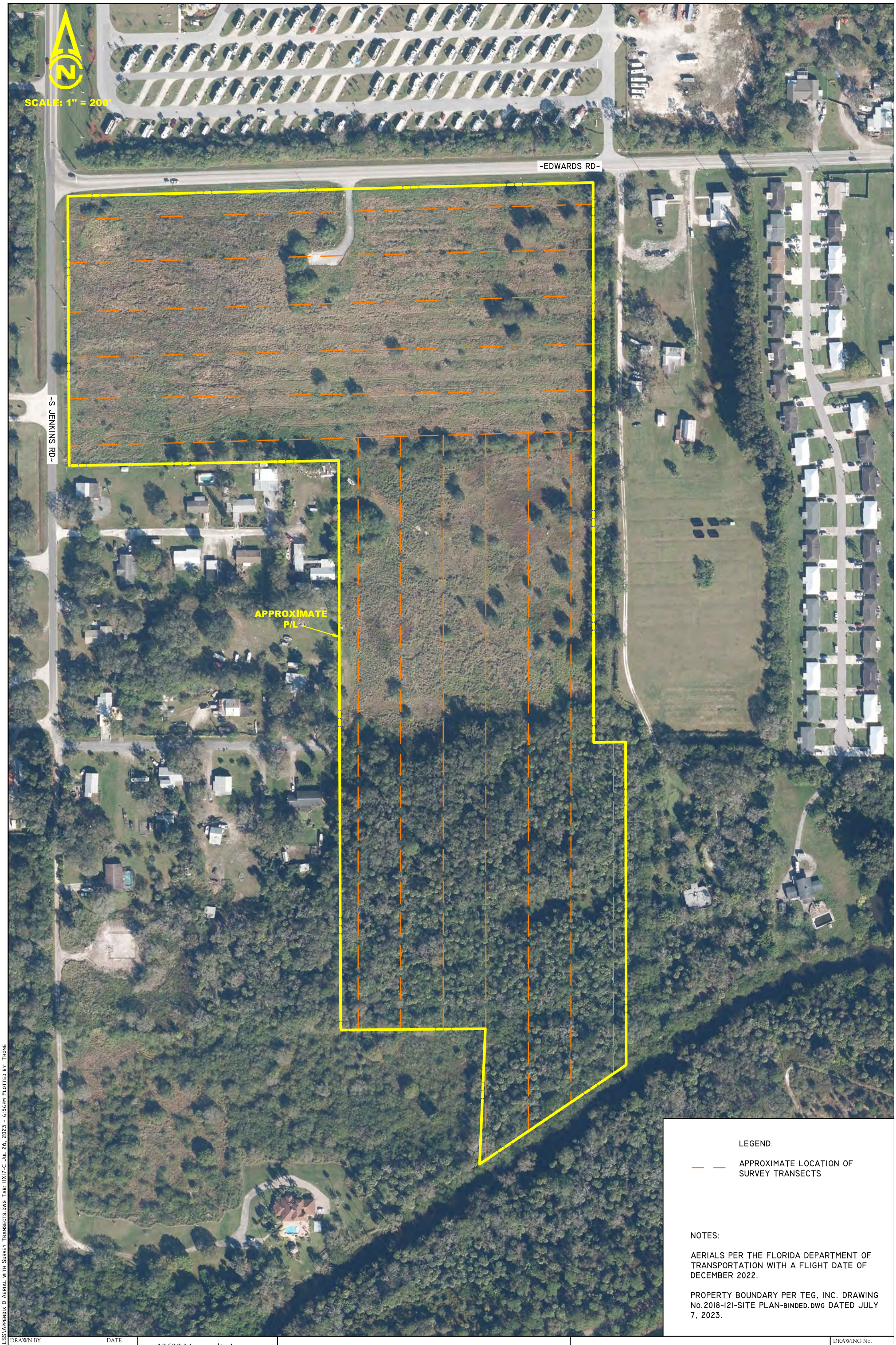
DRAWN BY	DATE
P.F.	7/12/23
REVIEWED BY	DATE
H.S.	7/12/23
REVISED	DATE

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

J:\2023\23TE64047\LSS\LSS_070523.aprx 7/26/2023 4:53 PM THONE

APPENDIX D

AERIAL WITH SURVEY TRANSECTS



LEGEND:

— — APPROXIMATE LOCATION OF SURVEY TRANSECTS

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG, INC. DRAWING No.2018-121-SITE PLAN-BINDED.DWG DATED JULY 7, 2023.

DRAWN BY	DATE
P.F.	7/12/23
REVIEWED BY	DATE
K.C.	7/12/23
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

PASSARELLA & ASSOCIATES INC
Consulting Ecologists

TREASURE COAST EAST
AERIAL WITH SURVEY TRANSECTS

DRAWING No. 23TEG4047

SHEET No. APPENDIX D

J:\2023\23TEG4047\LSS\APPENDIX D AERIAL WITH SURVEY TRANSECTS.DWG TAB: 11X17-C JUL 26, 2023 - 4:54PM PLOTTED BY: THONE

APPENDIX E

AERIAL WITH LISTED SPECIES LOCATIONS

SCALE: 1" = 200'

~EDWARDS RD~

~S JENKINS RD~

GT-1

GT-3

GT-2

APPROXIMATE P/L

LEGEND:

GT-1 APPROXIMATE LOCATION OF GOPHER TORTOISE BURROW (TYP.)

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG, INC. DRAWING No.2018-121-SITE PLAN-BINDED.DWG DATED JULY 7, 2023.

J:\2023\23TEG4047\LSS\APPENDIX E AERIAL WITH LISTED SPECIES LOCATIONS.DWG TAB: 11X17-C JUL 26, 2023 - 4:54PM PLOTTED BY: THONE

DRAWN BY	DATE
P.F.	7/12/23
REVIEWED BY	DATE
K.C.	7/12/23
REVISED	DATE

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

TREASURE COAST EAST
AERIAL WITH LISTED SPECIES LOCATIONS

DRAWING No. 23TEG4047

SHEET No. APPENDIX E

EXHIBIT 4

AERIAL WITH SITE PLAN

SCALE: 1" = 200'

~EDWARDS RD~

P/L

~S JENKINS RD~

LAKE

LAKE

PRESERVE

NOTES:

AERIALS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION WITH A FLIGHT DATE OF DECEMBER 2022.

PROPERTY BOUNDARY PER TEG, INC. DRAWING No.2018-121-SITE PLAN-BINDED.DWG DATED JULY 7, 2023.

J:\2023\23TEG4047\Environmental_Impact_Report\Environmental_Impact_Report_071223\Exhibit 4 Aerial with Site Plan.dwg Tab: 11x17-C Jul 26, 2023 - 4:50pm Plotted by: Thone

DRAWN BY	T.S.
DATE	7/14/23
REVIEWED BY	K.C.
DATE	7/14/23
REVISED	
DATE	

13620 Metropolis Avenue
Suite 200
Ft. Myers, FL 33912
Phone (239) 274-0067
Fax (239) 274-0069

Consulting Ecologists
PASSARELLA & ASSOCIATES INC

TREASURE COAST EAST
AERIAL WITH SITE PLAN

DRAWING No. 23TEG4047

SHEET No. EXHIBIT 4

EXHIBIT 5

SFWMD ERP No. 56-02352-P

South Florida Water Management District
Individual Environmental Resource Permit No. 56-02352-P
Date Issued: December 11, 2015
Modified On: December 16, 2019

Permittee: Mariner Cove Builders LLC
1400 E Oakland Park Blvd Suite 103
Ft Lauderdale, FL 33334

Project: Mariner Cove

Application No. 191202-2401

Location: St Lucie County, See Exhibit 1

Your application for an Individual Environmental Resource Permit is approved. This action is taken based on Chapter 373, Part IV, of Florida Statutes (F.S.) and the rules in Chapter 62-330, Florida Administrative Code (F.A.C.). Unless otherwise stated, this permit constitutes certification of compliance with state water quality standards under section 401 of the Clean Water Act, 33 U.S.C. 1341, and a finding of consistency with the Florida Coastal Management Program. Please read this entire agency action thoroughly and understand its contents.

This permit is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- The attached General Conditions for Environmental Resource Permits.
- The attached Special Conditions.
- All referenced Exhibits.

All documents are available online through the District's ePermitting site at www.sfwmd.gov/ePermitting.

If you object to these conditions, please refer to the attached "Notice of Rights" which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have any questions concerning this matter. If we do not hear from you in accordance with the "Notice of Rights", we will assume that you concur with the District's action.

The District does not publish notices of action. If you wish to limit the time within which a person may request an administrative hearing regarding this action, you are encouraged to publish, at your own expense, a notice of agency action in the legal advertisement section of a newspaper of general circulation in the county or counties where the activity will occur. Legal requirements and instructions for publishing a notice of agency action, as well as a noticing format that can be used, are available upon request. If you publish a notice of agency action, please send a copy of the affidavit of publication provided by the newspaper to the District's West Palm Beach office for retention in this file.

If you have any questions regarding your permit or need any other information, please call us at 1-800-432-2045 or email ERP@sfwmd.gov.

Gary R. Priest, P.E.
Section Leader, Environmental Resource Bureau

South Florida Water Management District
Individual Environmental Resource Permit No. 56-02352-P

Date Issued: December 11, 2015	**Expiration Date:** December 13, 2024
Modified On: December 16, 2019	
Project Name:	Mariner Cove
Permittee:	Mariner Cove Builders LLC 1400 E Oakland Park Blvd Suite 103 Ft Lauderdale, FL 33334
Operating Entity:	Mariner Cove Builders LLC 1400 E Oakland Park Blvd Suite 103 Ft Lauderdale, FL 33334
Location:	St Lucie County
Permit Acres:	39.10 acres
Project Land Use:	Residential
Special Drainage District:	North St Lucie River Water Control District
Water Body Classification:	CLASS III
FDEP Water Body ID:	3194A
Conservation Easement to District:	No
Sovereign Submerged Lands:	No

Project Summary
This Environmental Resource Permit authorizes Construction and Operation of a stormwater management (SWM) system serving 39.10 acres of residential development known as Mariner Cove.

The project consists of multi-family residential buildings with associated parking and roadways. The permitted SWM system consists of roadway catch basins and conveyance directing stormwater runoff to three inconnect lakes that provide water quality treatment and attenuation. The SWM system discharges to a St. Lucie County drainage easement along the eastern property boundary. Please refer to Exhibit 2.0.1 for additional details.

Issuance of this permit constitutes certification of compliance with state water quality standards in accordance with Rule 62-330.062, F.A.C..

Site Description
The site is located in St. Lucie County at the intersection of Jenkins and Edwards Roads. Please refer to Exhibit 1.0 Location Map.

There are no SWM facilities constructed within the project site. Please refer to the Permit Modification History section. The project site was previously used as a citrus grove and contains furrows to promote drainage. The southern portion of the project site is heavily wooded.

For information on wetland and surface water impacts, please see the Wetlands and Other Surface Water section of this permit.

Ownership, Operation and Maintenance
Perpetual operation and maintenance of the stormwater management system will be the responsibility of Mariner Cove Builders, LLC. Upon conveyance or division of ownership or control of the property or the system, the permittee must notify the Agency in writing within 30 days, and the new owner must request transfer of the permit.

Current Authorization (Application No. 191202-2401)
The purpose of this request is to authorize a five (5) year extension of Permit No. 56-02352-P, Application No. 150313-19, pursuant to Rule 40E-4.321(3) F.A.C., for 39.10 acres of residential development known as Mariner Cove. The Project Work Schedule is also being modified.

Permit Modification History
Please see Exhibit No. 5.0 for a list of authorizations that constitute this permit.

Engineering Evaluation:

Land Use
Please refer to Exhibit 2.1.

Water Quality
The project provides the required water quality treatment volume based on 2.5 inches times the percent impervious over the controlled basin area.

The project includes implementation of a Stormwater Pollution Prevention Plan (Exhibit 2.0.1) as additional reasonable assurance of compliance with water quality criteria during construction and operation.

Discharge
The project is located within the North St. Lucie River Water Control District and has an allowable discharge of two (2) inches per day over the controlled basin area. As found in Water Quantity Data Table, the project discharge is within the allowable limit for the area.

Road Design
As found in Water Quantity Data Table and the attached Exhibit 2.0.1, minimum road center line elevations have been set at or above the calculated design storm flood elevation.

Perimeter Berm
As found in Water Quantity Data Table and the attached Exhibit 2.0.1, minimum perimeter berm elevations have been set at or above the calculated design storm flood elevation.

Finished Floors
As found in Water Quantity Data Table and the attached Exhibit 2.0.1, minimum finished floor elevations have been set at or above the calculated design storm flood elevation.

Flood Plain/Compensating Storage
The permittee's engineer previously submitted calculations demonstrating that the project will meet the compensating storage requirements for the Ten Mile Creek floodplain. Refer to the ePermitting file for additional information.

Certification, Operation, and Maintenance
Pursuant to Chapter 62-330.310, F.A.C., Individual Permits will not be converted from the construction phase to the operation phase until construction completion certification of the project is submitted to and accepted by the District. This includes compliance with all permit conditions, except for any long term maintenance and monitoring requirements. It is suggested that the

permittee retain the services of an appropriate professional registered in the State of Florida for periodic observation of construction of the project.

For projects permitted with an operating entity that is different from the permittee, it should be noted that until the construction completion certification is accepted by the District and the permit is transferred to an acceptable operating entity pursuant to Sections 12.1-12.3 of the Applicant's Handbook Volume I and Section 62-330.310, F.A.C., the permittee is liable for operation and maintenance in compliance with the terms and conditions of this permit.

In accordance with Section 373.416(2), F.S., unless revoked or abandoned, all SWM systems and works permitted under Part IV of Chapter 373, F.S., must be operated and maintained in perpetuity.

The efficiency of SWM systems, dams, impoundments, and most other project components will decrease over time without periodic maintenance. The operation and maintenance entity must perform periodic inspections to identify if there are any deficiencies in structural integrity, degradation due to insufficient maintenance, or improper operation of projects that may endanger public health, safety, or welfare, or the water resources. If deficiencies are found, the operation and maintenance entity is responsible for correcting the deficiencies in a timely manner to prevent compromises to flood protection and water quality. See Section 12.4 of the Applicant's Handbook Volume I for Minimum Operation and Maintenance Standards.

Engineering Evaluation Tables:

Land Use

Basin	Land Type	Area (ac)	% of Total Basin
Site	Building Coverage	4.37	16.05
	Impervious	6.03	22.15
	Lake	2.64	9.70
	Pervious	14.18	52.09
	Total:	27.22	100%

Water Quality

Basin	Treatment Type	Treatment System	Volume Required (ac-ft)	Volume Provided (ac-ft)	Area (ac)	Overflow Elevation (ft NGVD29)
Site	Treatment	WET DETENTION	2.26	2.26	2.64	15.60

Water Quantity

Basin	Elevation Type	Storm Event (Yr/Day)	Precipitation Depth (in)	Peak Stage (ft NGVD29)	Min. EL (ft NGVD29)	Peak Discharge Rate (cfs)	Allowable Discharge Rate (cfs)
Site	Finished Floor	100Y3D	11.00	16.83	17.00	N/A	N/A
	Perimeter Berm/ Discharge	10YR3D	8.50	15.30	16.08	3.70	3.70
	Road Crown	10YR1D	6.00	14.58	16.08	N/A	N/A

Bleeder

Basin	Control EL (ft NGVD29)	Structure #	Structure Type	Count	Type	Dia.(in)	Invert EL (ft NGVD29)	Receiving Body
Site	12.00	CS#1	Discharge	1	Circular Orifice	3.75	12.00	SLC Road Ditch

Weir

Basin	Control EL (ft NGVD29)	Structure #	Structure Type	Count	Type	Width (in)	Height (in)	Crest EL (ft NGVD29)	Receiving Body
Site	12.00	CS#1	Discharge	1	V-Notch	54.00	14.04	14.43	SLC Road Ditch

Environmental Evaluation:

Wetlands and Other Surface Waters
The site contains 8.20 acres of wetlands adjacent to Ten Mile Creek, of which, 2.25 acres consist of freshwater marsh and 5.95 acres consist of a riverine swamp. The proposed project is to preserve the existing wetlands and 2.5 acres of uplands adjacent to the preserved wetlands to provide a buffer. The buffer is an average 25', minimum 15' wide Therefore, no impacts are proposed and no mitigation is required.

The proposed project will preserve the 10.7 acres of wetlands and associated buffer through a conservation easement (refer to Exhibit No. 3.1) dedicated to the District and a maintenance & monitoring plan (refer to the Wetland Monitoring and Maintenance Plan - Exhibit No. 3.0).

Monitoring/Maintenance
The proposed preserve plan consists of the preservation of 8.2 acres of wetlands and 2.5 acres of upland buffer area. The wetland preserve area and associated buffer area will be monitored and maintained as indicated on Exhibit No. 3.0 (Wetland Monitoring and Maintenance Plan) & Special Condition Nos. 19 & 21. These preserved areas will be subjected to regular maintenance activities tailored for the control of exotic and nuisance plant species and a 5 year monitoring program to ensure a trend toward success. The 2.5-acre upland buffer zone for the preserved wetland areas onsite were designed as set forth in the Basis of Review chapter 4.2.7 to address secondary impacts to the on-site wetland conservation areas.

Legal Issues
The applicant has submitted draft Articles of Incorporation and Declaration of Condominium for the Mariner Cove Condominium Association, Inc., which will be the operating entity of the surface water management system and will be responsible for the monitoring and maintenance of the on-site wetland and upland buffer preserve areas. These documents are included in the permit file.

As an assurance that the wetlands will be preserved in perpetuity, the applicant has provided a copy of the Monitoring and Management Plan for the proposed natural areas, included as Exhibit No. 3.0. The preserve and associated buffer areas shall be maintained in their natural condition as indicated by Special Condition No. 16 of this permit. To accomplish this, the applicant proposes to place the onsite wetland and upland buffer preserve areas under conservation easement dedication to the District. The draft language for conservation easement over the wetland and upland preserve areas was provided by the applicant and is included as Exhibit No. 3.1. As indicated by Special Condition Nos. 24 & 26 the applicant is required to record a conservation easement in substantial conformance with Exhibit Nos. 3.1 & 3.3 within sixty (60) days after construction permit issuance and prior to the commencement of construction activities.

Sovereignty Submerged Lands
On October 27, 2005, The Florida Department of Environmental Protection, Division of State Lands, Bureau of Survey and Mapping, Title and Land Records Section commented that the State holds title to the lands lying below the Ordinary High Water Line (OHWL) at this site (refer to Exhibit No. 3.2). The proposed work is not located within and is not anticipated to adversely affect sovereign submerged lands. Any future activities proposed within State owned lands will require a modification of this permit and an authorization for the use of Sovereign Submerged Lands in accordance with the criteria in effect at the time of permit modification as required by Special Condition No. 27.

Environmental Evaluation Tables:
Summary

Wetlands and Other Surface Waters:	8.2	acres
Direct Impacts:	0	acres
Secondary impacts:	0	acres
Net UMAM Functional Loss/ Gain:	0	units
Total Onsite Mitigation Area:	8.2	acres
Total Offsite Mitigation Area:	0	acres
Mitigation Provided in Permit No.:		

Mariner Cove

UMAM Mitigation and Preservation

ID	Acres	Action	Existing Community Description	Proposed Community Description	Current or Without Preserve Score	With Project Score	Time Lag Years.	Risk	P. A. F.	UMAM Gain
01	2.25	Preservation	Freshwater Marshes	Freshwater Marshes						0.000
02	5.95	Preservation	Stream And Lake Swamps (Bottomland)	Stream and Lake Swamps						0.000
Total:	**8.2**									**0.000**

Related Concerns:

Water Use Permit Status
Water Use Permit No. 56-02416-W was issued for the project but has now expired. The applicant will be required to submit a water use application for landscape irrigation.

The expiration date for Water Use Permit No. 56-03454-W for dewatering was extended until December 11, 2021.

This permit does not release the permittee from obtaining all necessary Water Use authorization(s) prior to the commencement of activities which will require such authorization, including construction dewatering and irrigation.

Historical/Archeological Resources
On October 14, 2005, the District received a letter from the Florida Department of State, Division of Historical Resources (DHR) requesting the applicant to perform a systematic, professional archaeological and historical survey. The applicant has performed the requested archaeological and historical survey for the property (prepared by Archaeological Consultants, Inc., dated December 2005). On March 31, 2006, the DHR issued a follow-up letter that stated that no significant archaeological or historical resources are recorded within the project area and due to the location and/or nature of the project it is unlikely that any such site will be affected. Reference the permit file for DHR letters and archaeological and historical survey. This permit does not release the permittee from compliance with any other agencies' requirements in the event that historical and/or archaeological resources are found on the site (refer to Special Condition No. 25).

Water and Wastewater Service
Fort Pierce Utilities Authority.

General Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. All activities shall be implemented following the plans, specifications and performance criteria approved by this permit. Any deviations must be authorized in a permit modification in accordance with Rule 62-330.315, Florida Administrative Code (F.A.C.). Any deviations that are not so authorized shall subject the permittee to enforcement action and revocation of the permit under Chapter 373, F.S.

2. A complete copy of this permit shall be kept at the work site of the permitted activity during the construction phase, and shall be available for review at the work site upon request by the Agency staff. The permittee shall require the contractor to review the complete permit prior to beginning construction.

3. Activities shall be conducted in a manner that does not cause or contribute to violations of state water quality standards. Performance-based erosion and sediment control best management practices shall be installed immediately prior to, and be maintained during and after construction as needed, to prevent adverse impacts to the water resources and adjacent lands. Such practices shall be in accordance with the "State of Florida Erosion and Sediment Control Designer and Reviewer Manual" (Florida Department of Environmental Protection and Florida Department of Transportation June 2007), and the "Florida Stormwater Erosion and Sedimentation Control Inspector's Manual" (Florida Department of Environmental Protection, Nonpoint Source Management Section, Tallahassee, Florida, July 2008), unless a project-specific erosion and sediment control plan is approved or other water quality control measures are required as part of the permit.

4. At least 48 hours prior to beginning the authorized activities, the permittee shall submit to the Agency a fully executed Form 62-330.350(1), "Construction Commencement Notice" indicating the expected start and completion dates. If available, an Agency website that fulfills this notification requirement may be used in lieu of the form.

5. Unless the permit is transferred under Rule 62-330.340, F.A.C., or transferred to an operating entity under Rule 62-330.310, F.A.C., the permittee is liable to comply with the plans, terms and conditions of the permit for the life of the project or activity.

6. Within 30 days after completing construction of the entire project, or any independent portion of the project, the permittee shall provide the following to the Agency, as applicable:
   a. For an individual, private single-family residential dwelling unit, duplex, triplex, or quadruplex- "Construction Completion and Inspection Certification for Activities Associated With a Private Single-Family Dwelling Unit"[Form 62-330.310(3)]; or
   b. For all other activities- "As-Built Certification and Request for Conversion to Operational Phase" [Form 62-330.310(1)].
   c. If available, an Agency website that fulfills this certification requirement may be used in lieu of the form.

7. If the final operation and maintenance entity is a third party:
   a. Prior to sales of any lot or unit served by the activity and within one year of permit issuance, or within 30 days of as- built certification, whichever comes first, the permittee shall submit, as applicable, a copy of the operation and maintenance documents (see sections 12.3 thru 12.3.3 of Applicant's Handbook Volume I) as filed with the Department of State, Division of Corporations and a copy of any easement, plat, or deed restriction needed to operate or maintain the project, as recorded with the Clerk of the Court in the County in which the activity is located.
   b. Within 30 days of submittal of the as- built certification, the permittee shall submit "Request for Transfer of Environmental Resource Permit to the Perpetual Operation Entity" [Form

62-330.310(2)] to transfer the permit to the operation and maintenance entity, along with the documentation requested in the form. If available, an Agency website that fulfills this transfer requirement may be used in lieu of the form.

8. The permittee shall notify the Agency in writing of changes required by any other regulatory agency that require changes to the permitted activity, and any required modification of this permit must be obtained prior to implementing the changes.

9. This permit does not:
   a. Convey to the permittee any property rights or privileges, or any other rights or privileges other than those specified herein or in Chapter 62-330, F.A.C.;
   b. Convey to the permittee or create in the permittee any interest in real property;
   c. Relieve the permittee from the need to obtain and comply with any other required federal, state, and local authorization, law, rule, or ordinance; or
   d. Authorize any entrance upon or work on property that is not owned, held in easement, or controlled by the permittee.

10. Prior to conducting any activities on state-owned submerged lands or other lands of the state, title to which is vested in the Board of Trustees of the Internal Improvement Trust Fund, the permittee must receive all necessary approvals and authorizations under Chapters 253 and 258, F.S. Written authorization that requires formal execution by the Board of Trustees of the Internal Improvement Trust Fund shall not be considered received until it has been fully executed.

11. The permittee shall hold and save the Agency harmless from any and all damages, claims, or liabilities that may arise by reason of the construction, alteration, operation, maintenance, removal, abandonment or use of any project authorized by the permit.

12. The permittee shall notify the Agency in writing:
    a. Immediately if any previously submitted information is discovered to be inaccurate; and
    b. Within 30 days of any conveyance or division of ownership or control of the property or the system, other than conveyance via a long-term lease, and the new owner shall request transfer of the permit in accordance with Rule 62-330.340, F.A.C. This does not apply to the sale of lots or units in residential or commercial subdivisions or condominiums where the stormwater management system has been completed and converted to the operation phase.

13. Upon reasonable notice to the permittee, Agency staff with proper identification shall have permission to enter, inspect, sample and test the project or activities to ensure conformity with the plans and specifications authorized in the permit.

14. If any prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, work involving subsurface disturbance in the immediate vicinity of such discoveries shall cease. The permittee or other designee shall contact the Florida Department of State, Division of Historical Resources, Compliance and Review Section, at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Such subsurface work shall not resume without verbal or written authorization from the Division of Historical Resources. If unmarked human remains are encountered, all work shall stop immediately and notification shall be provided in accordance with Section 872.05, F.S.

15. Any delineation of the extent of a wetland or other surface water submitted as part of the permit application, including plans or other supporting documentation, shall not be considered binding unless a specific condition of this permit or a formal determination under Rule

62-330.201, F.A.C., provides otherwise.

16. The permittee shall provide routine maintenance of all components of the stormwater management system to remove trapped sediments and debris. Removed materials shall be disposed of in a landfill or other uplands in a manner that does not require a permit under Chapter 62-330, F.A.C., or cause violations of state water quality standards.

17. This permit is issued based on the applicant's submitted information that reasonably demonstrates that adverse water resource-related impacts will not be caused by the completed permit activity. If any adverse impacts result, the Agency will require the permittee to eliminate the cause, obtain any necessary permit modification, and take any necessary corrective actions to resolve the adverse impacts.

18. A Recorded Notice of Environmental Resource Permit may be recorded in the county public records in accordance with subsection 62-330.090(7), F.A.C. Such notice is not an encumbrance upon the property.

Special Conditions for Individual Environmental Resource Permits, 62-330.350, F.A.C.

1. The construction authorization for this permit shall expire on the date shown on page 2.

2. Operation of the surface water management system shall be the responsibility of Mariner Cove Builders, LLC. Within one year of permit issuance or concurrent with the engineering certification of construction completion, whichever comes first, the permittee shall submit a copy of the recorded deed restrictions (or declaration of condominium, if applicable), a copy of the filed articles of incorporation, and a copy of the certificate of incorporation for the association.

3. Discharge Facilities: through previously authorized facilities.

4. The permittee shall be responsible for the correction of any erosion, shoaling or water quality problems that result from the construction or operation of the surface water management system.

5. Measures shall be taken during construction to insure that sedimentation and/or turbidity violations do not occur in the receiving water.

6. The District reserves the right to require that additional water quality treatment methods be incorporated into the drainage system if such measures are shown to be necessary.

7. Lake side slopes shall be no steeper than 4:1 (horizontal:vertical) to a depth of two feet below the control elevation. Side slopes shall be nurtured or planted from 2 feet below to 1 foot above control elevation to insure vegetative growth, unless shown on the plans.

8. Facilities other than those stated herein shall not be constructed without an approved modification of this permit.

9. A stable, permanent and accessible elevation reference shall be established on or within one hundred (100) feet of all permitted discharge structures no later than the submission of the certification report. The location of the elevation reference must be noted on or with the certification report.

10. The permittee shall provide routine maintenance of all of the components of the surface water management system in order to remove all trapped sediments/debris. All materials shall be properly disposed of as required by law. Failure to properly maintain the system may result in adverse flooding conditions.

11. This permit is issued based on the applicant's submitted information which reasonably demonstrates that adverse water resource related impacts will not be caused by the completed permit activity. Should any adverse impacts caused by the completed surface water management system occur, the District will require the permittee to provide appropriate mitigation to the District or other impacted party. The District will require the permittee to

modify the surface water management system, if necessary, to eliminate the cause of the adverse impacts.

12. Minimum road crown elevation: Basin: Site - 16.08 feet NGVD.

13. Prior to the commencement of construction, the permittee shall conduct a pre-construction meeting with field representatives, contractors and District staff. The purpose of the meeting will be to discuss construction methods and sequencing for the type and location of turbidity and erosion controls to be implemented during construction, mobilization and staging of contractor equipment and wetland/buffer protection methods with the permittee and contractors. The permittee shall contact District Environmental Resource Compliance staff from the Okeechobee Service Center at (633)462-5260 to schedule the pre-construction meeting.

14. Permanent physical markers designating the preserve status of the wetland preservation areas and buffer zones shall be placed as shown on Exhibit No. 2.0. The markers shall be maintained in perpetuity.

15. The wetland conservation areas and upland buffer zones shown on Exhibit Nos. 2 & 3 may in no way be altered from their natural or permitted state. Activities prohibited within the conservation areas include, but are not limited to: construction or placing of buildings on or above the ground; dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation - with the exception of exotic vegetation removal; excavation, dredging, or removal of soil materials; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

16. Wetland preservation/mitigation areas, upland buffer zones and/or upland preservation areas shall be dedicated as conservation and common areas in the deed restrictions & conservation easements as well as on the plat if the project will be platted. Restrictions for use of the conservation/ common areas shall stipulate: The wetland preservation/mitigation areas, upland buffer zones, and/or upland preservation areas are hereby dedicated as conservation and common areas. The conservation/common areas shall be the perpetual responsibility of the Mariner's Cove HOA and may in no way be altered from their natural or permitted state as documented in Permit No. 56-02352-P with the exception of permitted restoration activities. Activities prohibited within the conservation areas include, but are not limited to: construction or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation - with the exception of exotic/nuisance vegetation removal; excavation, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation. Copies of recorded documents shall be submitted to the District's Environmental Resource Compliance staff concurrently with engineering certification of construction completion.

17. The existing upland areas of the project site did not contain evidence of endangered species, threatened species and/or species of special concern. It shall be the permittee's responsibility to coordinate with the Florida Fish and Wildlife Conservation Commission and/or the U.S. Fish and Wildlife Service for appropriate guidance, recommendations and/or necessary permits to avoid impacts to listed species if located on the site during construction

18. District criteria requires an average 25' wide, minimum 15', buffer of undisturbed upland vegetation shall be maintained between the proposed development and existing wetlands (refer to Exhibit Nos. 2 & 3). Buffers shall be staked and roped and District environmental staff notified for inspection prior to clearing.

19. A monitoring program shall be implemented in accordance with Exhibit No. 3.0. The monitoring program shall extend for a period of 5 years with annual reports submitted to District staff. The monitoring of the preservation area shall demonstrate that the coverage of exotic and nuisance plant species shall not exceed 5% of the total cover.

20. A baseline wetland monitoring report for the wetland preservation area shall be submitted in accordance with Exhibit No. 3.0 and the work schedule attached herein.

21. A maintenance program shall be implemented in accordance with Exhibit No. 3.0 for the preserved wetland/restored upland areas on a regular basis to ensure the integrity and viability of those areas as permitted. Maintenance shall be conducted in perpetuity to ensure that the conservation areas are maintained free from Category 1 exotic vegetation (as defined by the Florida Exotic Pest Plant Council at the time of permit issuance) immediately following a maintenance activity. Maintenance in perpetuity shall also insure that conservation areas, including buffers, maintain the species and coverage of native, desirable vegetation specified in the permit. Coverage of exotic and nuisance plant species shall not exceed 5% of total cover between maintenance activities. In addition, the permittee shall manage the conservation areas such that exotic/nuisance plant species do not dominate any one section of those areas.

22. The District reserves the right to require remedial measures to be taken by the permittee if monitoring or other information demonstrates that adverse impacts to onsite or offsite wetlands, upland conservation areas or buffers, or other surface waters have occurred due to project related activities.

23. Silt screens, hay bales, turbidity screens/barriers or other such sediment control measures shall be utilized during construction. The selected sediment control measure shall be installed landward of the upland buffer zones around all protected wetlands and shall be properly "trenched" etc, in accordance with Exhibit No. 2.0. All areas shall be stabilized and vegetated immediately after construction to prevent erosion into the wetlands and upland buffer zones.

24. Activities associated with the implementation of the preservation monitoring and maintenance plan shall be completed in accordance with the work schedule attached herein. Any deviation from these time frames will require prior approval from the District's Environmental Resource Compliance staff. Such requests must be made in writing and shall include (1) reason for the change, (2) proposed start/finish and/or completion dates; and (3) progress report on the status of the project development or mitigation effort.

25. If prehistoric or historic artifacts, such as pottery or ceramics, stone tools or metal implements, dugout canoes, or any other physical remains that could be associated with Native American cultures, or early colonial or American settlement are encountered at any time within the project site area, the permitted project should cease all activities involving subsurface disturbance in the immediate vicinity of such discoveries. The permittee, or other designee,

should contact the Florida Department of State, Division of Historical Resources, Review and Compliance Section at (850) 245-6333 or (800) 847-7278, as well as the appropriate permitting agency office. Project activities should not resume without verbal and/or written authorization from the Division of Historical Resources. In the event that unmarked human remains are encountered during permitted activities, all work shall stop immediately and the proper authorities notified in accordance with Section 872.05, Florida Statutes.

26. Prior to the commencement of construction and in accordance with the work schedule in Exhibit No. 3.3, the permittee shall submit two certified copies of the recorded conservation easement for the preserve area and associated buffers. The data shall be supplied in a digital ESRI Geodatabase (mdb), ESRI Shapefile (shp) or AutoCAD Drawing Interchange (dxf) file format using Florida State Plane coordinate system, East Zone (3601), Datum NAD83, HARN with the map units in feet. This data shall be submitted as a paper map depicting the Conservation Easement over the best available satellite or aerial imagery. This data shall also reside on a CD or floppy disk and be submitted to the District's Environmental Resource Compliance Division in the service area office where the application was submitted. The recorded easement shall be in substantial conformance with Exhibit No. 3.1. Any proposed modifications to the approved form must receive prior written consent from the District. The easement must be free of encumbrances or interests in the easement which the District determines are contrary to the intent of the easement. In the event it is later determined that there are encumbrances or interests in the easement which the District determines are contrary to the intent of the easement, the permittee shall be required to provide release or subordination of such encumbrances or interests.

27. The proposed project does not include any work within Sovereign Submerged Lands (SSL) refer to Exhibit No. 3.2. Any future activities that are proposed below OHWL of 10 Mile Creek will require a modification of this permit and an authorization for the use of SSL in accordance with the criteria in effect at the time of permit modification.

Project Work Schedule for Permit No. 56-02352-P

The following activities are requirements of this Permit and shall be completed in accordance with the Project Work Schedule below. Please refer to both General and Special Conditions for more information. Any deviation from these time frames will require prior approval from the District's Environmental Resources Bureau and may require a minor modification to this permit. Such requests must be made in writing and shall include: (1) reason for the change, (2) proposed start/finish and/or completion dates, and (3) progress report on the status of the project.

Condition No.	Date Added	Description	Due Date	Date Satisfied
GC 4	12/16/2019	Construction Commencement Notice	48 hours prior to Construction	
GC 6	12/16/2019	Submit Certification	30 Days After Construction Completion	
GC 7	12/16/2019	Submit Operation Entity Documentation	Within 30 days of Certification	
SC 13	12/16/2019	Pre-Construction Meeting	Prior to Construction	
SC 14	12/16/2019	Install Preserve Signs	30 Days After Construction Completion	
SC 19	12/16/2019	Submit Monitoring Reports 1	Annually for 5 years	
SC 19		Submit Monitoring Reports 2	1 year after previous submission	
SC 19		Submit Monitoring Reports 3	1 year after previous submission	
SC 19		Submit Monitoring Reports 4	1 year after previous submission	
SC 19		Submit Monitoring Reports 5	1 year after previous submission	
SC 20	12/16/2019	Submit Baseline Monitoring Report	01/10/2016	
SC 26	07/11/2006	Submit Recorded Conservation Easement	07/24/2006	07/11/2006

GC = General Condition

SC = Special Condition

Distribution List

Arnaud Roux, EW Consultants, Inc

City of Port St Lucie - Planning and Zoning Division

City of Port St Lucie - Public Works

US Army Corps of Engineers - Permit Section

St. Lucie County Engineer

St. Lucie County Planning and Development Services

Exhibits

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website at http://my.sfwmd.gov/ePermitting and searching under this application number 191202-2401.

Exhibit 1.0 Location Map

Exhibit 2.0 SWM Plans

Exhibit 2.0.1 SWM Plans

Exhibit 2.1 Calculations

Exhibit 3.0 Monitoring and Maintenance Plan

Exhibit 3.1 Conservation Easement

Exhibit 3.2 Title Determination

Exhibit 5.0 Permit History

NOTICE OF RIGHTS

As required by Sections 120.569 and 120.60(3), Fla. Stat., the following is notice of the opportunities which may be available for administrative hearing or judicial review when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Not all of the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

RIGHT TO REQUEST ADMINISTRATIVE HEARING

A person whose substantial interests are or may be affected by the South Florida Water Management District's (SFWMD or District) action has the right to request an administrative hearing on that action pursuant to Sections 120.569 and 120.57, Fla. Stat. Persons seeking a hearing on a SFWMD decision which affects or may affect their substantial interests shall file a petition for hearing with the Office of the District Clerk of the SFWMD, in accordance with the filing instructions set forth herein, within 21 days of receipt of written notice of the decision, unless one of the following shorter time periods apply: (1) within 14 days of the notice of consolidated intent to grant or deny concurrently reviewed applications for environmental resource permits and use of sovereign submerged lands pursuant to Section 373.427, Fla. Stat.; or (2) within 14 days of service of an Administrative Order pursuant to Section 373.119(1), Fla. Stat. "Receipt of written notice of agency decision" means receipt of written notice through mail, electronic mail, or posting that the SFWMD has or intends to take final agency action, or publication of notice that the SFWMD has or intends to take final agency action. Any person who receives written notice of a SFWMD decision and fails to file a written request for hearing within the timeframe described above waives the right to request a hearing on that decision.

If the District takes final agency action which materially differs from the noticed intended agency decision, persons who may be substantially affected shall, unless otherwise provided by law, have an additional Rule 28-106.111, Fla. Admin. Code, point of entry.

Any person to whom an emergency order is directed pursuant to Section 373.119(2), Fla. Stat., shall comply therewith immediately, but on petition to the board shall be afforded a hearing as soon as possible.

A person may file a request for an extension of time for filing a petition. The SFWMD may, for good cause, grant the request. Requests for extension of time must be filed with the SFWMD prior to the deadline for filing a petition for hearing. Such requests for extension shall contain a certificate that the moving party has consulted with all other parties concerning the extension and that the SFWMD and any other parties agree to or oppose the extension. A timely request for an extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

FILING INSTRUCTIONS

A petition for administrative hearing must be filed with the Office of the District Clerk of the SFWMD. Filings with the Office of the District Clerk may be made by mail, hand-delivery, or e-mail. Filings by facsimile will not be accepted. A petition for administrative hearing or other document is deemed filed upon receipt during normal business hours by the Office of the District Clerk at SFWMD headquarters in West Palm Beach, Florida. The District's normal business hours are 8:00 a.m. – 5:00 p.m., excluding weekends and District holidays. Any document received by the Office of the District Clerk after 5:00 p.m. shall be deemed filed as of 8:00 a.m. on the next regular business day.

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the SFWMD's security desk does not constitute filing. It will be necessary to request that the SFWMD's security officer contact the Office of the District Clerk. An employee of the SFWMD's Clerk's office will receive and file the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at clerk@sfwmd.gov. The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document. A party who files a document by e-mail shall (1) represent that the original physically signed document will be retained by that party for the duration of the proceeding and of any subsequent appeal or subsequent proceeding in that cause and that the party shall produce it upon the request of other parties; and (2) be responsible for any delay, disruption, or interruption of the electronic signals and accepts the full risk that the document may not be properly filed.

INITIATION OF ADMINISTRATIVE HEARING

Pursuant to Sections 120.54(5)(b)4. and 120.569(2)(c), Fla. Stat., and Rules 28-106.201 and 28-106.301, Fla. Admin. Code, initiation of an administrative hearing shall be made by written petition to the SFWMD in legible form and on 8 1/2 by 11 inch white paper. All petitions shall contain:

1. Identification of the action being contested, including the permit number, application number, SFWMD file number or any other SFWMD identification number, if known.
2. The name, address, any email address, any facsimile number, and telephone number of the petitioner and petitioner's representative, if any.
3. An explanation of how the petitioner's substantial interests will be affected by the agency determination.
4. A statement of when and how the petitioner received notice of the SFWMD's decision.
5. A statement of all disputed issues of material fact. If there are none, the petition must so indicate.
6. A concise statement of the ultimate facts alleged, including the specific facts the petitioner contends warrant reversal or modification of the SFWMD's proposed action.
7. A statement of the specific rules or statutes the petitioner contends require reversal or modification of the SFWMD's proposed action.
8. If disputed issues of material fact exist, the statement must also include an explanation of how the alleged facts relate to the specific rules or statutes.
9. A statement of the relief sought by the petitioner, stating precisely the action the petitioner wishes the SFWMD to take with respect to the SFWMD's proposed action.

MEDIATION

The procedures for pursuing mediation are set forth in Section 120.573, Fla. Stat., and Rules 28-106.111 and 28-106.401–.405, Fla. Admin. Code. The SFWMD is not proposing mediation for this agency action under Section 120.573, Fla. Stat., at this time.

RIGHT TO SEEK JUDICIAL REVIEW

Pursuant to Section 120.68, Fla. Stat., and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal with the Office of the District Clerk of the SFWMD in accordance with the filing instructions setforth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the clerk of the appropriate district court of appeal.

Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

August 01, 2023

Re: Viva Communities at Treasure Coast East

Project Narrative

TEG Developers is proud to present Viva Communities at Treasure Coast East, a proposed 206 unit rental community in the City of Fort Pierce. The subject property, located on Edwards Road between Jenkins Road and Westglen Drive. Situated on 10 Mile Creek this 39 acre property enjoys easy access to urban conveniences as well as serene landscapes.

Inspired by the pocket neighborhood concept, Viva Communities at Treasure Coast East aspires to create an enhanced apartment home community. The master plan boasts two large lakes flanked by apartment homes, creating a picturesque waterfront experience while allowing for open gathering areas, common outdoor amenities, and enhancing the overall living experience.

Every residence is thoughtfully designed to maximize comfort and livability. Shared walls are kept to a minimum, and residents are never stacked on top of one another. Additionally, each resident is provided with their own fenced in back yard. The architectural design draws inspiration from the timeless charm of the Florida Cracker vernacular. The buildings feature classic horizontal siding walls and 5:12 sloped roofs with gable accents and 24” overhangs. A carefully arranged mix of horizontal and vertical siding with stone veneer accents, combined with Architectural details such as deep porches and gable accents, add character and authenticity to each home.

A well-appointed clubhouse serves as a hub for community events, social gatherings, and recreational activities. The pool area provides a refreshing escape for residents to relax and unwind, while the generous open common areas offer ample space for outdoor activities and leisure. Residents also enjoy the benefits of having an on-site dog park, fitness center, business lounge, community room, catering kitchen, pet spa, outdoor grilling areas, pickleball courts, and more.

At Viva Communities, we take pride in offering a diverse selection of apartment homes tailored to suit a broad range of lifestyles. Our carefully designed one and two bedroom units cater to the increasing number of young residents in the area. These smaller units are also an excellent option for empty nesters and retirees who seek a more manageable living arrangement without compromising on quality. For young couples

and families seeking more space and functionality, our three-bedroom units offer ample room for families to grow. Additionally, all units are fair housing compliant, ensuring that all residents have equal access to our exceptional living spaces.

In closing, Viva Communities at Treasure Coast East represents a unique opportunity for the City of Fort Pierce to help address current housing demands. Our communities are purpose built for long term rental and are designed with a focus on quality, consistency, and modern amenities. Our primary objective is to offer residents comfortable, well maintained living spaces that provide an elevated living experience and help raise the overall standard of rental properties in the area.

Francarlos Rivera, AIA, CGC
Senior Project Manager
TEG Developers, LLC

Phone: 813.853.3077
Email: frivera@tegdevelopers.com

Viva at Treasure Coast East

View Towards Site

Edwards Rd. – Eastbound

Edwards Rd – Westbound

Neighboring Uses - Westside Church

Neighboring Uses – St. Peters Church

Neighboring Uses – KOA Campground

Neighboring Uses – Briargate Lane Homes

Neighboring Uses – Altman Rd. Homes

Nearby Development – Avalon Crossings

Nearby Development – Celebration Pointe

Attn: City of Fort Pierce, Planning Department
100 N. US Hwy 1
Fort Pierce, FL 34950

August 01, 2023

Re: Viva Communities at Treasure Coast East

Existing Structures

No existing structures on site.

Francarlos Rivera, AIA, CGC
Senior Project Manager
TEG Developers, LLC

Phone: 813.853.3077
Email: frivera@tegdevelopers.com

SITE DATA	
OWNER:	TEG MARINER COVE LLC
OWNER ADDRESS:	365 ROUTE 59 STE 110 AIRMONT, NY 10952
SITE ADDRESS	5315 EDWARDS RD & 5496 ALTMAN RD
PARCEL ID:	2430-231-0001-000-4 & 2430-234-0001-000-3
LEGAL DESCRIPTION:	30 35 40 N 1/2 OF SW 1/4 OF NW 1/4–LESS N 33 FT AND LESS W 40 FT FOR RDS AND LESS E 75 FT FOR DITCH– (47) (17.76 AC) 30 35 40 SE 1/4 OF SW 1/4 OF NW 1/4 AND NE 1/4 OF NW 1/4 OF SW 1/4 AND FROM NE COR OF NW 1/4 OF SW 1/4, RUN S 0 DEG 30 MIN W ALG, TH 1/4 1/4 SEC LI 653.16 FT FOR POB, TH CONT S 0 DEG 30 MIN W 88.12 FT TO PT ON TOP OF BLUFF OF TEN MILE CREEK, TH S 54 DEG 51 MIN 30 SEC W ALG SD CREEK 413.7 FT, TH N 1 DEG 32 MIN E 318.28 FT, TH N 88 DEG 36 MIN E 330.67 FT TO POB (21.05 AC) (CASE #89–14123)
COUNTY:	FORT PIERCE
SEC/TOWN/RANGE:	25/35S/40E
FLOOD ZONE:	X
ZONING:	MEDIUM DEN
FUTURE LANDUSE:	GC, GENERAL COMMERCIAL
LOT SIZE:	39.01 AC.

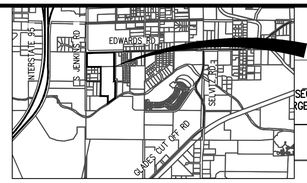
LAND USE DATA			
USE	AREA	ACRES	PERCENTAGE
TOTAL SITE AREA	1,620,741.56 SF	37.21	100%
IMPERVIOUS			
BUILDING	241,423.66 SF	5.54	14.90%
ASPHALT	37,246.86 SF	5.13	13.79%
CONCRETE	9,354.40 SF	4.30	11.56%
PAVERS	6,443.04 SF	2.37	6.36%
TOTAL IMPERVIOUS:	73,045.30 SF	17.34	46.60%
PERVIOUS			
OPEN SPACE	865,465.16 SF	19.87	53.40%
TOTAL PERVIOUS:	865,465.16 SF	19.87	53.40%

BUILDING DATA	
BUILDING HEIGHT: 45' MAX	24'-2" TO MID POINT
NUMBER OF STORIES:	2
1 BEDROOM UNIT	60
2 BEDROOM UNIT	92
3 BEDROOM UNIT	54
TOTAL UNIT:	206

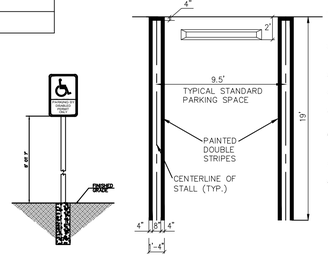
BUILDING SETBACKS REQUIRED		
REQUIRED		PROVIDED
FRONT:	25'	85.31'
N SIDE:	10'	25.39'
S SIDE:	20'	22.00'
REAR:	25'	548.94'

PARKING SPACE REQUIRED	
UNITS:	206
SPACES PER DWELLING UNIT	2
TOTAL SPACES REQUIRED	412
ADA REQUIRED OF REG. SPACES	9
PARKING SPACES PROVIDED	
9' – 6" X 19' 90 & 24 DEG PARKING SPACES	280
DRIVEWAY PARKING SPACES	44
12' X 19' 90 DEG. ADA PARKING SPACES	18
9' – 6" X 22' PARALLEL PARKING	78
DETACHED GARAGE	36
TOTAL SPACES PROVIDED:	456

LEGEND
- PROP. CONCRETE
- PROP. ASPHALT

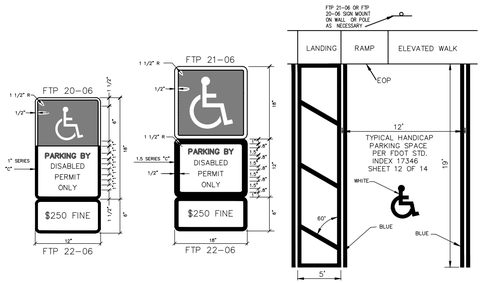


LOCATION MAP



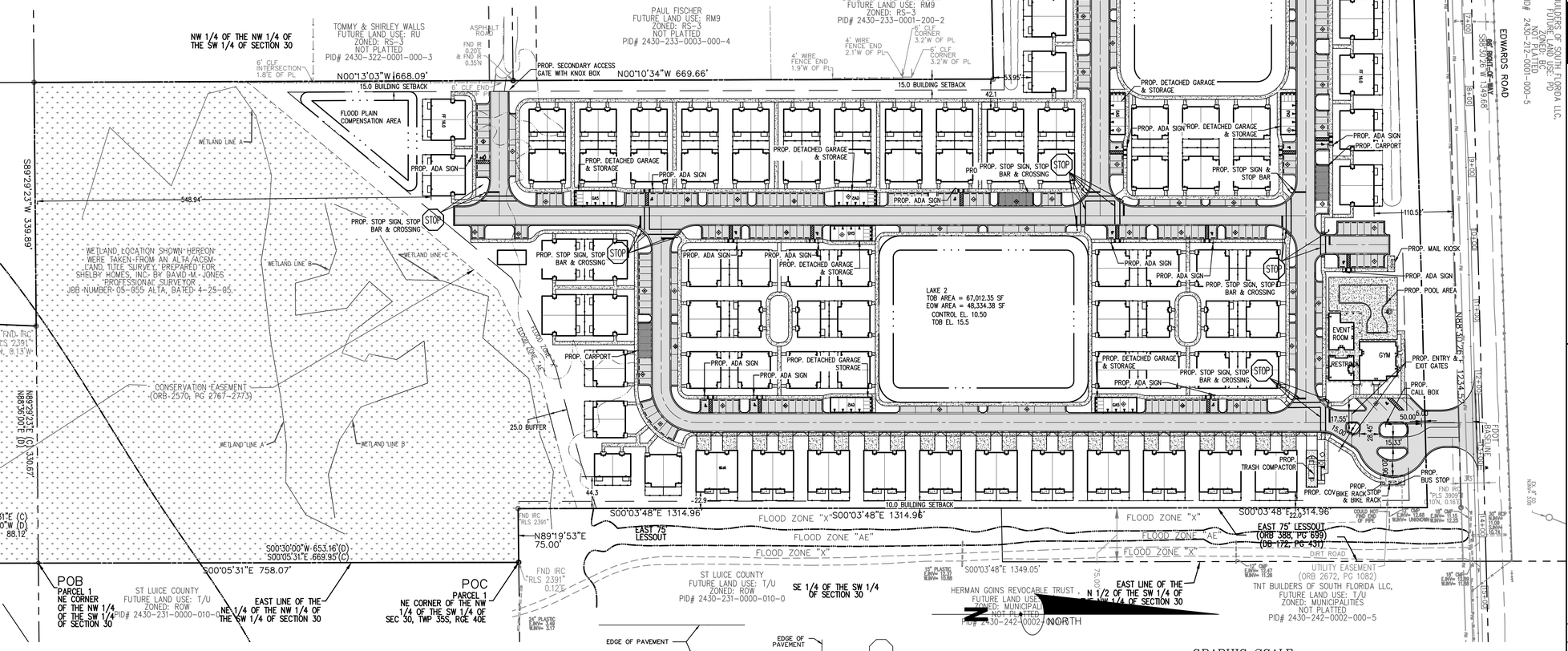
STANDARD PARKING DETAIL (TYP.)

N.T.S.



HANDICAP SIGN AND PARKING DETAIL (TYP.)

N.T.S.



STOP SIGN LOCATION DETAIL

SCALE: N.T.S.

GRAPHIC SCALE

80 0 40 80 160

(IN FEET)

1 inch = 80 ft.

No.	REVISION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
- CONSULTING ENGINEER -
CIVIL ENGINEERING • SITE PLANNING • ENVIRONMENTAL PERMITTING
7450 SOUTH FEDERAL HIGHWAY
PORT ST. LUCIE, FLORIDA 34952
Tel 1-772-336-2933
FLORIDA CERTIFICATE OF AUTHORIZATION No. 00008856

SCPE

FINAL SITE PLAN

VIVA AT TREASURE COAST EAST

CITY OF FORT PIERCE, FLORIDA

DATE:	JAN 2021
DRAWN BY:	CCL
DESIGNED BY:	SC
CHECKED BY:	SC
HORZ. SCALE:	1"=80'
VERT. SCALE:	NA

DRAWING NO.
C1.0

JOB NO. 2018-121

Stephen Cooper, P.E. #46557

811 KNOW WHAT'S BELOW ALWAYS CALL 811 BEFORE YOU DIG
It's fast. It's free. It's the law.
www.callsunshine.com

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BYSTEPHEN COOPER P.E., SHALL BE WITHOUT LIABILITY TO STEPHEN COOPER P.E. & ASSOCIATES, P.A. CONSULTING ENGINEERS

DRAWING INDEX:

LA-1: OVERALL PLAN, LANDSCAPE DATA, & PLANT SCHEDULE

LA-2 - LA-5: DETAIL LANDSCAPE PLANS

LA-6: EXISTING TREE LOCATION & DISPOSITION PLAN

LA-7 - LA-10: BUILDING UNITS TYPICAL LANDSCAPE PLANS

LA-11: LANDSCAPE DETAILS & SPECIFICATIONS

TREE REQUIREMENTS

WEST PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,040 LF x 10' WIDE
10,400 S.F. DIV. BY 200 = 52 TREES REQUIRED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 594 LF x 10' WIDE
5,940 S.F. DIV. BY 200 = 30 TREES REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 585 LF x 10' WIDE
5,850 SF DIV. BY 300 = 20 TREES REQUIRED

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,131 LF x 10' WIDE
11,131 SF DIV. BY 300 = 38 TREES REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,186 LF x 10' WIDE
11,860 SF DIV. BY 200 = 60 TREES REQUIRED

INTERIOR VEHICULAR USE AREAS = 189,250 S.F
189,250/15 = 12,617 S.F. REQUIRED PLANTING AREA
126 INTERIOR VUA TREES REQUIRED

TOTAL TREES REQUIRED: 329 TREES

PROVIDED TREES

WEST PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,040 LF x 10' WIDE
52 TREES PROVIDED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 594 LF x 10' WIDE
30 TREES PROVIDED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 585 LF x 10' WIDE
20 TREES PROVIDED

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,131 LF x 10' WIDE
38 TREES PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,186 LF x 10' WIDE
60 TREES PROVIDED

INTERIOR VEHICULAR USE AREAS = 189,250 S.F
126 INTERIOR VUA TREES PROVIDED

TOTAL TREES PROVIDED: 329 TREES

SHRUB REQUIREMENTS

WEST PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,040 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 347 SHRUBS REQUIRED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 594 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 198 SHRUBS REQUIRED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 585 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 195 SHRUBS REQUIRED

NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,131 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 377 SHRUBS REQUIRED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,186 LF x 10' WIDE
CONTINUOUS HEDGE @ 36" OC = 396 SHRUBS REQUIRED

TOTAL SHRUBS REQUIRED: 1,513 SHRUBS

PROVIDED SHRUBS

WEST PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 1,040 LF x 10' WIDE
347 SHRUBS PROVIDED

SOUTH PERIMETER LANDSCAPE STRIP (ABUTTING RESIDENTIAL)= 594 LF x 10' WIDE
198 SHRUBS PROVIDED

WEST PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 585 LF x 10' WIDE
195 SHRUBS PROVIDED

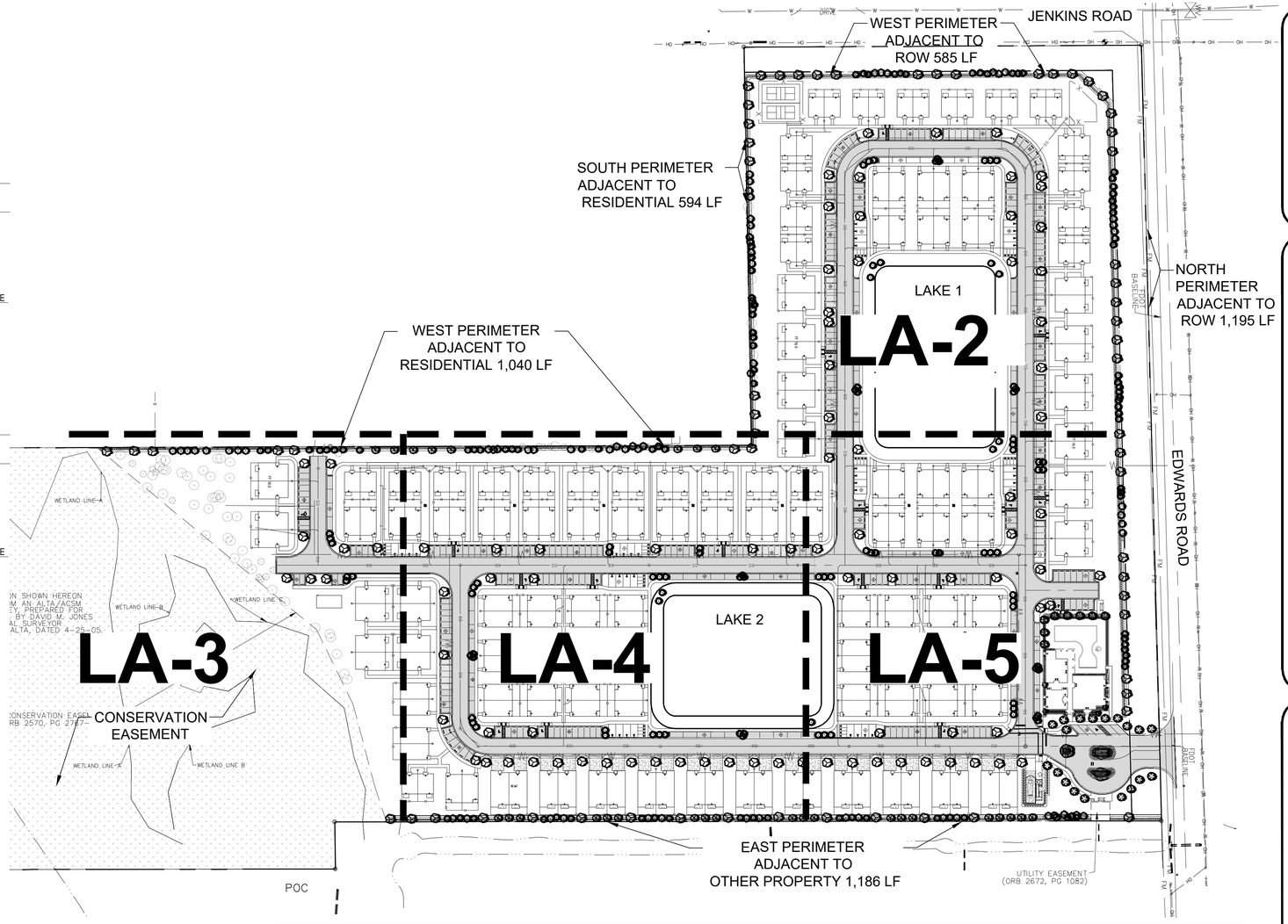
NORTH PERIMETER LANDSCAPE STRIP (ABUTTING ROW)= 1,131 LF x 10' WIDE
377 SHRUBS PROVIDED

EAST PERIMETER LANDSCAPE STRIP (ABUTTING OTHER PROPERTIES)= 1,186 LF x 10' WIDE
396 SHRUBS PROVIDED

TOTAL SHRUBS PROVIDED: 1,513 SHRUBS

General Landscape Notes:

1. All plants shall conform to established nursery grades and standards, to be Florida No. 1 or better, and shall be free of disease and insects at the time of installation.
2. Trees shall be a minimum of twelve (12) feet in height and have a caliper of two and one-half (2 1/2) inches at four and one-half (4 1/2) feet above the ground when installed.
3. All required trees, except palms, shall have a minimum of five (5) feet of clear trunk and a minimum five (5) foot canopy spread at the time of planting.
4. All palm trees shall have a minimum clear trunk of ten (10) feet when installed. Three palm trees are equal to one shade tree having a mature canopy spread of fifteen (15) feet.
5. Shrubs shall be a minimum of twenty-four (24) inches in height above grade immediately after planting.
6. Groundcovers, other than grass, shall be planted in a manner as to present a finished appearance and reasonably complete coverage within four (4) months after planting.
7. Turf grass shall be installed using solid sod and shall be either Bahia or St. Augustine sod.
8. All landscape areas other than sod will be provided a mulch cover of at least three (3) inches. Cypress mulch shall not be used.
9. All existing native vegetation found on the site and is not in direct conflict with the proposed buildings or parking areas shall be left undisturbed. A suitable protective barrier, constructed of metal, wood, safety fencing, or other durable material, will be placed around the staked out locations of existing native vegetation.
10. No fill materials, construction materials, concrete, paint, chemicals, or other foreign materials shall be stored, deposited, or disposed of within any areas that have been staked or fenced off as being undisturbed native vegetation areas.
11. Existing understory shall be maintained in areas of undisturbed native vegetation.
12. All Category 1 exotic plant species will be eradicated from the site.
13. Conspicuous, durable barricades will be erected around each individual tree or areas of vegetation that are to be preserved. In the event that any protective barricades are removed or altered and land clearing or construction work is being conducted on the site, all work at the site will be stopped until the barriers are restored and any necessary corrective actions taken to repair or replant any vegetation removed or damaged as a result of these encroachments.
14. Irrigation to conform to all local and State regulations with regard to water consumption.
15. All new landscaping shall be provided with 100% irrigation coverage through the establishment period, not less than 1-year.



Total Site Plant Schedule:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	DBH
	28	Conocarpus erectus	Buttonwood	45G	12` HT	6`W	6`CT, SP	Native	2.5" DBH
	65	Pinus elliotti densa	South Florida Slash Pine	FG	12` HT	5`W	SP	Native	2.5" DBH
	152	Quercus virginiana	Southern Live Oak	45G	12` HT	5`W	6`CT, SP	Native	2.5" DBH
EXISTING TREES TO REMAIN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**DBH**
	11	Quercus spp	Oak Species	Existing to Remain				Native	VARIES 6"-55"
	9	Sabal palmetto	Cabbage Palmetto	Existing to Remain	10`-18` CT		SP	Native	
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm	FG	8` GW, 12` CT		SP	Non-native	
	* 4	Phoenix roebelenii	Double Pygmy Date Palm	FG	6`OA	6` SPR	4` CT, SP	Non-native	
	*** 191	Sabal palmetto	Sabal Palm	FG	10`-18` CT		SLK, HC, SP	Native	
	27	Wodyetia bifurcata	Single Foxtail Palm	FG	6`GW, 10`CT		SGL, FH, SP	Non-native	

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE
	* 19	Alcantarea imperialis	Imperial Bromeliad	7G	2` HT	2` W	F	Non-native
	* 177	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea	3G	18" HT	18"W	F	Non-native
	523	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native
	944	Clusia guttifera	Small Leaf Clusia	3G	24" HT	18"W	F	Non-native
	37	Clusia guttifera	Small-Leaf Clusia	7G	48" HT	36" W	F	Non-native
	* 80	Codiaeum variegatum `Mammey`	Mammey Croton	3G	18" HT	18"W	F	Non-native
	46	Hamelia patens 'Compacta'	Dwarf Firebush	3G	24" HT	18"W	F	Non-native
	* 117	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native
	* 77	Rondeletia leucophylla	Panama Rose	3G	24" HT	24"W	F	Non-native
	* 76	Schefflera arboricola	Green Schefflera	3G	24" HT	18"W	F	Non-native
	* 43	Serenoa repens `Cinerea`	Silver Saw Palmetto	3G	18" HT	18"W	F	Native
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**
	422	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa	3G	18"HT	18" W	F	Non-native
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**
	TBD	** Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests	

*NOT INCLUDED IN PROVIDED PLANT CALCULATIONS; QUANTITIES MAY VARY AT OWNER'S DISCRETION
**MAY BE SUBSTITUTED WITH BAHIA SPECIES
***11 TO BE RELOCATED ON SITE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 100'

0 25' 50' 200'

LA-1

LA-2 Plant Legend:

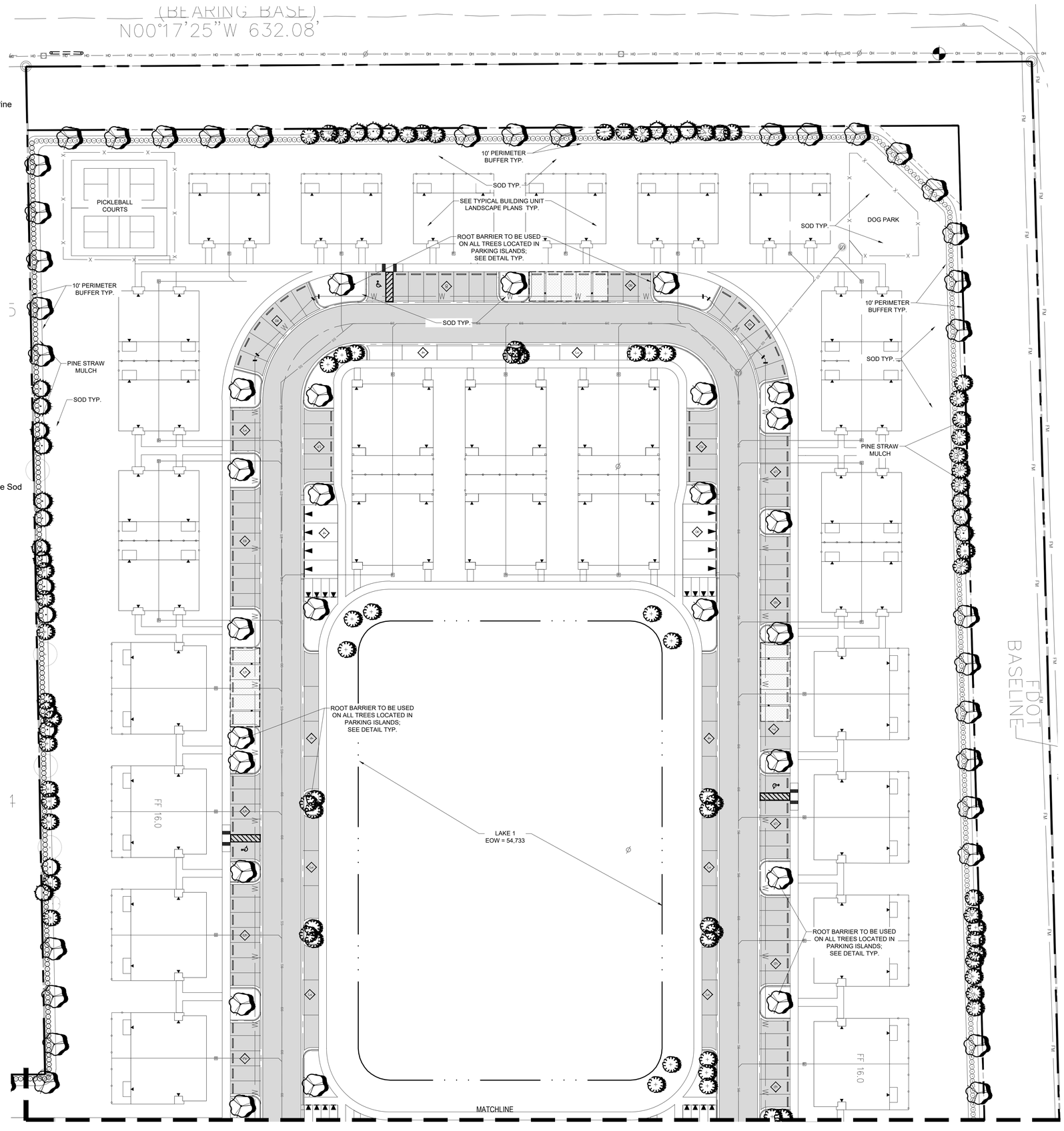
TREES	QTY	BOTANICAL NAME	COMMON NAME
	23	Pinus elliotti densa	South Florida Slash Pine
	57	Quercus virginiana	Southern Live Oak

EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME
	4	Quercus spp	Oak Species
	1	Sabal palmetto	Cabbage Palmetto

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	65	Sabal palmetto	Sabal Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	385	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum
	201	Clusia guttifera	Small Leaf Clusia
	20	Hamelia patens 'Compacta'	Dwarf Firebush
	28	Serenoa repens `Cinerea`	Silver Saw Palmetto

SOD	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
1800 SE FEDERAL HIGHWAY
STUART, FLORIDA 34994
(772) 287-1122 FAX (772) 287-0922
FL CA #4284

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions

Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

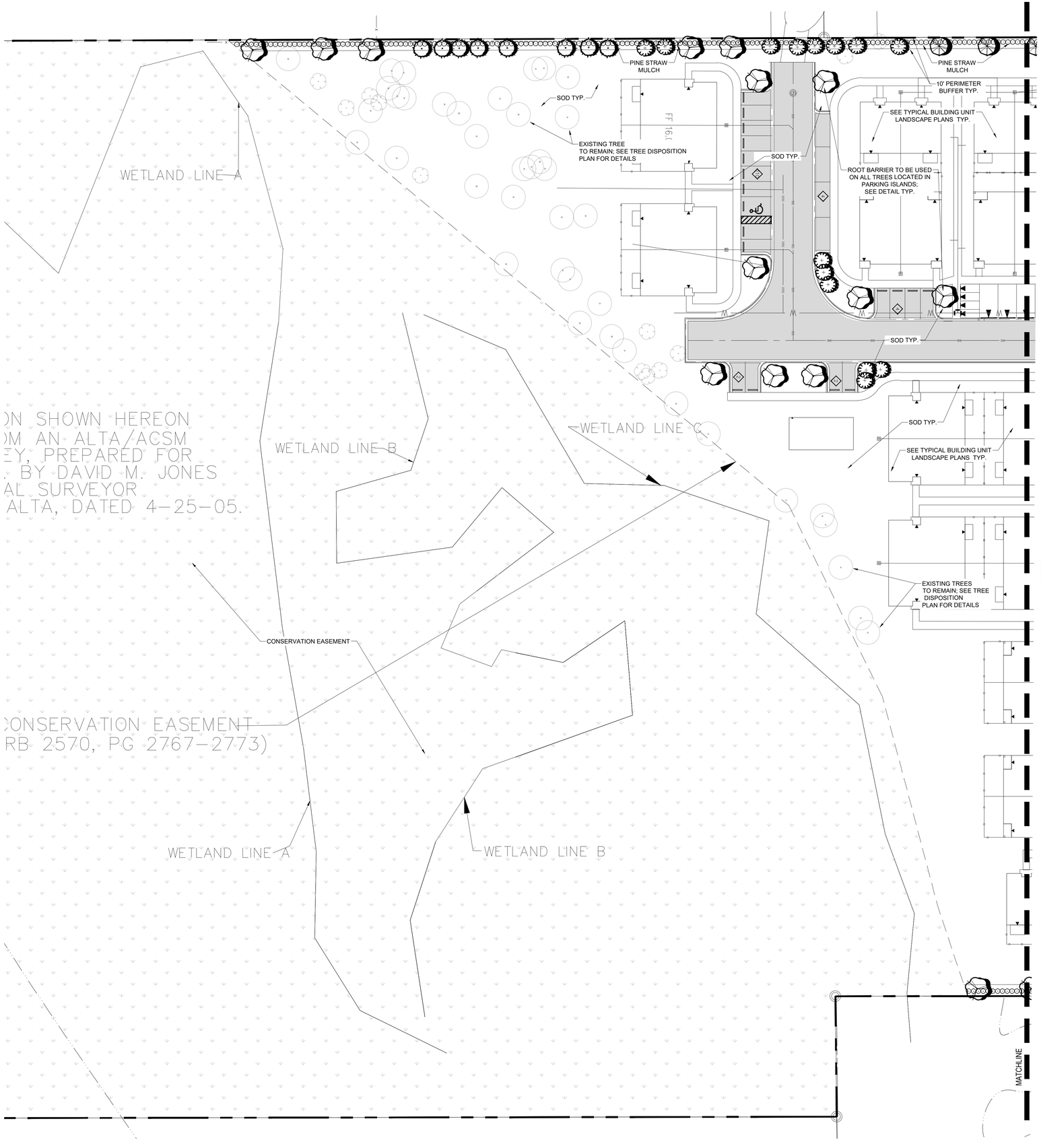
SCALE: 1" = 30'

0 15' 30' 60'

LA-2

LA-3 Plant Legend:

TREES	QTY	BOTANICAL NAME	COMMON NAME
	3	Conocarpus erectus	Green Buttonwood
	8	Pinus elliotti densa	South Florida Slash Pine
	15	Quercus virginiana	Southern Live Oak
EXISTING TREES TO REMAIN	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	41	Quercus spp	Oak Species
	12	Sabal palmetto	Cabbage Palmetto
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	14	Sabal palmetto	Sabal Palm
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	182	Clusia guttifera	Small Leaf Clusia
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS

CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
1900 SW 27 AVENUE, SUITE 201
FORT LAUDERDALE, FLORIDA 33312
(954) 797-1100 FAX (954) 797-1065
LC-PEA-C000051

CERTIFICATE OF AUTHORIZATION NO. 00000

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions

Date	Init.	Description
9.15.21	PG	1st Submittal

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-3

LA-4 Plant Legend:

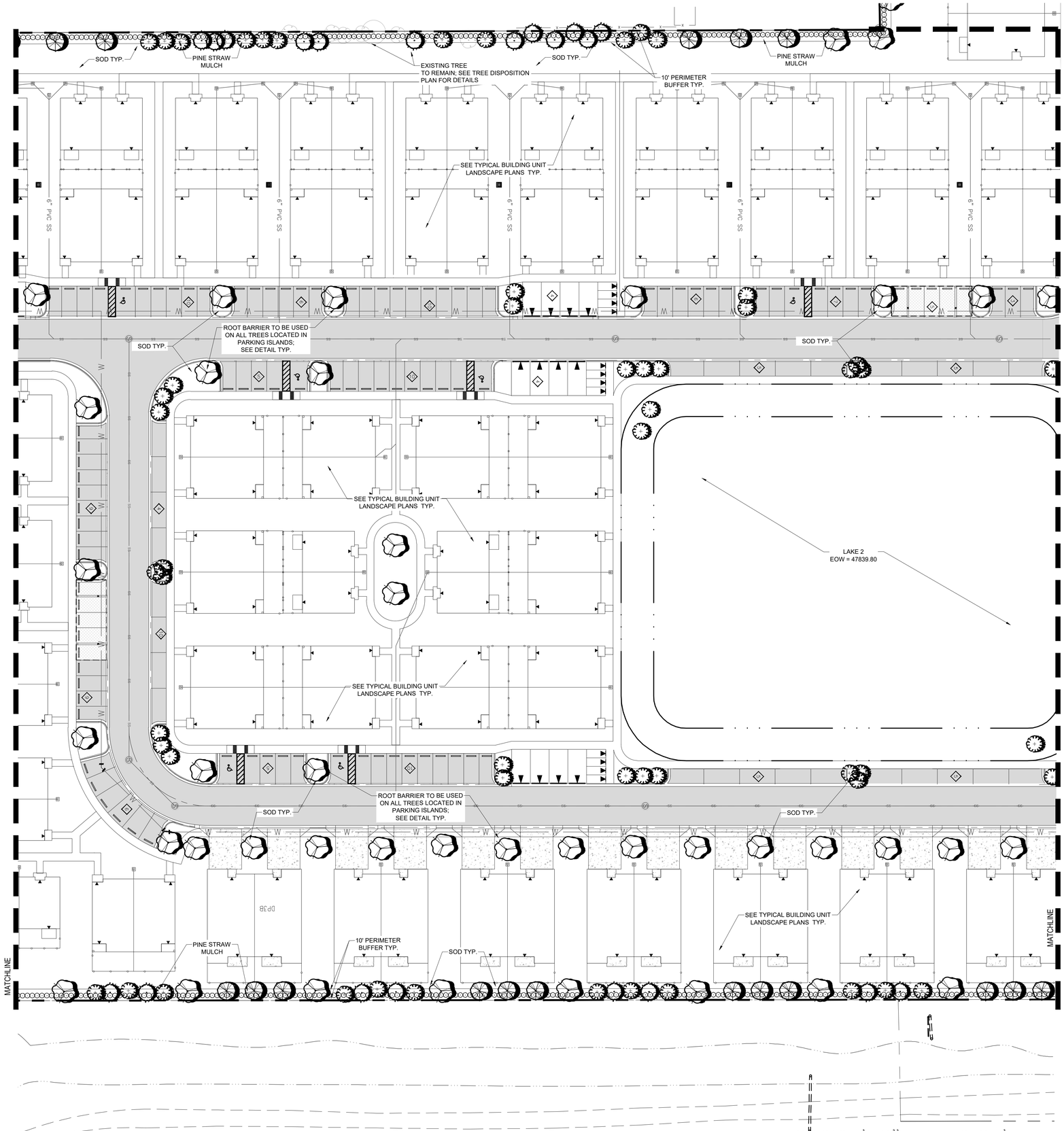
TREES	QTY	BOTANICAL NAME	COMMON NAME
	17	Conocarpus erectus	Green Buttonwood
	20	Pinus elliotti densa	South Florida Slash Pine
	41	Quercus virginiana	Southern Live Oak

EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME
	1	Quercus spp	Oak Species
	6	Sabal palmetto	Cabbage Palmetto

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	52	Sabal palmetto	Sabal Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	399	Clusia guttifera	Small Leaf Clusia

SOD	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-4

LA-5 Plant Legend:

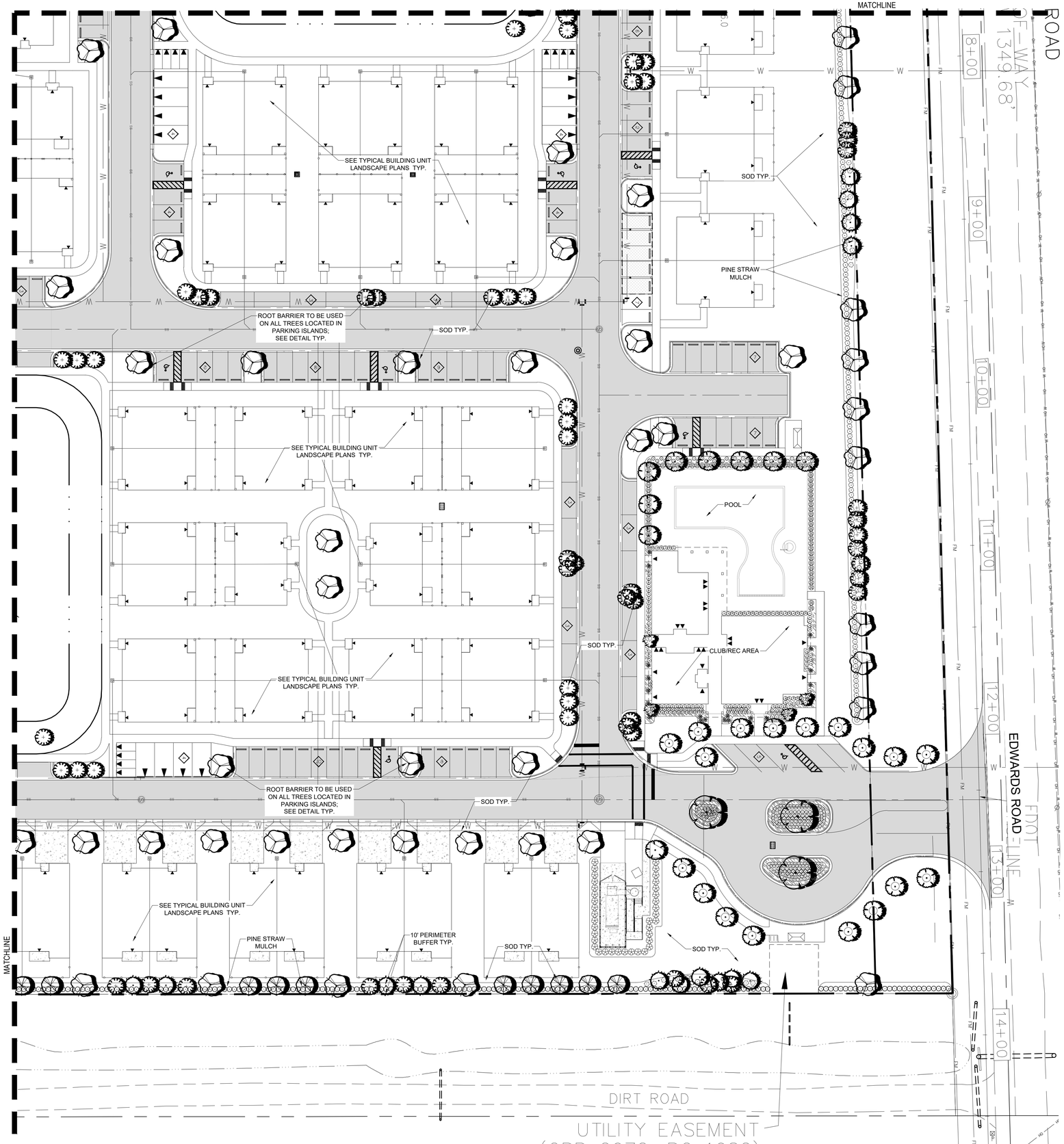
TREES	QTY	BOTANICAL NAME	COMMON NAME
	8	Conocarpus erectus	Green Buttonwood
	14	Pinus elliotti densa	South Florida Slash Pine
	41	Quercus virginiana	Southern Live Oak

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME
	3	Bismarckia nobilis `Silver`	Silver Bismarck Palm
	4	Phoenix roebelenii	Double Pygmy Date Palm
	50	Sabal palmetto	Sabal Palm
	27	Wodyetia bifurcata	Single Foxtail Palm

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME
	19	Alcantarea imperialis	Imperial Bromeliad
	177	Bougainvillea `Helen Johnson`	Dwarf Bougainvillea
	142	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum
	170	Clusia guttifera	Small Leaf Clusia
	37	Clusia guttifera	Small-Leaf Clusia
	80	Codiaeum variegatum `Mammey`	Mammey Croton
	26	Hamelia patens 'Compacta'	Dwarf Firebush
	117	Muhlenbergia capillaris	Pink Muhly Grass
	77	Rondeletia leucophylla	Panama Rose
	76	Schefflera arboricola	Green Schefflera
	15	Serenoa repens `Cinerea`	Silver Saw Palmetto

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME
	422	Carissa macrocarpa `Emerald Blanket`	Emerald Blanket Carissa

SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS

CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
1800 SE PORT ST. LUCIE BLVD.
PORT ST. LUCIE, FLORIDA 34952
561-879-8083

CERTIFICATE OF AUTHORIZATION NO. 6709

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Detail Landscape Plan

Revisions		
Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

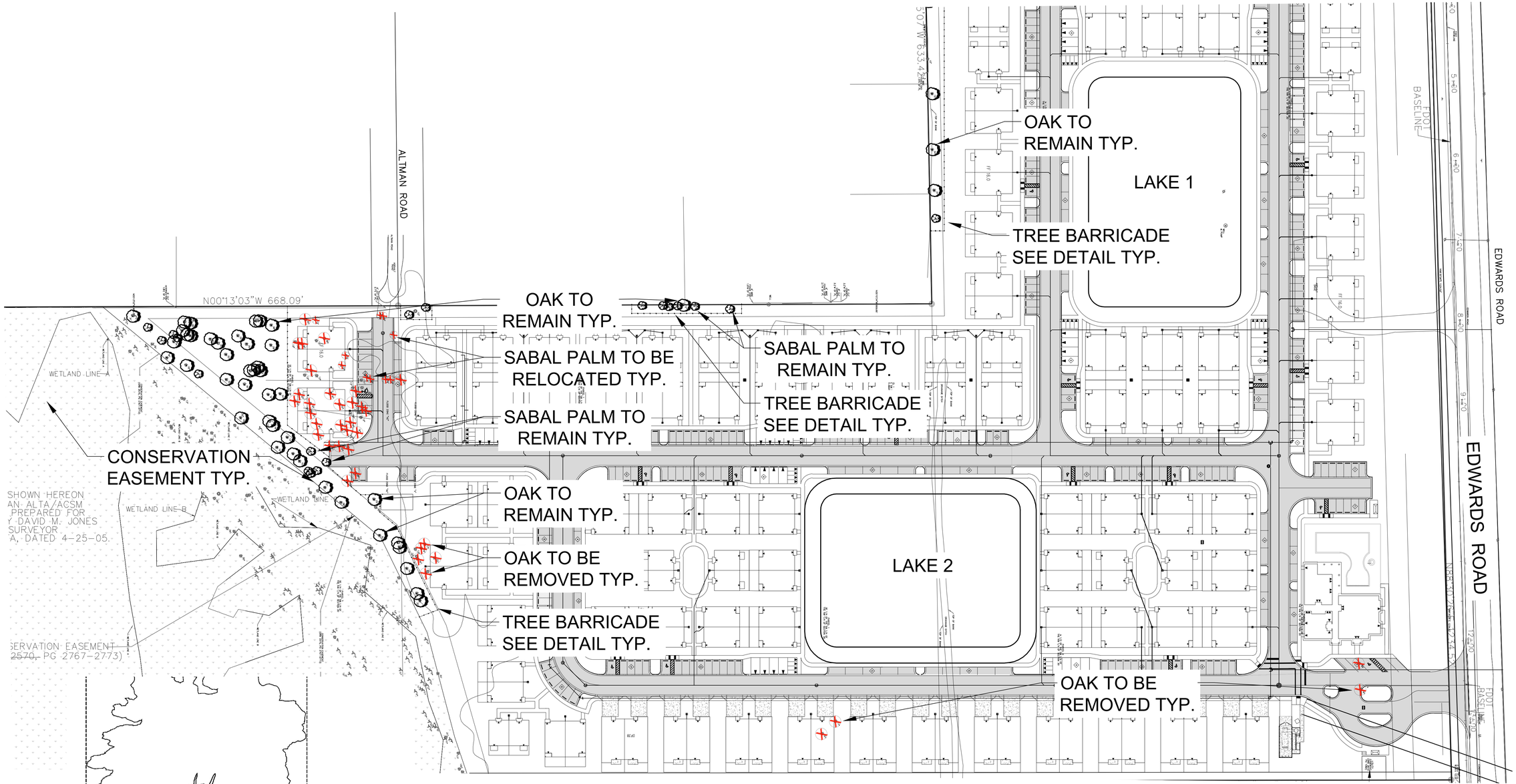
Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

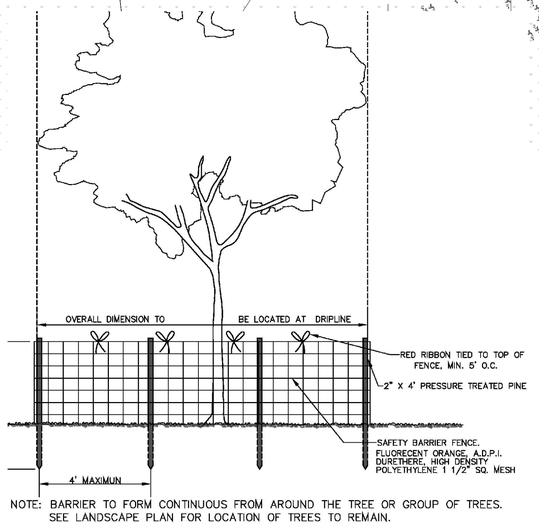
NORTH

SCALE: 1" = 30'

0 15' 30' 60'

LA-5





NOTE: BARRIER TO FORM CONTINUOUS FROM AROUND THE TREE OR GROUP OF TREES. SEE LANDSCAPE PLAN FOR LOCATION OF TREES TO REMAIN.

TREE PROTECTION DETAIL

NOT TO SCALE

PLANT SCHEDULE DISPOSITION

EXISTING TREES TO BE REMOVED	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	NOTES	NATIVE	DBH
	36	Quercus laurifolia	Laurel Oak	Existing to be Removed			Native	14"-55" DBH
	10	Sabal palmetto	Cabbage Palm	Relocated on Site	VARIES 10`-20` CT		Native	

See landscape plans for all Sabal Palm Locations

EXISTING TREES TO REMAIN	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	NOTES	NATIVE	DBH
	47	Quercus spp	Oak Species	Existing to Remain			Native	VARIES 6"-55" DBH
	19	Sabal palmetto	Cabbage Palm	Existing to Remain	10`-18` CT	SP	Native	

TOTAL OAK TREE DBH GREATER THAN 14" TO BE REMOVED = 764" DBH
TOTAL SABAL PALMS TO BE RELOCATED = 10
TOTAL OAK TREE DBH TO BE PRESERVED = 864" DBH
TOTAL SABAL PALMS TO BE PRESERVED = 19
*NO MITIGATION REQUIRED

***See also Tree Survey Provided by Others**

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Tree Location & Disposition Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 60'

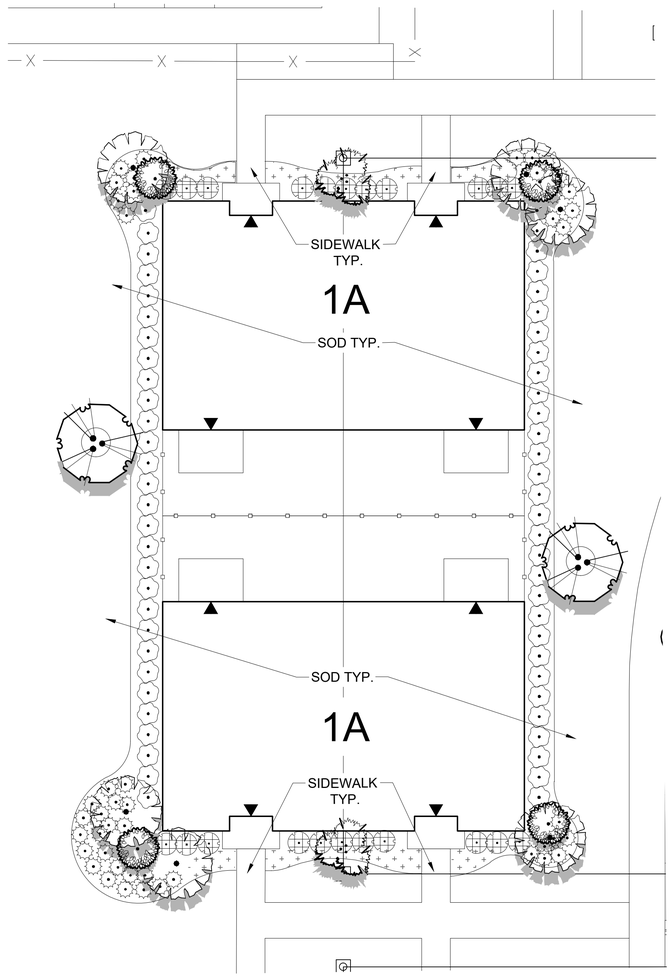
0 30' 60' 120'

LA-6

Unit 1A Plant Schedule:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	2	Lagerstroemia indica `Muskogee`	Multi-Trunked Muskogee Crape Myrtle	45G	12` HT	6`W	ML, 5` CT	Non-native	
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	2	Phoenix roebelenii	Double Pygmy Date Palm	FG	6`OA	6` SPR	4` CT, SP	Non-native	
	6	Sabal palmetto	Sabal Palm	FG	16`-22` CT, MIX HTS		SLK, HC, SP	Native	
UNDERSTORY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	4	Ilex x attenuata 'Eagleston'	Eagleston Holly	15G	6`HT	3` W	F, SP	Native	1.5" Caliper
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	59	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	46	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	22	Rondeletia leucophylla	Panama Rose	3G	24" HT	24"W	F	Non-native	
GROUND COVERS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	76	Liriope muscari `Super Blue`	Super Blue Liriope	1G	12"HT	12"W	F	Non-native	1
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

*PLANT QUANTITIES BASED ON A DOUBLE UNIT LAYOUT



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Building Unit 1A Typical Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

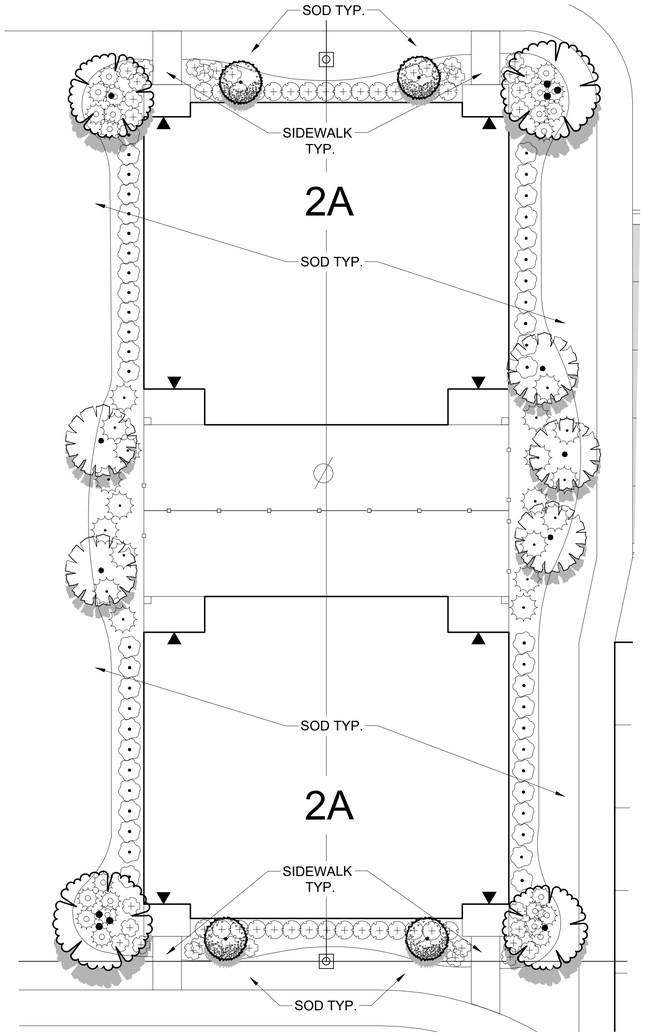
0 5' 10' 20'

LA-7

Unit 2A Plant Schedule:

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	5	Sabal palmetto	Sabal Palm	FG	16`-22` CT, MIX HTS		SLK, HC, SP	Native	
	2	Wodyetia bifurcata	Single Foxtail Palm	FG	6`GW, 10`CT		SGL, FH, SP	Non-native	
	2	Wodyetia bifurcata	Triple Foxtail Palm	FG	6`GW, 10`CT		TRP, FH, SP	Non-native	
UNDERSTORY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	4	Elaeocarpus decipiens	Japanese Blueberry Tree	15G	6-7` OA	4` W	FTB, SP	Non-native	1.5" DBH
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	48	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	38	Codiaeum variegatum `Mammey`	Mammey Croton	3G	18" HT	18"W	F	Non-native	
	23	Pennisetum setaceum `Alba`	White Fountain Grass	3G	24" HT	18"W	F	Non-native	
	30	Schefflera arboricola	Green Schefflera	3G	24" HT	18"W	F	Non-native	
	19	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native	
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

*PLANT QUANTITIES BASED ON A DOUBLE UNIT LAYOUT



Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Building Unit 2A Typical Landscape Plan

Revisions

Date	Init.	Description
9.15.21	PG	1st Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

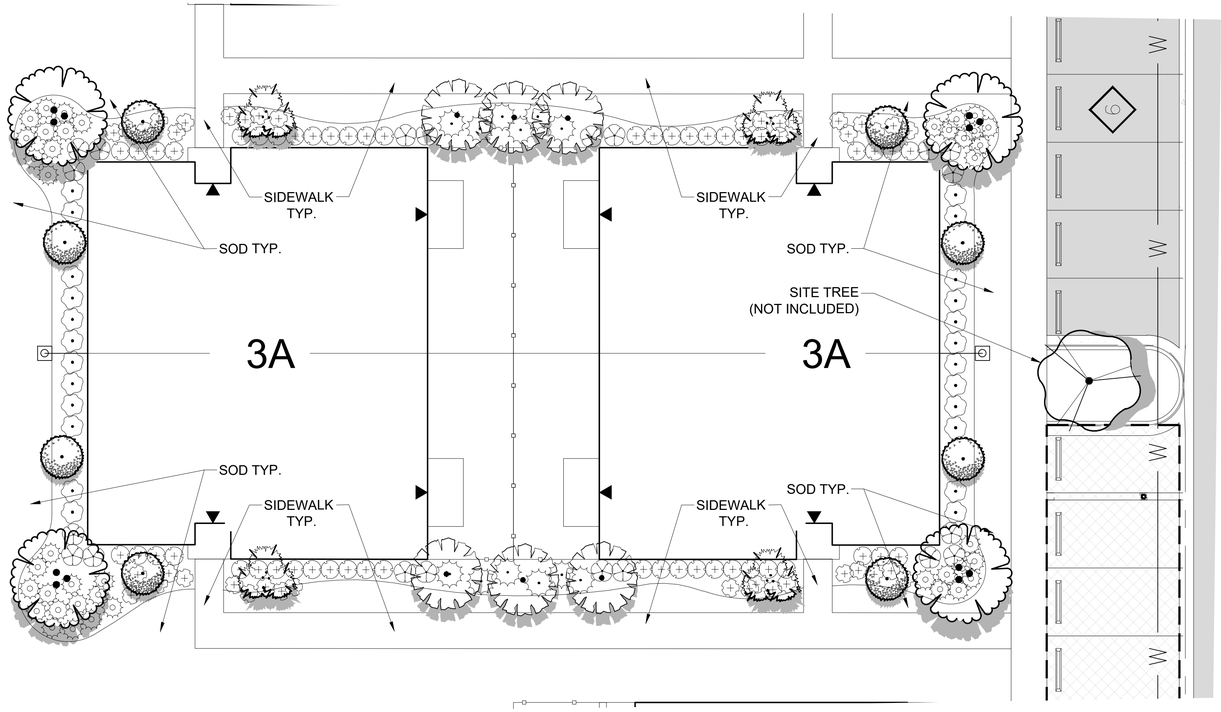
Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-8



Unit 3A Plant Schedule:

PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	4	Phoenix roebelenii	Double Pygmy Date Palm	FG	6`OA	6` SPR	4` CT, SP	Non-native	
	6	Sabal palmetto	Sabal Palm	FG	16`-22` CT, MIX HTS		SLK, HC, SP	Native	
	4	Wodyetia bifurcata	Triple Foxtail Palm	FG	6`GW, 10`CT		TRP, FH, SP	Non-native	
UNDERSTORY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	8	Elaeocarpus decipiens	Japanese Blueberry Tree	15G	6-7` OA	4` W	FTB, SP	Non-native	1.5" DBH
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	20	Acalypha wilkesiana 'Louisiana Red'	Louisiana Red Wilkes' Copperleaf	7G	36" HT	24"	FULL	Non-native	
	24	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	40	Codiaeum variegatum `Mammey`	Mammey Croton	3G	18" HT	18"W	F	Non-native	
	41	Pennisetum setaceum `Alba`	White Fountain Grass	3G	24" HT	18"W	F	Non-native	
	51	Schefflera arboricola	Green Schefflera	3G	24" HT	18"W	F	Non-native	
	12	Tripsacum dactyloides	Fakahatchee Grass	3G	30" HT	24"W	F	Native	
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

*PLANT QUANTITIES BASED ON A DOUBLE UNIT LAYOUT

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Building Unit 3A Typical Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT PAUL A. GOULAS LA 6666807 STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

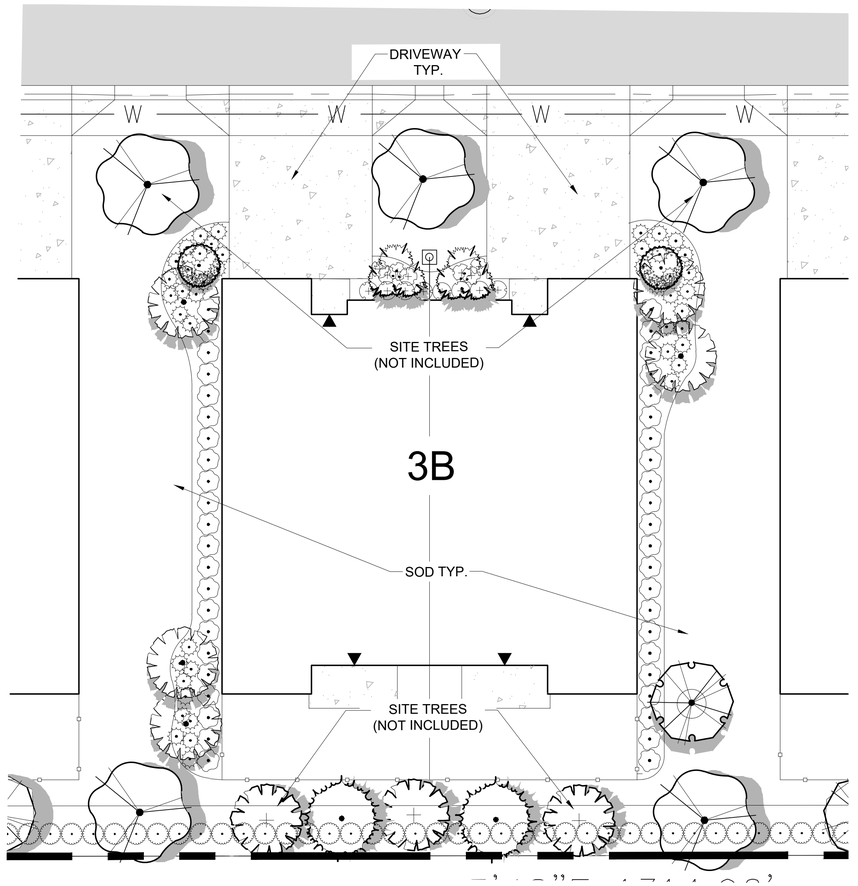
Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-9



Unit 3B Plant Schedule:

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	HEIGHT	WIDTH	NOTES	NATIVE	CALIPER
	1	Tabebuia caraiba	Silver Trumpet	45G	12` HT	5`W	5` CT, SP	Non-native	2.5" DBH
PALM TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	2	Phoenix roebelenii	Double Pygmy Date Palm	FG	6`OA	6` SPR	4` CT, SP	Non-native	
	5	Sabal palmetto	Sabal Palm	FG	16`-22` CT, MIX HTS		SLK, HC, SP	Native	
UNDERSTORY TREES	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	**CALIPER**
	2	Elaeocarpus decipiens	Japanese Blueberry Tree	15G	6-7` OA	4` W	FTB, SP	Non-native	1.5" DBH
SHRUBS	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	44	Chrysobalanus icaco `Redtip`	Red Tip Cocoplum	3G	24" HT	18"W	F	Native	
	7	Codiaeum variegatum `Mammey`	Mammey Croton	3G	18" HT	18"W	F	Non-native	
	45	Muhlenbergia capillaris	Pink Muhly Grass	3G	24" HT	18"W	F	Native	
	8	Schefflera arboricola	Green Schefflera	3G	24" HT	18"W	F	Non-native	
SOD	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONTAINER**	**HEIGHT**	**WIDTH**	**NOTES**	**NATIVE**	
	TBD	Stenotaphrum secundatum `Floratam`	Floratam St. Augustine Sod	SOD			Free of Weeds and Pests		

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING

VIVA AT TREASURE COAST EAST

City of Fort Pierce, Florida

Building Unit 3B Typical Landscape Plan

Revisions		
Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By:	PG
Checked By:	PG
Municipal Project:	
Scale:	

NORTH

SCALE: 1" = 10'

0 5' 10' 20'

LA-10

LANDSCAPE SPECIFICATIONS:

PART 1: GENERAL CONDITIONS

1.01 SCOPE:
A. The landscape contract includes the supplying and planting of all trees, shrubs, vines, and ground cover together with all necessary labor, equipment, tools and materials needed for the successful completion, execution and maintenance of the landscape plans.

1.02 AGENCY STANDARDS:
A. Grades and standards of plant materials to be used shall be true to name, size, condition and graded Florida #1 or better as stated in: Grades and Standards of Florida Plant Materials published by the State of Florida Department of Agriculture, Tallahassee, Florida.

1.03 SITE EXAMINATION:
A. The Landscape Contractor shall personally examine the site and fully acquaint him/herself with all of the existing conditions in order that no mis-understanding may afterwards arise as to the character or extent of the work to be performed, and additionally, in order to acquaint him/herself with all precautions to be taken in order to avoid injury to property or persons. No additional compensation will be granted because of any unusual difficulties which may be encountered in the execution or maintenance of any portion of the work.

1.04 ERRORS AND OMISSIONS:
A. The plant list is a part of the drawings and is furnished as a convenience. The plant list indicates the name, size and quantities of specific plant materials as called for and is located on the drawings. The Landscape Contractor is responsible for his/her own quantity count, and any discrepancy between drawings and plant list shall be considered as correct on the drawings.

B. The Landscape Contractor shall not take advantage of errors or omissions in the specifications or contract drawings. Full instruction will be given if such errors are discovered. Upon the discovery of any discrepancies in, or omissions from the drawings or documents, or should the Landscape Contractor be in doubt as to their meaning, the Landscape Architect shall be notified and will determine the actions necessary to each query.

C. If plans and specifications are found to disagree after the contract is awarded, the Landscape Architect shall be the judge as to which was intended.

1.05 EXECUTION OF THE WORK:
A. The Landscape Contractor shall have his labor crews controlled and directed by a Foreman well versed in plant materials, planting methods, reading blueprints, and coordination between job and nursery in order to execute installation correctly and in a timely manner.

B. The Landscape Contractor shall provide a competent English-speaking Foreman on the project at all times, who shall be fully authorized as the Contractor's agent on the work. The Superintendent shall be capable of reading and thoroughly understanding the Plans, Specifications and other Contract Documents. If the Superintendent is deemed incompetent by the Landscape Architect, he (the superintendent) shall be immediately replaced.

C. The Landscape Contractor shall be available for any meetings with the Owner and/or Landscape Architect during implementation of the job. Any additional work or changes required as a result of failure to communicate with the Owner or Landscape Architect during implementation will be the responsibility of the Landscape Contractor.

1.06 PROTECTION OF PUBLIC AND PROPERTY:
A. The Landscape Contractor shall protect all materials and work against injury from any cause and shall provide and maintain all necessary safeguards for the protection of the public. He shall be held responsible for any damage or injury to persons or property which may occur as a result of his fault or negligence in the execution of the work, i.e. damage to underground pipes or cables.

1.07 CHANGES AND EXTRAS:
A. The Contractor shall not start work on any changes or "extras" in the project until a written agreement setting forth the adjusted prices has been executed by the Owner and the Contractor. Any work performed on changes or "extras" prior to execution of a written agreement may or may not be compensated for by the Owner at his discretion.

1.08 GUARANTEE:
A. The Landscape Contractor shall furnish a written guarantee warranting all materials, workmanship and plant materials, except sod, for a period of ONE (1) YEAR from the time of completion and acceptance by the Landscape Architect and Owner. Sod shall be guaranteed to 90 calendar days after acceptance by the Landscape Architect and Owner. All plant material shall be alive and in satisfactory condition and growth for each specific kind of plant at the end of the guarantee period. The guranteeing of plant material shall be construed to mean complete and immediate replacement with plant material of the same variety, type, size, quality and grade as that of the originally specified material. During the guarantee period it shall be the Landscape Contractor's responsibility to immediately replace any dead or unhealthy material as determined by the Landscape Architect. The guarantee will be null and void if plant material is damaged by lightning, hurricane force winds, or any other acts of God, as well as vandalism or lack of proper maintenance.

B. At the end of the specified guarantee period, any plant required under this contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be replaced. The Landscape Contractor shall be responsible for the full replacement cost of plant materials for the first replacement and share subsequent replacement (s) costs equally with the Owner, should the replacement plant fail to survive.

1.09 CARE AND MAINTENANCE:
A. The Landscape Contractor shall be responsible for the care and maintenance of all plant materials and irrigation when applicable until final acceptance by the Owner or Landscape Architect.

B. The Owner agrees to execute the instructions for such care and maintenance.

1.10 SAFETY:
A. It shall be the responsibility of the Landscape Contractor to protect all persons from injury and to avoid property damage. Adequate warning devices shall be placed and maintained during the progress of the work.

B. It shall be the contractor's responsibility to conform to all local, state, and federal safety laws and codes including the Federal Occupational Safety And Health Act (O.S.H.A.) .

1.11 CONTRACTOR QUALIFICATION:
A. The Owner may require the apparent contractor (s) to qualify him/herself to be a responsible entity by furnishing any or all of the following documentary data:
1. A financial statement showing assets and liabilities of the company current to date.
2. A listing of not less than (3) completed projects of similar scope and nature.
3. Permanent name and address of place of business.
4. The number of regular employees of the organization and length of time the organization has been in business under the present name.

1.12 INSURANCE AND BONDING:
A. The contractor (s) shall submit proof of insurance for this job for the time period that the work is done. The minimum amount of insurance shall be $300,000.00 per person and $300,000.00 per aggregate or as required by owner and agreed to in the contract. The successful bidder shall be required to have this coverage in effect before beginning work on the site.

B. The Owner shall have the right to require the Contractor to furnish bonds covering faithful performance of the Contract and payment obligations arising thereunder as stipulated in bidding requirements or specifically required in the Contract Documents on the date of execution of the Contract.

1.13 PERMITS AND CERTIFICATES:
A. All contractors shall secure and pay for all permits and certificates required for his/her class of work.

PART 2: MATERIALS

2.01 PLANT MATERIALS:
A. A complete list of plants is shown on the drawings, including a schedule of quantities, sizes, and such other requirements deemed necessary. In the event discrepancies occur, the specifications on the drawings shall govern.

B. Substitutions: Substitutions of plant materials or changes in size or spacing of materials will be permitted ONLY upon written authorization by the Owner or the Landscape Architect. If plant material is not of sufficient size to meet applicable codes, a letter of variance from the appropriate agency must be obtained by the Contractor prior to issuance of any change order. If material of smaller size is to be accepted, the quantity of material shall be increased, at no additional cost to the Owner, to meet the intent of the drawings.

C. All plant materials shall have a habit of growth that is normal for the species and shall be healthy, vigorous and equal to or exceed the measurements specified in the plant list, which are the minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

D. All plant materials shall be nursery grown, unless otherwise noted, Florida #1 or better and shall comply with all required inspections, grading standards and plant regulations as set forth by the Florida Department of Agriculture's Grades and Standards for Nursery Plants, most current addition and Grades and Standards for Nursery Plants, most current addition.

E. Plants that do not have the normal balance of height and spread typical for the respective plant shall not be acceptable.

F. The Landscape Contractor shall install each plant to display its best side. Adjustments may be required if plants are not installed properly and/or approved by the Landscape Architect at no additional cost to owner.

2.02 INSPECTION
A. The Landscape Architect and Owner may inspect trees and shrubs at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size and quality. The Landscape Architect and Owner retain the right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Rejected plant materials shall be immediately removed from project site.

2.03 PROTECTION OF PLANT MATERIALS:
A. Balled and burlapped plants (B & B) shall be dug with firm natural balls of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Balls shall be firmly wrapped with burlap similar materials and bound with cord, rope, or wire mesh. All collected plants shall be balled and burlapped.

B. Plants with broken, damaged or insufficient rootballs will be rejected.

C. All plant material shall be protected from possible bark injury or breakage of branches. All plants transported by open trucks shall be adequately covered to prevent windburn, drying or damage to plants.

D. Plants which cannot be planted immediately on delivery to the site shall be covered with moist soil, mulch or other protection from the drying of wind and sun. All plants shall be watered as necessary by the Landscape Contractor until planted.

2.04 STORAGE:
A. All plant materials shall be stored on the site in designated areas, specified by the Landscape Architect or Owner's agent.

B. No plant material shall be stored longer than seventy-two (72) hours unless approved by by Landscape Architect and/or owner.

C. The Landscape Architect reserves the right to reject any plant materials not in conformance with these specifications.

D. All rejected material shall be immediately removed from the site and replaced with acceptable material at no cost to the Owner.

2.05 PROTECTION DURING PLANTING:
A. Trees moved by winch or crane shall be thoroughly protected from chain marks, girdling or bark slippage by means of burlap, wood battens or other approved methods. Battens shall NOT be attached to the tree with nails.

2.06 PLANTING SOIL:
A. Planting soil for all plantings shall consist of existing native soil and shall be free of debris, roots, clay, stones, plants or other foreign materials which might be a hindrance to planting operations or be detrimental to good growth.

2.07 FERTILIZER:
A. Commercial fertilizer shall comply with the state fertilizer laws. Nitrogen shall not be less than 40% from organic source. Inorganic chemical nitrogen shall not be derived from the sodium form of nitrate. Fertilizers shall be delivered to the site in unopened original containers, each bearing the manufacturer's guaranteed analysis. Any fertilizer that becomes caked or otherwise damaged shall be rejected.

B. Thoroughly mixed 3 lbs. of commercial fertilizer to each cubic yard of planting soil.

C. Tabletized fertilizer shall be Agriform planting tablets 20-10-5 formula, 21 gram or equal. All trees and shrubs shall be fertilized with tabletized fertilizer as follows. While backfilling plant holes, fertilizer tablets shall be equally spaced and placed adjacent to the ball mid-way in depth in accordance with the following rates:

1 gallon container	1 tablet
3 gallon container	2 tablets
5 gallon container	3 tablets
7 gallon	5 tablets

Large tubs, wire baskets, grow bags, and balled and burlapped material shall have 1 tablet for each 1/2 inch of trunk diameter (measured 3 feet from ground) or for each foot of height or spread of larger shrub material.
The Landscape Architect reserves the right to inspect and review the application of fertilizer.

2.08 MULCH:
A. Mulch material shall be clean, dry, free of weeds, seeds and pests, moistened at the time of application to prevent wind displacement. Cypress &/or Red mulch is prohibited.

B. All trees and shrub beds shall receive 3" mulch immediately after planting and thoroughly watered. Apply 2" max on tree & palm rootballs, keep away from tree & palm trunks or as required by local jusidiction.

PART 3: EXECUTION
3.01 DIGGING:
A. The Landscape Contractor shall exercise care in digging and other work so as not to damage existing work, including overhead wires, underground pipes and cables and the pipes and hydrants of watering systems. Should such overhead or underground obstructions be encountered which interfere with planting, the Owner shall be consulted and contractor will adjust the location of plants to clear such obstruction. The Contractor shall be responsible for the immediate repair of any damage caused by his work.

3.02 GRADING:
A. Grading for drainage, swales, etc. to within 4 inches of the finished grade to be provided by others.

B. It shall be the responsibility of the Landscape Contractor to provide the final grading during the course of landscape installation so as to bring sod and planting areas to their proper elevations in relation to walks, paving, drain structures, and other site conditions. The site grading plan must be checked prior to installation of sod to insure that drainage and other conditions will NOT be modified.

3.03 PLANTING:
A. Planting shall take place during favorable weather conditions.

B. The Contractor shall call for utility locates and ascertain the location of all utilities and easements so proper precautions can be taken not to damage or encroach on them.

C. Tree Planting shall be located where it is shown on the plan. No planting holes shall be dug until the proposed locations have been staked on the ground by the Contractor.

D. Excavation of holes shall extend to the required subgrades as specified on the planting diagrams located in the planting plans. Plant pits shall be circular in outline and shall have a profile which conforms to the aforementioned "Tree and Shrub Planting Diagrams".

E. A representative number of planting pits (a minimum of one in every 25 feet throughout the entire site) shall be tested for proper drainage. See Landscape Plan for complete testing methods and requirements.

F. Planting pits shall be excavated to the following dimensions and refilled with a mixture of (1/2) planting soil (1/2) existing native soil];
1 Gallon material (1 gal.): 12" x 12" x 12" min.
3 Gallon material (3 gal.): 20" x 20" x 18" min.
Lerio material (7 gal.): 30" x 30" x 24" min.
Field grown material and trees: 1-1/2 times width of ball and depth of ball plus 12" min.

G. No planting or laying of sod shall be initiated until the area has been cleaned of existing sod or other plant materials, rough grass, weeds, debris, stones etc. and the ground has been brought to an even grade, with positive drainage away from buildings and towards drain inlets and swales and approved by Landscape Architect or owner's rep.

H. Each plant shall be planted in an individual hole as specified for trees, shrubs, and vines.

I. All plants shall be set to ultimate finished grade. No filling will be permitted around trunks or stems. All ropes, wire, stakes, etc., shall be removed from sides and top of the ball and removed from hole before filling in.

J. All flagging ribbon shall be removed from trees and shrubs before planting.

K. Excess excavation (fill) from all holes shall be removed from the site, at no additional expense to Owner.

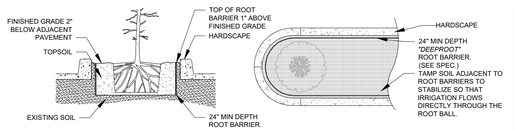
L. All palms shall be backfilled with sand, thoroughly washed in during planting operations and with a shallow saucer depression left at the soil line for future waterings. Saucer areas shall be top-dressed two (2") inches deep with topsoil raked and left in a neat, clean manner.

3.04 PRUNING:
A. Remove dead and broken branches from all plant material. Prune to retain typical growth habit of individual plants with as much height and spread as possible in a manner which will preserve the plant's natural character.

B. Make all cuts with sharp instruments flush with trunk or adjacent branch, in such a manner as to insure elimination of stubs. Cuts made at right angles to line of growth will not be permitted.

C. Trees shall not be poled or topped.

D. Remove all trimmings from site.



SPECIAL APPLICATIONS ROOT BARRIER DETAIL
NOT TO SCALE

NOTES:
1- ROOT BARRIER SHALL BE "DEEPROOT" 24" DEPTH OR APPROVED EQUAL.
2- ROOT BARRIER SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

3.05 GUYING:
A. All trees over six (6') feet in height shall, immediately after setting to proper grade, be guyed with three sets of two strands, No. 12 gauge malleable galvanized iron, in tripod fashion. See Detail.

B. Wires shall not come in direct contact with the tree but shall be covered with an approved protection device at all contact points. Wires shall be fastened in such a manner as to avoid pulling crotches apart.

D. Stake & Brace all treess larger than 12' oa. See detail.
Stakes shall be 2" x 2" lumber of sufficient length to satisfactorily support each tree.

E. Turnbuckles for guying trees shall be galvanized or cadmium plated and shall be of adequate size and strength to properly maintain tight guy wires.

3.06 WATER:
A. Each plant or tree shall be thoroughly watered in after planting. Watering of all newly installed plant materials shall be the responsibility of the Landscape Contractor until final acceptance by the Landscape Architect.

B. See General Notes of Landscape Plan for water source.

3.07 SOD:

A. The Landscape Contractor shall sod all areas indicated on the drawings.

B. It shall be the responsibility of the Landscape Contractor to fine grade all landscape areas, eliminating all bumps, depressions, sticks, stones, and other debris.

C. The sod shall be firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds, or any other objectionable vegetation, fungus, insects, or disease. The soil embedded in the sod shall be good clean earth, free from stones and debris.

D. Before being cut and lifted, the sod shall have been mowed at least three times with a lawn mower, with the final mowing not more than seven days before the sod is cut. The sod shall be carefully cut into uniform dimensions.

E. 6-6-6 fertilizer with all trace elements is to be applied at the rate of 40 lbs. per 1,000 sq. ft. prior to laying sod.

F. Solid sod shall be laid with closely abutting, staggered joints with a tamped or rolled, even surface.

G. The finished level of all sod areas after settlement shall be one (1") inch below the top of abutting curbs, walks, paving and wood borders to allow for building turf.

H. If in the opinion of the Landscape Architect, top dressing is necessary after rolling, clean yellow sand will be evenly applied over the entire surface and thoroughly washed in.

3.08 SEEDING:
A. The Landscape Contractor shall remove all vegetation and rocks larger than (1") in diameter from areas to be seeded, scarify the area, then apply fertilizer at a rate of 500 lbs. per acre.

B. Application: Argentine Bahia Grass seed - 200 Pounds per acre mixed with common hulled Bermuda seed - 30 lbs. per acre. All other seed mixtures shall be applied per the manufacturer's instructions.

C. Roll immediately after seeding with a minimum 500 pound roller, then apply straw mulch at the rate of 2,500 pounds per acre.

D. Apply fertilizer at the rate of 150 lbs. per acre 45-60 days after seeding.

3.09 CLEANING UP:
A. The contractor shall at all times keep the premises free from accumulations of waste materials or rubbish caused by his employees or work. He shall leave all paved areas "broom clean" when completed with his work.

3.10 MAINTENANCE:
A. Maintenance shall begin immediately after each plant is installed and shall continue until all planting has been accepted by the Owner or Landscape Architect. Maintenance shall include watering, weeding, removal of dead materials, resetting plants to proper grades or upright positions, spraying, restoration of planting saucer and/or any other necessary operations.

B. Proper protection to lawn areas shall be provided and any damage resulting from planting operations shall be repaired promptly.

C. Replacement of plants during the maintenance period shall be the responsibility of the Contractor, excluding vandalism or damage on the part of others, lighting, or hurricane force winds, until final acceptance.

D. In the event that weeds or other undesirable vegetation become prevalent, it shall be the Contractor's responsibility to remove them.

E. Trees or other plant material which fall or are blown over during the maintenance period will be reset by the Contractor at no additional expense to the Owner, the only exception being hurricane force winds.

3.11 COMPLETION, INSPECTION AND ACCEPTANCE:
A. Completion of the work shall mean the full and exact compliance and conformity with the provisions expressed or implied in the Drawings and in the Specifications, including the complete removal of all trash, debris, soil or other waste created by the Landscape Contractor.

B. Inspection of work to determine completion of contract, exclusive of the possible replacement of plants, will be made by the Owner and/or Landscape Architect at the conclusion of all planting and at the request of the Landscape Contractor.

C. All plant material shall be alive and in good growing condition for each specified kind of plant at the time of acceptance. The rating of each plant according to Florida Grades and Standards shall be equal to or better than that called for on the plans and in these Specifications at the time of final inspection and acceptance.

D. After inspection, the Landscape Contractor will be notified by the Owner of the acceptance of all plant material and workmanship, exclusive of the possible replacement of plants subject to guarantee.

DRAINAGE TESTING/DRAINAGE CHANNEL REQUIREMENTS

PRIOR TO PLANTING ALL PLANTING PITS SELECTED FOR TESTING SHALL BE TESTED IN THE FOLLOWING MANNER

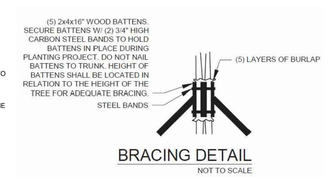
A. DIG EACH PLANTING PIT TO THE MINIMUM SPECIFIED SIZE.

B. FILL PLANTING PIT WITH TWELVE INCHES (12") OF WATER. IF THE WATER LEVEL DROPS FOUR (4") OR MORE WITHIN FOUR (4) HOURS, THE DRAINAGE IS SUFFICIENT AND A DRAINAGE CHANNEL IS NOT REQUIRED IF THE WATER LEVEL DROPS LESS THAN FOUR INCHES (4") WITHIN THE FOUR (4) HOUR PERIOD, A DRAINAGE CHANNEL IS REQUIRED.

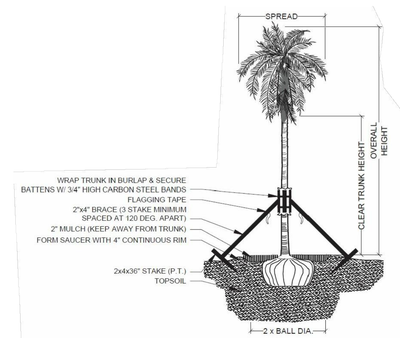
C. WHERE REQUIRED, THE DRAINAGE CHANNEL MUST EXTEND DOWN THROUGH THE NON POROUS SOIL AND INTO POROUS SOIL. (SEE DETAIL)

D. ALL MATERIAL REMOVED FROM THE DRAINAGE CHANNEL SHALL BE DISCARDED.

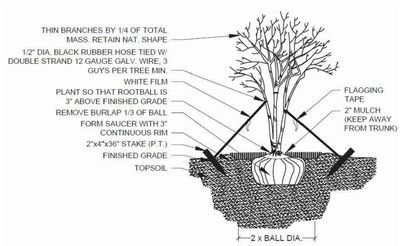
E. WHEN BACKFILLING PLANTING PITS WITH PLANTING MIXTURE, CARE MUST BE TAKEN TO KEEP THE CONSISTENCY OF THE SOIL MIX THE SAME THROUGHOUT THE PLANTING PIT AND DRAINAGE CHANNEL.



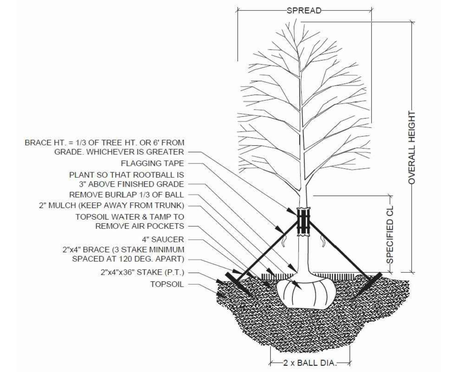
BRACING DETAIL
NOT TO SCALE



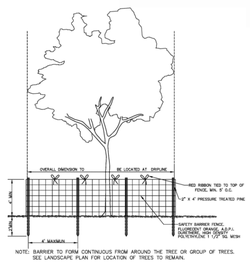
PALM PLANTING - ANGLE STAKE
NOT TO SCALE



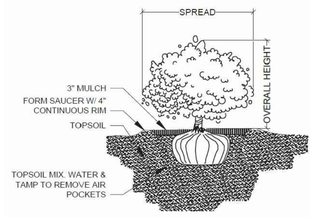
MULTI-TRUNK PLANTING & GUYING
NOT TO SCALE



TREE PLANTING & STAKING
NOT TO SCALE



TREE PROTECTION DETAIL
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE

Project Team

Landscape Architect:

LANDSCAPE ARCHITECTURAL SERVICES, LLC

Brandon White | Owner
772-834-1357 | brandon@las-fl.com
Paul Goulas | Owner
772-631-8400 | paul@las-fl.com
1708 SE Joy Haven Street
Port St. Lucie, Fl. 34983

Civil Engineer:

STEPHEN COOPER, P.E. & ASSOCIATES, INC.
CONSULTING ENGINEERS
CIVIL ENGINEERING * SITE PLANNING * ENVIRONMENTAL PERMITTING
1382 SW 12 CT PORT ST. LUCIE, FL 34986
PH: (772) 336-0625 FAX: (772) 336-0626
E-MAIL: SCOOPER@STEPHENCOOPERPE.COM
CERTIFICATE OF AUTHORIZATION NO. 30000621

VIVA AT TREASURE COAST EAST
City of Fort Pierce, Florida

Details & Specifications

Revisions

Date	Init.	Description
7.15.23	PG	Submittal

REGISTERED LANDSCAPE ARCHITECT
PAUL A. GOULAS
LA 6666807
STATE OF FLORIDA

PAUL GOULAS, RLA
FLORIDA REG. # LA6666807

Drawn By: PG
Checked By: PG
Municipal Project:
Scale:

LA-11

MANUFACTURE & INSTALL ONE (1) DOUBLE FACED, ILLUMINATED GROUND SIGN.

MAIN STRUCTURE - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, FINISH TO BE TEXTURED. MAIN ID CABINET TO BE ALL ALUMINUM OVER INTERNAL ANGLE FRAME WITH TEXTURED FINISH.”VIVA COMMUNITES” COPY TO BE FACE ILLUMINATED CHANNEL LETTERS. “AT TREASURE COAST” AND SWOOSH TO BE ROUTED OUT OF FACES AND BACKED WITH .125 FLAT WHITE PLEX, HAVING VINYL APPLIED FIRST SURFACE. DECORATIVE STRIPES TO BE VINYL APPLIED FIRST SURFACE AND MASKED.

LOWER INFORMATIONAL CABINET TO BE ALL ALUMINUM OVER INTERNAL ANGLE FRAME WITH 2” ANGLE FACE RETAINERS. FINISH TO BE TEXTURED. FACES TO BE .187 FLAT WHITE POLYCARBONATE WITH VINYL APPLIED FIRST SURFACE.

COLUMN - ALL ALUMINUM CONSTRUCTION OVER INTERNAL ANGLE FRAME, TO RECEIVE FAUX STONE PANELING. CAP TO BE FABRICATED ALUM WITH TEXTURED FINISH.

TO BE ILLUMINATED USING WHITE (7000k) LED’s.

NOTE: COLORS T.B.D.

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

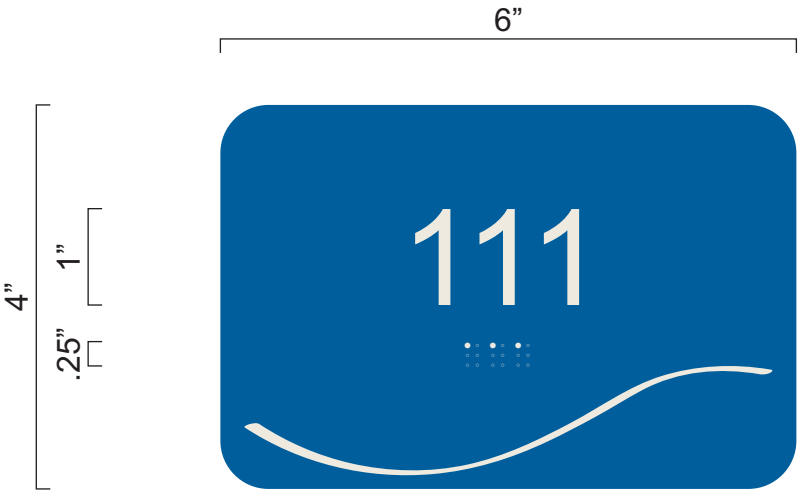
This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

CUSTOMER APPROVAL:

SIGNATURE _____ DATE _____

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Ground Sign						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Viva TCE	22-0118 01 A	2/25/2022					
CONTACT:	PHONE:	E-MAIL:				SCALE: 3/8” = 1’-0”	
ADDRESS: Viva Communities at Treasure Coast East		FILEPATH: F:\grfx\V Jobs\Viva Treasure Coast\Fort Pierce, Jenkins Rd\E\22-0118, East Package\Drawings\22-0118 01 A Viva TCE - Ground Sign.cdr				SHEET 1 of 1	

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS



Unit ID Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

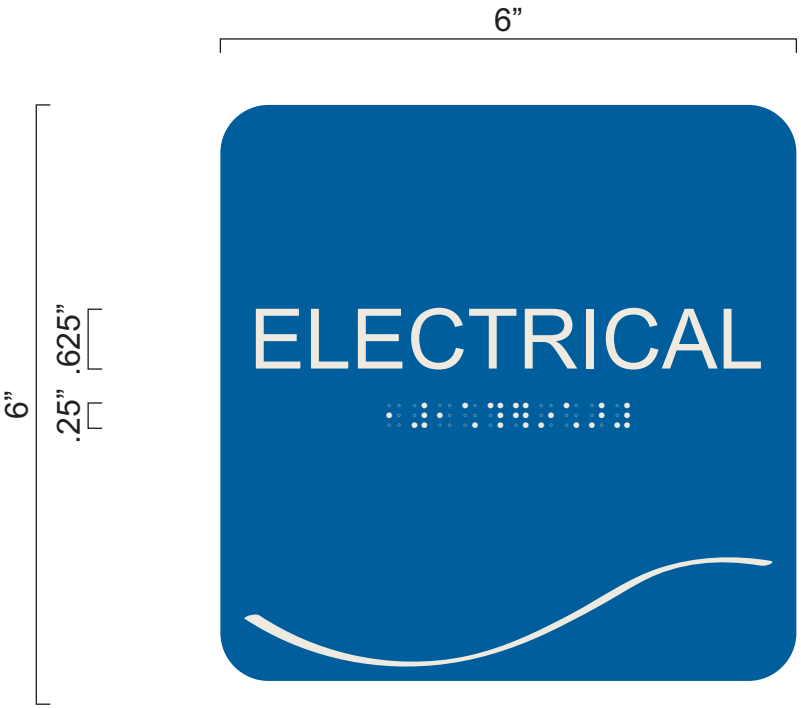
CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Unit ID						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Viva Apts	21-0757 02 A	10/11/2021					
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/2” = 1”	
ADDRESS:		FILEPATH:					
Viva Communities at Treasure Coast East		Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr				SHEET 2 of 12	

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS



Room ID Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: Room ID						PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 03 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION		
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/2” = 1”	
ADDRESS: Viva Communities at Treasure Coast East		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 3 of 12

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS

Amenities Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

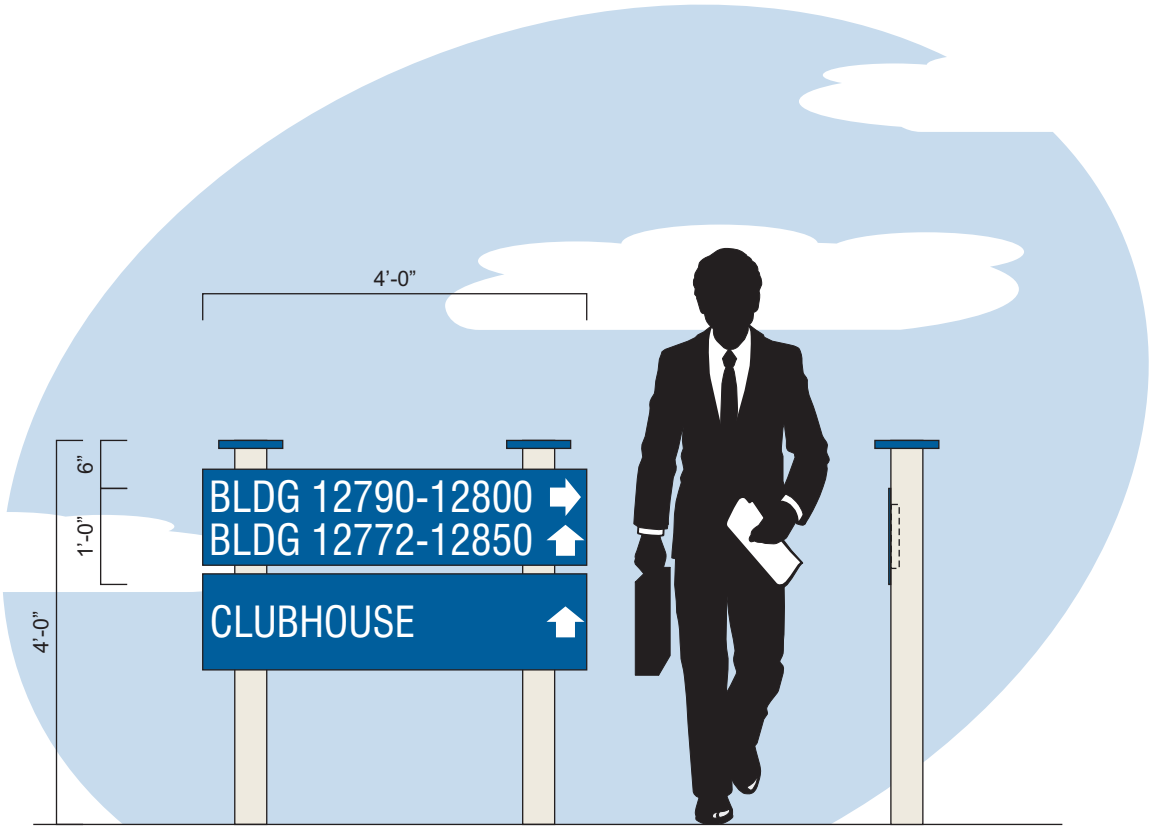
This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

CUSTOMER APPROVAL:

SIGNATURE _____ DATE _____

JOB DESCRIPTION: Amenities					PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 04 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION	
CONTACT:	PHONE:	E-MAIL:	SCALE: 1/2" = 1"			
ADDRESS: Viva Communities at Treasure Coast East	FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 4 of 12

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS



Wayfinding Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

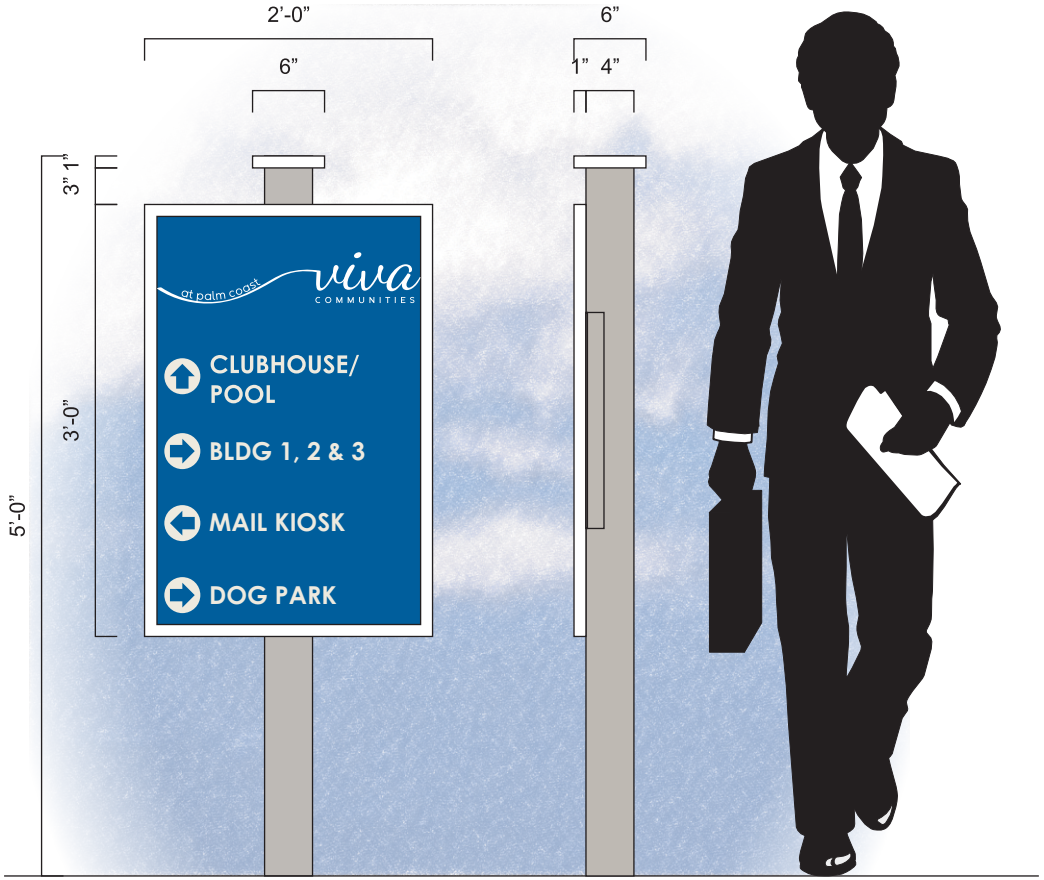
CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: Wayfinding						PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 05 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION		
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/2" = 1'-0"	
ADDRESS: Viva Communities at Treasure Coast East		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 5 of 12

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS



Directional Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

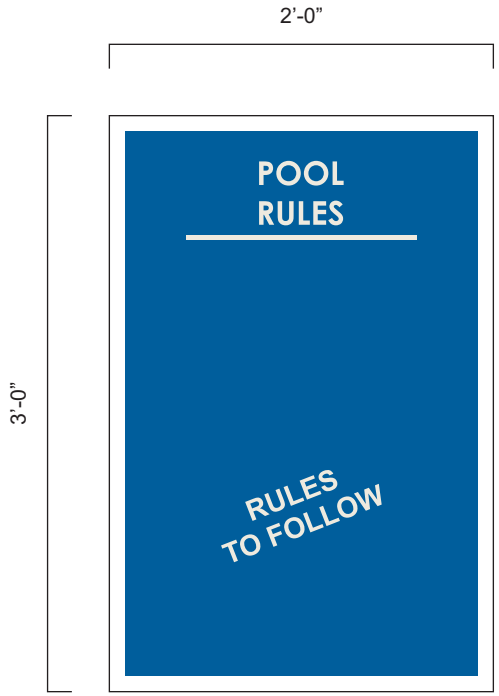
CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Directional						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Viva Apts	21-0757 06 A	10/11/2021					
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/2" = 1'-0"	
ADDRESS: Viva Communities at Treasure Coast East		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 6 of 12

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS



Rules Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: Rules						PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 07 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION		
CONTACT:	PHONE:	E-MAIL:				SCALE: 1" = 1'-0"	
ADDRESS: Viva Communities at Treasure Coast East		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 7 of 12

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS

2'-0"

8"

0000

Bldg Address Concept

LEE DESIGNS

3300 PALM AVENUE, FT. MYERS, FL 33901

PHONE: 239.278.4245

FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
Address						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Viva Apts	21-0757 08 A	10/11/2021					
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/4" = 1"	
ADDRESS: Viva Communities at Treasure Coast East		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr				SHEET 8 of 12	

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS

6”

9”

ICOF Concept

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

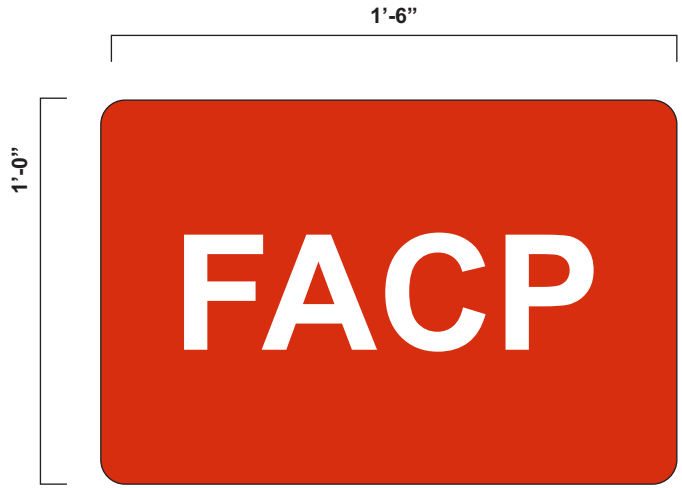
CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION:						PROJECT MANAGER:	DESIGNER:
ICOF						Elisha White	MB
COMPANY:	DRAWING NUMBER:	INITIAL DRAWING DATE:	REVISION	REVISION	REVISION		
Viva Apts	21-0757 09 A	10/11/2021					
CONTACT:	PHONE:	E-MAIL:				SCALE: 1/2” = 1”	
ADDRESS: Viva Communities at Treasure Coast East		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr				SHEET 9 of 12	

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS



FACP

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

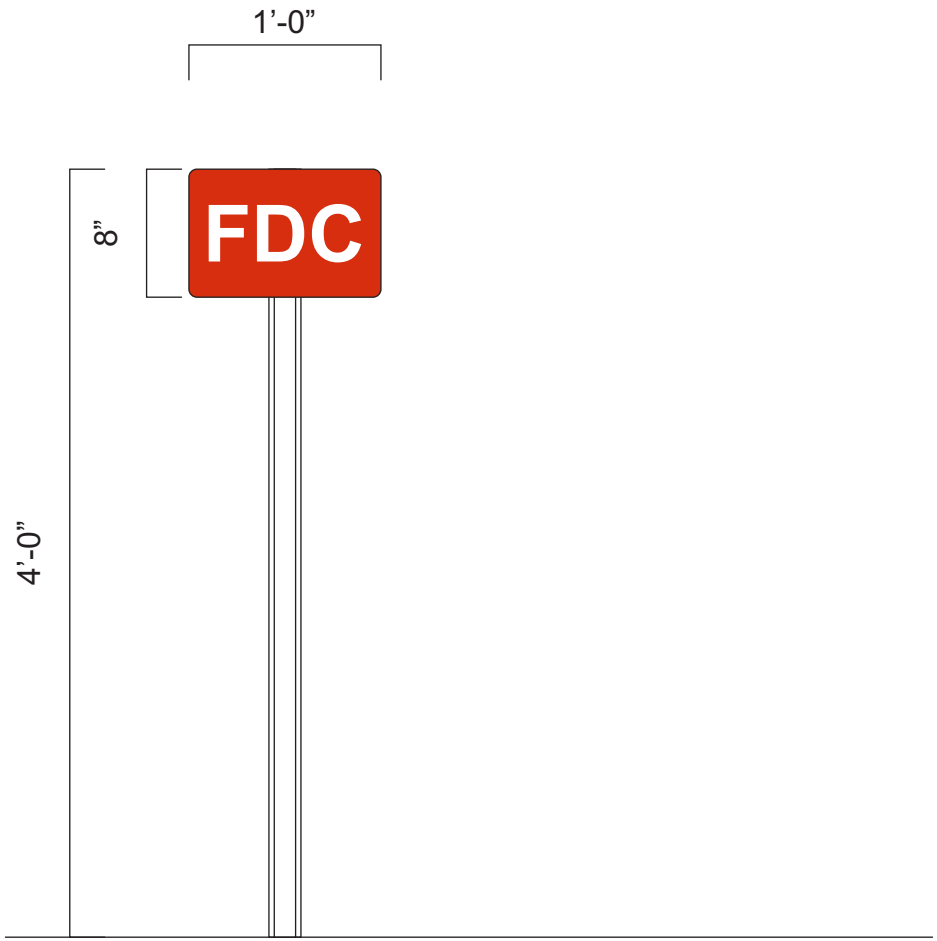
CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: FACP					PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 10 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION	
CONTACT:	PHONE:	E-MAIL:	SCALE: 1” = 1’-0”			
ADDRESS: Viva Communities at Treasure Coast East	FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 10 of 12

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS



FDC

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

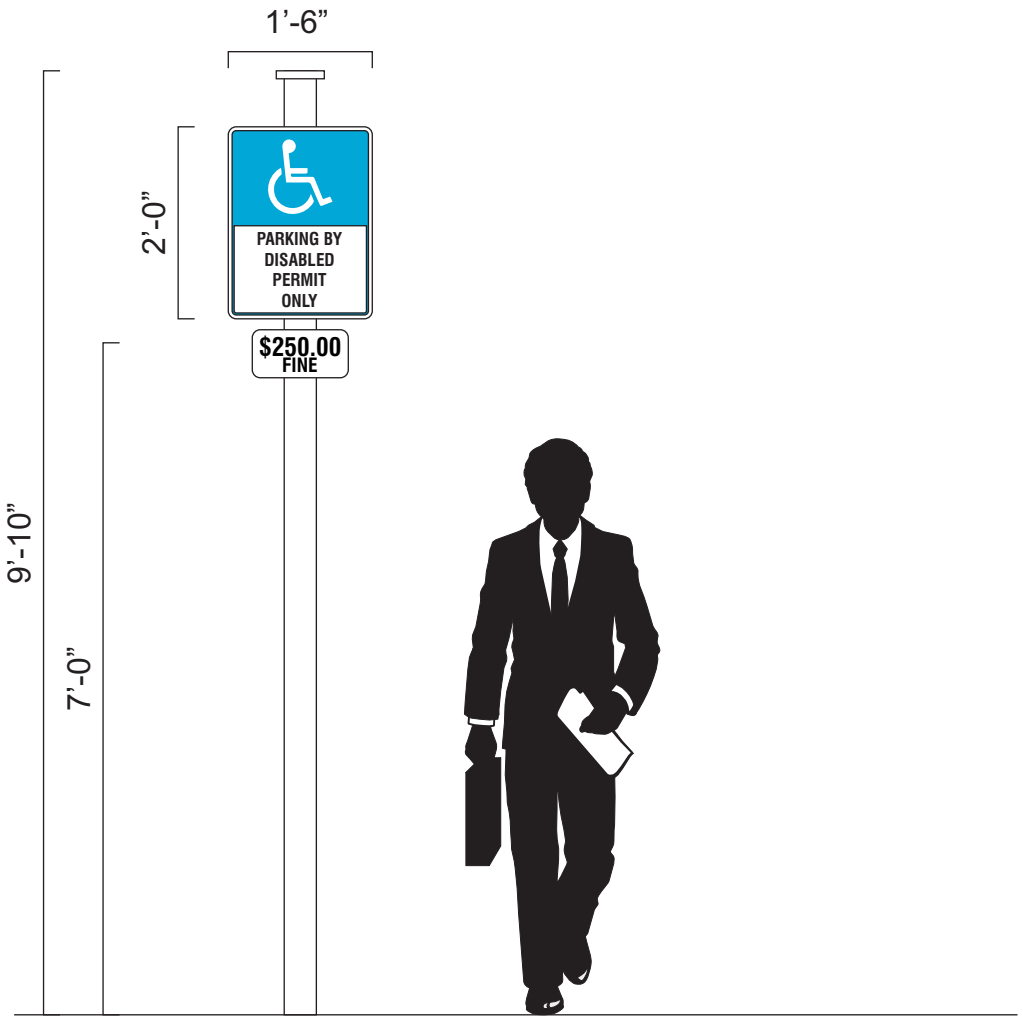
CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: FDC						PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 11 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION		
CONTACT:	PHONE:	E-MAIL:				SCALE: 1” = 1’-0”	
ADDRESS: Viva Communities at Treasure Coast East		FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 11 of 12

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS



HC Parking

LEE DESIGNS
3300 PALM AVENUE, FT. MYERS, FL 33901
PHONE: 239.278.4245
FAX: 239.278.3912

ALL ELECTRICAL WORK TO BE DONE IN COMPLIANCE WITH NFPA 70-17

ISA MEMBER

UL REGISTERED FIRM REG#: E216325

This sign, including, but not limited to, all plastic or similar components thereof, has been designed in compliance with the 2020 Florida Building Code 7th Edition, 1609 Wind Loads, ASCE/SEI 7-16 Wind Loads, 3107, and NFPA 70-17

CUSTOMER APPROVAL:

SIGNATURE

DATE

JOB DESCRIPTION: HC Parking					PROJECT MANAGER: Elisha White	DESIGNER: MB
COMPANY: Viva Apts	DRAWING NUMBER: 21-0757 12 A	INITIAL DRAWING DATE: 10/11/2021	REVISION	REVISION	REVISION	
CONTACT:	PHONE:	E-MAIL:	SCALE: 1” = 1’-0”			
ADDRESS: Viva Communities at Treasure Coast East	FILEPATH: Z:\grfx\V Jobs\Viva Apartments\Palm Coast, Haven Blvd\Elisha\21-0757, Package\Drawings\21-0757 01 A Viva Palm Coast - Package.cdr					SHEET 12 of 12

THIS DESIGN IS THE EXCLUSIVE PROPERTY OF LEE DESIGNS LLC AND IS NOT TO BE USED IN WHOLE OR PART BY ANY OTHER PARTIES WITHOUT WRITTEN PERMISSION BY LEE DESIGNS LLC DIMENSIONS AND COLORS MAY VARY SLIGHTLY DUE TO LIMITATIONS WITH FABRICATION MATERIALS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD, & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

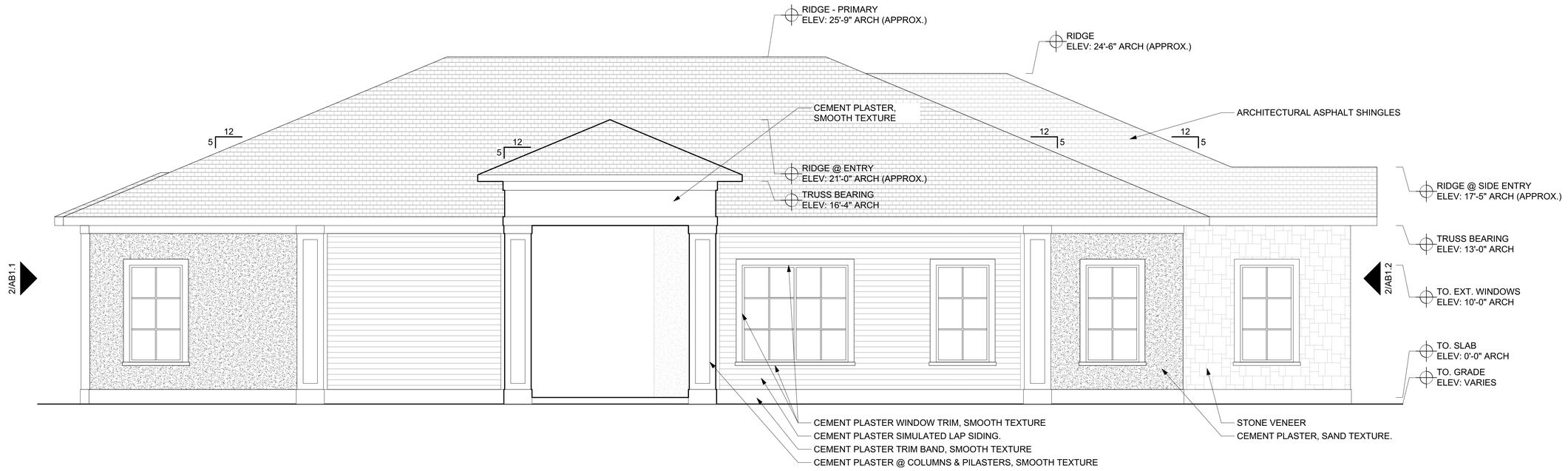
Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By
Project ID	
1032	

Sheet Title

AMENITIES BUILDING

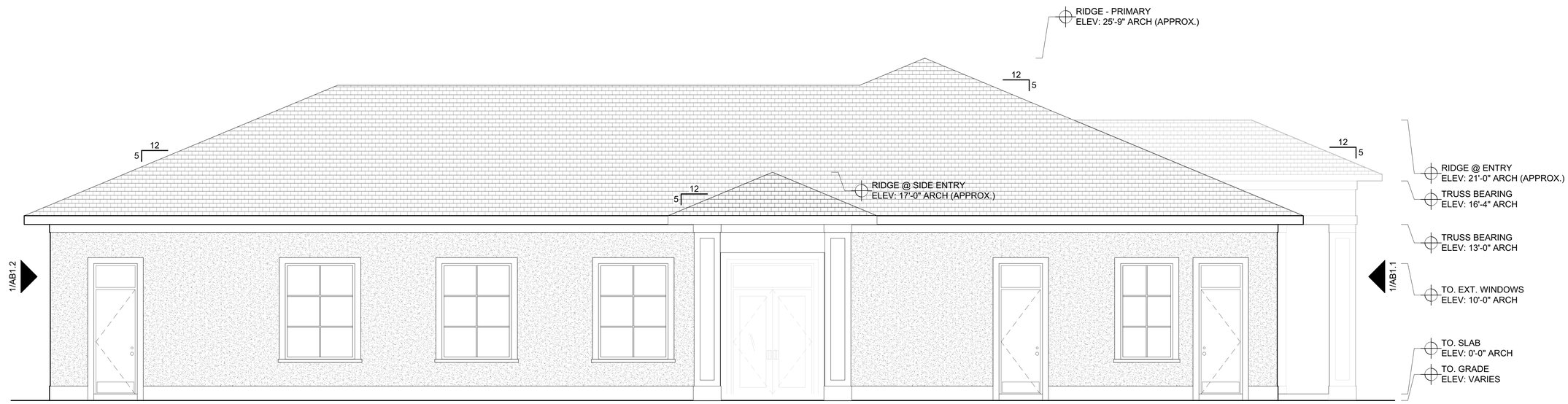
Sheet No.

AB1



1 / AB1 — CLUBHOUSE - FRONT ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/AB1.1 FOR MATERIAL DESGNATIONS



2 / AB1 — CLUBHOUSE - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

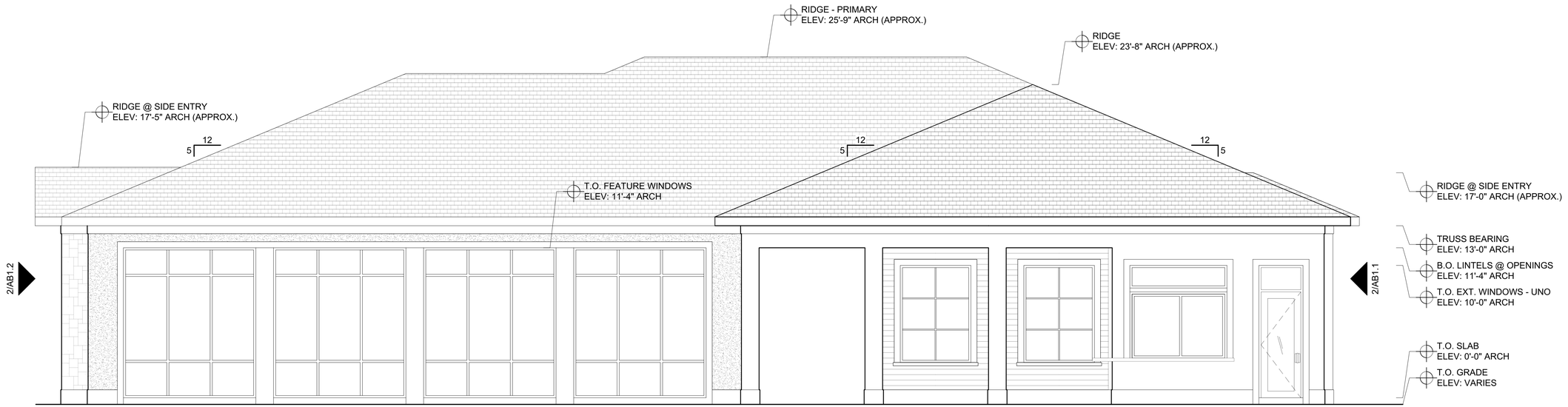
Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1032

Sheet Title
AMENITIES BUILDING

Sheet No.
AB1

SEE 1/AB1.1 FOR MATERIAL DESGNATIONS



1 / AB1-2 CLUBHOUSE - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/AB1.1 FOR MATERIAL DESGNATIONS

2 / AB1-2 CLUBHOUSE - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1032

Sheet Title
AMENITIES BUILDING

Sheet No.
AB1-2

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD, & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

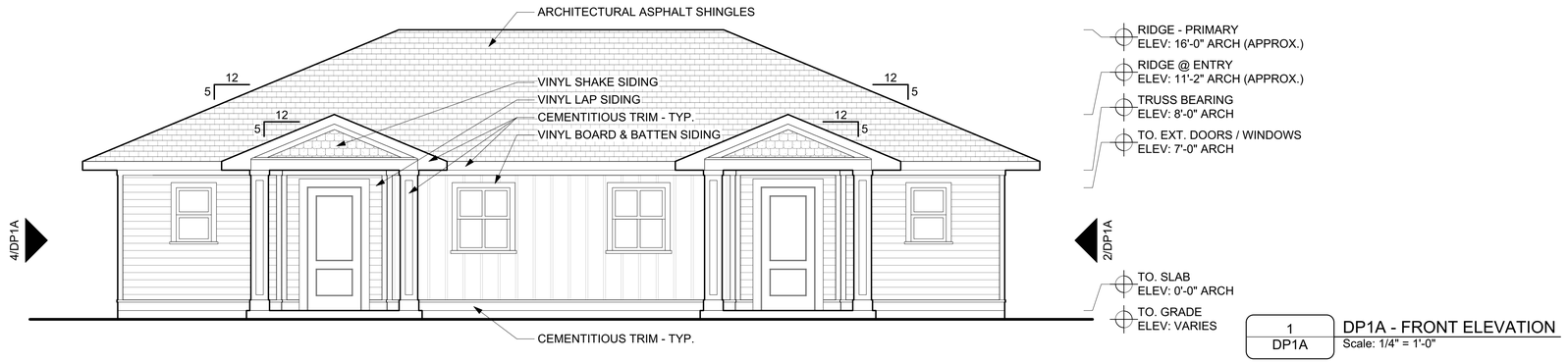
Project ID
1032

Sheet Title

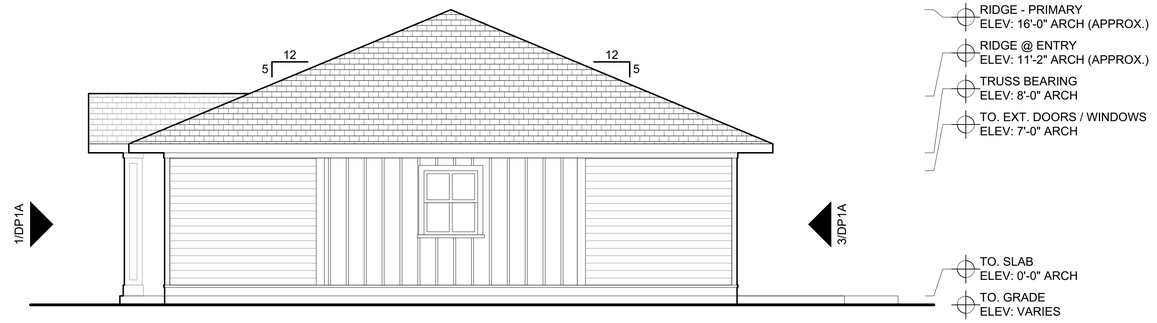
ONE BEDROOM
DUPLEX

Sheet No.

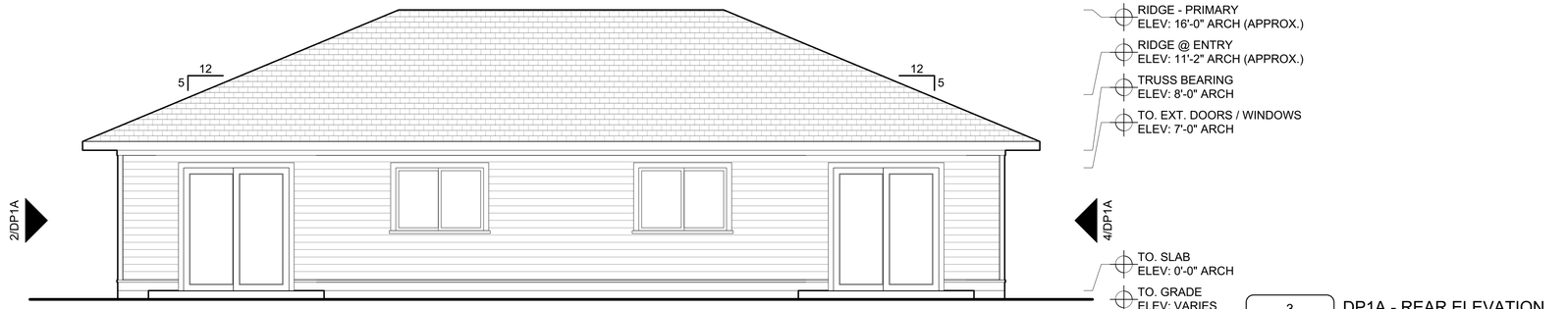
DP1A



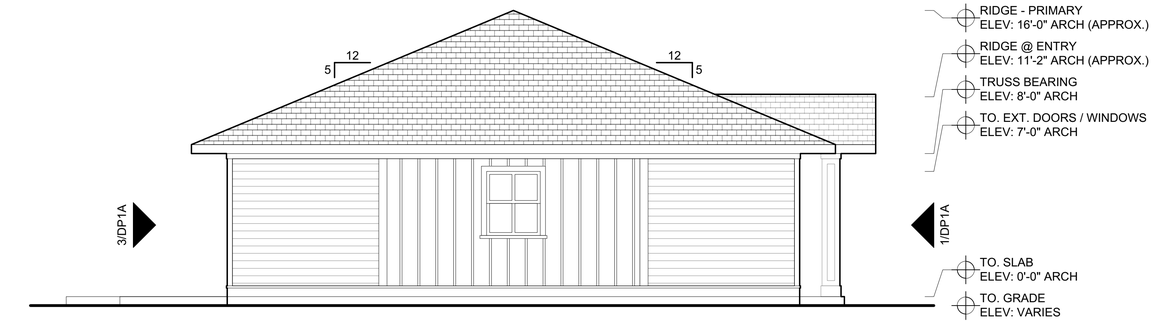
1 DP1A — DP1A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 DP1A — DP1A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 DP1A — DP1A - REAR ELEVATION
Scale: 1/4" = 1'-0"



4 DP1A — DP1A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer
TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

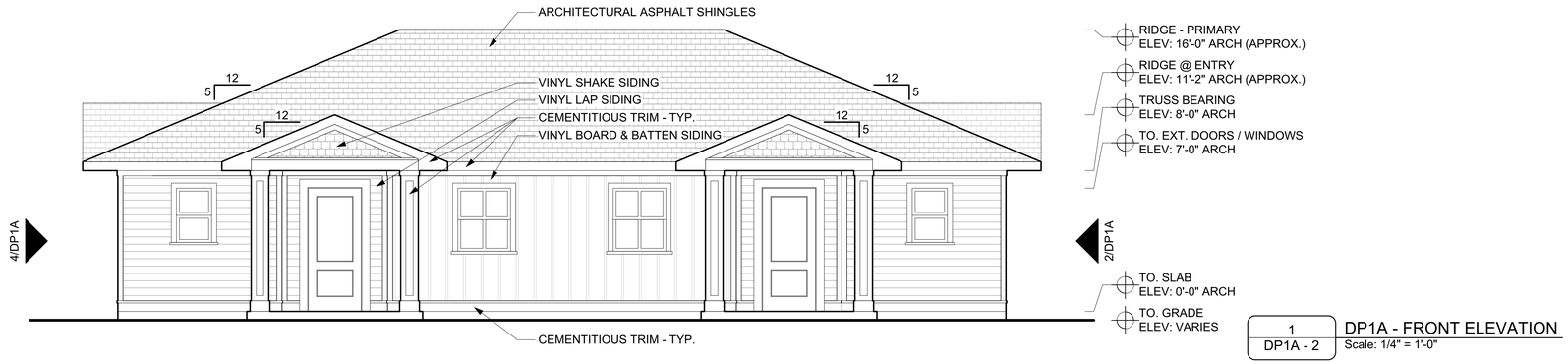
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

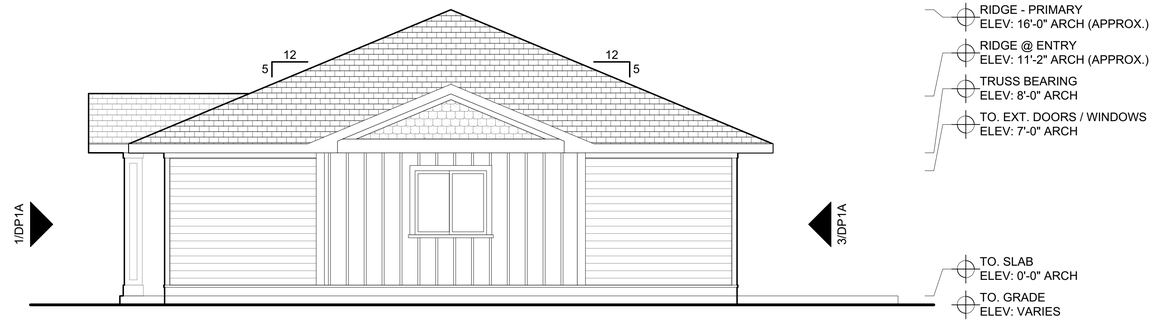
Project ID
1032

Sheet Title
ONE BEDROOM
DUPLEX

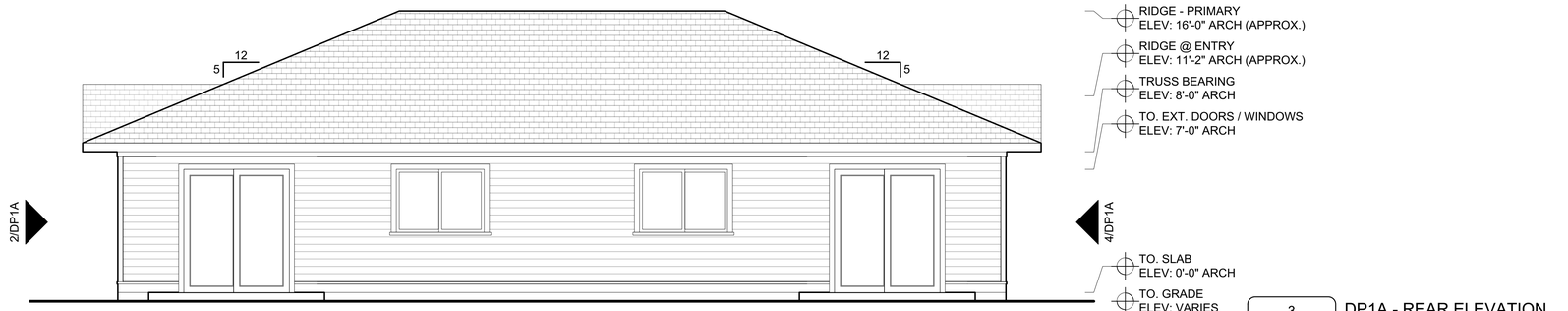
Sheet No.
DP1A



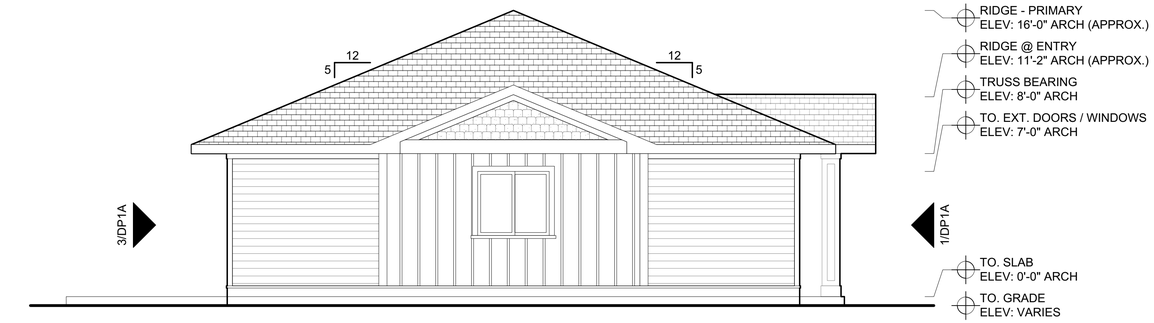
1 / DP1A - 2 DP1A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



2 / DP1A - 2 DP1A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"



3 / DP1A - 2 DP1A - REAR ELEVATION
Scale: 1/4" = 1'-0"



4 / DP1A - 2 DP1A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1032

Sheet Title
ONE BEDROOM
DUPLEX - ALT.

Sheet No.
DP1A - 2

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

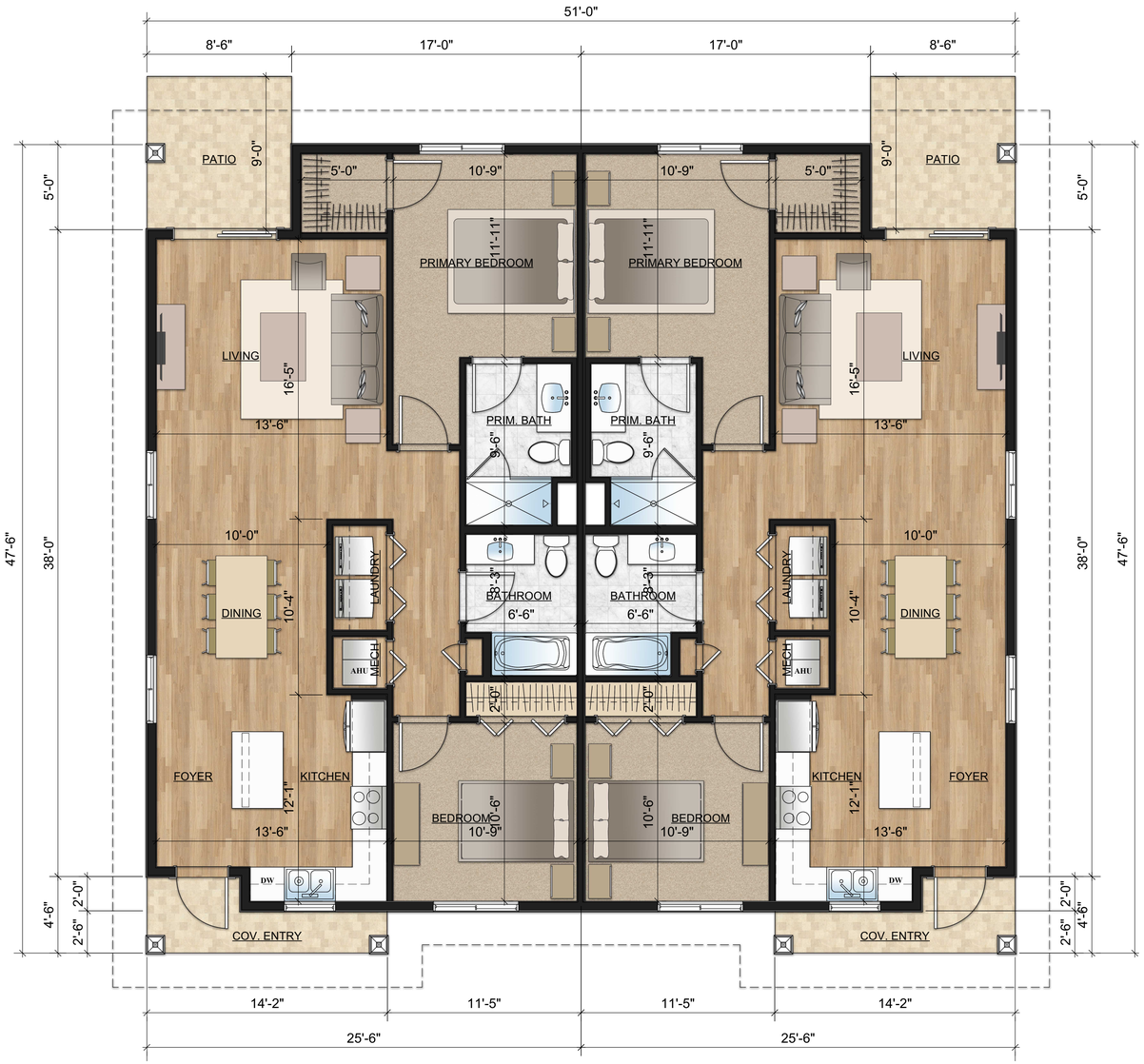
TEG
DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS



TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD, & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

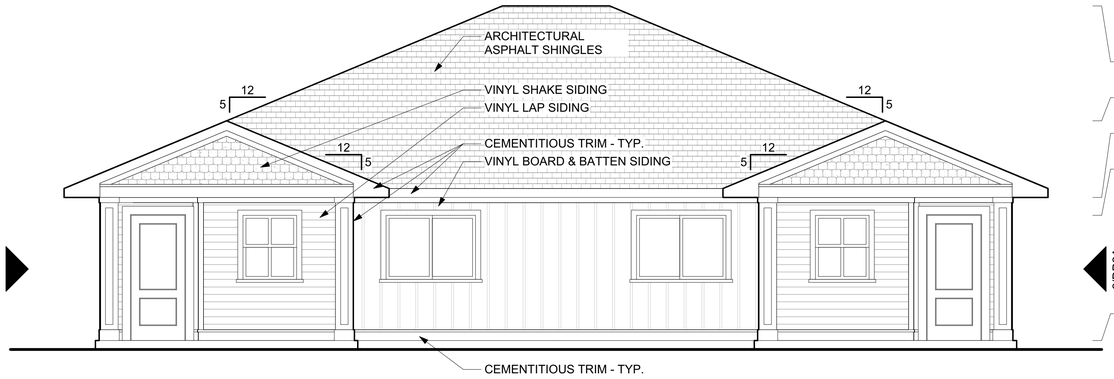
Project ID
1032

Sheet Title

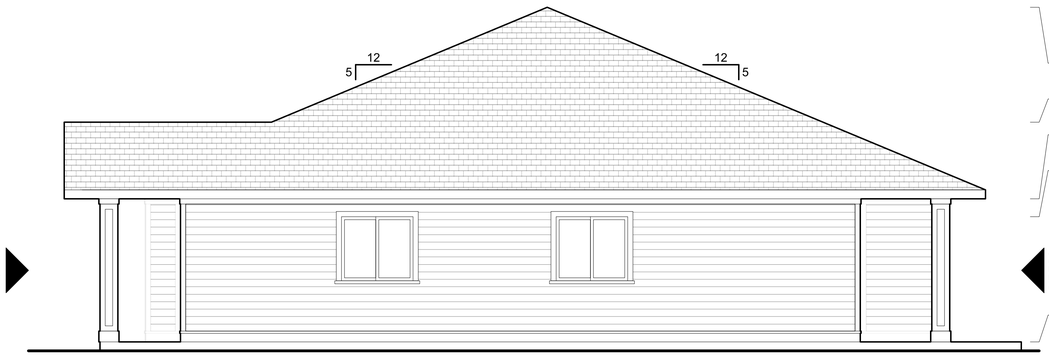
TWO BEDROOM
DUPLEX

Sheet No.

DP2A



1 DP2A — DP2A - FRONT ELEVATION
Scale: 1/4" = 1'-0"

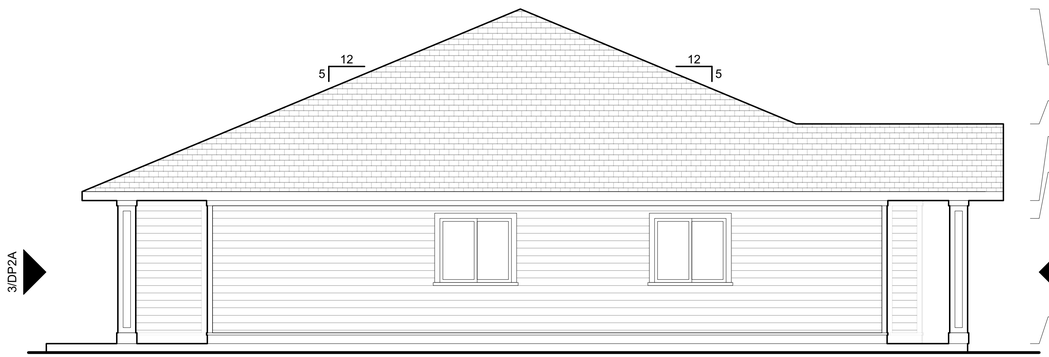


SEE 1/DP2A FOR MATERIAL DESGNATIONS

2 DP2A — DP2A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP2A FOR MATERIAL DESGNATIONS

3 DP2A — DP2A - REAR ELEVATION
Scale: 1/4" = 1'-0"



SEE 1/DP2A FOR MATERIAL DESGNATIONS

4 DP2A — DP2A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

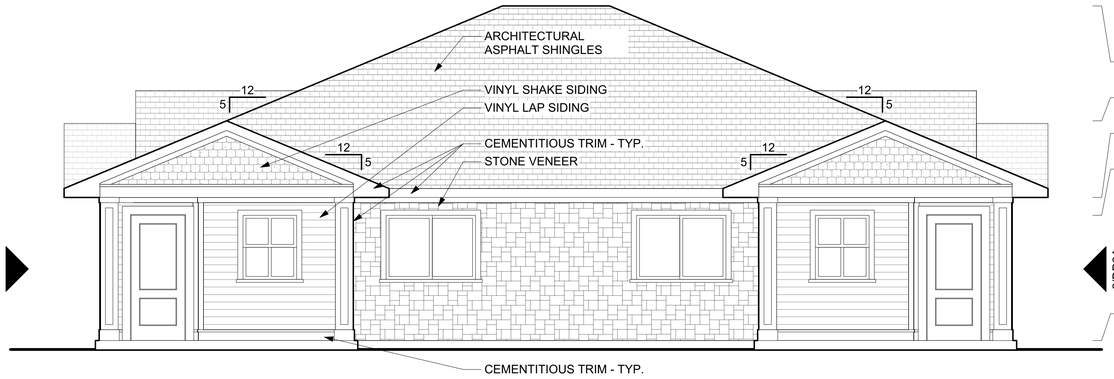
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1032

Sheet Title
TWO BEDROOM
DUPLEX

Sheet No.
DP2A



RIDGE - PRIMARY
ELEV: 18'-8 1/2" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 13'-3 1/2" ARCH (APPROX.)

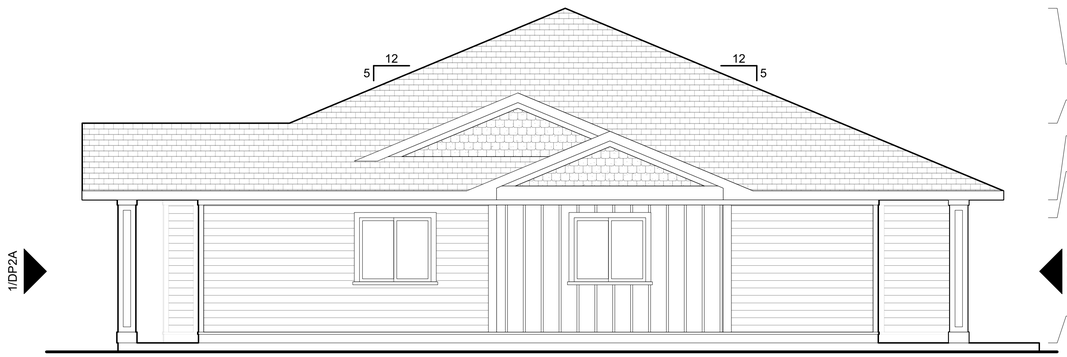
TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

1 / DP2A - 2 — DP2A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



RIDGE - PRIMARY
ELEV: 18'-8 1/2" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 13'-3 1/2" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

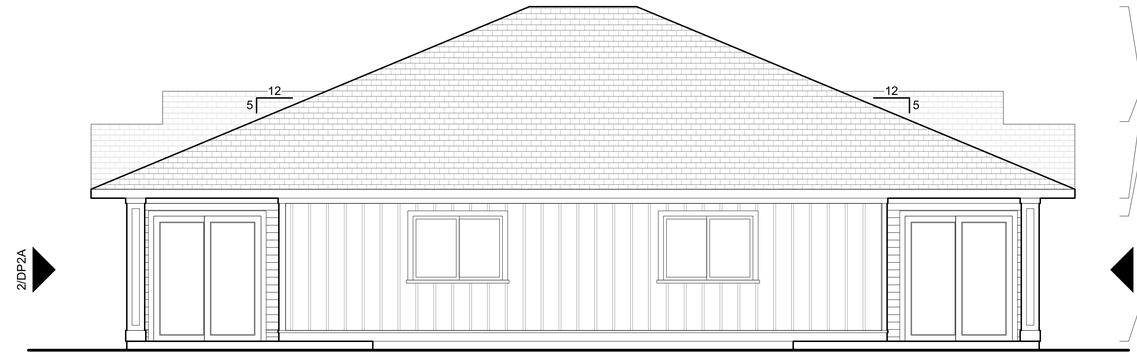
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

2 / DP2A - 2 — DP2A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP2A-ALT 1 FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 18'-8 1/2" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 13'-3 1/2" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

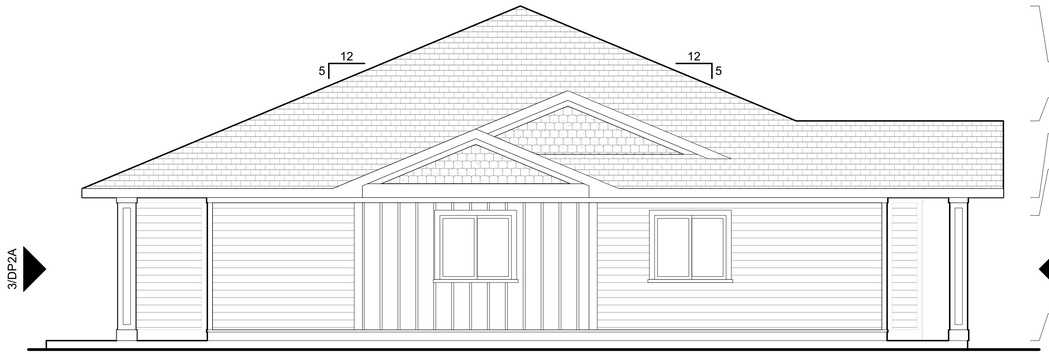
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

3 / DP2A - 2 — DP2A - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP2A-ALT 1 FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 18'-8 1/2" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 13'-3 1/2" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

4 / DP2A - 2 — DP2A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP2A-ALT 1 FOR MATERIAL DESGNATIONS

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1032

Sheet Title
TWO BEDROOM
DUPLEX - ALT

Sheet No.
DP2A - 2

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD, & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

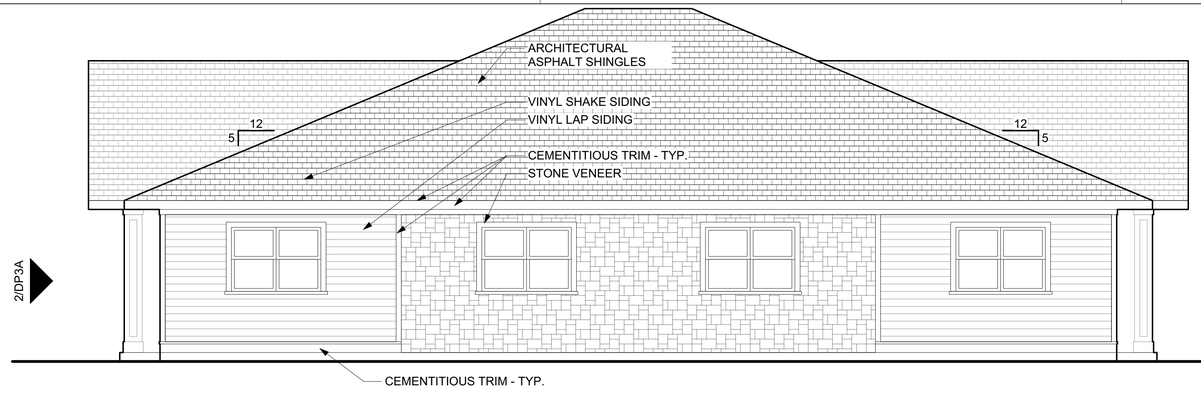
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1032

Sheet Title
THREE BEDROOM DUPLEX

Sheet No.
DP3A



RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

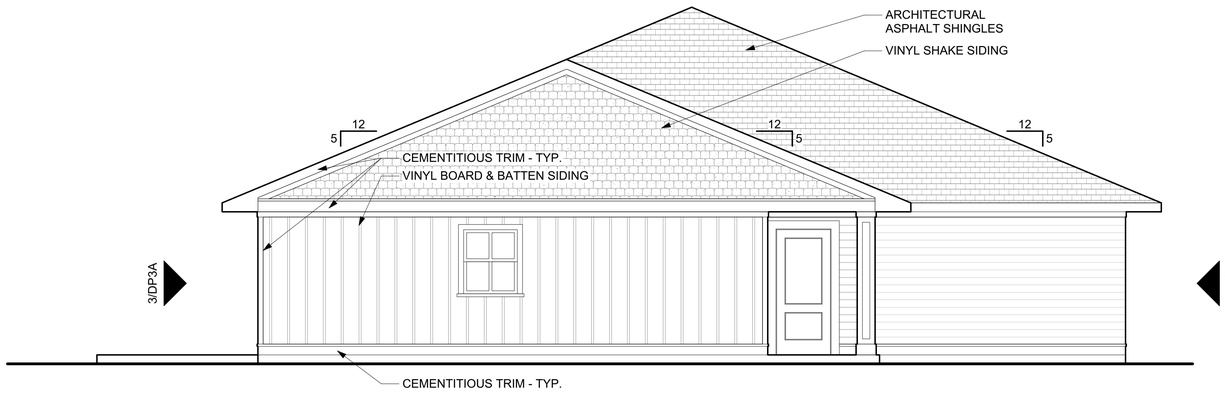
TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

1 / DP3A — DP3A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



SEE 1/DP3A FOR MATERIAL DESGNATIONS

RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

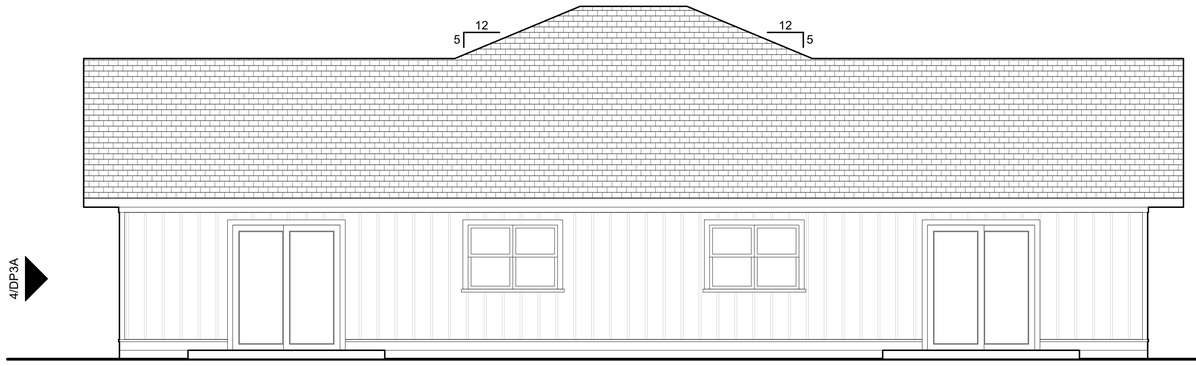
TO. EXT. DOORS
ELEV: 7'-0" ARCH

TO. EXT. WINDOWS
ELEV: 6'-8" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

2 / DP3A — DP3A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

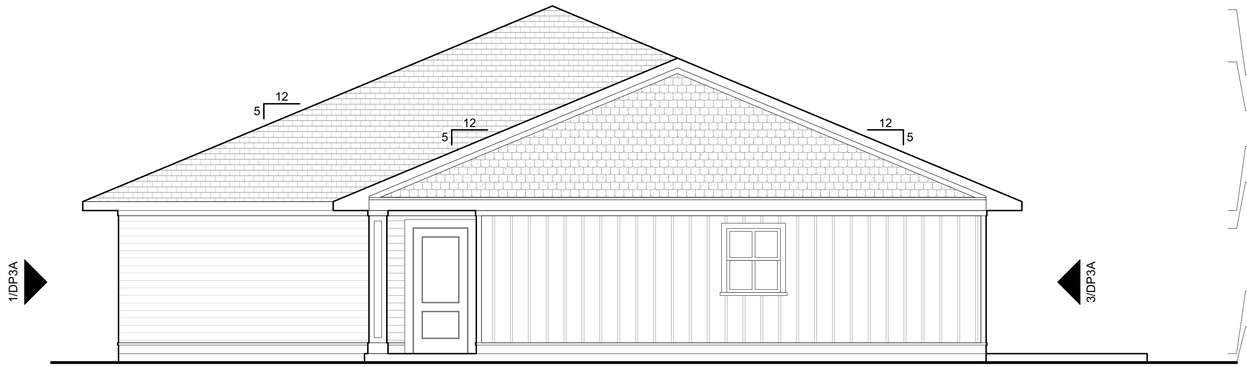
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

3 / DP3A — DP3A - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEE 1&2/DP3A FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

4 / DP3A — DP3A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1&2/DP3A FOR MATERIAL DESGNATIONS

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

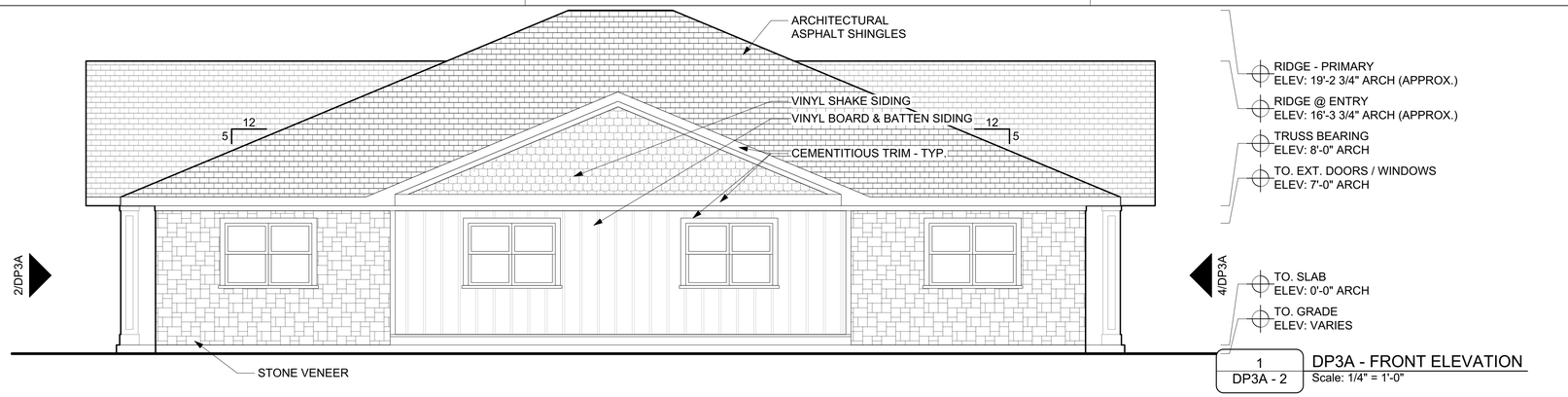
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1032

Sheet Title
THREE BEDROOM
DUPLEX

Sheet No.
DP3A



RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

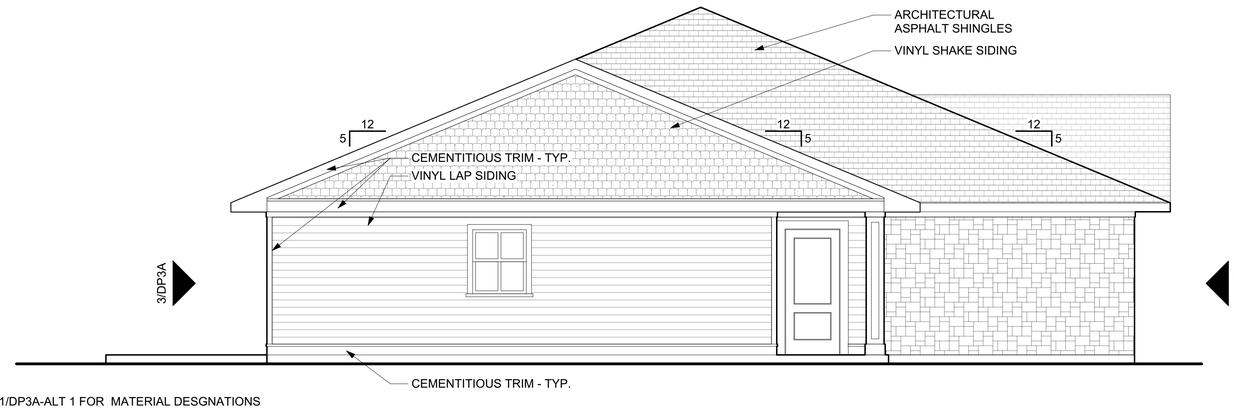
TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

1 / DP3A - 2 — DP3A - FRONT ELEVATION
Scale: 1/4" = 1'-0"



SEE 1/DP3A-ALT 1 FOR MATERIAL DESGNATIONS

RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

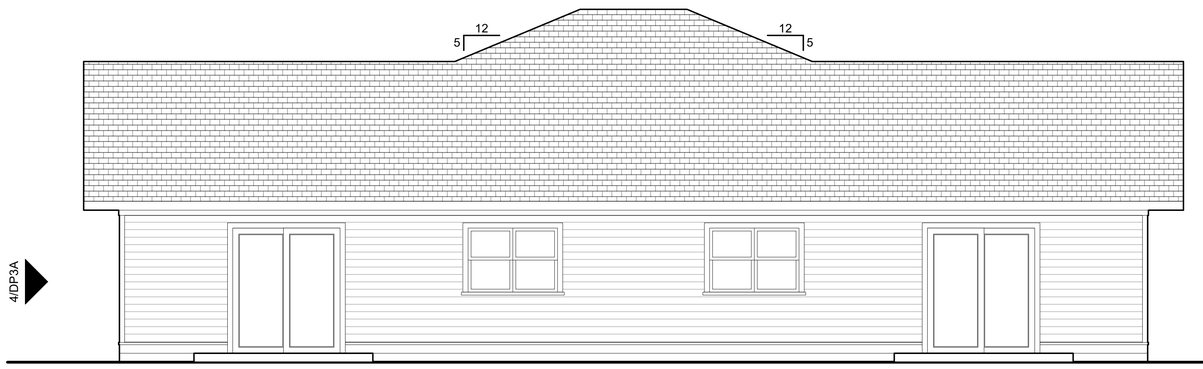
TO. EXTERIOR DOORS
ELEV: 7'-0" ARCH

TO. EXT. WINDOWS
ELEV: 6'-8" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

2 / DP3A - 2 — DP3A - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"



SEE 1&2/DP3A-ALT 1 FOR MATERIAL DESGNATIONS

RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

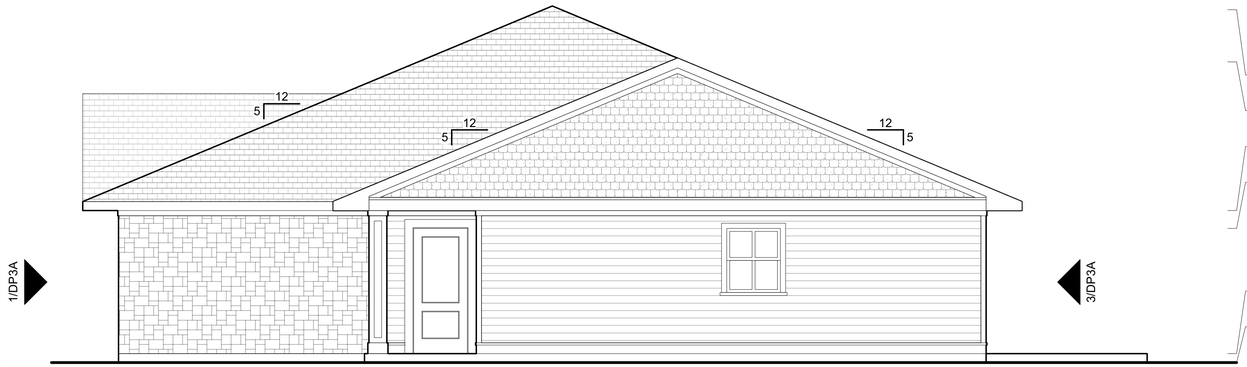
TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

3 / DP3A - 2 — DP3A - REAR ELEVATION
Scale: 1/4" = 1'-0"



SEE 1&2/DP3A-ALT 1 FOR MATERIAL DESGNATIONS

RIDGE - PRIMARY
ELEV: 19'-2 3/4" ARCH (APPROX.)

RIDGE @ ENTRY
ELEV: 16'-3 3/4" ARCH (APPROX.)

TRUSS BEARING
ELEV: 8'-0" ARCH

TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH

TO. GRADE
ELEV: VARIES

4 / DP3A - 2 — DP3A - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1032

Sheet Title
THREE BEDROOM
DUPLEX - ALT

Sheet No.
DP3A - 2

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG
DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG
DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG
DEVELOPERS

VIVA COMMUNITIES AT TREASURE COAST EAST

EDWARDS RD, & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

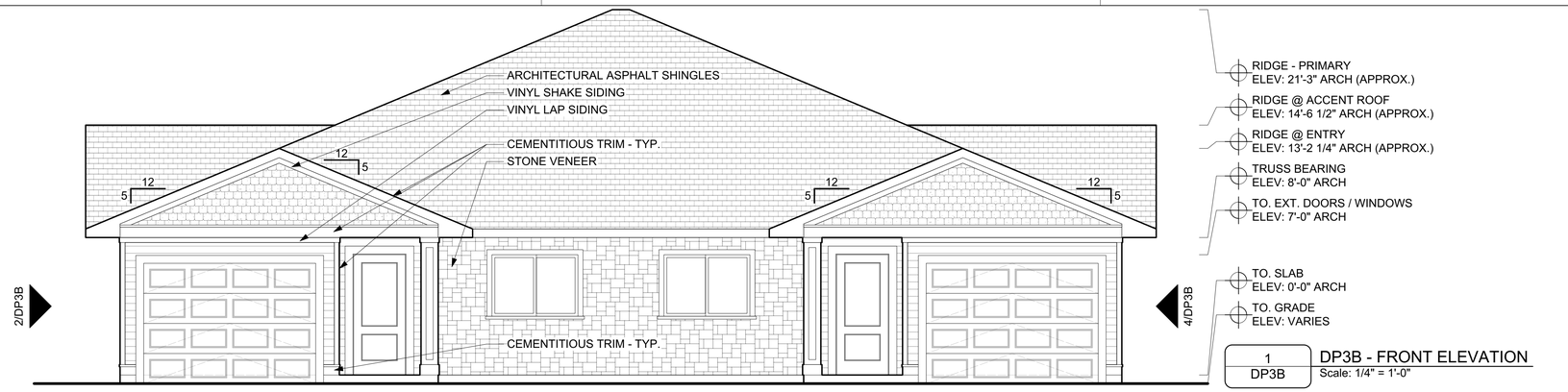
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1032

Sheet Title
THREE BEDROOM DUPLEX W/ GARAGE

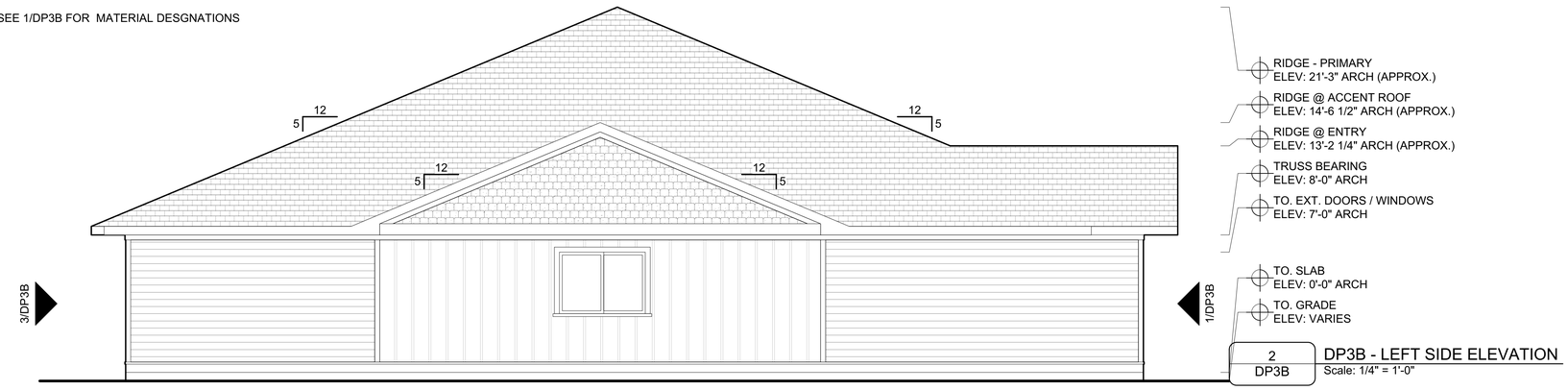
Sheet No.
DP3B



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH
TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

1 / DP3B — DP3B - FRONT ELEVATION
Scale: 1/4" = 1'-0"

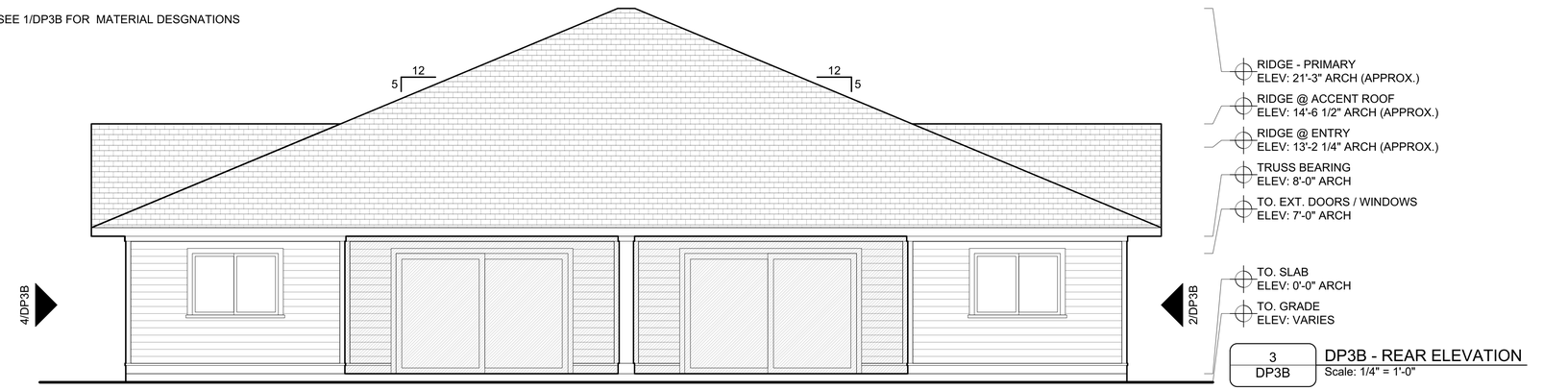
SEE 1/DP3B FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH
TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

2 / DP3B — DP3B - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

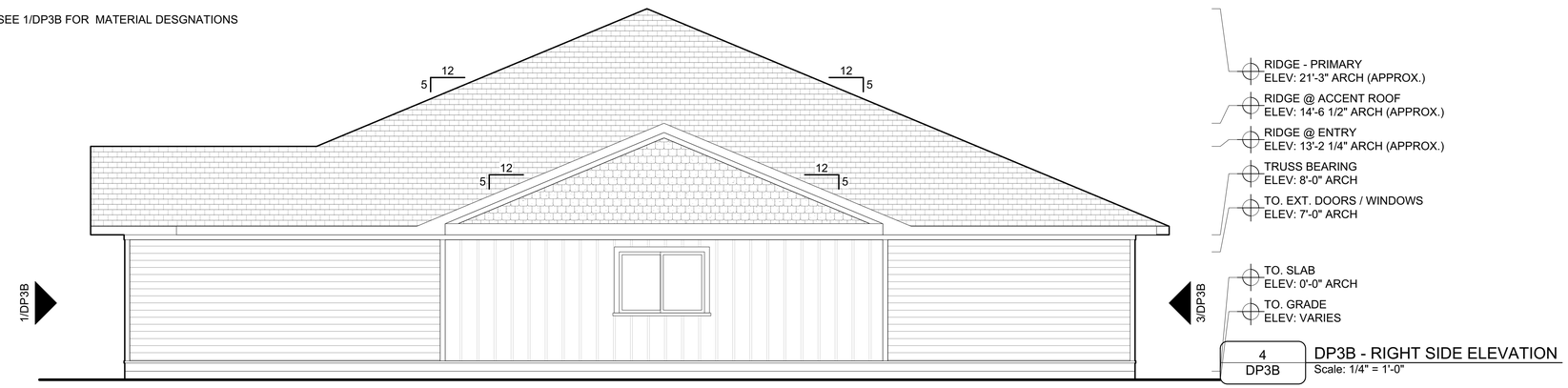
SEE 1/DP3B FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH
TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

3 / DP3B — DP3B - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP3B FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH
TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

4 / DP3B — DP3B - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

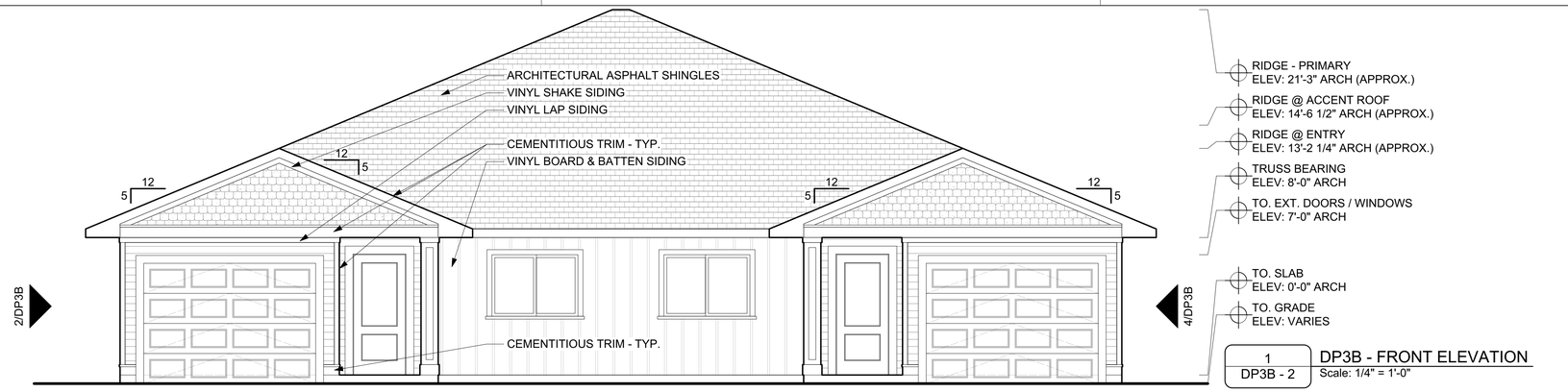
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
FR	FR / APM
Date	Reviewed By

Project ID
1032

Sheet Title
THREE BEDROOM DUPLEX WITH GARAGE

Sheet No.
DP3B

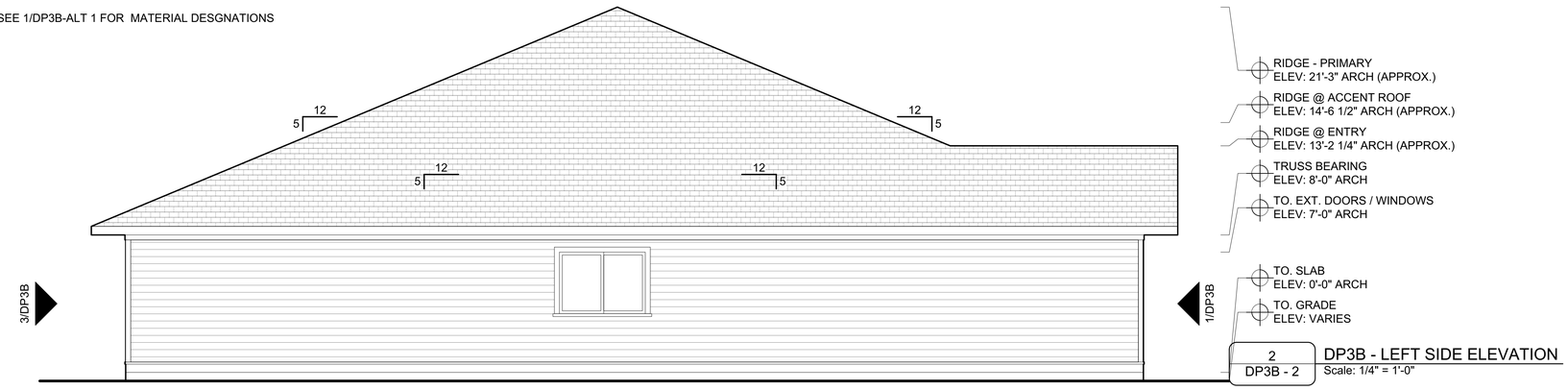


RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

1 / DP3B - 2 DP3B - FRONT ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP3B-ALT 1 FOR MATERIAL DESGNATIONS

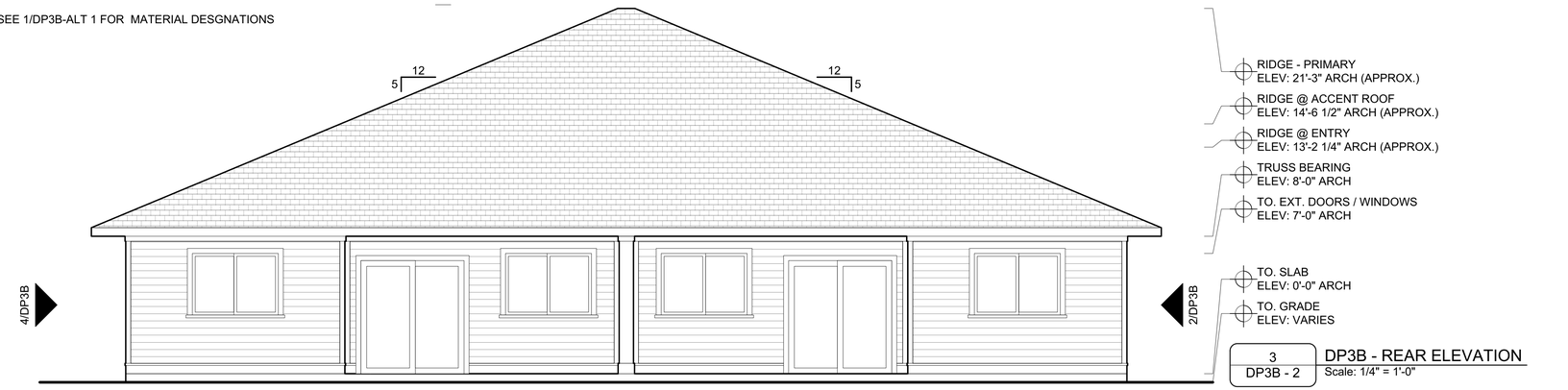


RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

2 / DP3B - 2 DP3B - LEFT SIDE ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP3B-ALT 1 FOR MATERIAL DESGNATIONS

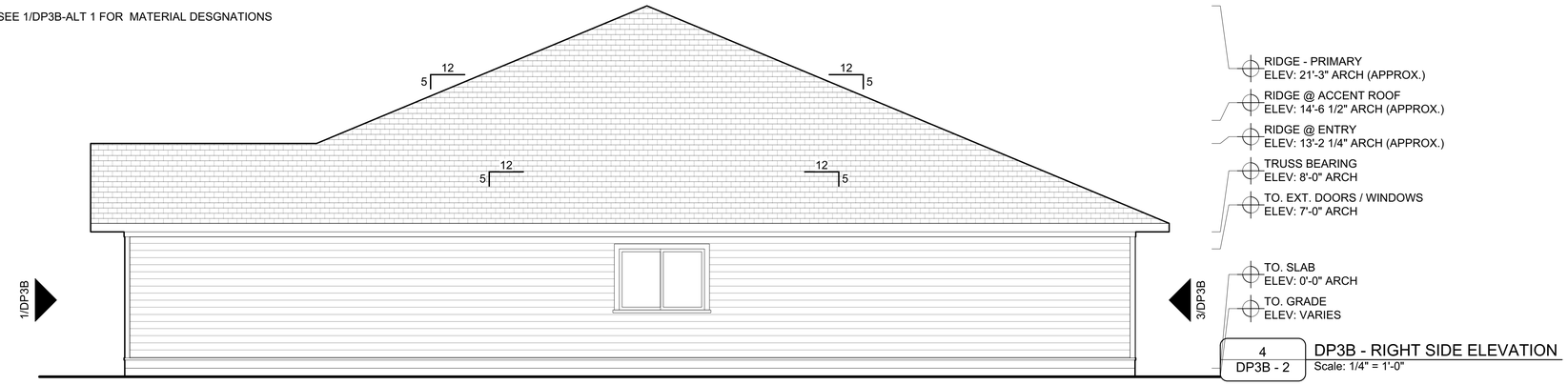


RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

3 / DP3B - 2 DP3B - REAR ELEVATION
Scale: 1/4" = 1'-0"

SEE 1/DP3B-ALT 1 FOR MATERIAL DESGNATIONS



RIDGE - PRIMARY
ELEV: 21'-3" ARCH (APPROX.)
RIDGE @ ACCENT ROOF
ELEV: 14'-6 1/2" ARCH (APPROX.)
RIDGE @ ENTRY
ELEV: 13'-2 1/4" ARCH (APPROX.)
TRUSS BEARING
ELEV: 8'-0" ARCH
TO. EXT. DOORS / WINDOWS
ELEV: 7'-0" ARCH

TO. SLAB
ELEV: 0'-0" ARCH
TO. GRADE
ELEV: VARIES

4 / DP3B - 2 DP3B - RIGHT SIDE ELEVATION
Scale: 1/4" = 1'-0"

TEG DEVELOPERS

VIVA COMMUNITIES
AT TREASURE COAST EAST

EDWARDS RD & JENKINS RD.
FORT PIERCE, FL 34981

Project Title

Developer

TEG DEVELOPERS, LLC
365 ROUTE 59, SUITE 110
AIRMONT, NY 10952

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager: FR
Drawn By: FR / APM
Date:
Reviewed By:
Project ID: 1032

Sheet Title
THREE BEDROOM DUPLEX WITH GARAGE - ALT

Sheet No.
DP3B - 2

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG
DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG
DEVELOPERS

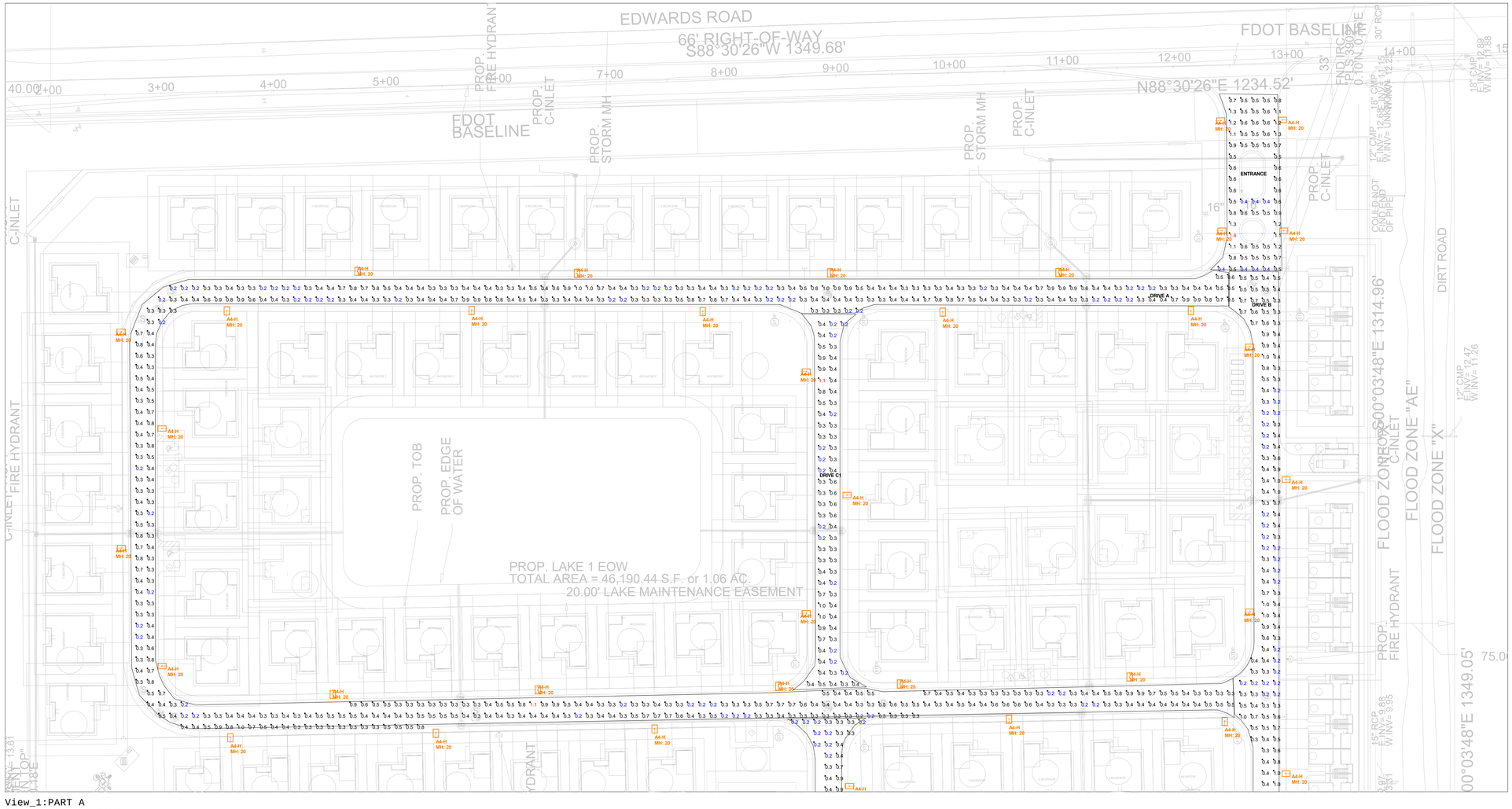
© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG
DEVELOPERS

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
	50	A4-H	SINGLE	2600	1.000	VSX-II_T4_16LC_5_4K-UNV_CLS	VSX-II_T4_16LC_5_4K-UNV_CLS.ies

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
DRIVE A	Illuminance	Fc	0.42	1.1	0.2	2.10	5.50	readings taken at grade
DRIVE B	Illuminance	Fc	0.45	1.1	0.2	2.25	5.50	readings taken at grade
DRIVE C1	Illuminance	Fc	0.41	1.1	0.2	2.05	5.50	readings taken at grade
DRIVE C2	Illuminance	Fc	0.37	1.0	0.2	1.85	5.00	readings taken at grade
ENTRANCE	Illuminance	Fc	0.68	1.4	0.4	1.70	3.50	readings taken at grade

TARGETING:
IES: RP-11-17
EXTERIOR RESIDENTIAL ENVIRONMENTS
- 0.1 FC MIN



View_1:PART A
Scale: 1 inch= 50 Ft.

SESCO LIGHTING

Project:
VIVA TREASURE
EAST

Disclaimer:
SESCO Lighting, Tampa provides this photometric report for purposes of comparison within the SESCO Lighting, Tampa product line only. The information provided is based upon standardized industry procedures.

This laboratory performance will always differ from that observed in the field due to a great number of variables, both known (installation methods, power quality, lamping, recoverable, and non-recoverable light loss factors, etc.)

In general, SESCO Lighting Tampa considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer and above all, common sense.

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED BY OTHERS.
2) MOUNTING HEIGHT IS ALWAYS A.F.F. OR A.F.G. UNLESS NOTED
3) CALCULATIONS SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES

Sales Person: CHERILYN SANTORE

Designed By:S PENNINGTON
Date:2/23/2022
Scale:SEE VIEWPORT

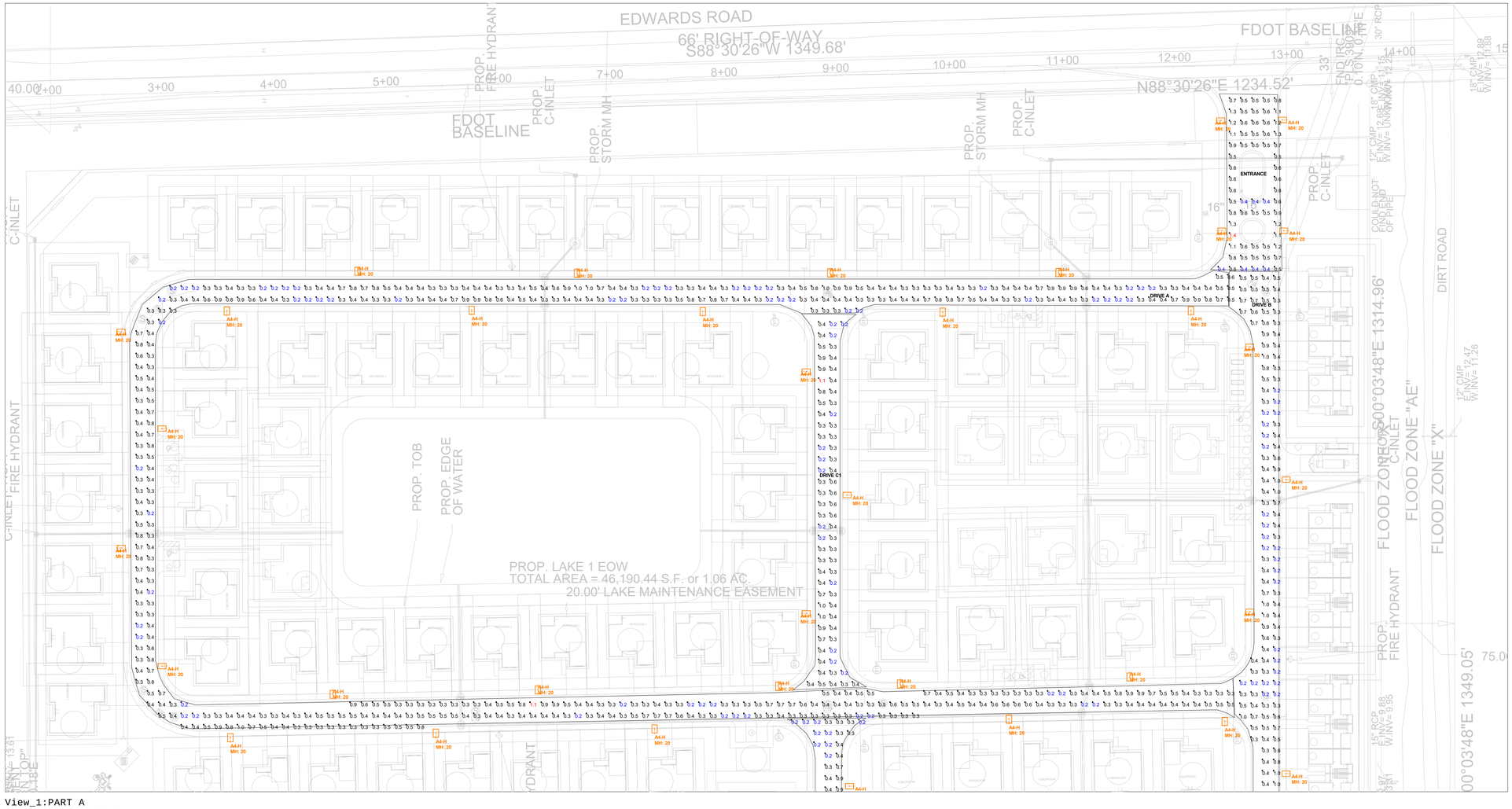
Revisions

#	Date	Comments

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
	50	A4-H	SINGLE	2600	1.000	VSX-II_T4_16LC_5_4K-UNV_CLS	VSX-II_T4_16LC_5_4K-UNV_CLS.ies

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
DRIVE A	Illuminance	Fc	0.42	1.1	0.2	2.10	5.50	readings taken at grade
DRIVE B	Illuminance	Fc	0.45	1.1	0.2	2.25	5.50	readings taken at grade
DRIVE C1	Illuminance	Fc	0.41	1.1	0.2	2.05	5.50	readings taken at grade
DRIVE C2	Illuminance	Fc	0.37	1.0	0.2	1.85	5.00	readings taken at grade
ENTRANCE	Illuminance	Fc	0.68	1.4	0.4	1.70	3.50	readings taken at grade

TARGETING:
IES: RP-11-17
EXTERIOR RESIDENTIAL ENVIRONMENTS
- 0.1 FC MIN



View_1:PART A
Scale: 1 inch= 50 Ft.

SESCO LIGHTING

Project:
VIVA TREASURE EAST

Disclaimer:
SESCO Lighting, Tampa provides this photometric report for purposes of comparison within the SESCO Lighting, Tampa product line only. The information provided is based upon standardized industry procedures.

This laboratory performance will always differ from that observed in the field due to a great number of variables, both known (installation methods, power quality, lamping, recoverable, and non-recoverable light loss factors, etc.)

In general, SESCO Lighting Tampa considers numerical studies to be predictive in that they cannot characterize the visual performance of any luminaire single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer and above all, common sense.

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED BY OTHERS.
2) MOUNTING HEIGHT IS ALWAYS A.F.F. OR A.F.G. UNLESS NOTED
3) CALCULATIONS SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES

Sales Person: CHERILYN SANTORE

Designed By:S PENNINGTON
Date:2/23/2022
Scale:SEE VIEWPORT

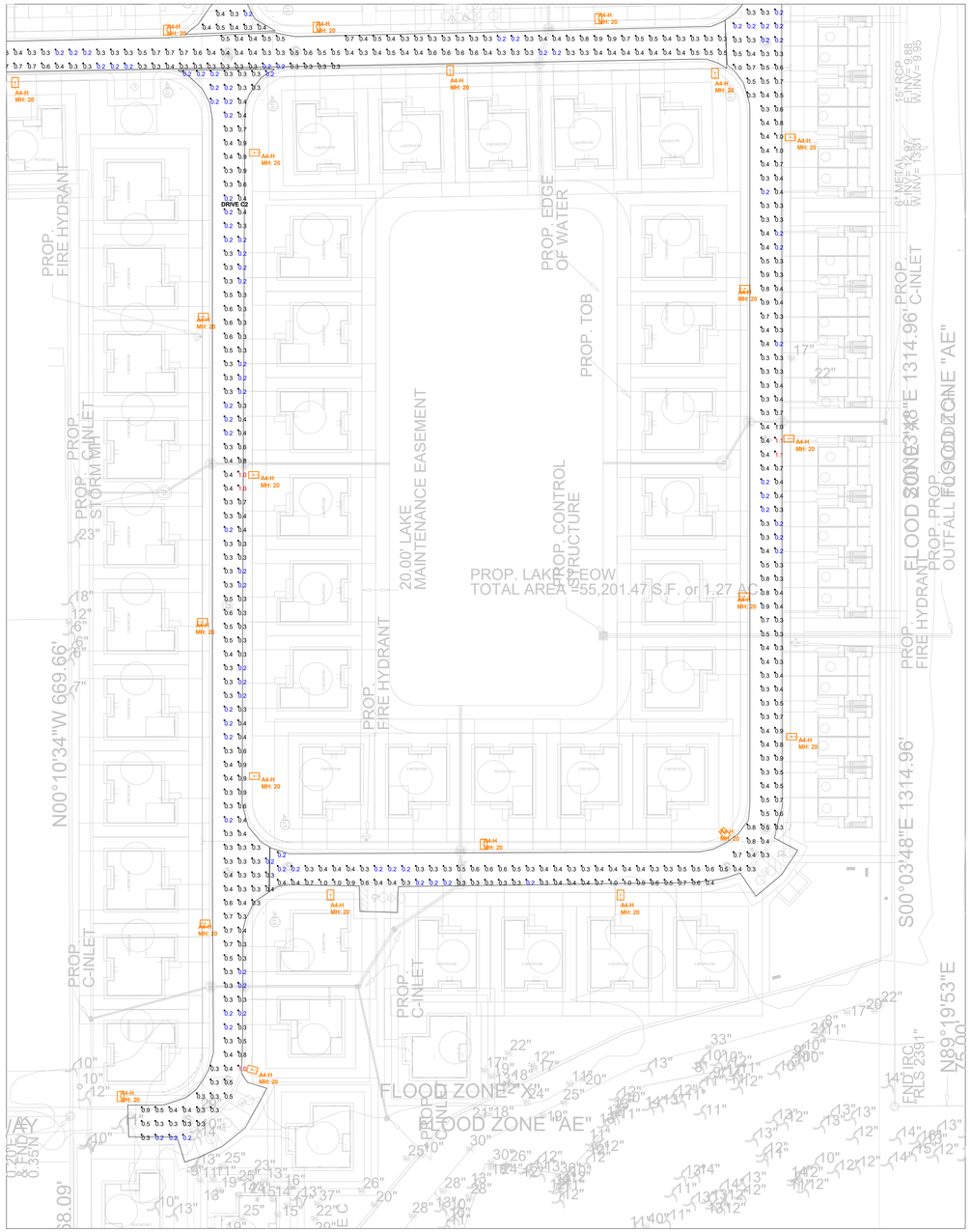
Revisions	#	Date	Comments

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Filename
	50	A4-H	SINGLE	2600	1.000	VSX-II_T4_16LC_5_4K-UNV_CLS	VSX-II_T4_16LC_5_4K-UNV_CLS.ies

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description
DRIVE A	Illuminance	Fc	0.42	1.1	0.2	2.10	5.50	readings taken at grade
DRIVE B	Illuminance	Fc	0.45	1.1	0.2	2.25	5.50	readings taken at grade
DRIVE C1	Illuminance	Fc	0.41	1.1	0.2	2.05	5.50	readings taken at grade
DRIVE C2	Illuminance	Fc	0.37	1.0	0.2	1.85	5.00	readings taken at grade
ENTRANCE	Illuminance	Fc	0.68	1.4	0.4	1.70	3.50	readings taken at grade

TARGETING:
IES: RP-11-17
EXTERIOR RESIDENTIAL ENVIRONMENTS
- 0.1 FC MIN

View_1:FULL SITE
Scale: 1 inch= 150 Ft.



View_1:PART B
Scale: 1 inch= 50 Ft.

SESCO LIGHTING

Project:
VIVA TREASURE
EAST

Disclaimer:
SESCO Lighting, Tampa provides this photometric report for purposes of comparison within the SESCO Lighting, Tampa product line only. The information provided is based upon standardized industry procedures.

This laboratory performance will always differ from that observed in the field due to a great number of variables, both known (installation methods, power quality, lamping, recoverable, and non-recoverable light loss factors, etc.)

In general, SESCO Lighting Tampa considers numberical studies to be predictive in that they cannot characterize the visual performance of any luminaire single or grouped. As such, specification decisions must be thoroughly based upon experience, consultation with the manufacturer and above all, common sense.

NOTES:
1) EXACT MOUNTING DETAILS TO BE DETERMINED BY OTHERS.
2) MOUNTING HEIGHT IS ALWAYS A.F.F. OR A.F.G. UNLESS NOTED
3) CALCULATIONS SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES

Sales Person: CHERILYN SANTORE

Designed By:S PENNINGTON
Date:2/23/2022
Scale:SEE VIEWPORT

Revisions	#	Date	Comments

Viva Communities at Treasure East

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

SHINGLE: PEWTER GRAY

WINDOW & DOORS: DARK BRONZE

STONE VENEER: PORTLAND MIST

SW 6189
Opaline
Interior / Exterior
Locator Number: 271-C2

STUCCO

SW 0047
Studio Blue Green
Interior / Exterior

HORIZONTAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

TRIM & FASCIA

SW 9675
Westhaven

ACCENT

Amenities Center

Viva at Treasure Coast East

SHINGLE:
PEWTER GRAY

WINDOW FRAMES
DARK BRONZE

SW 6189
Opaline
Interior / Exterior
Locator Number: 271-C2

HORIZONTAL SIDING

SW 0047
Studio Blue Green
Interior / Exterior

VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

TRIM & FASCIA

SW 9675
Westhaven

DOORS

One Bedroom Duplex

Viva at Treasure Coast East

SHINGLE:
PEWTER GRAY

WINDOW FRAMES
DARK BRONZE

SW 6211
Rainwashed
Interior / Exterior
Locator Number: 218-C1

HORIZONTAL SIDING

SW 0047
Studio Blue Green
Interior / Exterior

VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

TRIM & FASCIA

SW 6215
Rocky River
Interior / Exterior
Locator Number: 218-C6

DOORS

One Bedroom Duplex

Viva at Treasure Coast East

SHINGLE: PEWTER GRAY

WINDOW FRAMES: DARK BRONZE

STONE VENEER: PORTLAND MIST

SW 6213
Halcyon Green
Interior / Exterior
Locator Number: 218-C3
HORIZONTAL SIDING

SW 7671
On the Rocks
Interior / Exterior
Locator Number: 255-C7
VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1
TRIM & FASCIA

SW 7060
Attitude Gray
Interior / Exterior
Locator Number: 237-C5
DOORS

Two Bedroom Duplex

Viva at Treasure Coast East

SHINGLE:
PEWTER GRAY

WINDOW FRAMES:
DARK BRONZE

SW 6189
Opaline
Interior / Exterior
Locator Number: 271-C2

STUCCO

SW 0047
Studio Blue Green
Interior / Exterior

HORIZONTAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

TRIM & FASCIA

SW 9675
Westhaven

DOORS

Two Bedroom Duplex

Viva at Treasure Coast East

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

SHINGLE:
PEWTER GRAY

WINDOW FRAMES:
DARK BRONZE

STONE VENEER:
PORTLAND MIST

SW 6213
Halcyon Green
Interior / Exterior
Locator Number: 218-C3
HORIZONTAL SIDING

SW 7671
On the Rocks
Interior / Exterior
Locator Number: 255-C7
VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1
TRIM & FASCIA

SW 7060
Attitude Gray
Interior / Exterior
Locator Number: 237-C5
DOORS

Three Bedroom Duplex

Viva at Treasure Coast East

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

SHINGLE:
PEWTER GRAY

WINDOW FRAMES:
DARK BRONZE

STONE VENEER:
PORTLAND MIST

SW 6211
Rainwashed
Interior / Exterior
Locator Number: 218-C1
HORIZONTAL SIDING

SW 0047
Studio Blue Green
Interior / Exterior
VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1
TRIM & FASCIA

SW 6215
Rocky River
Interior / Exterior
Locator Number: 218-C6
DOORS

Three Bedroom Duplex

Viva at Treasure Coast East

SHINGLE:
PEWTER GRAY

WINDOW FRAMES
DARK BRONZE

SW 6211
Rainwashed
Interior / Exterior
Locator Number: 218-C1

HORIZONTAL SIDING

SW 0047
Studio Blue Green
Interior / Exterior

VERTICAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

TRIM & FASCIA

SW 6215
Rocky River
Interior / Exterior
Locator Number: 218-C6

DOORS

Three Bedroom Duplex

Viva at Treasure Coast East

SHINGLE:
PEWTER GRAY

WINDOW FRAMES
DARK BRONZE

SW 6189
Opaline
Interior / Exterior
Locator Number: 271-C2

STUCCO

SW 0047
Studio Blue Green
Interior / Exterior

HORIZONTAL SIDING

SW 7005
Pure White
Interior / Exterior
Locator Number: 255-C1

TRIM & FASCIA

SW 9675
Westhaven

DOORS

Three Bedroom Duplex

Viva at Treasure Coast East

Viva Communities at Treasure East

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS

Viva Communities at Treasure East

© TEG Developers, LLC. 2023
Artistic rendering for illustrative purposes only and may not reflect final building, site, or landscape conditions.

TEG DEVELOPERS