CITY OF FORT PIERCE
TECHNICAL REVIEW COMMITTEE

AGENDA

Regular Meeting of the Fort Pierce Technical Review Committee to be held Thursday, May 16, 2024 at 10:00 a.m. in the William D. Dannahower, 2nd Floor Conference Room, 100 North U.S. Highway 1.

1. **New Business:**

   a. Annexation - 3403-233-0002-000-6

   b. Minor Replat - 716 N. 23rd Street

   c. Conditional Use with No New Construction - Family Fun Center - 2765 Peters Road

   d. Planned Development - Gordy Creek
   Gordy Road, S. of Okeechobee Road and W. of the Turnpike
   (2326-130-0000-000-7 and 2326-130-0000-010-0)

   e. Text Amendment - Innovative Residential Development - Sec.125-243

   f. Text Amendment - Sign Code - Chapter 117

   g. Architectural Design Review Standards

Technical Review Committee **1. a.**

Meeting Date: 05/16/2024

REQUESTED ACTION

Annexation - 3403-233-0002-000-6

SUMMARY

Project #: 24-02000003

A voluntary application for annexation was submitted by 169 Delray LLC to annex parcel ID: 3403-233-0002-000-6 into the City limits. The parcel is located within an existing enclave. The applicant is requesting zoning and future land use designations that is compatible to the property that they own at the east of proposed annex property.

Please review and provide comments at least two days before the meeting date. All comments should be sent to kdriver@cityoffortpierce.com and planning@cityoffortpierce.com. Should you have any questions or require additional information, I can be reached at 772-467-3739.

LOCATION

3403-233-0002-000-6

RESPONSIBLE STAFF

Kerry C. Driver - Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Kerry Driver Started On: 04/29/2024 10:56 AM

Final Approval Date: 04/29/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

APPLICATION FOR ANNEXATION

Annexation applications will require the adoption of an ordinance which will require a public meeting before the Planning Board and two public hearings before the City Commission.

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

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

1. Address: N/A
2. Legal description of real property for which annexation is being requested:
   Please see the attached legal description

   Property Tax ID: 3403-233-0002-000-6
3. Size of described property: 1.95 acres
4. Project description: We are requesting annexation and establishing the land use/zoning so that its compatible with the adjacent parcel to the east owned by the same entity that has a R-5 zoning, and RH land use.
5. Current St. Lucie County Future Land Use Designation: P/F - Public Facilities
6. Current St. Lucie County Zoning: INST
7. Is this a Historic property? No
8. Appraised value: $284,000
9. Name of Owner(s): 169 Delray LLC, Jay Bailyn

   Signature of Owner(s):
   Mailing Address: 3201 Lakeview Dr
   City Delray Beach State FL Zip 33445
   Phone 561-526-5295
   E-mail: jay@bailyngroup.com

10. Name of Representative: Rebecca Grohall, MBV Engineering

    Signature of representative:
    Mailing Address: 1835 20th Street
    City) Vero Beach State FL Zip 32960
    Phone 772-569-0035
    E-mail: rebeccag@mbveng.com

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5211105 OR BOOK 5010 PAGE 859, Recorded 06/28/2023 04:55:22 PM

Prepared by and return to:

J. Stephen Gardner, Esquire
Gardner Brewer Hudson P.A.
400 North Ashley Drive, Suite 1100
Tampa, FL 33602

[Space Above This Line For Recording Data]

Corrective Quit Claim Deed

This Corrective Quit Claim Deed made this 21 day of June, 2023, between **SOUTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC., successor by merger to The United Methodist Church District Board of Missions and Church Extension of Broward Palm Beach District, Inc., formerly known as The Methodist Church District Board of Missions and Church Extension of West Palm Beach District, Inc., a Florida not-for-profit corporation**, whose post office address is 536 Coral Way, Coral Gables, FL 33134, grantor, and **WHITE CITY UNITED METHODIST CHURCH, INC., formerly known as White City Methodist Church, Inc., a Florida not-for-profit corporation,** whose post office address is 810 W. Midway Road, Fort Pierce, FL 34982, grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs, successors and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in St. Lucie County, Florida (the "Property"), to-wit:

LEGAL DESCRIPTION CONTAINED ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

In trust, that said premises shall be used, kept, and maintained as a place of divine worship of the United Methodist ministry and members of The United Methodist Church; subject to the Discipline, usage, and ministerial appointments of said Church as from time to time authorized and declared by the General Conference and by the annual conference within whose bounds the

said premises are situated. This provision is solely for the benefit of the grantee, and the grantor reserves no right or interest in said premises.

In trust, that said premises shall be kept, maintained, and disposed of for the benefit of The United Methodist Church and subject to the usages and the Discipline of The United Methodist Church. This provision is solely for the benefit of the grantee, and the grantor reserves no right or interest in said premises.

This deed is provided to correct the legal description set forth in that deed between the parties hereto as recorded in Official Records Book 10 page 660 in order to include all of the property originally conveyed to grantor herein by that deed recorded in Deed Book 254, page 566, both of the public records of St. Lucie County, Florida. Documentary stamps for the transaction were affixed to the original deed of conveyance.

THE CONSENT OF THE PRESIDING DISTRICT SUPERINTENDENT IS ATTACHED HERETO AS EXHIBIT B.

To Have and To Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantor, either in law or equity, for the use, benefit and profit of the said grantee forever.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

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

Signed, sealed and delivered in our presence:

SOUTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC., successor by merger to The United Methodist Church District Board of Missions and Church Extension of Broward Palm Beach District, Inc., formerly known as The Methodist Church District Board of Missions and Church Extension of West Palm Beach District, Inc., a Florida not-for-profit corporation

Sign: _____
Print Name: Virna Sayago

By: _____
Ruben Velasco, Its President

Sign: _____
Print Name: Cynthia D. Weems

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 21 day of June, 2023, by RUBEN VELASCO as President of SOUTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC., successor by merger to The United Methodist Church District Board of Missions and Church Extension of Broward Palm Beach District, Inc., formerly known as The Methodist Church District Board of Missions and Church Extension of West Palm Beach District, Inc., a Florida not-for-profit corporation. Such officer ☑ is personally known or ☐ has produced a driver's license as identification.

Notary Public State of Florida
Gustavo A Betancourt
My Commission HH 051186
Expires 10/08/2024

[notary seal]

Notary Public
Printed Name: Gustavo A. Betancourt

My commission expires: 10/06/2024

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

Signed, sealed and delivered in our presence:

SOUTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC., successor by merger to The United Methodist Church District Board of Missions and Church Extension of Broward Palm Beach District, Inc., formerly known as The Methodist Church District Board of Missions and Church Extension of West Palm Beach District, Inc., a Florida not-for-profit corporation

Sign: _____
Print Name: Cynthia D. Weems

By: _____
Norma Sayago, Its Secretary

Sign: _____
Print Name: Ruben Velasco

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 21 day of June, 2023, by NORMA SAYAGO as Secretary of SOUTH EAST DISTRICT, FLORIDA ANNUAL CONFERENCE, UNITED METHODIST CHURCH, INC., successor by merger to The United Methodist Church District Board of Missions and Church Extension of Broward Palm Beach District, Inc., formerly known as The Methodist Church District Board of Missions and Church Extension of West Palm Beach District, Inc., a Florida not-for-profit corporation. Such officer ☑ is personally known or ☐ has produced a driver's license as identification.

Notary Public State of Florida
Gustavo A Betancourt
My Commission HH 051186
Expires 10/06/2024

[notary seal]

_____
Notary Public
Printed Name: Gustavo A. Betancourt

My commission expires: 10/06/2024

Exhibit A

Legal Description

From the center of Midway and Oleander Avenue as shown on the Plat of White City on file in Plat Book 1, at page 23, of the public records of St. Lucie County, Florida, run East to the West line of Section 3, Township 36 South, of Range 40 East for the point of beginning; thence run North along said Section line a distance of 670 feet; thence East 650 feet; thence South parallel to said Section line 670 feet; thence West 650 feet to the point of beginning.

EXCEPTING THEREFROM the following described parcel to-wit:

> Beginning at a point 33 feet North of the Southeast corner of the above described property, run Northerly along the East line 208.7 feet, thence Westerly parallel to the South line 208.7 feet, thence Southerly parallel to the East line to a point 33 feet North of the South line, thence Easterly to the point of beginning.
>
> TOGETHER WITH the property described in O.R. Book 643, Page 2733, Public Records of St. Lucie County, Florida.

ALSO EXCEPTING, THEREFROM, Easements for Public Roads and Drainage Canals.

Exhibit B

See attached Consent of the District Superintendent of the South East District

CONSENT OF PRESIDING DISTRICT SUPERINTENDENT

The undersigned District Superintendent of the South East District of the Florida Conference of The United Methodist Church: (i) hereby consents to the transfer, and conveyance to White City United Methodist Church, Inc., a Florida not-for-profit corporation, of property located at 810 W. Midway Road, Fort Pierce, Florida 34982 (the "**Property**"), as provided in the deed to which this consent is attached, and (ii) has determined that the transfer and conveyance of the Property conforms to *The Book of Discipline of The United Methodist Church* ("***The Book of Discipline***").

This consent is executed in accordance with *The Book of Discipline* for the specific purposes stated herein, and the undersigned makes no warranty, guarantee, indemnity or other agreement with respect to the Property or the transaction contemplated above.

Dated this 21 day of June, 2023.

Dr. Cynthia D. Weems
District Superintendent of the South East District of the Florida Conference of The United Methodist Church

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 21 day of June, 2023, by DR. CYNTHIA D. WEEMS, District Superintendent of the South East District of the Florida Conference of The United Methodist Church, who ☑ is personally known or ☐ has produced a driver's license as identification.

[Notary Seal]

Notary Public
Printed Name: Gustavo A. Betancourt
My Commission Expires: 10/06/2024

Notary Public State of Florida
Gustavo A Betancourt
My Commission HH 051186
Expires 10/06/2024

SKETCH & DESCRIPTION

SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST

NOT VALID WITHOUT THE SKETCH
ON SHEET 2 OF 2

PARCEL ID: 3403-233-0002-000-6

PARCEL 1

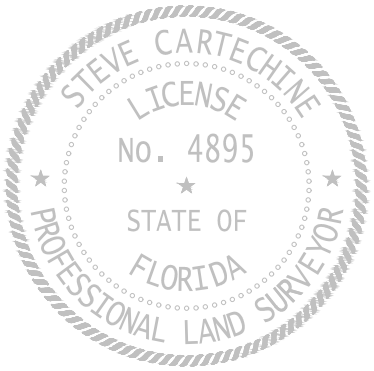
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING A PORTION OF THAT PROPERTY DESCRIBED IN DEED BOOK 254, PAGE 566, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 3; THENCE N89°52'45"E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 649.97 FEET TO THE SOUTHWEST CORNER OF LOT 23, SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, SHEENS MAP OF WHITE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°11'10"W PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 3 A DISTANCE OF 93.35 FEET TO THE CURRENT NORTH RIGHT OF WAY LINE OF MIDWAY ROAD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 94530-2510; THENCE CONTINUE N00°11'10"W ALONG THE WEST LINE OF SAID LOT 23 A DISTANCE OF 213.95 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N89°42'45"W PARALLEL WITH THE SAID CURRENT NORTH RIGHT OF WAY LINE OF MIDWAY ROAD A DISTANCE OF 208.70 FEET; THENCE N00°11'10"W A DISTANCE OF 406.30 FEET TO THE SOUTH LINE OF LOT 22 OF SAID WHITE CITY SUBDIVISION; THENCE S89°42'45"E ALONG THE SAID SOUTH LINE OF LOT 22 AND THE NORTH LINE OF SAID LOT 23 AND AN EXTENSION THEREOF A DISTANCE OF 208.70 FEET TO THE WEST LINE OF AFORESAID LOT 23; THENCE S00°11'10"E ALONG SAID WEST LINE A DISTANCE OF 406.30 FEET TO THE POINT OF BEGINNING. CONTAINS 1.95 ACRES MORE OR LESS.

SURVEYORS NOTES:

1.) BEARINGS BASED ON THE ASSUMPTION THAT THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 3-36-40 BEARS N89°52'45"E.



DATE: 04/02/2024

PROFESSIONAL SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE
STEVE CARTECHINE FLORIDA CERTIFICATE NO. 4895
CERTIFICATE OF AUTHORIZATION #LB 7545

NOT VALID UNLESS SIGNED AND SEALED

DRAWING NO.: 21-456ADD4
PREPARED FOR: 169 DELRAY, LLC.

PREPARED BY:
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

SKETCH & DESCRIPTION

SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST

NOT VALID WITHOUT THE LEGAL DESCRIPTION ON SHEET 1 OF 2

PARCEL ID: 3403-233-0002-000-6

PARCEL 1

THIS IS NOT A SURVEY

NORTH

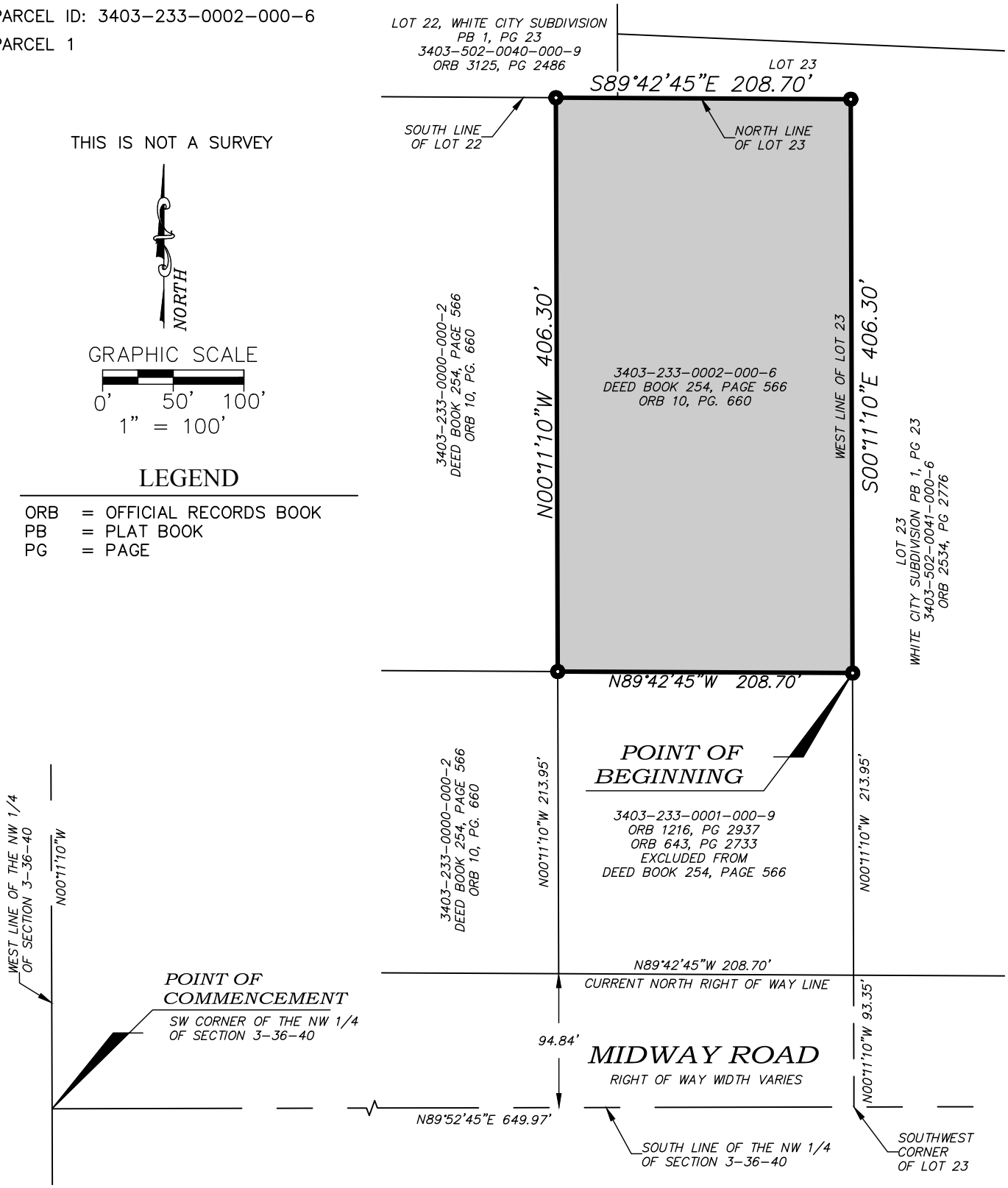
GRAPHIC SCALE

0' 50' 100'

1" = 100'

LEGEND

ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE



DRAWING NO.: 21-456ADD4
PREPARED FOR: 169 DELRAY, LLC.

PREPARED BY:
INDIAN RIVER SURVEY, INC.
PROFESSIONAL SURVEYING AND MAPPING

LEGAL DESCRIPTION: (PARCEL 1)
A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, ST. LUCIE COUNTY, FLORIDA. BEING A PORTION OF THAT PROPERTY DESCRIBED IN DEED BOOK 254, PAGE 566, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 3; THENCE N89°52'45"E ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 649.97 FEET TO THE SOUTHWEST CORNER OF LOT 23, SECTION 3, TOWNSHIP 36 SOUTH, RANGE 40 EAST, SHEENS MAP OF WHITE CITY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 23, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA; THENCE N00°11'10"W PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 3 A DISTANCE OF 93.35 FEET TO THE CURRENT NORTH RIGHT OF WAY LINE OF MIDWAY ROAD ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 94530-2510; THENCE CONTINUE N00°11'10"W ALONG THE WEST LINE OF SAID LOT 23 A DISTANCE OF 213.95 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE N89°42'45"W PARALLEL WITH THE SAID CURRENT NORTH RIGHT OF WAY LINE OF MIDWAY ROAD A DISTANCE OF 208.70 FEET; THENCE N00°11'10"W A DISTANCE OF 406.30 FEET TO THE SOUTH LINE OF LOT 22 OF SAID WHITE CITY SUBDIVISION; THENCE S89°42'45"E ALONG THE SAID SOUTH LINE OF LOT 22 AND THE NORTH OF SAID LOT 23 AND AN EXTENSION THEREOF A DISTANCE OF 208.70 FEET TO THE WEST LINE OF AFORESAID LOT 23; THENCE S00°11'10"E ALONG SAID WEST LINE A DISTANCE OF 406.30 FEET TO THE POINT OF BEGINNING. CONTAINS 1.95 ACRES MORE OR LESS.

Technical Review Committee **1. b.**

Meeting Date: 05/16/2024

REQUESTED ACTION

Minor Replat - 716 N. 23rd Street

SUMMARY

Project #24-09000002
The applicant is proposing to subdivide a 0.32 acre residential lot to create two (2) residential lots.

Please review and provide comments at least two (2) days before the meeting date. All comments should be sent to **mlewicka@cityoffortpierce.com** and **planning@cityoffortpierce.com**

LOCATION

716 N 23rd Street, Parcel ID: 2404-710-0023-000-3

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 05/02/2024 10:52 AM
Final Approval Date: 05/02/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT *Florida*

Subdivision

Property address or Location 716 N 23rd Fort Pierce Fl 34950

Parcel ID #(s) 2404-710-0023-000-3

Project description RE PLAT

REAL ESTATE A LLC
Property Owner(s)
2654 Sunshine blvd
Street Address
miramar Fl 33023
City State Zip
786 370 6632
Phone Number

Email Address

Nooamys Riech (MGR) Jorge Requeiro
Applicant/Representative, Title, Company
2654 Sunshine blvd
Street Address
miramar Fl 33023
City State Zip
786 370 6632
Phone Number

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.*

Property Owner(s) Signature(s)

STATE OF FLORIDA -- COUNTY Broward

The foregoing instrument was acknowledged before me this 16th day of March, 2024, by

who is personally known to me or has produced Florida driver license as identification.

Signature of Notary

(seal)

NATALIA LOPEZ
MY COMMISSION # HH 075117
EXPIRES: December 28, 2024
Bonded Thru Notary Public Underwriters

INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation
				Contributing Individual Non-Contributing None

Pre-Application Meeting Date_____
Intake Planner_____
Planner Assigned_____
Approved By_____ Date _____
Comments_____

Fees_____ Control #_____ B. Permit #_____

Intake Date Stamp

☐ SUBDIVISION: PRELIMINARY PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ Preliminary Plat prepared by a surveyor registered in the State of Florida meeting the requirements of Sections 18-5, & 18-10 (a) (1-3) & (c)
- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Concurrency application, complete
- ☐ Complete, notarized application

☐ SUBDIVISION: INFRASTRUCTURE PLAN REVIEW

Please submit one (1) original and four (4) hard copies and one (1) CD of the following, stamped by a state of Florida registered engineer meeting the requirements of 18-10 (a) (4) :

- ☐ Street construction plans
- ☐ Electric Infrastructure plans
- ☐ Water & Sewer system construction plans
- ☐ Gas Infrastructure plans
- ☐ Stormwater Retention plans
- ☐ Complete, notarized application

☐ SUBDIVISION: FINAL PLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ Signed and sealed survey
- ☐ Final Plat stamped by a state of Florida registered surveyor meeting the requirements of 18-5, & 18-10 (b & c):
- ☐ Complete, notarized application

☒ SUBDIVISION: MINOR REPLAT

Please submit one (1) original and thirteen (13) hard copies and one (1) CD of the following:

- ☐ A copy of the deed
- ☐ As-built survey of original parcel stamped by a registered surveyor in the State of Florida
- ☐ Scaled drawing, stamped by a registered surveyor in the State of Florida, of surveyed parcel indicating
  - o proposed lots, including acreage, square footage, & dimensions.
  - o any & all easements, rights-of-way, or similar instruments found on or adjacent to the subject property
- ☐ Complete, notarized application

MICHELLE R. MILLER, CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 5282986 OR BOOK 5088 PAGE 2302, Recorded 12/28/2023 11:06:26 AM Doc
Tax: $1491.00

Prepared By:
Natalia Lugo
Quantum Title L.L.C.
9050 Pines Boulevard 450-11,
Pembroke Pines, FL 33024
Ph: (954)-302-1895
2023-285

[Space Above this Line For Recording Data]

Warranty Deed

This Warranty Deed made this 22nd day of December, 2023 between **Spann Holdings LLC, a Florida Limited Liability Company,** whose post office address **1410 Pineburke Lane, Fort Pierce, FL 34947**, grantor, and **Real Estate A LLC, a Florida Limited Liability Company,** whose post office address is **2654 Sunshine Boulevard, Miramar, FL 33023,** grantee:

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/I 00 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **St. Lucie County** to-wit:

Lots 23 and 26, Block 1 of ELDORADO SUB-DIVISION, according to the Plat thereof as recorded in Plat Book 8, Page(s) 2, of the Public Records of St. Lucie County, Florida.

Parcel Identification Number: 2404-710-0023-000-3

Subject to taxes for 2023 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

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

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

Signed, sealed and delivered in our presence:

WITNESS
PRINT NAME: RHONDA L. SHURE
ADDRESS 1712 Berkshire Cir SW
Vero Beach, FL 32968

X Glenda J Robinson
WITNESS
PRINT NAME: Glenda J. Robinson
ADDRESS 5012 Evergreen Ave.
Fort Pierce FL 34947

Spann Holdings LLC, a Florida Limited Liability Company

By: X Thurston Spann Jr
Thurston Spann Jr., Manager

MGR

STATE OF Florida
COUNTY OF St Lucie

Sworn to (or affirmed) and subscribed before me by means of (X) physical presence or ( ) online notarization this 22nd day of December, 2023, by Thurston Spann Jr., Manager of Spann Holdings LLC, a Florida Limited Liability Company.

RHONDA L. SHURE
Signature of Notary Public
Print, Type/Stamp Name of Notary

RHONDA L SHURE
Notary Public-State of Florida
Commission # HH 272542
My Commission Expires
July 01, 2026

Personally Known:_____ OR Produced Identification: Y
Type of Identification
Produced: FL DL

716 NORTH 23rd STREET, FORT PIERCE, FL. 34950

SCALE:1"=30'

AERIAL PHOTOGRAPH
(NOT-TO-SCALE)

AVENUE G
BLOCK CORNER FOUND "X-MARK" IN CONCRETE
ASPHALT ROADWAY 50' RIGHT-OF-WAY
2' GUTTER
FENCE 0.6' N
5' SIDEWALK
147.70'(P)
FENCE 0.9' N
0.0' E
BLOCK CORNER AT LOT 25 BLOCK 1
147.70'(P)
FOUND 1/2" IRON ROD 1.5' S / 0.5' E
89°08'09"
25.0'
FENCE 0.3' E
90°46'00"
20.4'
CLEAN OUT
38.3'
9.7'
22.3'
A/C
9.9'
0.9'
RESIDENCE # 716
41.5'
11.8'
16.9'
3.0'
3.7'
10.4'
31.6'
16.8'
COVERED
DRIVEWAY WALL
32.1'
32.0'
99.1'
47.00'
94.00'(D)
PLATTED LOT LINE
LOT 26 BLOCK 1
LOT 25 BLOCK 1
LOT 23 BLOCK 1
LOT 24 BLOCK 1
LOT 22 BLOCK 1
LOT 21 BLOCK 1
NORTH 23rd STREET (FIELD) / 23rd STREET (PLAT)
ASPHALT ROADWAY 50' RIGHT-OF-WAY
2' GUTTER
5' SIDEWALK
94.00'(D)
47.00'(P)
89°14'00"
90°51'51"
FENCE 0.6' N 0.3' W
WM
FENCE 0.2' S 0.9' E
147.54'(P)
SET 1/2" IRON ROD AND CAP "NEXGEN 8111"
THE SW CORNER OF LOT 22, BLOCK 1 FOUND 1/2" IRON ROD
FOUND 1/2" IRON ROD

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

The survey map & report or the copies thereof are not valid without the digital signature and seal of a Florida licensed surveyor and mapper

Date of Field Work : 12-06-2023
Drawn By: Oleg
Order #: 229431
Last Revision Date:
Boundary Survey prepared by: LB8111
NexGen Surveying, LLC
561-508-6272
1547 Prosperity Farms
Lake Park FL, 33403

NEXGEN SURVEYING, LLC.

CLYDE O. MCNEAL
LICENSE NUMBER
PSM 2883
STATE OF FLORIDA
Professional Surveyor and Mapper

File #: 2023-285

Order #: 229431

LEGAL DESCRIPTION OF: 716 NORTH 23RD STREET, FORT PIERCE, FL, 34950

LOTS 23 AND 26, BLOCK 1 OF ELDORADO SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

JORGE L. REGUEIRO AND NODAMYS RIECH
QUANTUM TITLE L.L.C
UNITED WHOLESALE MORTGAGE, LLC

FLOOD ZONE:

12111C0178J
ZONE: X
EFF: 02/16/2012

SURVEY NOTES:

- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINES ON SOUTHERLY AND NORTHERLY SIDES OF LOT AS SHOWN.

LEGEND

A/C	-AIR CONDITIONER
WM	-WATER METER
AL	- ARC LENGTH
(C)	-CALCULATED
(M)	-MEASURED
P.O.B.	-POINT OF BEGINNING
P.O.C.	-POINT OF COMMENCEMENT
&	-AND
P.B.	-PLAT BOOK
PG	-PAGE
U.E.	-UTILITY EASEMENT
D.E.	-DRAINAGE EASEMENT
P.U.E.	- PUBLIC UTILITY EASEMENT
L.A.E.	-LIMITED ACCESS EASEMENT
L.M.E.	-LAKE MAINTENANCE EASEMENT
O.H.E	-OVERHEAD EASEMENT
R	-RADIUS
(R)	-RECORD
O.R.B.	-OFFICIAL RECORDS BOOK
Sq.Ft.	-SQUARE FEET
Ac.	-ACRES
DB	-DEED BOOK
(D)	-DEED
(P)	-PLAT
EOW	-EDGE OF WATER
TOB	-TOP OF BANK
OHL	-OVERHEAD LINE
C/O	-CLEAN OUT
ELEV	-ELEVATION
FF	-FINISHED FLOOR
LS	-LICENSED SURVEYOR
LB	-LICENSED BUSINESS
PSM	-PROFESSIONAL SURVEYOR & MAPPER
—x—	-FENCE
#	-NUMBER
±	-PLUS OR MINUS
	-ASPHALT
	-CONCRETE
	-PAVER/BRINCK
	-WOOD
	-LIGHT POLE
W	-WELL
	-WATER VALVE
	-CENTER LINE
	-CATCH BASIN
	-FIRE HYDRANT
	-UTILITY POLE
	-MANHOLE
XXX	-ELEVATION

SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING.

GENERAL NOTES:
1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988). 7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)

LB 8111
info@NexGenSurveying.com

561-508-6272
1547 Prosperity Farms
Lake Park
FL 33403

BOUNDARY SURVEY
716 NORTH 23RD STREET, FORT PIERCE, FL 34950

SCALE = 1" = 30

LEGAL DESCRIPTION:

THE WEST 67.11 FEET OF LOTS 23 AND 26, BLOCK 1 OF ELDORADO SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

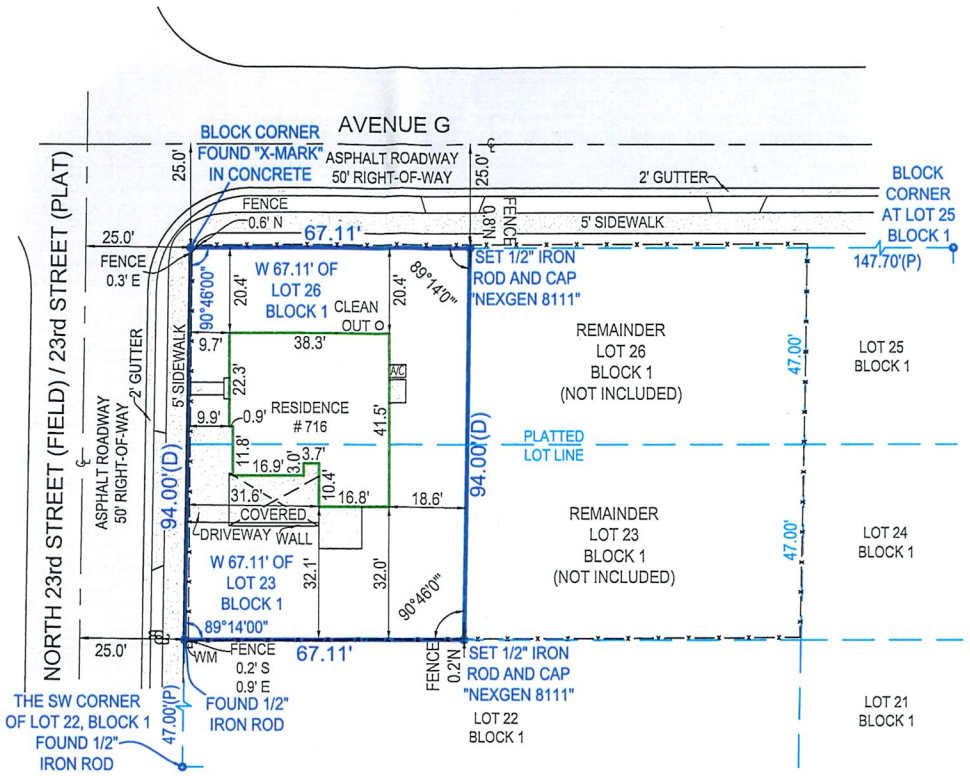
JORGE L. REGUEIRO AND NODAMYS RIECH
QUANTUM TITLE L.L.C
UNITED WHOLESALE MORTGAGE, LLC

FLOOD ZONE:

12111C0178J
ZONE: X
EFF: 02/16/2012

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



LEGEND:
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT	ELEV-ELEVATION	-LIGHT POLE	# -NUMBER	-WELL	-FENCE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.- PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	EOW-EDGE OF WATER	FF-FINISHED FLOOR		-ASPHALT	-WATER VALVE	-PLUS OR MINUS
AL- ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	TOB-TOP OF BANK	LS-LICENSED SURVEYOR		-CONCRETE	-CENTER LINE	-POLE
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS		-PAVER/BRICK	-CATCH BASIN	-MANHOLE
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT	PSM-PROFESSIONAL SURVEYOR & MAPPER		-WOOD	-FIRE HYDRANT	XXX -TOPOGRAPHIC ELEVATION

- SURVEY NOTES:
- DRIVEWAY CROSSES THE BOUNDARY LINE ON WESTERLY SIDE OF LOT AS SHOWN.
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINES ON SOUTHERLY AND NORTHERLY SIDES OF LOT AS SHOWN.

FIELD DATE: 12/06/2023
DRAWN BY: KG
ORDER NO: 229431
REVISIONS:

1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NexgenSurveying.com LB#8111
PHONE: 561.508.6272
FAX: 561.508.6309

NEXGEN SURVEYING, LLC.

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLYDE O. MCNEAL PSM 2883
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY
716 NORTH 23RD STREET, FORT PIERCE, FL 34950

SCALE = 1" = 30

LEGAL DESCRIPTION:

LOTS 23 AND 26, BLOCK 1 LESS THE WEST 67.11 FEET , ELDORADO SUB-DIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE(S) 2, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.

CERTIFIED TO:

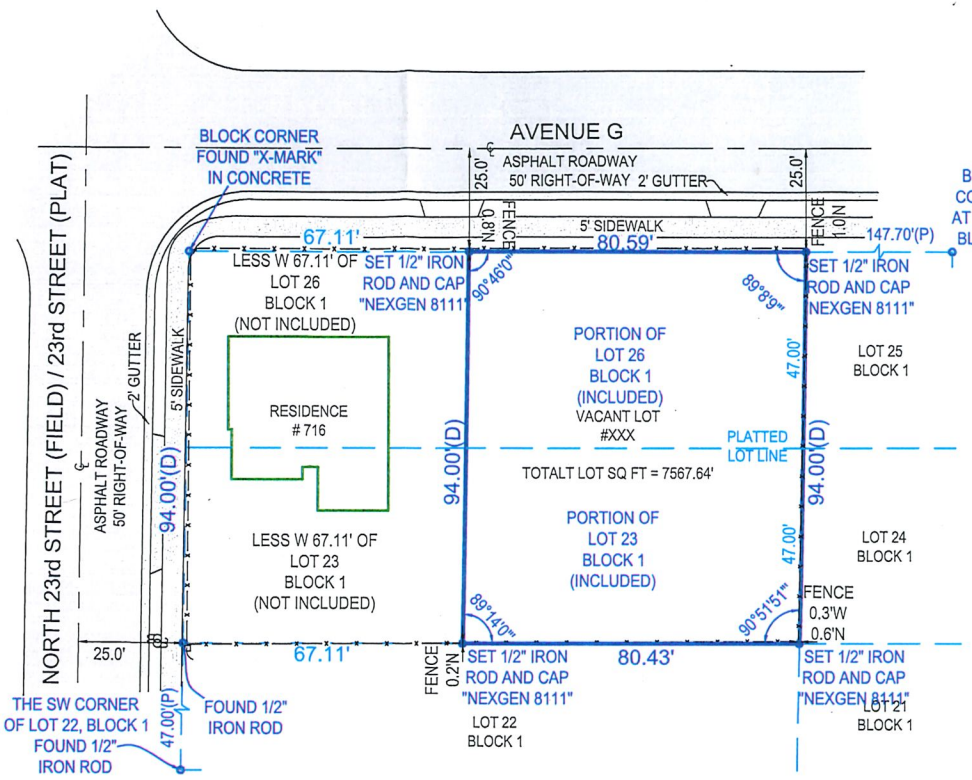
JORGE L. REGUEIRO AND NODAMYS RIECH
QUANTUM TITLE L.L.C
UNITED WHOLESALE MORTGAGE, LLC

FLOOD ZONE:

12111C0178J
ZONE: X
EFF: 02/16/2012

GENERAL NOTES:

1) THIS SURVEY IS BASED UPON RECORD INFORMATION BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2) IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM NEXGEN SURVEYING, LLC. NEXGEN SURVEYING, LLC, ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3) ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4) GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5) UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6) ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988).
7) ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8) CORNERS SHOWN AS "SET" ARE 5/8" IRON RODS IDENTIFIED WITH A PLASTIC CAP MARKED LS (LICENSED SURVEYOR)



LEGEND:
(SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING)

A/C-AIR CONDITIONER	P.O.B.-POINT OF BEGINNING	D.E.-DRAINAGE EASEMENT	R-RADIUS(R)	(P)-PLAT	ELEV-ELEVATION	-LIGHT POLE	# -NUMBER	-WELL	-FENCE
WM-WATER METER	P.O.C.-POINT OF COMMENCEMENT	P.U.E.- PUBLIC UTILITY EASEMENT	O.R.B.-OFFICIAL RECORDS BOOK	EOW-EDGE OF WATER	FF-FINISHED FLOOR		-ASPHALT	-WATER VALVE	-PLUS OR MINUS
AL- ARC LENGTH	P.B.-PLAT BOOK	L.A.E.-LIMITED ACCESS EASEMENT	SQ.FT.-SQUARE FEET	TOB-TOP OF BANK	LS-LICENSED SURVEYOR		-CONCRETE	-CENTER LINE	-POLE
(C)-CALCULATED	PG-PAGE	L.M.E.-LAKE MAINTENANCE EASEMENT	AC.-ACRES	OHL-OVERHEAD LINE	LB-LICENSED BUSINESS		-PAVERBRICK	-CATCH BASIN	-MANHOLE
(M)-MEASURED	U.E.-UTILITY EASEMENT	O.H.E-OVERHEAD EASEMENT	DB-DEED BOOK(D)-DEED	C/O-CLEAN OUT	PSM-PROFESSIONAL SURVEYOR & MAPPER		-WOOD	-FIRE HYDRANT	XXX -TOPOGRAPHIC ELEVATION

- SURVEY NOTES:
- FENCES LIE NEAR BOUNDARY LINES AS SHOWN, OWNERSHIP NOT DETERMINED.
- FENCES CROSS THE BOUNDARY LINES ON SOUTHERLY AND NORTHERLY SIDES OF LOT AS SHOWN.

FIELD DATE: 12/06/2023
DRAWN BY: KG
ORDER NO: 229431
REVISIONS:

1547 PROSPERITY FARMS ROAD,
WEST PALM BEACH, FL 33403
NexgenSurveying.com LB#8111
PHONE: 561.508.6272
FAX: 561.508.6309

NEXGEN SURVEYING, LLC.

I HEREBY CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CLYDE O. MCNEAL PSM 2883
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Technical Review Committee **1. c.**

Meeting Date: 05/16/2024

REQUESTED ACTION

Conditional Use with No New Construction - Family Fun Center - 2765 Peters Road

SUMMARY

Project #: 24-41800019

The applicant, Bryan Arruda, proposes the Family Fun Center - Conditional Use with No New Construction at 2765 Peters Road (Crossroads Plaza).
Please review and provide comments at least two days before the meeting date. Please send all comments to mlewicka@cityoffortpierce.com, kcharles@cityoffortpierce.com and planning@cityoffortpierce.com.
Please do not hesitate to contact me should you require any additional information at 772-467-3738.

LOCATION

2765 Peters Road, Parcel ID: 2324-311-0005-000-1.

RESPONSIBLE STAFF

Maria Lewicka, AICP, Historic Preservation Planner
Kerry C. Driver, Planner

RECOMMENDATION

N/A

Attachments

TRC Packet

Form Review

Form Started By: Maria Lewicka Started On: 05/02/2024 11:51 AM
Final Approval Date: 05/02/2024

FORT PIERCE
PLANNING DEPARTMENT

CONDITIONAL USE – NO NEW CONSTRUCTION

Property Information

Property address or location: 2765 Peters Road, Fort Pierce, FL 34945

Parcel ID #(s):

Project description: Family Fun Center

Site Information

Building Size: 13,600 Parking Spaces:

Property Owner(s)	Applicant/Representative, Title, Company
Crossroads Plaza FP I, LLC	~~Same~~ Bryan Arruda
5850 W. Atlantic Ave #101	2602 SW Racquet Club Dr
Street Address	Street Address
Delray Beach, FL 33484	Port St Lucie FL 34990
City State Zip	City State Zip
561-999-0006 x 102	772-349-8349
Phone Number	Phone Number
hzuker@comnelrealty.com	BArruda23@gmail.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 on behalf of the owner(s) 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_BL@CITYOFFORTPIERCE.COM

For more information, please refer to the website:

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

Bay # 22-28

From: Jennifer Spearman
To: Alicia Rosenthal; barruda23@gmail.com; Planning Department
Subject: Conditional Use
Date: Thursday, April 25, 2024 8:59:54 AM
Attachments: Conditional Use Approval.pdf
04232024_THE SIINKISF, CITV fort PLANNING DEPARTMENT.pdf
24.031_PlayMoney_ProposedPlan.pdf
24.031_PlayMoney_ProposedConstructionPlan.pdf
24.031_PlayMoney_DEMOLITION.pdf
24.031_PlayMoney_CEILING.pdf
24.044_PlayMoney_CD-POWER.pdf
Florida Nexus - survey.PDF
Florida Nexus - site plan.PDF

SECURITY WARNING: This email has been generated from external sources and is not affiliated with the City of Fort Pierce systems. Exercise caution while clicking on links or opening attachments. If you have any questions or concerns, please reach out to the IT department promptly.

Digital forms from yesterday are attached.

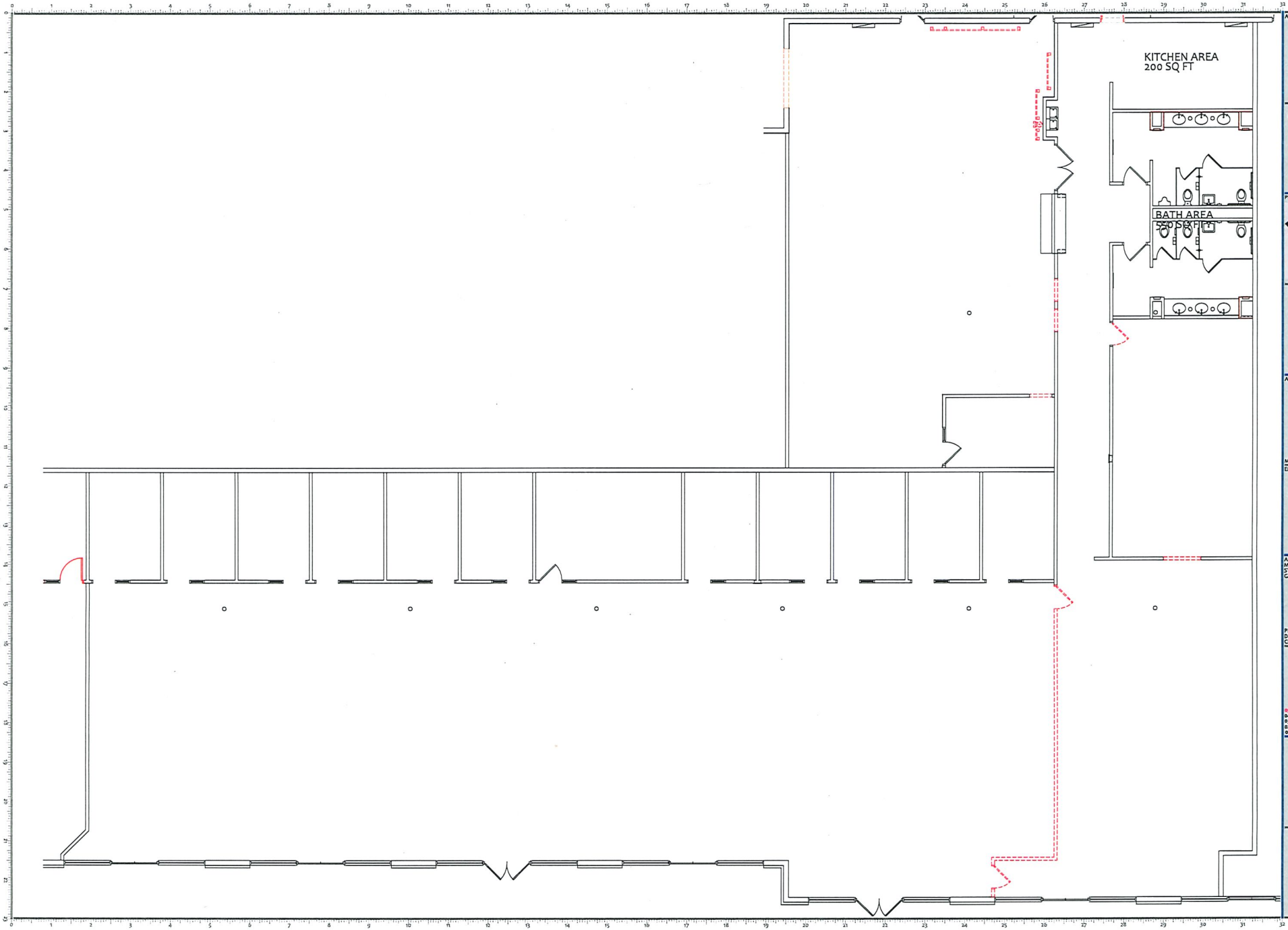
Established and popular business in Downtown Stuart, FL expanding to form a second location in Fort Pierce, FL.
www.playmoneyfl.com

Project Narrative:
Play Money LLC; a Family Fun Center with retro pinball and games including skee ball and more. Extremely comparable to Dave & Buster's and Chuck E. Cheese. Wristband format for unlimited play for people of all ages to enjoy an affordable family friendly amusement attraction with snacks and beverages.
All games are set on free play, no coins, no cards, only fun!
Customer base: Families, Schools, fundraisers, private parties.

Current Hours:
Sun, Mon, Tues, Wed, Thurs 12pm - 11pm
Fri & Sat 12pm - 1am

*There is absolutely NO gambling. This is a family friendly establishment. We look forward to having a large location off Peters Road located strategically between Fort Pierce's turnpike and 95 exit to be a main attraction to The City of Fort Pierce.
Future plans include a third location in the heart of the downtown Fort Pierce district once the second location is established and code will allow.

Jen Spearman
Representative of Play Money LLC & Nexus Plaza
772-400-1980



ARCHITECT
ARCHITEK DESIGN STUDIO
172 CATANIA WAY
ROYAL PALM BEACH, FL 3341
561.917.1128
ARCHITEK DESIGN STUDIO, LLC
www.ArchitekDesignStudio.com
MARK BORG, ARCHITECT
Mark@ArchitekDesignStudio.com
STEVEN VITEK, PRINCIPAL
Steven@ArchitekDesignStudio.com
561.917.1128

PROJECT

PLAY MONEY @ FLORIDA NEXUS PARK

2755 PETERS ROAD
FORT PIERCE
FLORIDA 34945

ARCHITECT'S SEAL

MARK BORG AR1010

ENGINEER'S SEAL

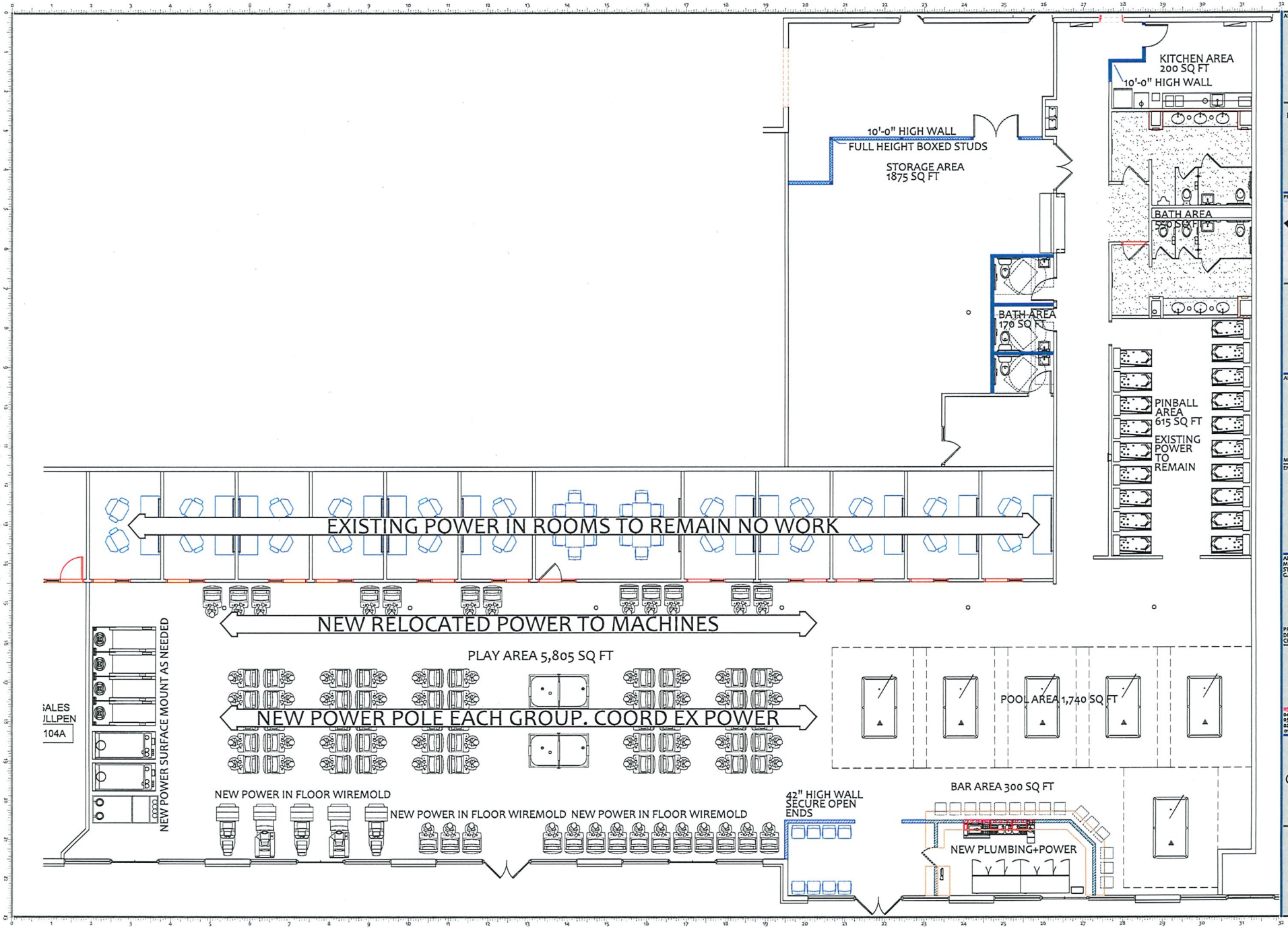
ARCHITECT ARCHITEK DESIGN STUDI
MEP ENGINEER
STRUCTURAL KAMM ENGINEERIN
C.C.

PROJECT NO: 2024.
DRAWN BY:
CHECKED BY: MB/

05
04
03
02
01 03.29.2024 PRELIMINARY REVIEW

DEMOLITION PLAN

D100



ARCHITECT
ARCHITEK DESIGN STUDIO
172 CATANIA WAY
ROYAL PALM BEACH, FL 3341
561.917.1128
ARCHITEK DESIGN STUDIO, LLC
www.ArchitekDesignStudio.com
MARK BORG, ARCHITECT
Mark@ArchitekDesignStudio.com
STEVEN VITEK, PRINCIPAL
Steven@ArchitekDesignStudio.com
561.917.1128

PROJECT

PLAY MONEY @ FLORIDA NEXUS PARK

2755 PETERS ROAD
FORT PIERCE
FLORIDA 34945

ARCHITECT'S SEAL

MARK BORG AR1010

ENGINEER'S SEAL

ARCHITECT ARCHITEK DESIGN STUDI
MEP ENGINEER KAMM ENGINEERIN
STRUCTURAL
C.C.

PROJECT NO: 2024-
DRAWN BY:
CHECKED BY: MB /

05
04
03
02
01 03.29.2024 PRELIMINARY REVIEW

OVERALL CONSTRUCTION PLAN

A101

2. A-2 ASSEMBLY OCCUPANCY: +/- 2,600 S.F.

BREAK AREA	200 SF @100	=	2 PERSON
STORAGE WAREHOUSE	1,950 SF @500	=	4 PEOPLE
PLAY AREA ASSEMBLY	5,805 SF @11	=	528 PEOPLE
PINBALL ROOM ASSEMBLY	600 SF@11	=	55 PEOPLE
POOL TABLE AREA UNCONCENTRATED (TABLES AND CHAIRS)	1,745 SF @15	=	116 PEOPLE
OFFICE BUSINESS	150 @150	=	1 PERSON
BAR SEATING 20'-0"	1 PER 1'-6"	=	14 PEOPLE
CASHIER STATION MAIN COUNTER	= 1 PERSON	=	1 PERSON
BAR SERVICE COUNTER	= 1 PERSON	=	1 PERSON
RESTROOMS/HALL/CIRCULATION	SIMULTANEOUS USE	=	0 PEOPLE

TOTAL = 722 PEOPLE

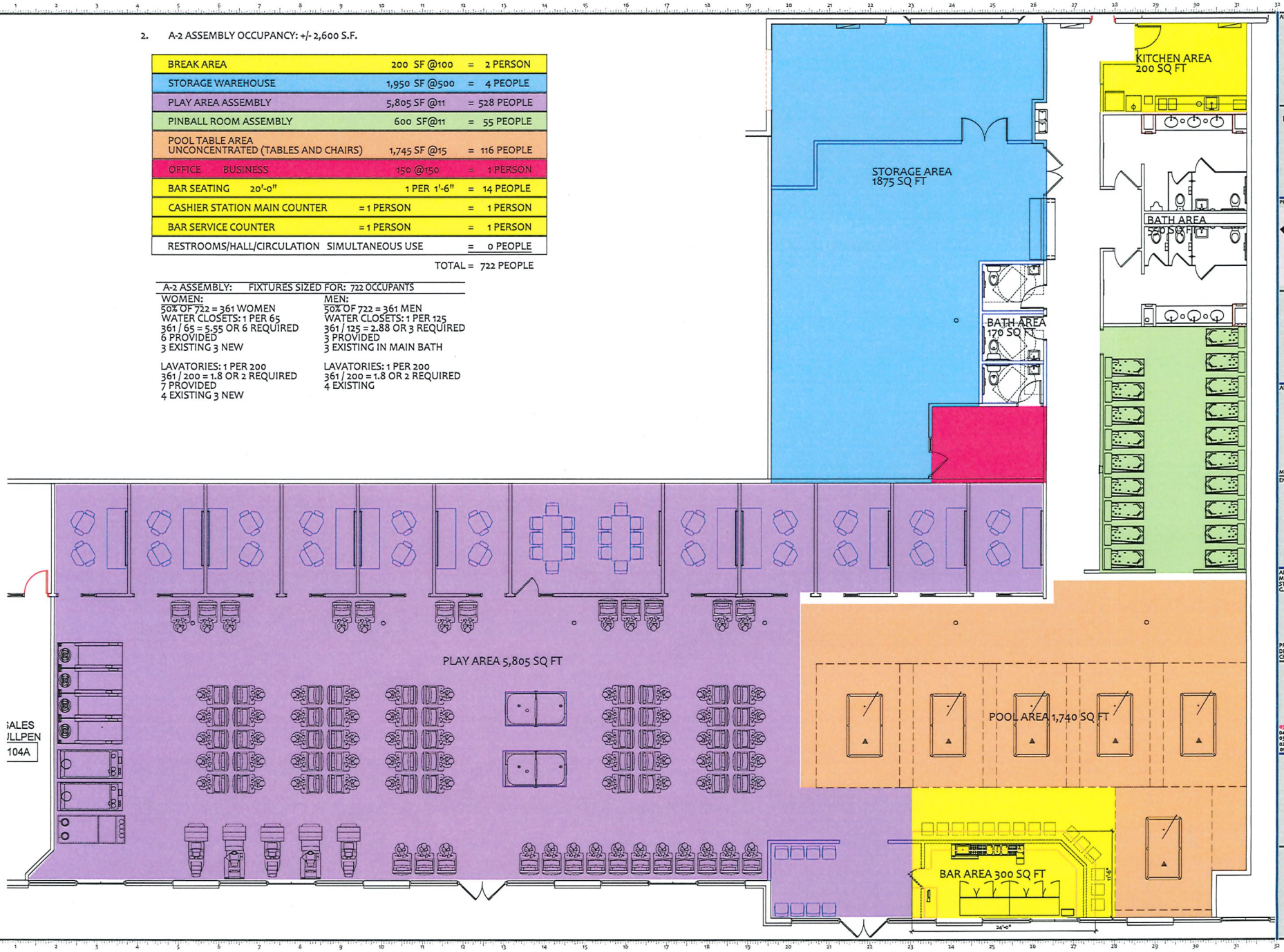
A-2 ASSEMBLY: FIXTURES SIZED FOR: 722 OCCUPANTS

WOMEN:
50% OF 722 = 361 WOMEN
WATER CLOSETS: 1 PER 65
361 / 65 = 5.55 OR 6 REQUIRED
6 PROVIDED
3 EXISTING 3 NEW

LAVATORIES: 1 PER 200
361 / 200 = 1.8 OR 2 REQUIRED
7 PROVIDED
4 EXISTING 3 NEW

MEN:
50% OF 722 = 361 MEN
WATER CLOSETS: 1 PER 125
361 / 125 = 2.88 OR 3 REQUIRED
3 PROVIDED
3 EXISTING IN MAIN BATH

LAVATORIES: 1 PER 200
361 / 200 = 1.8 OR 2 REQUIRED
4 EXISTING



ARCHITECT
ARCHITEK DESIGN STUDIO
172 CATANIA WAY
ROYAL PALM BEACH, FL 3341
561.917.1128
ARCHITEK DESIGN STUDIO, LLC
www.ArchitekDesignStudio.com
MARK BORG, ARCHITECT
Mark@ArchitekDesignStudio.com
STEVEN VITEK, PRINCIPAL
Steven@ArchitekDesignStudio.com
561.917.1128

PROJECT

PLAY MONEY @ FLORIDA NEXUS PARK

2755 PETERS ROAD
FORT PIERCE
FLORIDA 34945

ARCHITECT'S SEAL

MARK BORG AR1010

ENGINEER'S SEAL

ARCHITECT ARCHITEK DESIGN STUDI
MEP ENGINEER
STRUCTURAL KAMM ENGINEERI
C.C.

PROJECT NO: 2024
DRAWN BY:
CHECKED BY: MB

05
04
03
02
01 03.29.2024 PRELIMINARY REVIEW

OVERALL PLAN

A100

2. A-2 ASSEMBLY OCCUPANCY: +/- 2,600 S.F.

BREAK AREA	200 SF @100	=	2 PERSON
STORAGE WAREHOUSE	1,950 SF @500	=	4 PEOPLE
PLAY AREA ASSEMBLY	5,805 SF @11	=	528 PEOPLE
PINBALL ROOM ASSEMBLY	600 SF@11	=	55 PEOPLE
POOL TABLE AREA UNCONCENTRATED (TABLES AND CHAIRS)	1,745 SF @15	=	116 PEOPLE
OFFICE BUSINESS	150 @150	=	1 PERSON
BAR SEATING 20'-0"	1 PER 1'-6"	=	14 PEOPLE
CASHIER STATION MAIN COUNTER	= 1 PERSON	=	1 PERSON
BAR SERVICE COUNTER	= 1 PERSON	=	1 PERSON
RESTROOMS/HALL/CIRCULATION	SIMULTANEOUS USE	=	0 PEOPLE

TOTAL = 722 PEOPLE

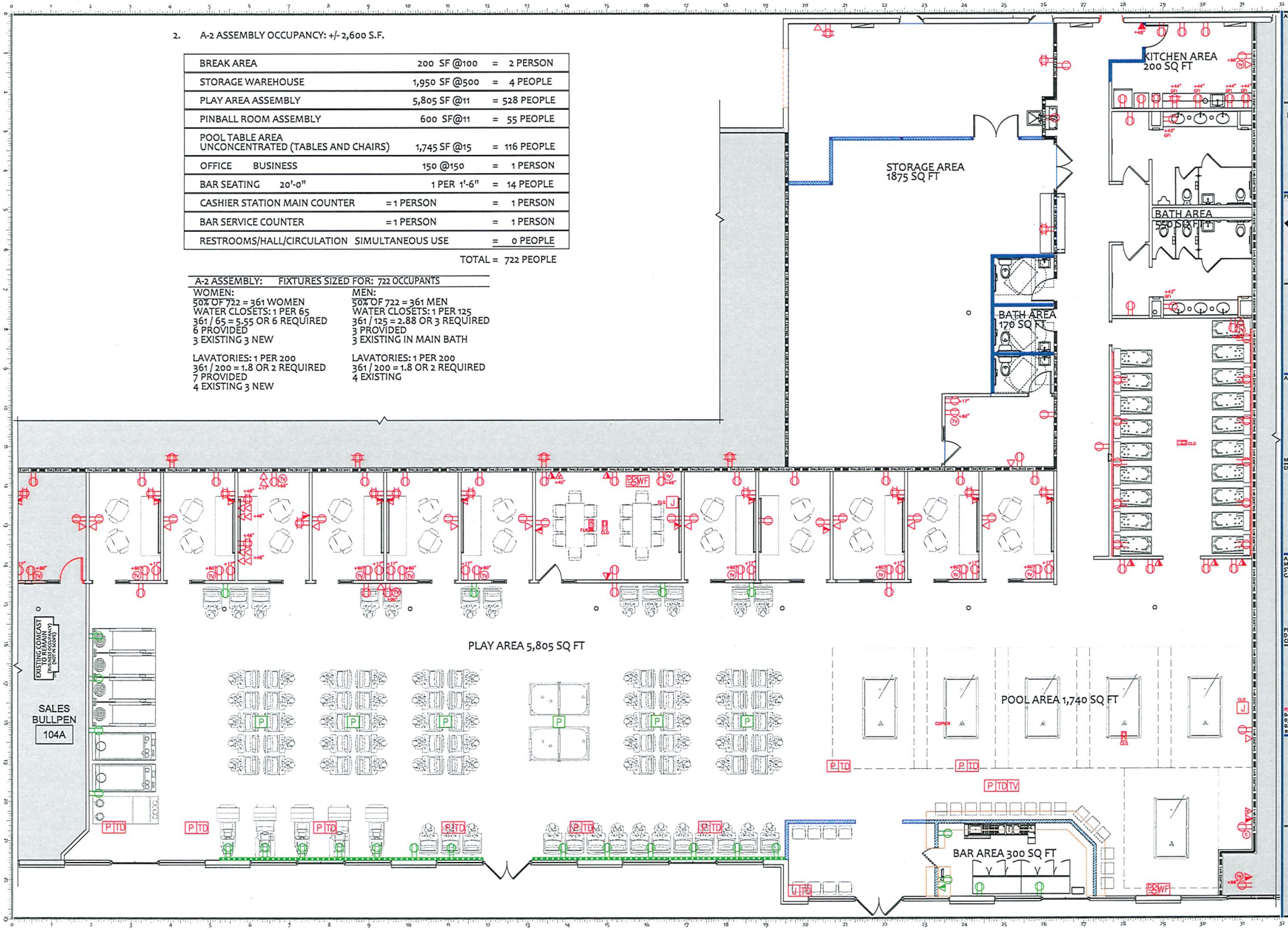
A-2 ASSEMBLY: FIXTURES SIZED FOR: 722 OCCUPANTS

WOMEN:
50% OF 722 = 361 WOMEN
WATER CLOSETS: 1 PER 65
361 / 65 = 5.55 OR 6 REQUIRED
6 PROVIDED
3 EXISTING 3 NEW

LAVATORIES: 1 PER 200
361 / 200 = 1.8 OR 2 REQUIRED
7 PROVIDED
4 EXISTING 3 NEW

MEN:
50% OF 722 = 361 MEN
WATER CLOSETS: 1 PER 125
361 / 125 = 2.88 OR 3 REQUIRED
3 PROVIDED
3 EXISTING IN MAIN BATH

LAVATORIES: 1 PER 200
361 / 200 = 1.8 OR 2 REQUIRED
4 EXISTING



ARCHITECT
ARCHITEK DESIGN STUDIO
172 CATANIA WAY
ROYAL PALM BEACH, FL 3341
561.917.1128
ARCHITEK DESIGN STUDIO, LLC
www.ArchitekDesignStudio.com
MARK BORG, ARCHITECT
Mark@ArchitekDesignStudio.com
STEVEN VITEK, PRINCIPAL
Steven@ArchitekDesignStudio.com
561.917.1128

PROJECT

PLAY MONEY @ FLORIDA NEXUS PARK

2755 PETERS ROAD
FORT PIERCE
FLORIDA 34945

ARCHITECT'S SEAL

MARK BORG AR1010

ENGINEER'S SEAL

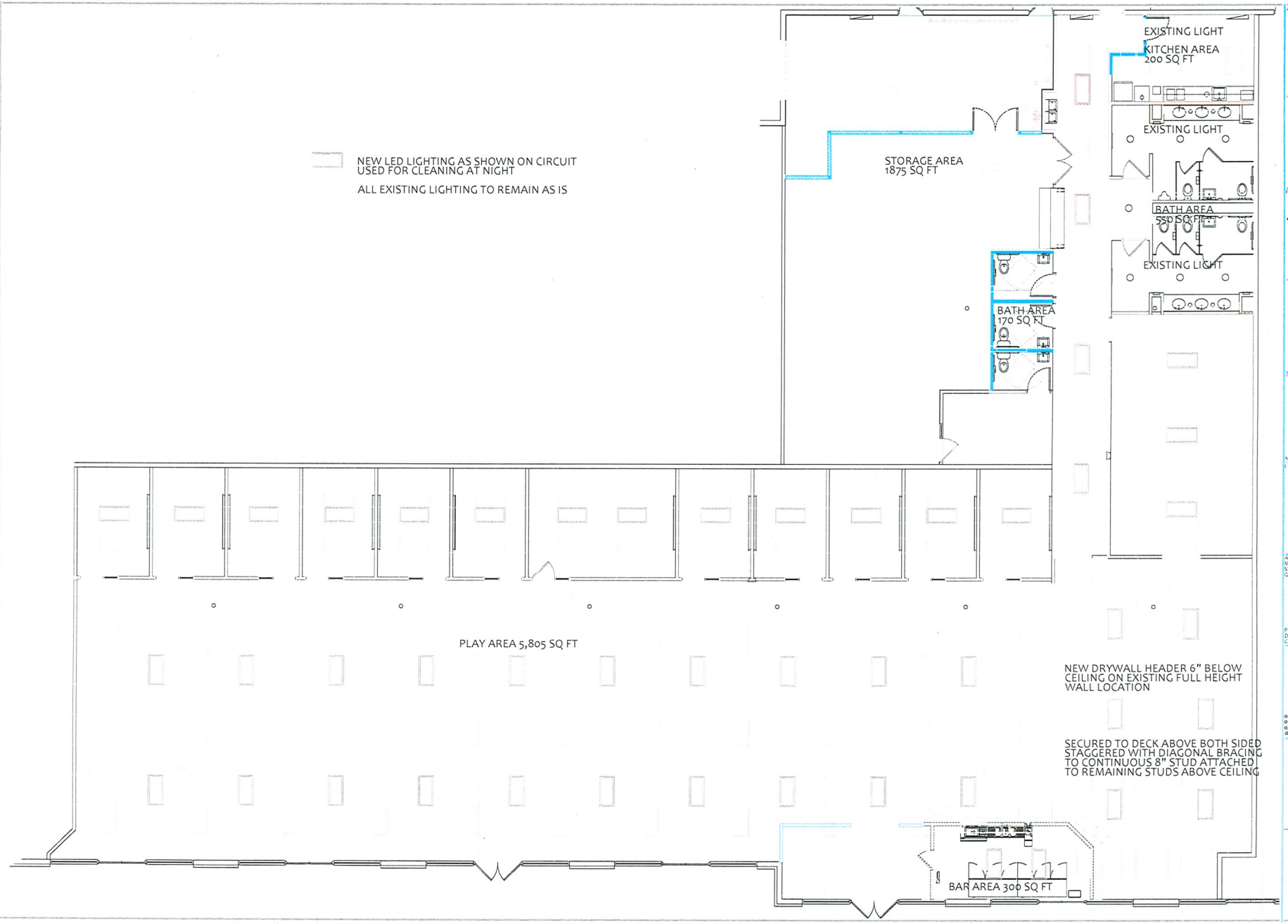
ARCHITECT ARCHITEK DESIGN STUDI
MEP ENGINEER KAMM ENGINEERI
STRUCTURAL
C.C.

PROJECT NO: 2024-
DRAWN BY:
CHECKED BY: MB /

05
04
03
02
01 03.29.2024 PRELIMINARY REVIEW

OVERALL PLAN

A100



ARCHITECT
ARCHITEK DESIGN STUDIO
172 CATANIA WAY
ROYAL PALM BEACH, FL 33411
561.917.1128
ARCHITEK DESIGN STUDIO, LLC
www.ArchitekDesignStudio.com
MARK BORG, ARCHITECT
Mark@ArchitekDesignStudio.com
STEVEN VITEK, PRINCIPAL
Steven@ArchitekDesignStudio.com
561.917.1128

PROJECT

PLAY MONEY @ FLORIDA NI PARK
2755 PETERS ROAD
FORT PIERCE
FLORIDA 34945

ARCHITECT SEAL

MARK BORG, AR101027
ENGINEER SEAL

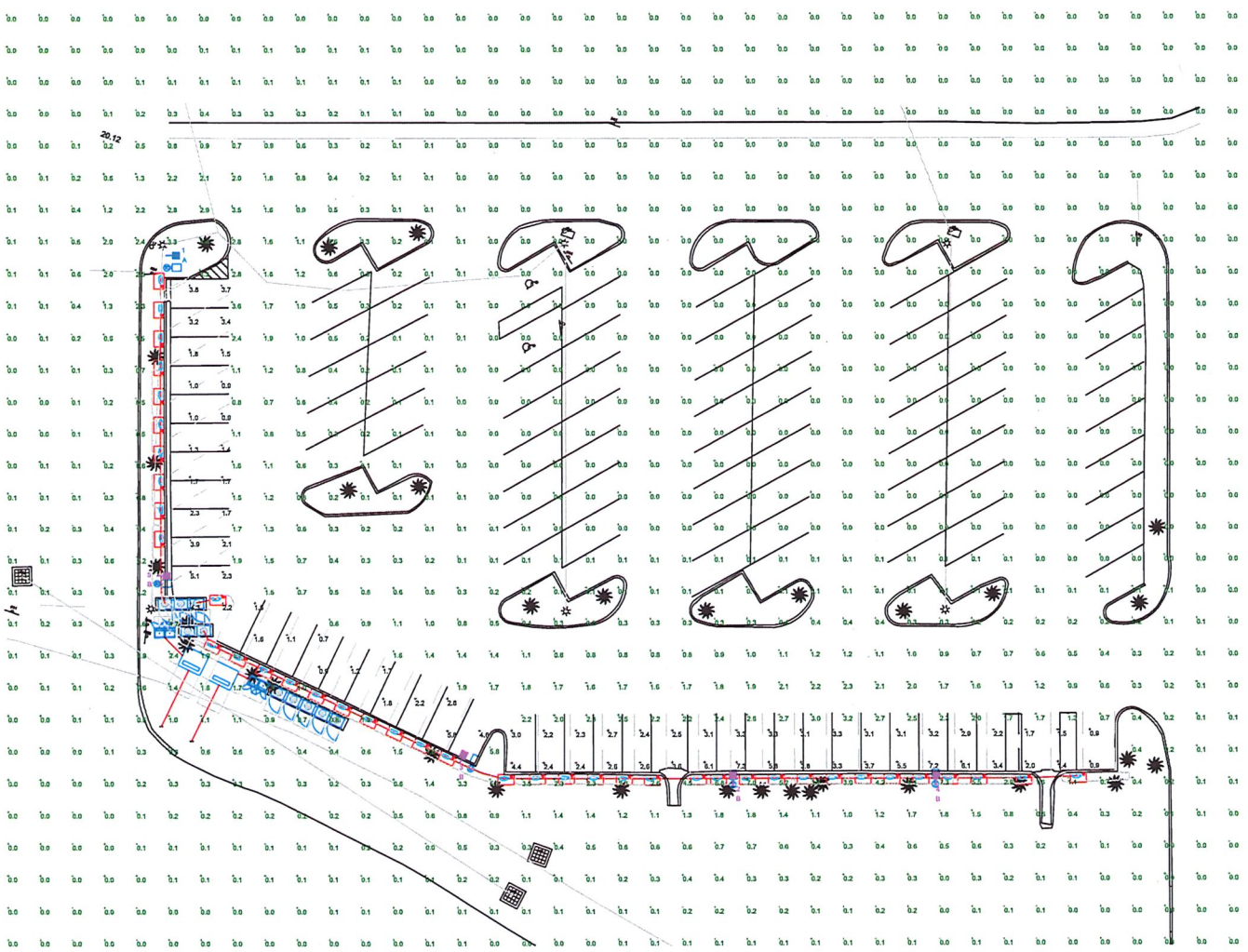
ARCHITECT	ARCHITEK DESIGN STUDIO
MEP ENGINEER	KAMM ENGINEERING
STRUCTURAL	
G.C.	

PROJECT NO:	2024.31
DRAWN BY:	SV
CHECKED BY:	MB / SV

04
03
02
01 03.29.2024 PRELIMINARY REVIEW

CEILING PLAN

A110



LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A	20
2	B	20
3	B	20
4	B	20
5	B	20

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	2.60	7.3	0.7	4.00	10.43
UNDEFINED	0.39	7.3	0.0	N.A.	N.A.

NOTE:
- ALL AREA LIGHTS ARE ON NEW 10 FT. POLES MOUNTED AT GRADE.

LUMINAIRE SCHEDULE

SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	1	A	Single	11875	1.000	B2-U0-G2	95	95	CREE, INC.	XSPMD-D-HT-4ME-12L-57K7-UL-XX-N (w/ TL7-B2)
	4	B	Single	11875	1.000	B2-U0-G2	95	380	Cree Inc	XSPMD-D-HT-3ME-12L-57K7-UL-XX-N (w/ TL7-B2)

RED LEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-674-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
.	.	.	.
.	.	.	.
.	.	.	.
.	.	.	.

DISCLAIMER

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THOSE OR ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RENDERINGS, THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND SIGNAGE STRUCTURES(S), LANDSCAPING PLANT(S), LIGHTING PLANT(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PURCHASED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES. BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY LOCATIONS OF EMERGENCY LIGHTING SHOWN WERE PROVIDED BY OTHERS. RED LEONARD ASSOCIATES IS NOT RESPONSIBLE FOR INSUFFICIENT LIGHTING DURING AN EMERGENCY EVENT. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

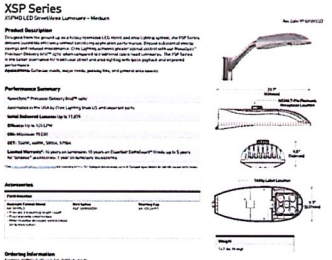
SCALE: 1" = 10'
LAYOUT BY: JSC
DWG SIZE: D
DATE: 06/16/2023

PROJECT NAME:
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER:
RL-8935-S1

TESLA

AREA	QTY	LABEL	DESCRIPTION
	1	A	XSPMD-D-HT-4ME-12L-57K7-UL-XX-N (W/ TL7-B2)
	4	B	XSPMD-D-HT-3ME-12L-57K7-UL-XX-N (W/ TL7-B2)

ADDITIONAL FIXTURE INFO



XSP Series

XSPMD LED Street/Area Luminaire – Medium

Product Description

Performance Summary

Accessories

Ordering Information

CREE LIGHTING

XSPMD LED Street/Area Luminaire – Medium

Product Specifications

CONSTRUCTION & MATERIALS

- Die cast aluminum housing
- Tool-less entry
- Mounts on 1.25" (32mm) I.P. (1.66" (42mm) O.D. or 2" (51mm) IP, 2.375" (60mm) O.D. horizontal tenon (minimum 3" (203mm) in length) and is adjustable +/- 5° to allow for future leveling (includes two saw T-bored to aid in leveling)
- Luminaire secures with two 316 stainless steel mounting bolts; optional four point mounting available.
- Exclusive ColorNext DuraSurface® finish features an E-Coat epoxy primer for superior corrosion protection and a durable super TGIC polyester resistant maintains its corrosion, ultraviolet degradation and abrasion.
- Comes standard with Utility Label per ANSI C136.15-2020 and 7-pin NEMA® Photocell Receptacle per ANSI C136.41
- Weight: 14.2 lbs. (6.4kg)

ELECTRICAL SYSTEM

- Input Voltage: 120-277V or 347-480V, 50/60Hz
- Power Factors: > 0.9 at full load
- Total Harmonic Distortion: < 20% at full load
- Integral 10kV/5kA surge suppression protection standard, 20kV/10kA surge suppression protection optional.
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used at the luminaire.
- Equipped with 0-10V dimming capabilities. Controls by others
- 16W Source Current: @ 170mA
- Luminaires with SLC options are DALI compatible per IEC 62386

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Certified to ANSI C136.31-2017, 3G bridge and overpass vibration standards
- ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Assembled in the USA by Cree Lighting from US and imported parts
- Meets Buy American requirements within ARRA
- RoHS compliant, Consult factory for additional details
- Dark Sky Friendly, DLC Approved when ordered with 3000K CCT. Please refer to https://www.clarity.cree.com/article/optimizing-for-dlc-and-dark-sky for more detailed information.

Product Specifications

SYNAPSE® SMART/VIEW® INTELLIGENT CONTROL

FOR NON-STREET LIGHTING APPLICATIONS ONLY

Synapse® SMART/VIEW® is a wireless control platform. A highly intuitive connected lighting solution for flat, roof and area applications only. The system features a simple, and robust self-healing mesh network with a browser based interface that runs on smartphones, tablets, and PCs. Using a Touch Link Lighting Controller and Site Controller. Comprehensive priorities, energy productivity, code compliance and a better light experience for new street lighting installations. SmartView® is the perfect solution for retrofit projects. Synapse® SMART/VIEW® is the perfect solution for new street lighting installations.

Synapse Wireless Control Accessories for Non-Street Lighting Applications and

Shorted Down*

Lumen Package	Optics	IES CU#	Nominal Wattage 120-480V	Choice Lumen Multiplier	Total Current (A)					
					120V	208V	240V	277V	347V	480V
TL	AS	AS	TB	1.00	0.91	0.44	0.40	0.33	0.27	0.20

*Shorted data at 40°C/104°F, Lumen multiplier may differ by ±1 10% when operating between 100-277V or 347-480V at -40°C/-40°F. Refer to Photometric Report before using at 5% utility data between 100-277V or 347-480V at -40°C/-40°F.

XSP Series (XSPMD) Ambient Adjusted Lumen Maintenance*

Ambient	Optics	Initial Lumens	25K hr Theoretical Lumens	50K hr Theoretical Lumens	75K hr Theoretical Lumens	100K hr Theoretical Lumens
0°C (32°F)	Asymmetric	1.10	1.01	1.01	0.94	0.94
	Symmetric	1.14	1.05	1.05	1.01	1.01
10°C (50°F)	Asymmetric	1.10	1.02	1.02	0.97	0.97
	Symmetric	1.12	1.03	1.03	1.01	1.01
15°C (59°F)	Asymmetric	1.10	1.01	0.99	0.94	0.94
	Symmetric	1.10	1.01	1.01	1.01	1.01
20°C (68°F)	Asymmetric	1.10	1.01	1.01	1.01	1.01
	Symmetric	1.10	1.01	1.01	1.01	1.01
25°C (77°F)	Asymmetric	1.10	1.01	1.01	1.01	1.01
	Symmetric	1.10	1.01	1.01	1.01	1.01
30°C (86°F)	Asymmetric	1.10	1.01	1.01	1.01	1.01
	Symmetric	1.10	1.01	1.01	1.01	1.01

*Lumen maintenance values at 30°C/86°F are calculated per IES TM-21 based on IES LM-80 tested data for the LED modules used in this luminaire family. Luminaire ambient temperature factors (LATF) have been applied to the lumen maintenance values in accordance with IES TM-21. Reported values represent theoretical performance and may not be achieved in actual operation.

Luminaires with IES TM-21 Reported values have been calculated for operation at 25°C/77°F unless noted otherwise. Values based on data received from an accredited laboratory in the IES LM-80 report for the LED.

*Customer values are calculated and represent lower luminaire that values the be test member of the test.

REDLEONARD ASSOCIATES

1340 Kemper Meadow Dr, Forest Park, OH 45240

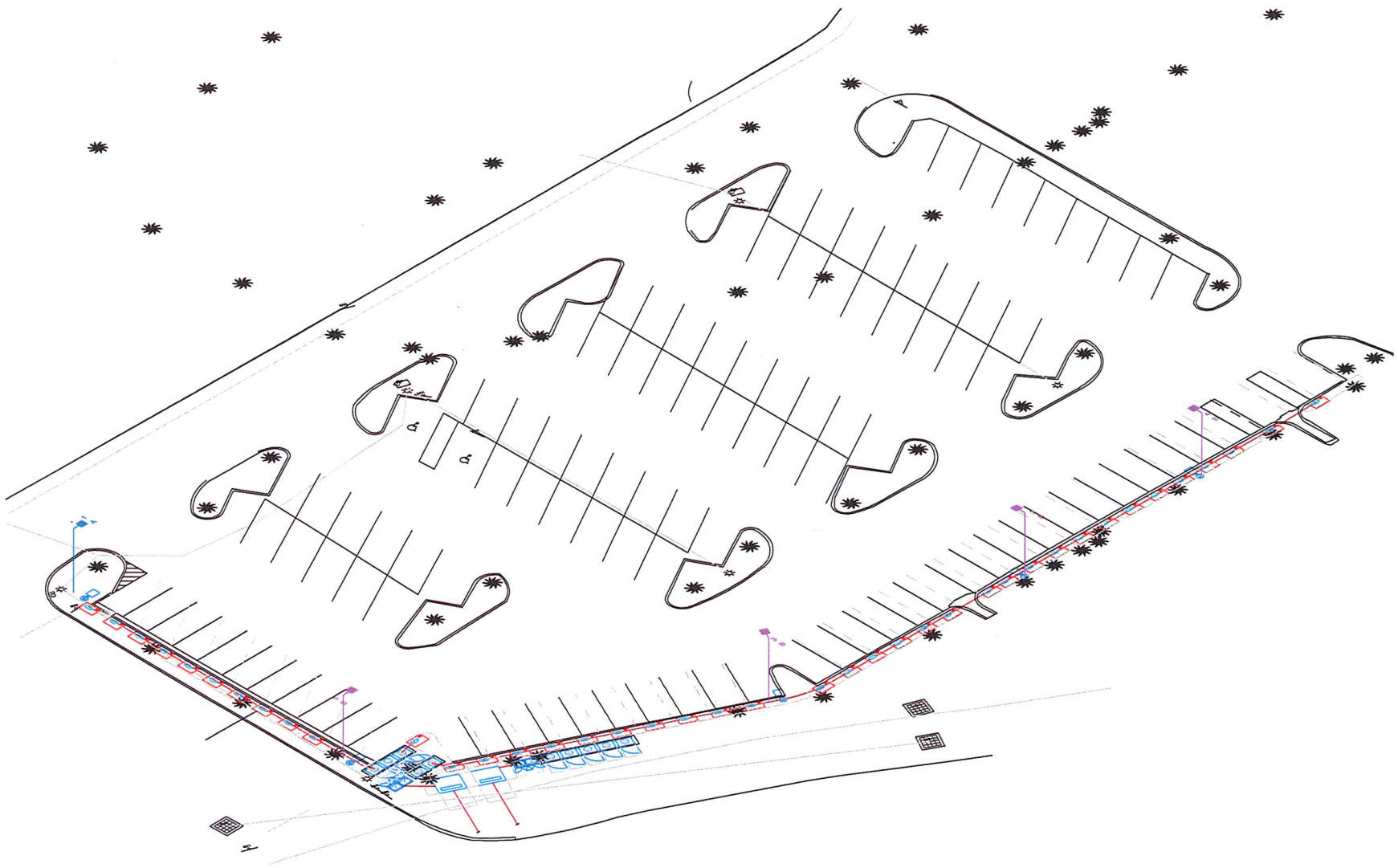
513-574-9500 | redleonard.com

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THOSE ON ANY PARAMETRIC. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE INSTRUCTIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OR, INSTALLATION OF AND/OR INTEGRITY OF LIGHTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), AND/OR BOX(ES), BASE(S), ARCHITECTURAL AND DRAINAGE STRUCTURE(S), LANDSCAPING PLANE(S), LIGHTING PLANE(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AFTER THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM ARNIE S. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME:
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER:
RL-8935-S1

TESLA

AREA



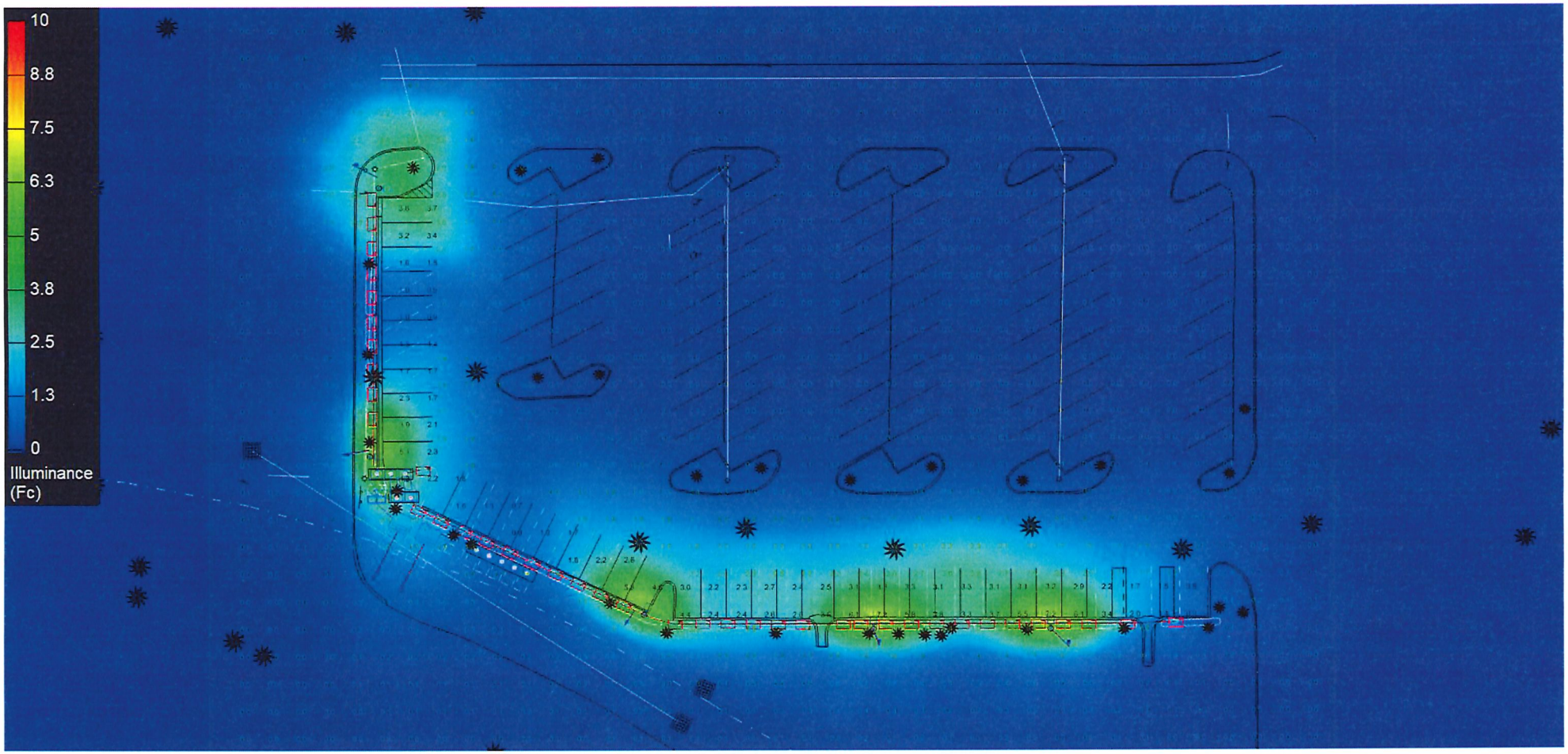
REDLEONARD ASSOCIATES

1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THOSE ON ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OR, INSTALLATION OF AND/OR INTEGRITY OF LIGHTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND DRAINAGE STRUCTURE(S), LANDSCAPING PLANE(S), LIGHTING PLANE(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AT THE CONCLUSION OF THE PUBLISHED WORK. THE CLIENT/APPL ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JARVIS S. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME:
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER:
RL-8935-S1

TESLA

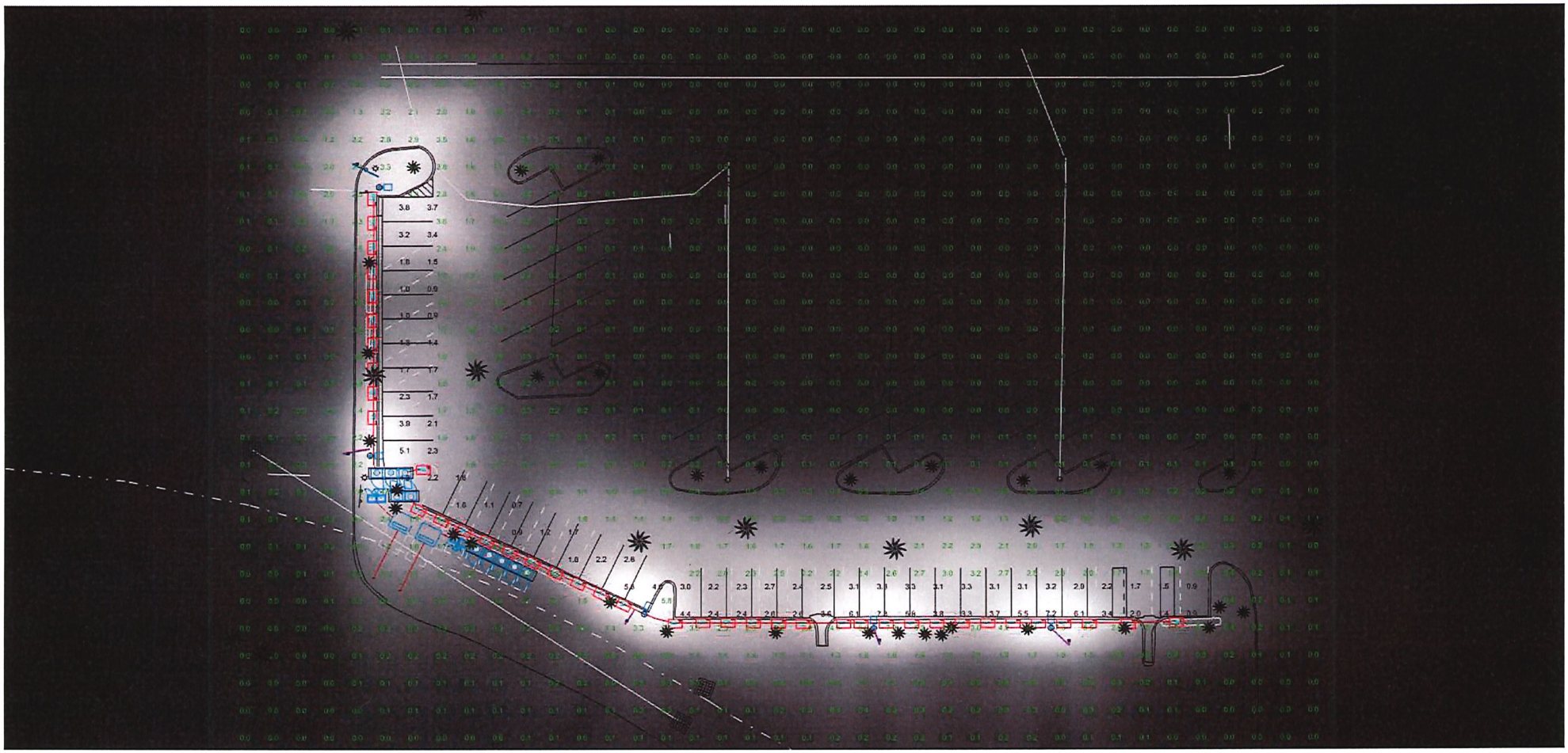


REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-074-9000 | redleonard.com

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THOSE ON ANY PARAMETER. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RECREATIONS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OR, INSTALLATION OF AND/OR INTEGRITY OF EXISTING BUILDING(S), ELIMINS/MINS AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), AND STRUCTURAL AND DRAINAGE STRUCTURES). LANDSCAPING PLAN(S), LIGHTING PLAN(S), FIXTURE SELECTION(S) AND PLACEMENT, MATERIAL(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AFTER THE CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM AYNNE J. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME:
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER:
RL-8935-S1

TESLA



REDLEONARD ASSOCIATES

1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

ANY SITE PLAN(S), FLOOR PLAN(S), RENDERING(S), LIGHTING LAYOUT(S) AND PHOTOMETRIC PLAN(S) INCLUDING BUT NOT LIMITED TO ANY PROJECT(S) CREATED/PRODUCED BY RED LEONARD ASSOCIATES INC., ARE ONLY INTENDED FOR ILLUSTRATION AND QUOTING PURPOSES ONLY. RED LEONARD ASSOCIATES HAS THE RIGHT TO USE THIRD PARTY LASERS, SCANNERS, AND CAMERAS BUT ACTUAL PROJECT CONDITIONS, DIMENSIONS, AND ACCURACY OF MEASUREMENTS MAY DIFFER FROM THOSE ON ANY PARAMETERS. RED LEONARD ASSOCIATES INC. ASSUMES NO LIABILITY FOR WHAT IS CREATED/PRODUCED IN THESE RENDERINGS. THIS INCLUDES BUT IS NOT LIMITED TO THE USE OF, INSTALLATION OF AND/OR INTEGRITY OF LIGHTING BUILDING(S), SURROUNDING AREA FOR PRODUCT(S) SUCH AS EXISTING POLE(S), ANCHOR BOLT(S), BASE(S), ARCHITECTURAL AND DRAINAGE STRUCTURE(S). LANDSCAPING PLANE(S), LIGHTING PLANE(S), FIXTURE SELECTION(S) AND PLACEMENT, MATTE PLANE(S), COLOR ACCURACY, TEXTURE(S), AND ANYTHING ATTRIBUTED TO PHOTO REALISM THAT IS CREATED. FURTHERMORE, RED LEONARD ASSOCIATES INC., DOES NOT ASSUME LIABILITY WHATSOEVER FOR ANY PURCHASES MADE BY CLIENT BEFORE, DURING, OR AFTER CONCLUSION OF THE PUBLISHED WORK. THE CUSTOMER, ITS RELATIVE AFFILIATES, AS WELL AS ANY OTHER PERSON(S) IN VIEWING OF THIS PRODUCT IS RESPONSIBLE FOR VERIFYING COMPLIANCE WITH ANY BUT NOT LIMITED TO ALL CODES, PERMITS, RESTRICTIONS, INSTRUCTIONS, PURCHASES, AND INSTALLATIONS OF OBJECTS VIEWED WITHIN THIS DOCUMENT(S) OR PROJECT(S). SYMBOLS ARE NOT DRAWN TO SCALE. SIZE IS FOR CLARITY PURPOSES ONLY. SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MEASUREMENTS MAY VARY. DRAWINGS ARE NOT INTENDED FOR ENGINEERING OR CONSTRUCTION USE. THIS DOCUMENT, ANY RED LEONARD DRAWING(S), OR PROJECT(S) IS NOT TO BE USED AND/OR INTENDED FOR ENGINEERING OR CONSTRUCTION PURPOSES, BUT FOR ILLUSTRATIVE PURPOSES ONLY. ANY USE OF THIS DOCUMENTATION AND/OR OTHER ARTICLES PRODUCED BY RED LEONARD WITHOUT WRITTEN AUTHORIZATION FROM JAYME J. LEONARD IS STRICTLY PROHIBITED.

PROJECT NAME:
TESLA
FT. PIERCE, FLORIDA
DRAWING NUMBER:
RL-8935-S1

TESLA

CROSSROADS PLAZA FP I, LLC
d/b/a FLORIDA NEXUS PARK
4800 N. Federal Highway, Suite 205B
Boca Raton, FL 33431
(561) 999-0006 phone, (561) 999-0007 fax

November 18, 2008

Mr. David Carlin
Assistant Director
Community Development Department
Planning Division
CITY OF FORT PIERCE
100 North U.S. 1
Fort Pierce, FL 34954

Dear Mr. Carlin:

This letter serves to memorialize our recent discussions regarding the need for a photometric study of the parking lot lighting at Florida Nexus Park.

As you are aware, in October 2008, thieves stole the high voltage electrical copper power lines serving the property. The value of the loss was over $200,000. The photometric study required for our Conditional Use approval can not be completed without power to the existing parking lot lights. The power shall be restored upon our commencement of work at the property, to avoid future thefts between now and then.

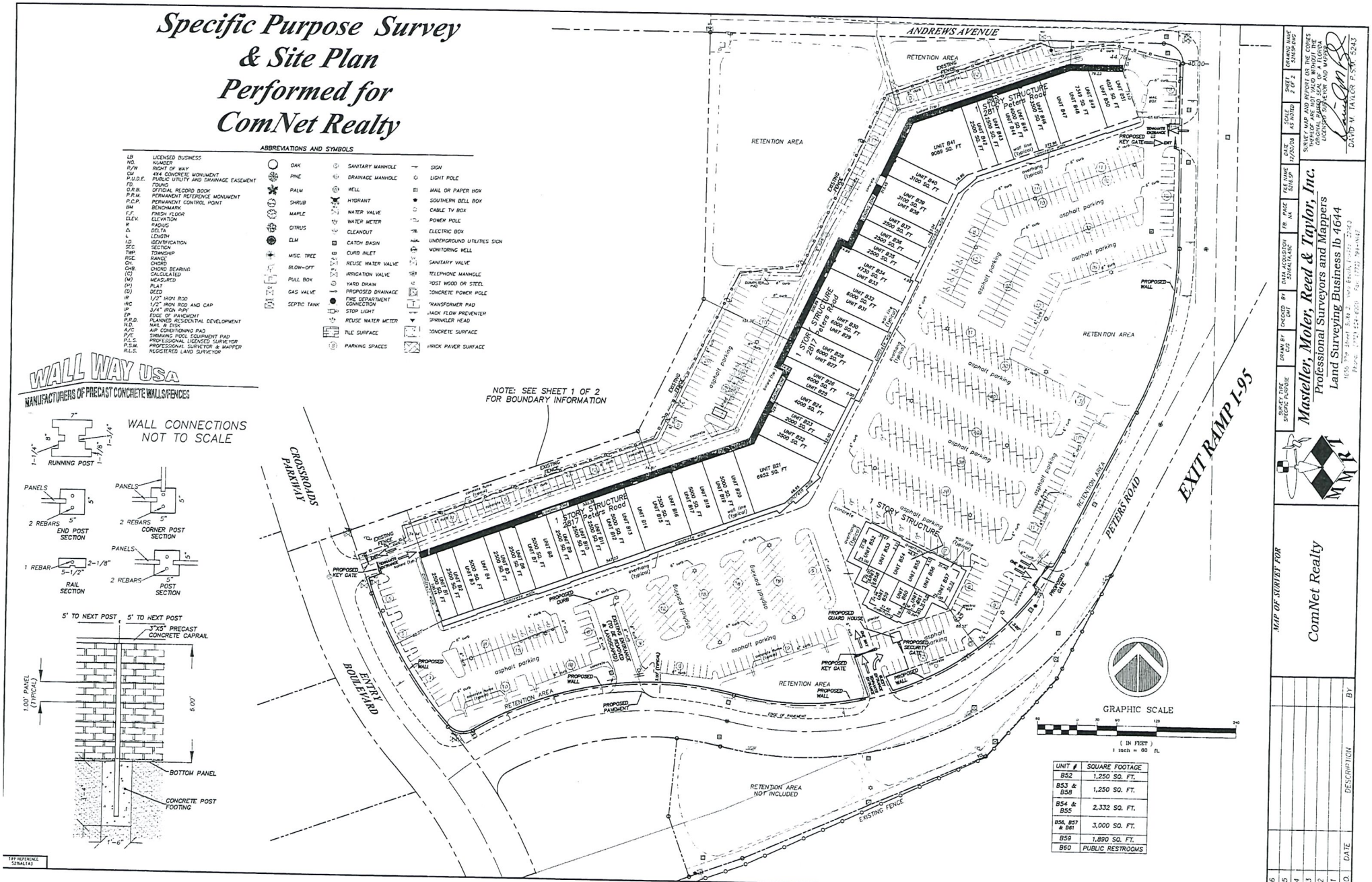
Attached is a copy of the City's code regarding parking lot lighting. This letter confirms that we shall meet or exceed the City's requirements. I believe the property, which has had active lot lighting since 1980's already complies, yet we will study it's conditions and improve it if needed.

Kindly inform me if you need further information.

Yours truly,

Harry Zuker
Property Manager

Specific Purpose Survey & Site Plan Performed for ComNet Realty



ABBREVIATIONS AND SYMBOLS

LB	LICENSED BUSINESS
NO.	NUMBER
R/W	RIGHT OF WAY
CM	4X4 CONCRETE MONUMENT
P.U.D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
TD.	TOUNG
O.R.B.	OFFICIAL RECORD BOOK
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
BM	BENCHMARK
F.F.	FINISH FLOOR
ELEV.	ELEVATION
R	RADIUS
Δ	DELTA
L	LENGTH
I.D.	IDENTIFICATION
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
CH.	CHORD
CHB.	CHORD BEARING
(C)	CALCULATED
(M)	MEASURED
(P)	PLAT
(D)	DEED
IR	1/2" IRON ROD
IRC	1/2" IRON ROD AND CAP
IP	3/4" IRON PIPE
EP	EDGE OF PAVEMENT
P.R.D.	PLANNED RESIDENTIAL DEVELOPMENT
N.D.	NAIL & DISK
A/C	AIR CONDITIONING PAD
P/E	SWIMMING POOL EQUIPMENT PAD
P.L.S.	PROFESSIONAL LICENSED SURVEYOR
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R.L.S.	REGISTERED LAND SURVEYOR

OAK	SANITARY MANHOLE	SIGN
PINE	DRAINAGE MANHOLE	LIGHT POLE
PALM	WELL	MAIL OR PAPER BOX
SHRUB	HYDRANT	SOUTHERN BELL BOX
MAPLE	WATER VALVE	CABLE TV BOX
CITRUS	WATER METER	POWER POLE
ELM	CLEANOUT	ELECTRIC BOX
	CATCH BASIN	UNDERGROUND UTILITIES SIGN
MISC. TREE	CURB INLET	MONITORING WELL
BLOW-OFF	REUSE WATER VALVE	SANITARY VALVE
PULL BOX	IRRIGATION VALVE	TELEPHONE MANHOLE
	YARD DRAIN	POST WOOD OR STEEL
GAS VALVE	PROPOSED DRAINAGE	CONCRETE POWER POLE
SEPTIC TANK	FIRE DEPARTMENT CONNECTION	TRANSFORMER PAD
	STOP LIGHT	BACK FLOW PREVENTER
	REUSE WATER METER	SPRINKLER HEAD
	TILE SURFACE	CONCRETE SURFACE
(P)	PARKING SPACES	BRICK PAVER SURFACE

WALL WAY USA

MANUFACTURERS OF PRECAST CONCRETE WALLS/FENCES

WALL CONNECTIONS NOT TO SCALE

UNIT #	SQUARE FOOTAGE
B52	1,250 SQ. FT.
B53 & B58	1,250 SQ. FT.
B54 & B55	2,332 SQ. FT.
B56, B57 & B61	3,000 SQ. FT.
B59	1,890 SQ. FT.
B60	PUBLIC RESTROOMS

SURVEY, MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DAVID M. TAYLOR P.S.M. 5243

Masteller, Moler, Reed & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business lb 4644
1655 37th Street, Suite 2 Vero Beach, Florida 32960
Phone: (772) 564-8200 Fax: (772) 794-1427

NO.	DATE	DESCRIPTION	BY
6			
5			
4			
3			
2			
1			

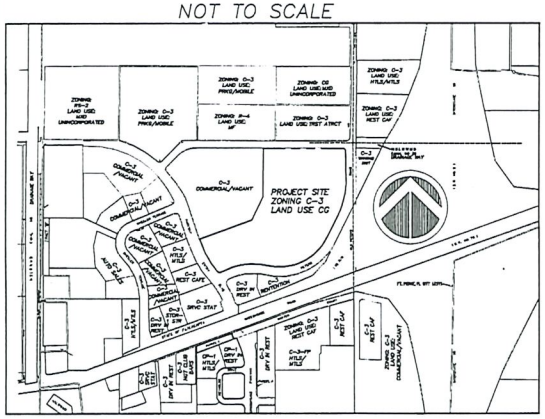
SURVEY TYPE: SPECIAL PURPOSE | DRAWN BY: CG | CHECKED BY: DMT | DATA ACQUISITION: 32164.11.ASC | FB - PAGE: NA | FILE NAME: 5316.DP | DATE: 12/20/18 | SCALE: AS NOTED | SHEET: 2 OF 2 | DRAWING NAME: 2 STEP DWG

MAP OF SURVEY FOR
ComNet Realty

TIFF REFERENCE SIGNATAS

Specific Purpose Survey & Site Plan
Performed for
ComNet Realty

SITE MAP
NOT TO SCALE



LEGAL DESCRIPTION

PARCEL 1

COMMENCE AT THE INTERIOR 1/4 SECTION CORNER OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA; THENCE RUN N89°41'32"W, ALONG THE EAST-WEST 1/4 SECTION LINE OF SAID SECTION 24, A DISTANCE OF 768.20 FEET; THENCE RUN S00°18'28"W, A DISTANCE OF 45.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN S89°41'32"E, A DISTANCE OF 683.72 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE RUN, SOUTHEASTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 89°36'9", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 46.92 FEET AND A LONG CHORD OF S44°53'22"E, A DISTANCE OF 42.28 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S00°05'13"E, A DISTANCE OF 281.67 FEET, PARALLEL WITH THE NORTH-SOUTH 1/4 SECTION LINE OF SAID SECTION 24 TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY, ALONG THE SAID CURVE HAVING ARC INTERIOR ANGLE OF 26°42'20", A RADIUS OF 560.00 FEET, AN ARC LENGTH OF 261.02 FEET AND A LONG CHORD OF S12°15'57"W, A DISTANCE OF 258.66 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN S25°37'08"W, A DISTANCE OF 237.49 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN, SOUTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 77°41'3", A RADIUS OF 435.00 FEET, AN ARC LENGTH OF 589.63 FEET AND A LONG CHORD OF S63°53'09"W, A DISTANCE OF 543.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN SOUTHWESTERLY ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 45°27'09", A RADIUS OF 515.00 FEET, AN ARC LENGTH OF 408.55 FEET AND A LONG CHORD OF S81°09'26"W, A DISTANCE OF 397.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN NORTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 80°06'22", A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 41.94 FEET AND A LONG CHORD OF N81°30'48"W, A DISTANCE OF 38.61 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST; THENCE RUN, NORTHWESTERLY, ALONG THE SAID CURVE HAVING AN INTERIOR ANGLE OF 21°31'01", A RADIUS OF 625.00 FEET, AN ARC LENGTH OF 234.71 FEET AND A LONG CHORD OF N30°42'06"W A DISTANCE OF 233.34 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N19°56'35"W, A DISTANCE OF 100.87 FEET; THENCE RUN N70°04'02"E, A DISTANCE OF 459.41 FEET; THENCE RUN N25°54'02"E, A DISTANCE OF 226.43 FEET; THENCE RUN N00°18'28"E, A DISTANCE OF 405.04 FEET, TO THE POINT OF BEGINNING; ALL LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA.
CONTAINING 18.61 ACRES, MORE OR LESS.

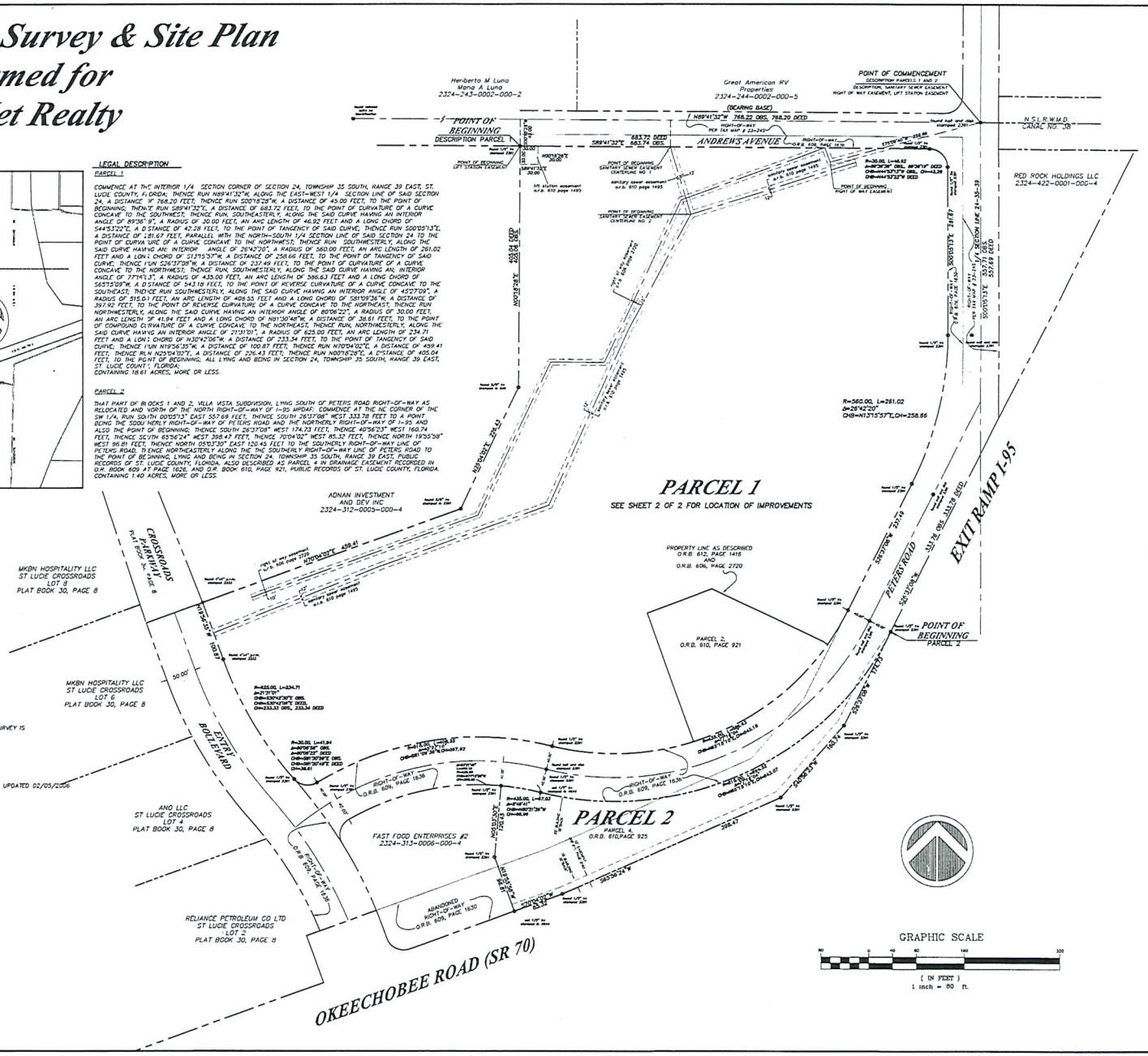
PARCEL 2

THAT PART OF BLOCKS 1 AND 2, VILLA VISTA SUBDIVISION, LYING SOUTH OF PETERS ROAD RIGHT-OF-WAY AS RELOCATED AND NORTH OF THE NORTH RIGHT-OF-WAY OF I-95 MPDAR. COMMENCE AT THE NE CORNER OF THE SW 1/4, RUN SOUTH 00°05'13" EAST 557.69 FEET; THENCE SOUTH 26°37'08" WEST 333.78 FEET TO A POINT BEING THE SOUTHERLY RIGHT-OF-WAY OF PETERS ROAD AND THE NORTHERLY RIGHT-OF-WAY OF I-95 AND ALSO THE POINT OF BEGINNING; THENCE SOUTH 26°37'08" WEST 174.73 FEET; THENCE 40°34'23" WEST 160.74 FEET; THENCE SOUTH 63°56'24" WEST 398.47 FEET; THENCE N70°04'02" WEST 85.12 FEET; THENCE NORTH 19°55'58" WEST 96.81 FEET; THENCE NORTH 05°03'30" EAST 120.45 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PETERS ROAD; THENCE NORTHEASTERLY ALONG THE THE SOUTHERLY RIGHT-OF-WAY LINE OF PETERS ROAD TO THE POINT OF BEGINNING, LYING AND BEING IN SECTION 24, TOWNSHIP 35 SOUTH, RANGE 39 EAST, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. ALSO DESCRIBED AS PARCEL 4 IN DRAINAGE EASEMENT RECORDED IN O.R. BOOK 609 AT PAGE 1626, AND O.R. BOOK 610, PAGE 921, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA.
CONTAINING 1.40 ACRES, MORE OR LESS.

REPORT OF SURVEY:

- TYPE OF SURVEY: SPECIFIC PURPOSE
- SURVEYOR IN RESPONSIBLE CHARGE: DAVID M. TAYLOR P.S.M. 5243

  MASTELLER, MOLER, REED & TAYLOR, INC. CERTIFICATE OF AUTHORIZATION L.B. 4644
  1655 27th STREET
  VERO BEACH, FLORIDA 32960 – PHONE (772) 564-8050
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT OF SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- HORIZONTAL CONTROL ACCURACY: THE EXPECTED USE OF THE SURVEY MAP AND REPORT FOR THE LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6.003(E) FAC) IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
- HORIZONTAL FEATURE ACCURACY: TOPOGRAPHIC LAND FEATURES (SIGNS, INLETS, VALVES, MAILBOXES, POWERPOLES, DRIVEWAYS, CULVERTS AND SIMILAR FEATURES) HAVE A HORIZONTAL FEATURE ACCURACY OF PLUS OR MINUS 0.25 FEET.
- FIELD WORK WAS OBTAINED DURING THE FOLLOWING TIME FRAME OR DATE: 07-09-03 THRU 07-28-03. UPDATED 02/05/2006
- THE BEARING BASE FOR THIS SURVEY IS AS FOLLOWS:
  A) ASSUMED
  B) QUARTER SECTION LINE BETWEEN A NAIL AND DISK STAMPED 2391 AND A R.R. SPIKE
  C) THE BEARING BEING N89°41'32"W
- NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN. NO TITLE OPINION IS EXPRESSED OR IMPLIED.
- THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR LOCATION OF ANY FOUNDATIONS, UTILITIES, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS EXCEPT AS SHOWN.
- THE PARCEL OF LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP 12111C0170 F, DATED AUGUST 19TH, 1901.
- UNLESS A COMPARISON IS SHOWN, PLAT VALUES & MEASURED VALUES ARE THE SAME.
- ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE IN ACCORDANCE WITH THE STANDARDS OF THE UNITED STATES.
- ALL SET REBAR AND CAPS STAMPED LD 4644 ARE 1/2" IN DIAMETER AS REQUIRED BY THE MINIMUM TECHNICAL STANDARDS.



TPP REFFRENCE 5216SP

NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			
6			

MAP OF SURVEY FOR
ComNet Realty

SURVEY TYPE: SPECIFIC PURPOSE | DRAWN BY: CG | CHECKED BY: DMT | DATA ACQUISITION: 5216LTA.ASC | FB: PAGE NA | FILE NAME: 5216.SP | DATE: 12/30/08 | SCALE: AS NOTED | SHEET: 1 OF 2 | DRAWING NAME: 5216SP.DWG

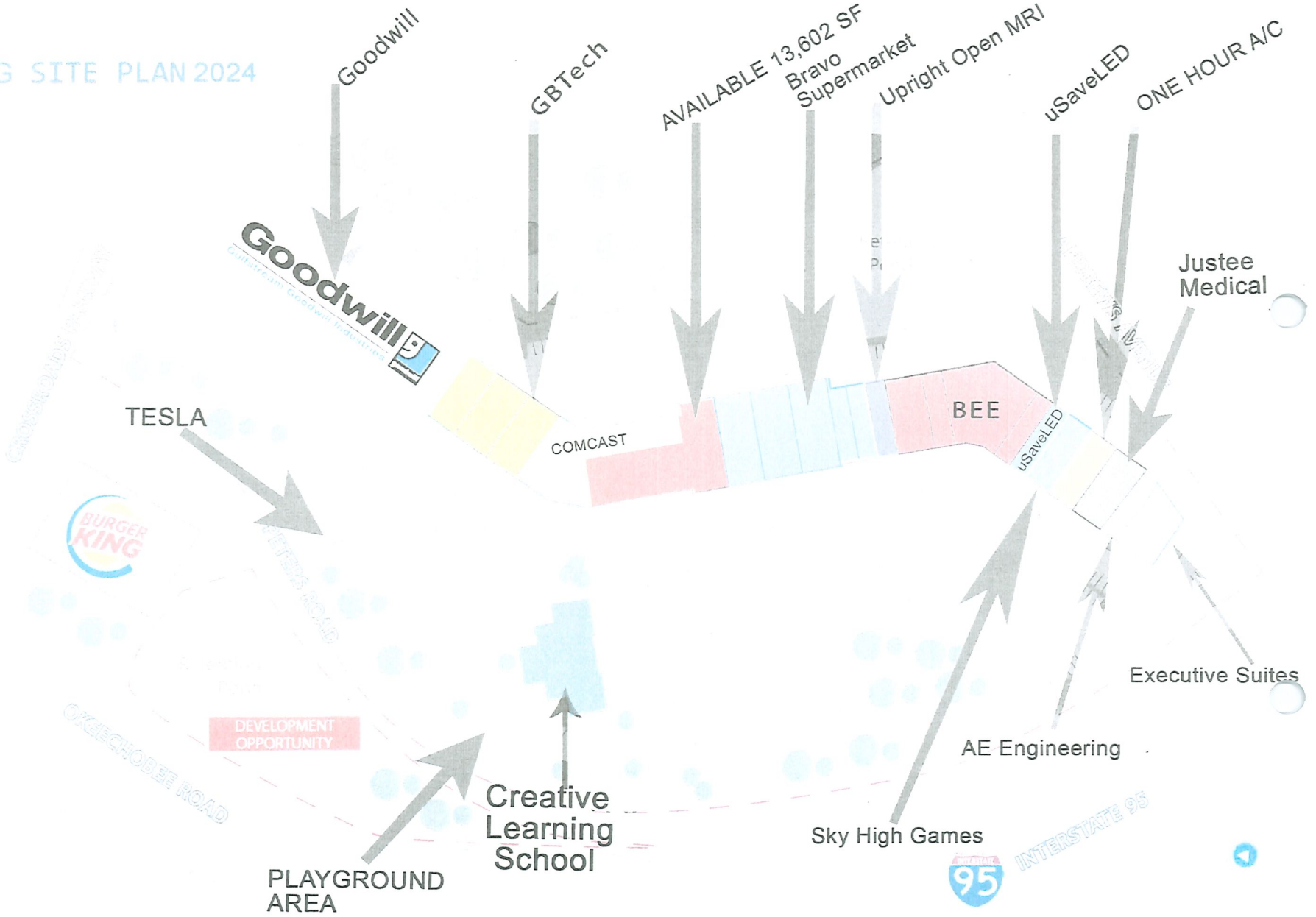
SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DAVID M. TAYLOR, P.S.M. #5243

Masteller, Moler, Reed & Taylor, Inc.
Professional Surveyors and Mappers
Land Surveying Business lb 4644
1655 27th Street, Suite 2, Vero Beach, Florida 32960
Phone (772) 564-8050 Fax (772) 231-0647

LEASING SITE PLAN 2024

FLORIDA NEXUS PARK



TENANT	BAY #	STR ADDRESS
Goodwill Store	1	2807 9
	2	2805
	3	2803
	4	2801
	5	2799
	6	2797
Front Door	7	2795
Goodwill Training Center	8	2793
	9	2791
	10	2789
	12	2787
	13	2785
Front Door	14	2783
	15	2781
	16	2779
GB Tech	17	2777
Front Door	18	2775
	19	2773
	20	2771
Comcast *Front Door*	21	2769
Play Money	22	2767
	23	2765
	24	2763
	25	2761
	26	2759
	27	2757
	28	2755
Bravo Supermarket	29	2753
	30	2751
	31	2749
Front Door	32	2747
	33	2745
	34	2743
	35	2741
	36	2739
Broader MRI	37	2737
Bee Electronics	38	2735
Front Door	39	2733
	40	2725
	41	2723
	42	2721
LaVenture / uSave LED storage	43	2719
Cloud 9 Comics	44	2717
	45	2715
One Hour AC	46	2713
Justec College	47	2711
Front Door	48	2709
AE Engineering	49	2707
Executive Suites / Management	50	2705
	51	2703
Outparcel Building	52	2817
Vacant	53	2819
Vacant	54	2821
Vacant	55	2823
Vacant	56	2825
Vacant	57	2827
Vacant	58	2829
Vacant	59	2831
Vacant	60	2833

Play Money Pinball Arcade-Bar

We're OPEN regular hours on Easter! Noon-

11pm. Smash Bros Tournament starts at 7pm!

Wanna Play?

Old games, new games, team games, solo games, video games, arcade games, pinball games, basketball games, table shuffle board, skee ball, adult karaoke nights, and so much more! (Like beer, mixed drinks, and seltzer drinks!)

Welcome to Play Money Pinball arcade and bar! We want to bring the Treasure Coast a unique and local experience for people of all ages. We welcome families, and have adults-only hours Friday and Saturday nights for our partiers.

We hope you love our vibe and feel you can "do you!" We offer tons of games, tournaments, parties, discount days and fundraisers, adult karaoke, sodas, beer, seltzer, and mixed drinks. There's something for everyone here!

*Note: wristband purchase is required for every person to enter Play Money, including chaperones. Thanks!

Sun, Mon Tues, Wed, Thur: 12:00 noon- 11:00 pm

Fri and Sat: 12:00 noon- 1:00 am *16 years and up after 9 pm

Children 11 and under must be accompanied by an adult.

872 SW Federal Highway

Stuart, FL 34994

https://www.facebook.com/PlayMoneyFL <
https://www.facebook.com/PlayMoneyFL>

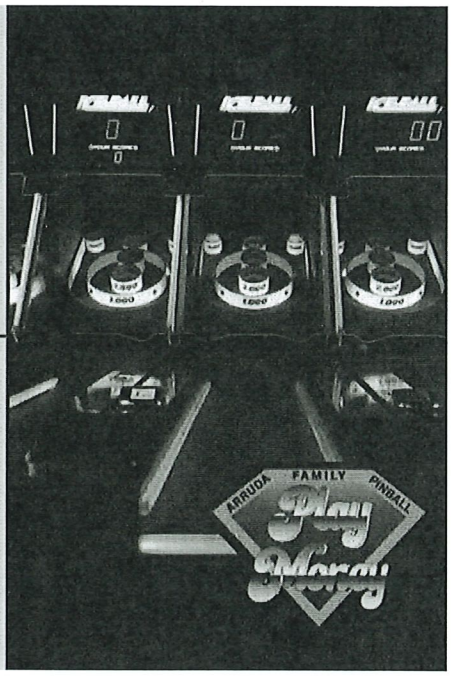
Copyright 2020 Play Money LLC

PLAY MONEY GAMING ARCADE & BAR

Get ready to level up your gaming experience!

872 SW Federal Hwy Stuart, Fl.
(772) 286-8007
PlayMoneyFl@gmail.com

www.PlayMoneyFl.com @PlayMoneyFl
#PlayMoneyFl



© 2024 Play Money Pinball Arcade Bar < https://playmoneyfl.com/>

THE SUNRISE CITY
FORT PIERCE
CITY CLERK'S OFFICE
Florida

December 4, 2018

Henry Zuker, Manager
Crossroads Plaza FPI, LLC
4800 N Federal Highway #B-205
Boca Raton, FL 33431

Dear Mr. Zuker:

The City Commission of the City of Fort Pierce, Florida, at their meeting on Monday, December 3, 2018, approved your application for a Conditional Use with No New Construction submitted by the property owner, Crossroads Parkway FPI, LLC and the applicant, Harry Zuker, to allow the uses of Artisan, Cabinet Shops/Woodworking, Light Industrial Service, Catering Facility (Large Scale), Contractor/Others Performing Services Off-Site, Microbrewery, Research Service, and Wholesale Trade to be permitted at the Nexus Business Park located at 2765 Peters Road in Fort Pierce, Florida with the following conditions: 1) Please ensure separation of uses; particularly the Police Athletic League from the other uses; and 2) No outdoor storage, other than moving vehicles.

If you have any questions, please contact the planning department.

Very truly yours,

Linda W. Cox
City Clerk

cc: Rebecca Grohall, Planning Director

Technical Review Committee **1. d.**

Meeting Date: 05/16/2024

REQUESTED ACTION

Planned Development - Gordy Creek
Gordy Road, S. of Okeechobee Road and W. of the Turnpike
(2326-130-0000-000-7 and 2326-130-0000-010-0)

SUMMARY

Project #: 24-43900001

Request for review of application for a Zoning Atlas Map Amendment of two (2) parcels of land to change the Zoning classification from Agricultural (1 du/ac) (AG-1) (St. Lucie County Zoning) to Planned Development (**PD**). Applicant Dan Sorrow of Cotleur & Hearing is proposing 317 residential units and a large preserve and recreational park with pedestrian trails on the western portion of the site which surrounds quality habitat, wetlands, and the Ten-Mile Creek. The approximately 76.97 acre site is located at or near Gordy Road, south of Okeechobee Road and west of the Turnpike, more specifically at Parcel ID(s): 2326-130-0000-000-7 and 2326-130-0000-010-0.

Please review and provide comments at least two days prior to the meeting date. Send all comments to vgilmore@cityoffortpierce.com and planning@cityoffortpierce.com. Do not hesitate to contact me should you require any additional information at 772-467-3741.

LOCATION

Gordy Road, south of Okeechobee Road and west of the Turnpike (2326-130-0000-000-7 and 2326-130-0000-010-0)

RESPONSIBLE STAFF

Vennis Gilmore, Assistant Planning Director

RECOMMENDATION

To be determined after review.

Attachments

TRC Packet

Form Review

Form Started By: Vennis Gilmore Started On: 05/01/2024 05:26 PM
Final Approval Date: 05/02/2024

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

Application for Zoning Atlas Map Amendment

Application submission shall include the following:

•**TRC** (*Initial Submission): One (1) original and (8) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**Planning Board**: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

•**City Commission**: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

In addition to a complete application, packets shall include:

- ☐ Warranty Deed & Legal Description
- ☐ St. Lucie County Property Record Card
- ☐ Statement of why there is a need for the proposed future land use map amendment and how the amendment will result in an orderly and logical development pattern; statements how amendment(s) are consistent with Comprehensive Plan; how future land use designation is compatible with future land use designations and existing land uses surrounding the amended lands; identify future land use designations and existing land uses within a ½ mile of the subject property that have the same or greater type of proposed future land use designation; data and analysis to support conclusions.
- ☐ Current Survey
- ☐ Environmental Study
- ☐ Traffic Impact Report
- ☐ *** Capacity Analysis-Separate Form
- ☐ Drainage Analysis
- ☐ Historical Report
- ☐ 1 CD of all documents submitted in PDF
- ☐ Other_____

1. Property Address/Location: Southeast of the intersection of SR 70 and Turnpike
2. Property Tax ID(s): 2326-130-0000-000-7 and 2326-130-0000-010-0
3. Total Acreage: 76.97
4. Existing Future Land Use Designation: MXD
5. Existing Zoning Classification: AG-1 (SLC)
6. Proposed Zoning Classification: PD
7. Other applications being submitted concurrent with this application, if any: _____

8. Describe the existing uses, improvements and structures on the amendment lands: Vacant undeveloped parcel

9. Are there any identified or possible historical structures on the amendment lands? No

10. The reason for making this request: To allow a residential PD development with a strong focus on preservation and recreational features.

11. CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Agricultural	MXD (SLC)	AG-1 (SLC)
South	Preserve	CPUDB (SLC)	CPUD (SLC)
East	SFWMD area	SD (SLC)	AG-1 (SLC)
West	Turnpike	T/U (SLC)	I (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG1	1 du/ac	76.97	X
Proposed	MXD	PD	6 du/ac	76.97	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6 = persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Current Zoning	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
Proposed Zoning	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Change in Demand	**Total gallons per day** 82,160 - 19,760 = 62,400

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum (316 du x 2.6 persons) x 100 gpd = 82,160gpd
Current Zoning	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
Proposed Zoning	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Change in Demand	**Total gallons per day** 82,160 - 19,760 = 62,400

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	16.48ac	16.48ac
Urban District	5 acres per 1,000 people	0	4.12ac	4.12ac
Community	2.5 acres per 1,000 people	0	2.06ac	2.06ac
Neighborhood	1.36 acres per 1,000 people	0	1.12ac	1.12ac

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

	K-8	High
School Name	Rivers Edge Elementary School	Fort Pierce Central High School
City	Port St. Lucie	Fort Pierce
Distance	2.6mi	3.3mi
Current Zoning Enrollment Demand	22	10
Proposed Zoning Enrollment Demand	90	39
Change in Demand	72	29

E. Solid Waste: 2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units	
Demand Analysis	Maximum
Current Zoning	76 units, 10 yards required
Proposed Zoning	316 units, 42 yards required
Change in Demand	32 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	No negative impacts to the volume of stormwater discharged to Tenmile Creek are proposed. The designed SWMS restricts discharge to a volume of 2" over the site area per day, per NSLRWCD standards. The post-development discharge rate will be decreased from the pre-development rate. Because Tenmile Creek is an impaired water body, 150% of the required treatment volume will be staged before any stormwater is discharged from the system.

III. Transportation Analysis

G. Traffic
Most recent ITE Code for use; HCM Roadway Capacity

	AADT	AM/PM Peak Hour Trips
Demand Analysis	Maximum	Maximum
Current Zoning	LUC 210 - 808	LUC 210 - 59/78
Proposed Zoning	LUC 210 & 220 - 2675	LUC 210 & 220 - 192/251
Change in Demand	Trips1867	Trips133/173
Impact to Capacity	Level of Service is maintained on the surrounding roadway network. See Traffic Study dated 3/06/2024.	

12. Name of Owner(s): Zentex Ventures LTD
Mailing Address: 44 Coconut Row, Unit B-22
City Palm Beach State FL Zip 33480
Phone #
E-mail:

13. Name of Applicant: Gordy Creek, LLC
Mailing Address: 1548 SE 6th Street
City Deerfield Beach State FL Zip 33441
Phone # 904-219-3330 Fax #
E-mail: lara@swansonlandco.com

14. Name of Representative: Cotleur & Hearing
Mailing Address: 1934 Commerce Lane, Suite 1
City Jupiter State FL Zip 33458
Phone # 561-747-6336 Fax #
E-mail: dsorrow@cotleur-hearing.com

15. Applicant Acknowledgements (Owner's signature must be notarized)

I certify that: (Check One)

☐ I (we) do hereby certify that I (we) own in fee simple the above referenced described property for which a change in Zoning Classification is requested.

☑ I (we) are not the owner of the above described property; however, the owners signature below authorizes the applicants the authority to act as agent for the owner(s) of record.

Applicant's Signature 3/13/2024 Date

1548 SE 6th Street, Deerfield Beach FL 33441

Address State Zip

904-219-3330 lara@swansonlandco.com

Phone Fax E-mail Address

16. Property Owners Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application for a change in zoning classification. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Agent to act in his/her behalf for the purposes of seeking this change to the City' Land Development Regulations for the property described herein.

Zentex Ventures Ltd (917) 881-4505

Property Owner's Name (Please Print) Phone

44 Cocoanut Row, B22 Palm Beach, FL 33480

Address State Zip

Property Owner's Signature 3/14/24 Date

STATE OF FLORIDA)
~~ST LUCIE~~ COUNTY)
PALM BEACH

The foregoing instrument was acknowledged before me this 14 day of MARCH, 2024, by GARY MATTHEW ZENTNER who is personally known to me or has produced FL DL as id

Signature of Notary (seal)

KATHLEEN WILLIAMS GOYANES
Notary Public - State of Florida
Commission # HH148898
My Comm. Expires Jul 5, 2025
Bonded through National Notary Assn.

OFFICE USE:

DATE RECEIVED:_____ Signed:_____

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

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

Ordinance No:_____ Date Approved: _____

Cotleur & Hearing

LC26000335

LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION

1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

October 25, 2023

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

RE: Letter of Authorization

To Whom it may Concern:

Please be advised that Gordy Creek, LLC is the applicant for the Gordy Creek project on parcels 2326-130-0000-000-7 and 2326-130-0000-010-0, located on Gordy Road just south of Okeechobee Road and west of the Turnpike. The undersigned Authorized Person, Lara Swanson, hereby gives consent to Cotleur & Hearing to act as agent for the purpose of obtaining approvals and permits from the local and state government agencies regarding any necessary land use amendment, rezoning, site plan, and other similar applications with the Planning Department at the City of Fort Pierce.

For:

Lara Swanson
Authorized Person

10/31/2023
Date

Lara Swanson
Printed Name

NOTARY ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF Brevard

I hereby certify that the foregoing instrument was acknowledged before me this 31st day of October, 2023, by Lara Swanson. ~~He or~~ she is personally known to me or ~~has provided~~ _____ as identification.

Notary Public Signature
State of Florida at-large

JEFFREY J. THOMAS
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-30-2026
STATE OF FLORIDA
COMMISSION NUMBER HH 226117

Jeffrey J. Thomas
Printed Name

EDWIN M. FRY, Jr., CLERK OF THE CIRCUIT COURT - SAINT LUCIE COUNTY
FILE # 2769911 OR BOOK 2449 PAGE 119, Recorded 12/29/2005 at 11:30 AM
Doc Tax: $0.70

THIS INSTRUMENT PREPARED BY
AND RETURN TO:
PAUL A. KRASKER, ESQ.
625 N. FLAGLER DRIVE, 9TH FLOOR
WEST PALM BEACH, FL 33401

Property Control Nos.

Tax Identification No. of Grantee

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 21st day of December 2005, between Zentex Management, Inc., a Delaware corporation, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480, Grantor, and Zentex Ventures, Ltd., a Florida limited partnership, whose post office address is: 44 Cocoanut Drive, #B22, Palm Beach, Florida 33480 Grantee (which term includes the singular or plural, as the case may be):

WITNESSETH. That said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, an undivided 1/2% in the following described land, situate, lying and being in St.Lucie County, Florida, to-wit:

See Attached Exhibit "A"

SUBJECT, HOWEVER, TO: restrictions, reservations, limitations, and easements of record (it not being the intent hereof to reimpose same); to property taxes for the year 2006 and subsequent years; and to all applicable governmental regulations.

and Grantor does hereby fully warrant the title to the Land, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES:

(1) _____
Print Name: Susan M. Weser

(2) _____
Print Name: D. JEAN RICH

GRANTOR:

Zentex Management, Inc., a
Delaware corporation

By: _____
Name: PAT ZENTNER
Title: PRESIDENT

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 21st day of December, 2005, by Gary Zentner, who:

X is personally known to me, **OR**
____ has produced _____ as identification.

Susan M. Weser
NOTARY PUBLIC
NOTARY NAME: _____
Serial (Commission) Number:
_____

(NOTARY STAMP)

SUSAN M. WESER
MY COMMISSION # DD 089552
EXPIRES April 26, 2006
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

Legal Description

Parcel 1:

Beginning on the Quarter Section line 64 feet West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence North 11 degrees 35 minutes West 418 feet to center of Gully; thence following center of Gully to Quarter Section line at a point 334.6 feet West of Point of Beginning, thence East 334.6 feet to Point of Beginning.

Beginning at the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of Section 26, Township 35 South, Range 39 East, run thence South 110.5 feet; thence turning Easterly at an angle of 122 degrees 57 minutes to the foregoing line and run 199.8 feet; thence turn Northerly at an angle of 140 degrees 13 minutes and run 300 feet; thence run Northerly at an angle of 82 degrees 42 minutes and run 186 feet to the Quarter Section line; thence along the Quarter Section line 422.8 feet to the Point of Beginning.

and the South 1/2 of the Northeast 1/4 of Section 26, Township 35 South, Range 39 East.

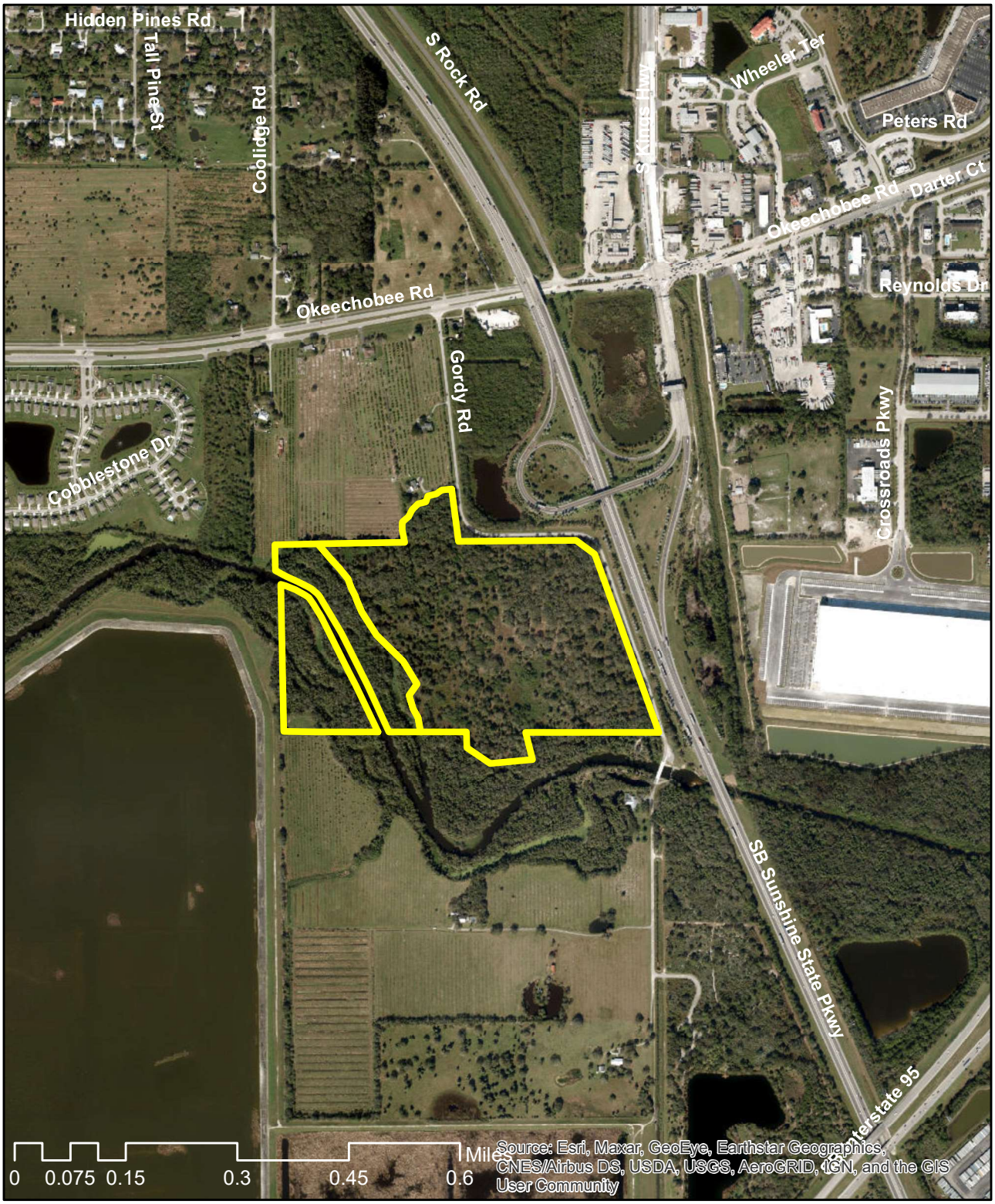
Excepting therefrom all Rights of Way for Public Roads and Canals.

and

Parcel 2:

Section 26, Township 35 South, Range 39 East, Begin 64 West of the Southeast corner of the Northwest 1/4 of the Northeast 1/4 run North 5 degrees 45 minutes 11 seconds West 378.88 feet along the West line of Gordy Road to Center of Gully, thence follow the center of the Gully to a point on the South line of the Northwest 1/4 of the Northeast 1/4, thence East 365.78 feet to the Point of Beginning.

Property Control Nos. 2326-124-0000-000-8 and 2326-130-0000-000-7



N
W E
S

Gordy Creek
Aerial and Location Map

1 inch = 1,053 feet

0 0.0750.15 0.3 0.45 0.6 Miles

Cotleur & Hearing
1934 Commerce Lane · Suite 1 · Jupiter, FL · 33458
561.747.6336 · 561.747.1377

LEGAL DESCRIPTION

LAND SITUATED IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFORM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

March 14, 2024

City of Fort Pierce
Planning Department
100 N US Highway 1
Fort Pierce, FL 34950

Gordy Creek
PD Rezoning
Narrative

Description:
Parcel ID: 2326-130-0000-000-7 and 2326-130-0000-010-0
Site Location: Gordy Road, south of Okeechobee Road and west of the Turnpike
Project Site: 76.97 acres
Existing Land Use: MXD
Existing Zoning: AG-1 (SLC)
Proposed Zoning: PD

To whom it may concern,

On Behalf of the applicant, Gordy Creek LLC, please accept this narrative as part of the PD Rezoning application for the proposed residential development project on Gordy Road, south of Okeechobee Road. This nearly 77-acre site has an existing land use of MXD and existing zoning of AG-1. There are two main concerns with the existing zoning designation, one being that it is a St. Lucie County zoning designation which was never changed after annexation. The second issue that an agricultural zoning is not appropriate for the existing underlaying land use of MXD, as it would not allow for the mixed used components to be utilized to their appropriate potential.

Per the Fort Pierce Comprehensive Plan Policy 1.1.6.B, a site with the MXD designation is required to have any two of the following uses within the development:

- Residential (single family and/or multifamily)
- Commercial (General and/or Neighborhood)
- Commercial (Town Center)
- Hotel (minimum 100 units)
- Office uses (Professional and/or Medical)
- Industrial
- Institutional

The first of the two required uses in this +/- 77-acre project is Residential. The applicant is proposing a total of 317 residential units, with an approximate mix of 179 40’ single-family homes

and 138 townhome units, consistent with the low-density residential qualification of no more than 6 units per acre.

The second of the two required uses is a large preserve and recreational park with pedestrian trails on the western portion of the site which surrounds quality habitat, wetlands, and the Ten Mile Creek. Per the same Policy 1.1.6.B in the Fort Pierce Comprehensive Plan, the Commercial General land use designation includes uses such as "… intensive and general commercial, retail, service, offices, tourist/entertainment facilities, hotels/motels, parks and recreation, along with compatible public, quasi-public, and special uses". Since parks and recreation facilities are considered commercial uses under the commercial land use designation, Commercial is the second required use in this MXD development. Therefore, the PD zoning designation and its associated concept plan is compatible with the underlaying land use, and a Future Land Use Map Amendment application is not required in this situation.

With the proposed zoning designation of PD, the applicant is entrusted to creatively design the community in order to preserve a greater quantity of environmentally sensitive areas and design a high-quality neighborhood. This designation would allow the applicant to achieve the required number of units on this property by increasing the density on the eastern and central areas of the property and preserving the creek and natural habitat to the west and creating a recreational space which takes advantage of the natural features available through the site. This direct access to the natural area and the preservation and utilization of it for recreational purposes is a substantial amenity to this community and the City of Fort Pierce. The trailed preserve will foster environmental and educational opportunities by providing a native habitat for various species and maintain the existing ecosystem.

The proposed residential community will have one primary gated entrance off Gordy Road and consists of approximately 179 40' single-family lots and 138 townhome units. This totals 317 units, which are equivalent to 5.3 du/ac, consistent with the maximum density of 6 du/ac allowed in low-density residential projects. The townhome units will be arranged in six-unit buildings, with 24' units on the ends and four 20' units in the middle. Although this application aims to rezone the entire site and one site plan will be submitted for the entire site, development will be broken into two phases, with 96 townhomes and 76 single-family homes in phase 1 and 42 townhomes and 103 single-family homes in phase 2. The amenity center and all lakes will also be developed in phase 1.

The design intends to provide a logical transition from the townhomes, located to the east nearest to Gordy Road and the Turnpike, followed by the single-family units, and finally the preservation/recreation area at the westmost portion of the site. In addition to the preserve recreational area, a small amenity/pool area is being provided at the entrance of the project.

Per the Fort Pierce code, a PD requires 20% open space. One of the benefits of a PD is the ability to create flexible and creative site layouts which allow for a greater amount of open space. Gordy Creek proposes approximately 44.8% open space, including 6 acres of open space, 9 acres of lakes/LME, 17.5 acres of preserve, and other open space components, totaling 34.48 acres of open space.

We look forward to working with staff to facilitate the development of this project. Should you have any questions or clarification about this project, please do not hesitate to contact me at dsorrow@cotleur-hearing.com or 561-747-6336.

Sincerely,

Daniel T. Sorrow, AICP, PLA, LEED AP BD+C
Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

SCHEDULE B-II ITEMS

TITLE COMMITMENT PREPARED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ORDER # 9982681
REVISION # 1-28-2022
COMMITMENT DATE: JANUARY 25, 2022, AT 8:00 AM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
2. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
3. STANDARD EXCEPTIONS:

A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.
   AFFECTS SUBJECT PROPERTY, SHOWN ON SURVEY.

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

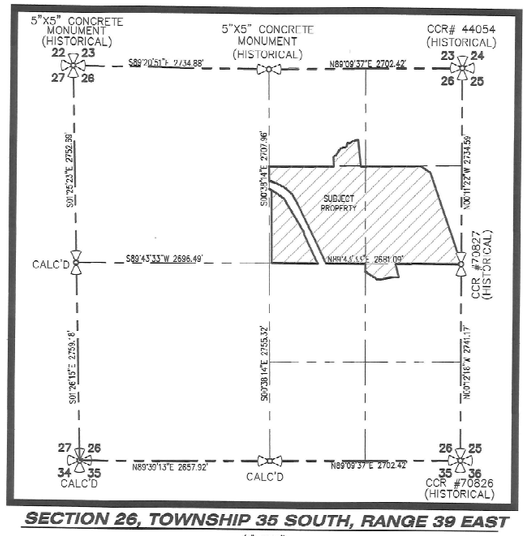
D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND.
   AFFECTS SUBJECT PROPERTY.
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS, AS TENANTS ONLY.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.
7. RIGHTS OF OTHERS TO USE THE WATERS OF ANY WATER BODY EXTENDING FROM THE INSURED LAND ONTO OTHER LANDS.
   AFFECTS SUBJECT PROPERTY, NOT PLOTTABLE.
8. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED.
   AFFECTS SUBJECT PROPERTY, NOT A SURVEY MATTER.

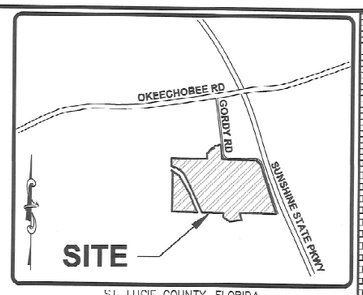
NOTE: ORDINANCE NO. 1-82 RECORDED IN OFFICIAL RECORDS BOOK 3027, PAGE 128.
AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE.

SYMBOL & ABBREVIATION LEGEND:

P.O.B.	POINT OF BEGINNING
(C)	CALCULATED
(D)	DEED
LB	LICENSED BUSINESS
℄	CENTER LINE
N.S.L.R.W.C.D.	NORTH SAINT LUCIE RIVER WATER CONSTROL DISTRICT
CCR	CERTIFIED CORNER RECORD



SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST
(1"=1000')



ST. LUCIE COUNTY, FLORIDA
VICINITY MAP
NO SCALE

LEGAL DESCRIPTION:

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.
AND
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO TIE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 47 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.
AND
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.
AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 376.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 385.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEYORS NOTES AND REPORT:

1. THIS ALTA SURVEY WAS PERFORMED FOR THE PURPOSE OF MAPPING EXISTING FEATURES AND CONDITIONS, AS SHOWN AND DEPICTED HEREON. I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS IS A TRUE AND ACCURATE DEPICTION OF A FIELD SURVEY PERFORMED UNDER MY DIRECTION AND COMPLETED ON MARCH 15, 2022. I FURTHER CERTIFY THAT SAID DRAWING IS IN COMPLIANCE WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THIS SURVEY MAP AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ORIGINAL ELECTRONIC SIGNATURE. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. IT IS A VIOLATION OF CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
3. THE LAST DATE OF FIELD WORK (AND DATA ACQUISITION) WAS MARCH 15, 2022.
4. CURRENT DESCRIPTION(S) SHOWN HEREON PROVIDED BY THE CLIENT. A TITLE SEARCH FOR THIS PROPERTY HAS BEEN REVIEWED BY THIS OFFICE FOR MATTERS RELATING TO THE SUBJECT PROPERTY.
5. PARCELS CONTAIN A TOTAL OF 3,328,863.14 SQUARE FEET (76.413 ACRES), MORE OR LESS.
6. THIS ALTA SURVEY HAS BEEN REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM-EAST ZONE, NAD 83 (1990).
7. UNDERGROUND UTILITIES, UTILITY SERVICES, FOUNDATIONS AND IMPROVEMENTS WERE NOT LOCATED AS A PART OF THIS SURVEY, UNLESS FEATURES WERE VISIBLE AT THE SURFACE LEVEL.
8. REVISIONS SHOWN HEREON DO NOT REPRESENT A "FIELD SURVEY UPDATE" UNLESS OTHERWISE NOTED.
9. BEARINGS SHOWN HEREON ARE BASED UPON GRID BEARINGS AND REFERENCE THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 26, LABELED HEREON AS (BEARING BASIS) AND ALL OTHER BEARINGS ARE RELATIVE THERETO. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
10. THIS SITE WAS SURVEYED UTILIZING TRIMBLE/SPECTRA HARDWARE TOGETHER WITH SPECTRA SURVEY PRO REALTIME PROCESSING AND WAS BASED ON TRIMBLES "VRS NOW" NETWORK AND/OR THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN). THE PROCEDURES AND NETWORK DESIGN MEETS THE GEODETIC ACCURACY STANDARDS AND SPECIFICATIONS FOR USING GPS RELATED POSITIONING AS SET FORTH BY THE FEDERAL GEODETIC CONTROL COMMITTEE IN THE MOST CURRENT PUBLICATION FOR 3RD ORDER CLASS ONE FOR HORIZONTAL CONTROL SURVEYS.
11. IN SOME INSTANCES, GRAPHIC REPRESENTATIONS AND SYMBOLS SHOWN HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. THE DIMENSIONS SHOWN SHALL CONTROL THE LOCATION, OF THE IMPROVEMENTS, OVER THE SCALED POSITIONS.
12. THE OWNERSHIP OF PERIMETER FENCES, WALLS, HEDGES AND LANDSCAPING, IF ANY, SHOWN HEREON ARE NOT KNOWN AND ARE NOT LISTED AS ENCROACHMENTS. THEIR RELATIVE LOCATION IS SHOWN IN RELATION TO THE BOUNDARY LINES SHOWN.
13. THE SURVEY MAP SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL OF THE INFORMATION OBTAINED OR DEVELOPED BY THE UNDERSIGNED SURVEYOR IN HIS FIELD WORK, OFFICE WORK OR RESEARCH.
14. THE PROPERTY WHICH IS THE SUBJECT OF THIS SURVEY APPEARS TO BE SITUATE IN ZONE X AND ZONE AE (BASE FLOOD ELEVATION 18.00') AT THIS TIME PURSUANT TO F.E.M.A. FIRM NUMBER 12111C0167J, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2012 FOR APPROXIMATE DELINEATION OF THE FLOOD ZONE LIMITS, REFER TO AFOREMENTIONED FIRM PANELS.

CERTIFIED TO:

- ZENTEX VENTURES, LTD.,
- MERITAGE HOMES OF FLORIDA, INC.,
- FIDELITY NATIONAL TITLE INSURANCE COMPANY
- GARTNER, BROCK AND SIMON, LLP

ALTA CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11A, 11B, 13, 14, 16, 17, & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 15, 2022.

MICHAEL T. OWEN
License Number 5556
STATE OF FLORIDA

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

SIGNATURE DATE: 3-16-22

ENGINEERS & SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8068

JOB	
DRAWN BY	V/O
CHECKED BY	JW
FIELD CREW	
FILE NAME	21-412 Zentex ALTA-TIT
FIELD DATE	
FILENAME	
ADDITIONS	
SCALE	
DATE	March 14, 2022
REVISION COMMENTS	
DATE	

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE

RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-412

1 OF 2

Z:\EDC SECTION 21\21-412 Meritage Homes - Zentex Parcels\SURVEY\dwg - PSP\Survey\21-412 Zentex ALTA-TIT Survey.dwg, 3/16/2022 1:04 PM
COPYRIGHT 2022 BY ENGINEERING, DESIGN AND CONSTRUCTION, INC. ALL RIGHTS RESERVED. THIS DRAWING AND ALL INFORMATION CONTAINED HEREIN IS AN INSTRUMENT OF PROFESSIONAL SERVICE AND IS PROPERTY OF ENGINEERING, DESIGN AND CONSTRUCTION, INC. AND SHALL NOT BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR SHALL IT BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THE FIRM.
ANY REUSE OF THESE DRAWINGS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY ENGINEERING, DESIGN AND CONSTRUCTION, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.
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 ADAPTATION BY ENGINEERING, DESIGN AND CONSTRUCTION, INC. SHALL BE WITHOUT LIABILITY TO EDC, INC.

ALTA NSPS LAND/TITLE SURVEY

FOR: MERITAGE

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

NORTH

NW CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT (HISTORICAL RECORD)
N:1119130.23
E:845667.69

N QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
5"X5" CONCRETE MONUMENT (HISTORICAL RECORD)
N:1119099.08
E:848402.39

NE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 44054
RAILROAD SPIKE UNDER ASPHALT (HISTORICAL RECORD)
N:1119138.69
E:851104.52

S89°20'51"E 2734.88'
N89°09'37"E 2702.42'
S01°25'23"E 2750.69'

S83°59'32"W 41.53'
S66°13'07"W 66.50'
S71°01'54"W 52.24'
S21°10'30"W 23.73'
S10°25'11"W 21.56'
S51°00'11"W 19.80'
S89°54'05"W 35.49'
S53°04'49"W 9.22'
S58°55'52"W 28.32'
S43°37'36"W 32.39'
S30°26'45"W 75.68'
S56°03'42"W 45.76'
S04°34'45"E 19.43'
S04°34'45"E 59.56'
S01°42'45"E 52.36'

LOUIS J FORGET
3075 GORDY RD
PARCEL ID:
2323-501-0075-000-2

PHILIP J FORGET
3425 GORDY ROAD
PARCEL ID:
2323-501-0074-000-5

A-I HOLDINGS SR70 LLC
PARCEL ID:
2323-501-0069-000-7

THOMAS ANTHONY HOOD
8101 OKEECHOBEE RD
PARCEL ID:
2323-501-0052-000-5

SET 5/8" IRON ROD & CAP (LB#8098)
FOUND 5/8" IRON ROD & CAP (LB#7217)
FOUND 5/8" IRON ROD & CAP (LBPH) (S 18.06', W 0.55')
CENTER OF GULLY
378.01'(C) 334.6'(D)

N LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26
S89°26'31"W 903.61'
S00°38'14"E 205.19'
S74°25'41"E 98.96'
N74°15'55"W 292.50'
S62°40'48"E 152.59'
S47°33'50"E 122.01'
S30°14'45"E 151.07'
N67°17'35"W 36.49'
N56°06'41"W 210.38'
N30°15'38"W 143.66'
S26°13'41"E 627.00'
S37°24'23"E 400.56'
N10°49'26"W 38.02'
N24°47'34"W 350.76'
S25°01'43"E 301.37'
N28°54'53"W 95.16'
S00°38'14"E 1015.48'

TEN MILE CREEK (N.S.L.R.W.C.D.)
APPROX TOP OF BANK
N63°27'06"W 601.32'
N37°21'07"E 611.98'
WITNESS LINE
N12°05'51"W 100.48'
N00°38'14"W 2755.32'
S00°38'14"E 2755.32'
S01°04'15"E 2759.18'
S89°43'33"W 2696.49'
N89°43'34"E 1307.04'
S00°25'17"E 110.50'(C)(D)
645'± N89°43'33"E 634.61'
552'± N89°43'33"E 546.67'
419.60'(C) 422.80'(D)
S57°28'17"E 199.80'(C)(D)
N82°44'43"E 300.00'(C)(D)
102.57'(D)
140°51'(D)
82°42'(D)
N14°33'17"W 188.09'(C) 186.00'(D)
N89°43'33"E 920.94'
S LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26

N00°27'54"W 368.06'(C)
N00°27'54"W 418.00'(D)
64.00'
N89°26'31"W 841.04'(C)
N89°26'31"E
N54°45'42"W 162.21'(C)

P.O.B.
PARCEL 1
64' WEST OF THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

18' WIDE ASPHALT ROAD
C GORDY ROAD
UTILITY POLES & POWER LINES FOUND ALONG WEST R/W LINE OF GORDY ROAD
FLORIDA STATE TURNPIKE AUTHORITY
PARCEL ID:
2326-111-0000-010-1
GORDY ROAD (STATE ROAD 93) (SR91) (FLORIDA'S TURNPIKE) (VARIABLE WIDTH R/W)
N19°10'06"W 1342.59'(C)
S20°10'06"E
50.00'
50.00'
E LINE OF SEC 26, TWP 35S, RGE 39E
N00°17'22"W 2734.59'

PARCEL ID:
2326-130-0000-000-7
2326-130-0000-010-0
TOTAL AREA=3,328,563.14 SQUARE FEET (76.413 ACRES)
AREA=2,936,131.54 SQUARE FEET (67.404 ACRES)
AREA=392,431.60 SQUARE FEET (9.009 ACRES)

E LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC 26
E LINE OF THE SE 1/4 OF THE NE 1/4 OF SEC 26

E 1/4 CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70827
3/4" IRON PIPE & CAP "LB# 4108" (NOT FOUND)
N:1116404.11
E:851113.57

P.O.B.
PARCEL 1
NW CORNER OF THE NE 1/4 OF THE SE 1/4 SEC 26, TWP 35S, RGE 39E

W QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1116378.38
E:845736.05

W LINE OF S 1/2 OF THE NE 1/4 OF SEC 26
33.50'
33.50'

HICKORY BRANCH PROPERTIES INC
3605 GORDY RD
PARCEL ID:
2326-413-0001-000-2

ST. LUCIE COUNTY
PARCEL ID:
2326-421-0002-000-4
2326-421-0001-000-7
2326-411-0001-000-6

SW CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113620.07
E:845805.27

S QUARTER CORNER OF SEC 26, TWP 35S, RGE 39E
(CALCULATED/NOT FOUND)
N:1113636.13
E:848463.15

SE CORNER OF SEC 26, TWP 35S, RGE 39E
CCR# 70826
3/4" IRON PIPE & CAP (LB#4108)
(HISTORICAL RECORD)
N:1113662.96
E:851123.38

N89°39'13"E 2657.92'
N89°09'37"E 2702.42'

22 23 27 26 — 23 24 26 25 — 26 27 35 34 — 26 25 35 36

Z:\EDC-2021\21-412 - Meritage Homes - Zaltex Parcel\SURVEY\Dwg - PDP\Survey\21-412 Zaltex ALTA 8-1-21 Survey.dwg, 3/18/2022 4:38 PM
COPYRIGHT 2009 BY EDC-INC. THIS ITEM EXPRESSLY RESERVES THEIR EXCLUSIVE COMMON LAW COPYRIGHT AND INTELLECTUAL PROPERTY RIGHTS TO THESE DRAWINGS WHICH MAY NOT BE DISPARSED, REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY PARTY WITHOUT THE WRITTEN CONSENT OF THIS FIRM.
PROHIBITED WITHOUT THE EXPRESS WRITTEN CONSENT AND AUTHORIZATION OF EDC INC. ANY UNAUTHORIZED USE SHALL BE SUBJECT TO LIABILITY TO EDC INC.

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

ABB — DRAWN BY
MTO — CHECKED BY
JW — FIELD CREW
21-412 Zaltex ALTA Ext-1 Survey.dwg — FILENAME
AS SHOWN — SCALE
March 14, 2022 — DATE

REVISION COMMENTS — DATE

ALTA NSPS LAND/TITLE SURVEY
FOR: MERITAGE
RECORD INFORMATION
SEC. 26, TWP. 35 SOUTH, RGE. 39 EAST
ST. LUCIE COUNTY, FLORIDA

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

21-412

2 OF 2

SEE SHEET 5

SEE SHEET 2

GORDY ROAD
100' PUBLIC R/W

S19°10'06"E 1342.59'

SOUTH LINE OF THE S 1/2 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

S89°43'33"W 920.94'

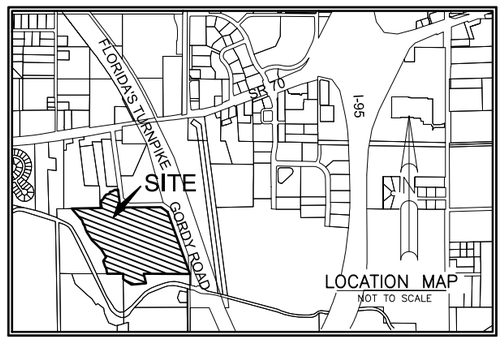
S14°33'17"E 188.09'

S82°44'43"W 300.00'

PRELIMINARY
TOPOGRAPHIC SURVEY

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 40 FEET



LEGEND

ORB – OFFICIAL RECORD BOOK
R/W – RIGHT–OF–WAY
RCP – REINFORCED CONCRETE PIPE
PB – PLAT BOOK
PG – PAGE
– ANCHOR
– CABLE TV VAULT
– CATCH BASIN
– CONCRETE POWER POLE
– CROSSWALK SIGNAL
– CURB INLET
– HOG OR BARBED WIRE FENCE
– DENOTES FOUND SURVEY ROD & CAP
– DENOTES NAIL & SURVEY DISK
– DRAINAGE MANHOLE
– ELECTRIC HAND HOLE
OHW – ELECTRICAL WIRES OVERHEAD
F – FIBER OPTIC BOX
– FIRE HYDRANT
– MAST ARM / TRAFFIC SIGNAL
– LIGHT POLE
S – SANITARY MANHOLE
– SEWER VALVE
– TRAFFIC SIGN
– WATER VALVE
– WOOD POWER POLE (UNLESS NOTED)
– EXISTING ELEVATION

DESCRIPTION:

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

SURVEY NOTES:

1. LAST DATE OF FIELD DATA ACQUISITION FOR THIS SURVEY IS FEBRUARY 13, 2024.
2. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD FEET.
4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
5. THE VERTICAL DATUM REFERENCES THE NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988 AND IS IN THE U.S. SURVEY FOOT UNIT OF MEASUREMENT. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY, CONTROL POINT "BOUFFORD" HAVING A PUBLISHED ELEVATION OF 17.30' (NAVD88). ELEVATION DEPICTED ON THIS SURVEY WERE OBTAINED USING LIDAR WITH REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/– 0.3'.
6. SUBJECT PROPERTY FALLS WITHIN ZONE "X", ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NO. 12111C0170J, ST. LUCIE COUNTY, COMMUNITY; DATED FEBRUARY 16, 2012.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED TOPOGRAPHIC SURVEY OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JANUARY 15, 2022. I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J–17.050, 5J–17.051, 5J–17.052, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027, AS AMMENDED AND CHAPTERS 177.041 AND 177.061, FLORIDA STATUTES.
THE FIELDWORK WAS COMPLETED ON FEBRUARY 13, 2024.

_____
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR MAPPER #6272
STATE OF FLORIDA

CAULFIELD AND WHEELER, INC
SURVEYORS – ENGINEERS – PLANNERS
7900 GLADES ROAD, SUITE 100
CERTIFICATION OF AUTHORIZATION NO. LB 3591

REVISIONS	DATE	BY
FILE NAME 10780- TOPOGRAPHIC SURVEY.DWG		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE SURVEYING
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TOPOGRAPHIC SURVEY
SWANSON LAND COMPANY
GORDY CREEK
ST. LUCIE COUNTY, FLORIDA

DATE 2/21/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10780
SHT.NO. 1
OF 6 SHEETS

SEE SHEET 3

TEN MILE CREEK
(N.S.L.R.W.C.D.)

S89°43'33"W 535.60'

N00°25'17"W 110.50'

N57°28'17"W 199.80'

SEE SHEET 1

NORTH

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
INTENDED DISPLAY SCALE
1 INCH = 40 FEET

LEGEND

ORB – OFFICIAL RECORD BOOK
R/W – RIGHT-OF-WAY
RCP – REINFORCED CONCRETE PIPE
PB – PLAT BOOK
PG – PAGE
– ANCHOR
(TV) – CABLE TV VAULT
– CATCH BASIN
– CONCRETE POWER POLE
– CROSSWALK SIGNAL
– CURB INLET
— x — x — x — – HOG OR BARBED WIRE FENCE
– DENOTES FOUND SURVEY ROD & CAP
– DENOTES NAIL & SURVEY DISK
– DRAINAGE MANHOLE
– ELECTRIC HAND HOLE
— OHW — – ELECTRICAL WIRES OVERHEAD
(F) – FIBER OPTIC BOX
– FIRE HYDRANT
– MAST ARM / TRAFFIC SIGNAL
– LIGHT POLE
(S) – SANITARY MANHOLE
– SEWER VALVE
– TRAFFIC SIGN
– WATER VALVE
– WOOD POWER POLE (UNLESS NOTED)
– EXISTING ELEVATION

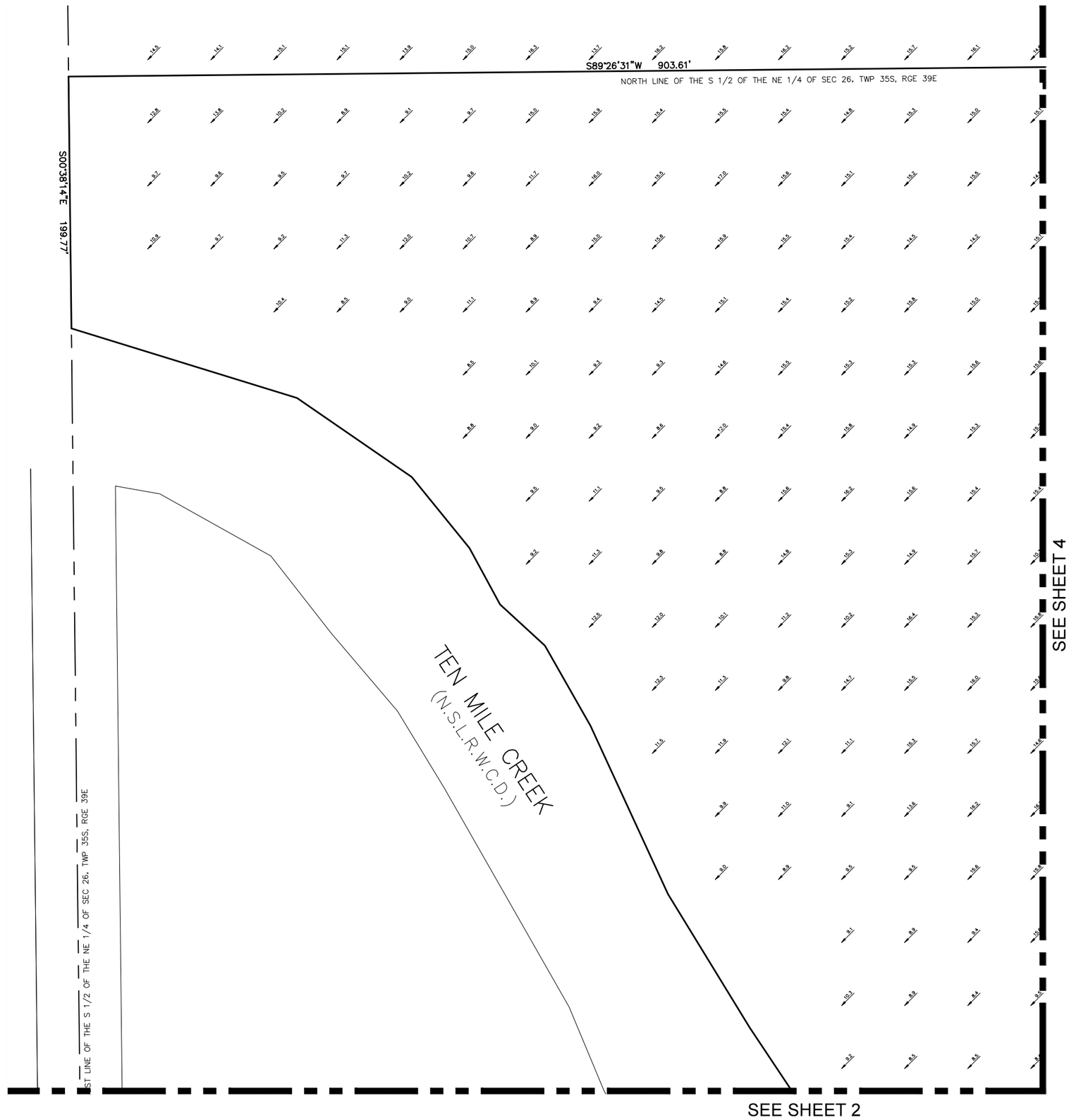
REVISIONS	DATE	BY
FILE NAME: 10780- TOPOGRAPHIC SURVEY.DWG		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TOPOGRAPHIC SURVEY
SWANSON LAND COMPANY
GORDY CREEK
ST. LUCIE COUNTY, FLORIDA

DATE 2/21/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10108
SHT.NO. 2
OF 6 SHEETS



NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

INTENDED DISPLAY SCALE
1 INCH = 40 FEET

LEGEND

ORB – OFFICIAL RECORD BOOK
R/W – RIGHT-OF-WAY
RCP – REINFORCED CONCRETE PIPE
PB – PLAT BOOK
PG – PAGE
– ANCHOR
– CABLE TV VAULT
– CATCH BASIN
– CONCRETE POWER POLE
– CROSSWALK SIGNAL
– CURB INLET
– HOG OR BARBED WIRE FENCE
– DENOTES FOUND SURVEY ROD & CAP
– DENOTES NAIL & SURVEY DISK
– DRAINAGE MANHOLE
– ELECTRIC HAND HOLE
– ELECTRICAL WIRES OVERHEAD
– FIBER OPTIC BOX
– FIRE HYDRANT
– MAST ARM / TRAFFIC SIGNAL
– LIGHT POLE
– SANITARY MANHOLE
– SEWER VALVE
– TRAFFIC SIGN
– WATER VALVE
– WOOD POWER POLE (UNLESS NOTED)
– EXISTING ELEVATION

REVISIONS	DATE	BY
FILE NAME: 10780- TOPOGRAPHIC SURVEY.DWG		

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TOPOGRAPHIC SURVEY
SWANSON LAND COMPANY
CORDY CREEK
ST. LUCIE COUNTY, FLORIDA

DATE 2/21/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10780
SHT.NO. 3
OF 6 SHEETS

SEE LINE THIS SHEET

SEE SHEET 3

SEE SHEETS 5 & 6

SEE LINE THIS SHEET

EAST LINE OF THE SW 1/4 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

WEST LINE OF THE SE 1/4 OF THE NE 1/4 OF SEC 26, TWP 35S, RGE 39E

LEGEND

- ORB – OFFICIAL RECORD BOOK
- R/W – RIGHT–OF–WAY
- RCP – REINFORCED CONCRETE PIPE
- PB – PLAT BOOK
- PG – PAGE
- – ANCHOR
- (TV) – CABLE TV VAULT
- – CATCH BASIN
- – CONCRETE POWER POLE
- – CROSSWALK SIGNAL
- – CURB INLET
- — x — x — x — – HOG OR BARBED WIRE FENCE
- – DENOTES FOUND SURVEY ROD & CAP
- – DENOTES NAIL & SURVEY DISK
- – DRAINAGE MANHOLE
- – ELECTRIC HAND HOLE
- — OHW — – ELECTRICAL WIRES OVERHEAD
- F – FIBER OPTIC BOX
- – FIRE HYDRANT
- – MAST ARM / TRAFFIC SIGNAL
- – LIGHT POLE
- – SANITARY MANHOLE
- – SEWER VALVE
- – TRAFFIC SIGN
- – WATER VALVE
- – WOOD POWER POLE (UNLESS NOTED)
- 00.00 – EXISTING ELEVATION

NORTH

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

INTENDED DISPLAY SCALE

1 INCH = 40 FEET

N43°37'30"E 32.39'

N30°26'45"E 75.68'

N56°03'42"E 45.76'

N04°34'45"W 19.43'

N04°34'45"W 59.56'

N01°42'45"W 52.36'

N89°54'E 35.

N10°25'N21°10'30"E 21.56' 23.73'

N71°01'54"E 52.24'

N66°13'07"E 66.50'

N83°59'32"E 41.53'

N06°22'54"W 368.06'

N89°26'31"E 841.04'

GORDY ROAD
100' PUBLIC RW

REVISIONS	DATE	BY

FILE NAME: 10780 TOPOGRAPHIC SURVEY.DWG

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING SURVEYING
LANDSCAPE ARCHITECTURE
7900 GLADES ROAD SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

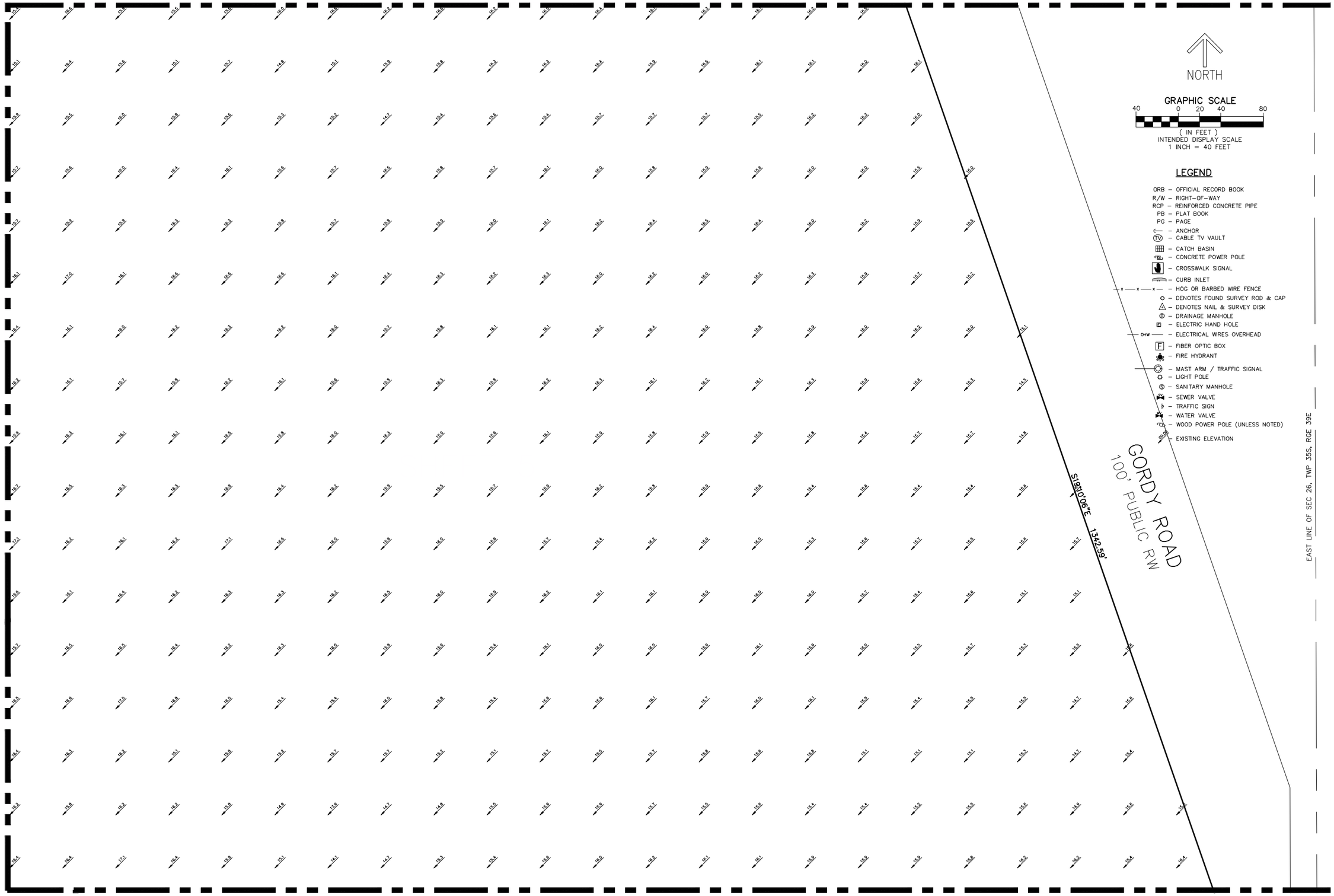
TOPOGRAPHIC SURVEY
SWANSON LAND COMPANY
GORDY CREEK
ST. LUCIE COUNTY, FLORIDA

DATE 2/21/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

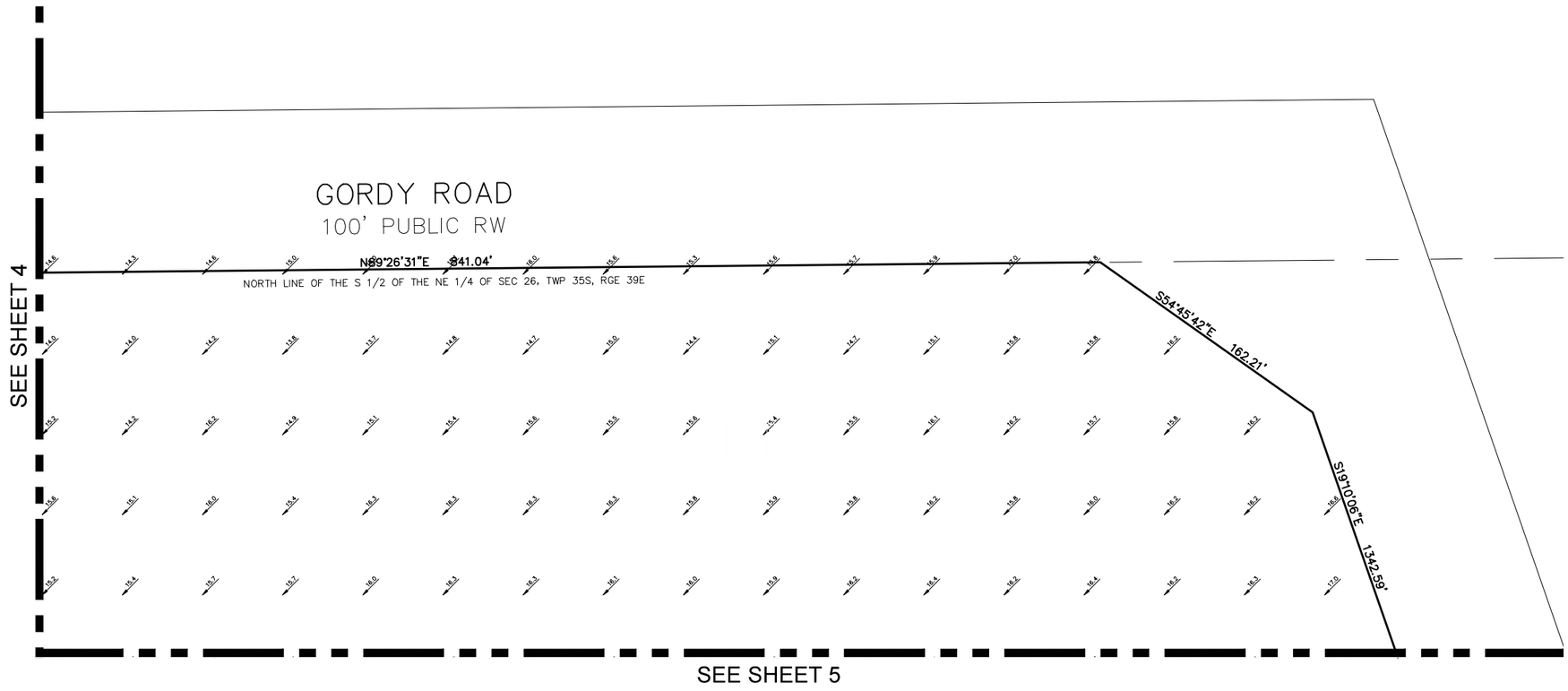
JOB # 10780
SHT.NO. 4
OF 6 SHEETS

SEE SHEET 6

SEE SHEET 4



SEE SHEET 1



LEGEND

- ORB – OFFICIAL RECORD BOOK
- R/W – RIGHT-OF-WAY
- RCP – REINFORCED CONCRETE PIPE
- PB – PLAT BOOK
- PG – PAGE
- – ANCHOR
- (TV) – CABLE TV VAULT
- – CATCH BASIN
- – CONCRETE POWER POLE
- – CROSSWALK SIGNAL
- – CURB INLET
- – HOG OR BARBED WIRE FENCE
- – DENOTES FOUND SURVEY ROD & CAP
- – DENOTES NAIL & SURVEY DISK
- – DRAINAGE MANHOLE
- – ELECTRIC HAND HOLE
- OHW – ELECTRICAL WIRES OVERHEAD
- F – FIBER OPTIC BOX
- – FIRE HYDRANT
- – MAST ARM / TRAFFIC SIGNAL
- – LIGHT POLE
- S – SANITARY MANHOLE
- – SEWER VALVE
- – TRAFFIC SIGN
- – WATER VALVE
- – WOOD POWER POLE (UNLESS NOTED)
- 20.00 – EXISTING ELEVATION

REVISIONS	DATE	BY

FILE NAME: 10780 TOPOGRAPHIC SURVEY.DWG

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

TOPOGRAPHIC SURVEY
SWANSON LAND COMPANY
GORDY CREEK
ST. LUCIE COUNTY, FLORIDA

DATE 2/21/2024
DRAWN BY RLF
F.B./ PG. ELECT
SCALE AS SHOWN

JOB # 10108
SHT.NO. 6
OF 6 SHEETS

Bio-Tech Consulting
Environmental and Permitting

March 8th, 2024

Morgan Reins
SFWMD
3301 Gun Club Road,
West Palm Beach, FL 33406

Proj: Gordy Creek – Fort Pierce, St. Lucie County, Florida
Section 26, Township 35 South, Range 39 East
(BTC File #1162-03)

Re: Environmental Assessment Report & ERP Application Package

Dear Mrs. Reins:

In February of 2024, Bio-Tech Consulting, (BTC) conducted an environmental assessment of the approximately ±77.95-acre Gordy Creek Site. This site is located in the City of Fort Pierce, directly on the west side of Gordy Road, approximately 0.3 mile south of the intersection of Okeechobee Road and the Florida Turnpike within Section 26, Township 35 South, Range 39 East, St. Lucie County, Florida (**Figures 1 and 2**). This environmental assessment included the following elements:

- **general review of site topography;**
- **review of soil types mapped within the site boundaries;**
- **evaluation of land use types/vegetative communities present;**
- **delineation of any on-site wetland communities;**
- **field review for occurrence of protected flora and fauna; and,**
- **an overview of potential development constraints.**

TOPOGRAPHY

Based upon a review of the USGS Topographic Map present in **Figure 3** (*Fort Pierce NW*, Florida Quadrangle), elevations on the subject property range from highs between +17 to +15 feet above the National Geodetic Vertical Datum of 1929 (NGVD) on the majority of the parcel, to +15 to +10 feet NGVD on the southwestern and western portions of the property, within wetland areas associated with the Ten Mile Creek.

Orlando: Main Office
3025 East South Street
Orlando, FL 32803

Jacksonville Office
11235 St Johns Industrial Pkwy N
Suite 2
Jacksonville, FL 32246

Tampa Office
6011 Benjamin Road
Suite 101-B
Tampa, FL 33634

Vero Beach Office
4445 North A1A
Suite 221
Vero Beach, FL 32963

Key West Office
1107 Key Plaza
Suite 259
Key West, FL 33040

Land & Aquatic Management
3825 Rouse Road
Orlando, FL 32817

407.894.5969
877.894.5969
407.894.5970 fax

info@bio-techconsulting.com www.bio-techconsulting.com

SOILS

According to the Soil Survey of St. Lucie County, Florida, prepared by the U.S. Department of Agriculture (USDA) and the Natural Resources Conservation Service (NRCS), four (4) soil types occur within the subject property boundaries (**Figure 4**). These soil types include the following:

- **Fluvaquents, frequently flooded (#14)**
- **Riviera fine sand, 0 to 2 percent slopes (#38)**
- **Susanna and Wauchula sands (#43)**
- **Wabasso sand, 0 to 2 percent slopes (#48)**

The following presents a brief description of each of the soil types mapped for the subject site:

Fluvaquents; frequently flooded (#14) is a very poorly drained, nearly level soil found on flood plains of rivers and creeks. Slopes are smooth to concave or convex and range from 0 to 2 percent. Color, texture and thickness of the soil layers are variable within short distances. Texture ranges from sand to clay and thickness of layers ranges from 2 to 30 inches. The water table is at a depth of less than 10 inches for 4 to 6 months and within a depth of 40 inches for 9 to 12 months. More than once every 2 years the soils are flooded for a period of 7 to 30 days. Available water capacity is medium to high in the loamy and clayey layers and low in the sandy layers. Permeability is rapid in the sandy layers and moderate to very slow in the loamy and clayey layers.

Riviera fine sand (#38) is a nearly level, poorly drained soil found in hammocks and along drainageways. Typically, the surface layer of this soil type is dark grayish brown fine sand about 5 inches thick. The water table for this soil type is at a depth of less than 10 inches for 2 to 4 months in most years, and at a depth of 10 to 30 inches for most of the rest of the year. The permeability of this soil type is rapid in the surface and subsurface layers, slow to very slow in the subsoil, and rapid in the substratum.

Susanna and Wauchula sands (#43) is a very deep, poorly drained, very slowly permeable soil found on broad flats of central and southern Florida. This soil is formed in sandy and loamy marine sediments. A water table is within depths of 10 inches for 1 to 4 months and within a depth of 40 inches for about 6 months in most years. It is perched above the spodic horizon early in the summer rainy season and after heavy rainfall in other seasons. During prolonged dry seasons, the water table recedes to below a depth of 40 inches.

Wabasso sand (#48) is a nearly level, poorly drained soil found in flatwood areas. Typically, the surface layer of this soil type is sand about 8 inches thick. It is black in the upper 4 inches and very dark gray in the lower 4 inches. The water table for this soil type is at a depth of less than 10 inches

for 1 to 4 months during the summer rainy season and between depths of 10 to 40 inches for 6 to 9 months in most years. The permeability of this soil type is rapid in the surface and subsurface layers and in the substratum and moderate to moderately slow in the dark sandy subsoil.

The Florida Association of Environmental Soil Scientists (FAESS) considers the main components in the Fluvaquents, frequently flooded (#14), Riviera fine sand, 0 to 2 percent slopes (#38), soil types associated with the site to be hydric. The FAESS also considers inclusions present in the Susanna and Wauchula sands (#43) and Wabasso sand, 0 to 2 percent slopes (#48) soil types associated with the site to be hydric. This information can be found in the Hydric Soils of Florida Handbook, Fourth Edition (March 2007).

LAND USE TYPES/VEGETATIVE COMMUNITIES

The subject site currently supports three (3) land use types/vegetative communities within its boundaries. These areas were identified utilizing the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999) (**Figure 5**). The upland land use types/vegetative communities on the site are classified as Open Land (190) and Woodland Pastures (213). The wetland land use type/vegetative community on the site is classified as Streams and Lake Swamps Bottomland (615). The following provides a brief description of the land use types/vegetative communities identified on the site.

Uplands:

190 Open Land

The southwestern corner of the project site is consistent with the Open Land (190) FLUCFCS classification. Vegetative species observed within this community include Bahia grass (*Paspalum notatum*), Bermuda grass (*Cynodon dactylon*), fountain grass *(Pennisetum setaceum),* cabbage palm (*Sabal palmetto*), beggars tick (*Bidens alba*), cogon grass (*Imperata cylindrica*), guinea grass *(Panicum maximum),* Caesar's weed (*Urena lobata*), lantana (*Lantana* spp.), and sword fern (*Nephrolepis* spp.).

213 Woodland Pastures

The eastern portion of the site is consistent with the Woodland Pastures (213) FLUCFCS classification. The vegetative species observed within this community include live oak (*Quercus virginiana*), laurel oak (*Quercus laurifolia)*, dogfennel (*Eupatorium capillifolium*), John Charles's (*Hyptis verticillata*), cabbage palm (*Sabal palmetto*), prickly pear cactus (*Opuntia humifusa*), Caesar's Weed (*Urena lobata*), Greenbriar (*Smilax spp.)* and Virginia creeper (*Parthenocissus quinquefolia*).

Wetland:

615 Streams and Lake Swamps (Bottomland)

The western portion of the site and a portion of the southeastern corner of the site is consistent with the Streams and Lake Swamps (Bottomland) (615) FLUCFCS classification. Vegetative species observed within this community include bald cypress (*Taxodium distichum*), pond pine (*Pinus serotina*), red maple (*Acer rubrum*), dahoon holly (*Ilex cassine*), saw palmetto (*Serenoa repens*), common buttonbush (*Cephalanthus occidentalis*), water oak (*Quercus nigra*), laurel oak (*Quercus laurifolia*), cinnamon fern (*Osmundastrum cinnamomeum*), swamp fern (*Blechnum serrulatum*), marsh pennywort, (*Hydrocotyle verticillata*), and spade leaf (*Centella asiatica*).

PROTECTED SPECIES

Using methodologies outlined in the Florida's Fragile Wildlife (Wood, 2001); Measuring and Monitoring Biological Diversity Standard Methods for Mammals (Wilson, et al., 1996); and Florida Fish and Wildlife Conservation Commission's (FWC's) Gopher Tortoise Permitting Guidelines (April 2023); an assessment for listed floral and faunal species was conducted at the site on February 8th, 2024 (**Figure 6A**). This assessment included both direct observations and indirect evidence, such as tracks, burrows, tree markings and vocalizations which indicated the presence of species observed. The assessment focused on species that are listed by the FWC's Official Lists - Florida's Endangered and Threatened Species (December 2022) and listed species that have the potential to occur in St. Lucie County (**see attached Table 1**).

Three (3) species identified on the site are listed as commercially exploited by the FDACS. The harvesting of these species, cinnamon fern (*Osmundastrum cinnamomeum*), royal fern (*Osmunda regalis* var. *spectabilis*) and saw palmetto (*Serenoa repens*) for commercial gain is prohibited. The FDACS protection of listed plant species centers on preventing the illegal collection, transport and sale of the listed plants. The FDACS will issue permits for collection purposes. There are no regulations that prohibits the destruction of state-listed flora species as a result of proposed development activities.

The following is a list of those wildlife species identified on the site during the evaluation of the property:

Reptiles and Amphibians
brown anole (*Anolis sagrei*)

Birds
American Crow (*Corvus brachyrhynchos*)
American Robin (*Turdus migratorius*)
Blue Jay (*Cyanocitta cristata*)
Common Grackle (*Quiscalus quiscula*)
Mourning Dove (*Zenaida macroura*)
Northern Mockingbird (*Mimus polyglottos*)
Red-bellied Woodpecker (*Melanerpes carolinus*)
Turkey Vulture (*Cathartes aura*)

Mammals
eastern cottontail (*Sylvilagus floridanus*)
eastern gray squirrel (*Sciurus carolinensis*)
nine-banded armadillo (*Dasypus novemcinctus*)
North American raccoon (*Procyon lotor*)
opossum (*Didelphis virginiana*)

The wildlife surveys conducted within the subject site boundaries do not preclude the potential for any listed species, currently or in the future. The following listed species were not observed on-site, but have the potential to occur:

American Alligator (*Alligator mississippiensis*)
Federally Threatened "Due to Similarity of Appearance" by USFWS

Due to strict conservation measures and extensive research, the American alligator is no longer endangered except in scattered areas of its range. However, the American alligator is listed as threatened on the U.S. Endangered Species List because it is very similar in appearance to the American crocodile *(Crocodylus acutus)*, which is endangered. No further action is anticipated for the presence of the American alligator.

Bald Eagle *(Haliaeetus leucocephalus)*
State protected by F.A.C. 68A-16.002 and federally protected by both the Migratory Bird Treaty Act (*1918*) *and the Bald and Golden Eagle Protection Act* (*1940*)

In August of 2007, the US Fish and Wildlife Service (USFWS) removed the Bald Eagle from the list of federally endangered and threatened species. Additionally, the Bald Eagle was removed from FWC's imperiled species list in April of 2008. Although the Bald Eagle is no longer protected under the Endangered Species Act, it is still protected under the Bald and Golden Eagle Protection Act, the Migratory Bird Treaty Act, and FWC's Bald Eagle rule (Florida Administrative Code 68A-16.002 Bald Eagle (*Haliaeetus leucocephalus*).

In May of 2007, the USFWS issued the National Bald Eagle Management Guidelines. In April of 2008, the FWC adopted a new Bald Eagle Management Plan that was written to closely follow the federal guidelines. In November of 2017, the FWC issued "A Species Action Plan for the Bald Eagle" in response to the sunset of the 2008 Bald Eagle Management Plan. Under the USFWS's management plans, buffer zones are recommended based on the nature and magnitude of the project or activity. The recommended protective buffer zone is 660 feet or less from the nest tree, depending on what activities or structures are already near the nest. As provided within the above referenced Species Action Plan, the USFWS is the regulating body responsible for issuing permits for Bald Eagles. In 2017, the need to obtain a State permit (FWC) for the take of Bald Eagles or their nests in Florida was eliminated following revisions to F.A.C. 68A-16.002. A USFWS Bald Eagle "Non-Purposeful Take Permit" is not needed for any activity occurring outside of the 660-foot buffer zone. No activities are permitted within 330 feet of a nest without a USFWS permit.

In addition to the on-site evaluation for listed species, BTC conducted a review of FWC's database (2015-2016 Nesting Season) and Audubon's Eagle Watch program database (2022 Nesting Season) for recorded Bald Eagle nests within the surrounding 660 feet of the subject site (**Figure 6B**). This review revealed that there are no Bald Eagle nests within 660 feet of the project site boundaries. Thus, no developmental constraints are expected with respect to Bald Eagle nests unless a new nest is found.

Little Blue Heron (*Egretta caerulea*), Reddish Egret (*Egretta rufescens*), Roseate Spoonbill (*Platalea ajaja*) & Tricolored Heron (*Egretta tricolor*)
State Listed as "Threatened" by FWC

For the purposes of this report, four species of 'wading bird' have been consolidated into one (1) group. Each is listed in the state of Florida as a "Threatened" due to historically aggressive hunting practices and habitat loss. Currently, the majority of wading bird habitat tends to be federally protected wetlands under the 'Clean Water Act' and the Florida's 'Wetland Resource Permitting Program.'

None of the species were observed in the wetlands located within the subject property at the time of the survey. These species nest as a colony (rookery) and there are no know nearby colonies. There are no protection requirements for these species unless they are observed nesting on the site. There were no birds observed nesting during the survey conducted. As such, it does not appear that these species would be adversely affected by development of the property.

Wood Stork (*Mycteria americana*) – Core Foraging Area
State & Federally listed as "Threatened" by FWC & USFWS

The subject site is located within a Wood Stork Nesting Colony Core Foraging Area (Figure 6B). Wood Storks typically nest colonially in medium to tall trees that occur in stands located either in swamps or on islands surrounded by relatively broad expanses of open water (Ogden 1991; Rodgers et al. 1996). The Wood Stork (Mycteria americana) is listed as "Threatened" by the USFWS. Wood storks are large, long-legged wading birds, about 45 inches tall, with a wingspan of 60 to 65 inches. Their plumage is white except for black primaries and secondaries and a short black tail. The head and neck are largely un-feathered and dark gray in color. The bill is black, thick at the base, and slightly decurved. Wood Storks are birds of freshwater and estuarine wetlands, primarily nesting in cypress or mangrove swamps.

Successful breeding sites are those that have limited human disturbance and low exposure to land-based predators. Because of their specialized feeding behavior, Wood Storks forage most effectively in shallow-water areas with highly concentrated prey. Typical foraging sites for the Wood Stork include freshwater marshes, depressions in cypress heads, swamp sloughs, managed impoundments, stock ponds, shallow-seasonally flooded roadside or agricultural ditches and narrow tidal creeks or shallow tidal pools. Good foraging conditions are characterized by water that is relatively calm, open, and having water depths between 5 and 15 inches (5 and 38 cm). The U.S. Fish and Wildlife Service (Service) has identified core foraging area (CFA) around all known Wood Stork nesting colonies that is important for reproductive success. In Central Florida, CFAs include suitable foraging habitat (SFH) within a 15-mile radius of the nest colony; CFAs in North Florida include SFH within a 13-mile radius of a colony. The Service believes loss of suitable foraging wetlands within these CFAs may reduce foraging opportunities for the Wood Stork.

Based on our review of available databases, the site is located within the CFA, but there is no record of a Wood Stork rookery on the site or within close proximity. The USFWS and the U.S. Army Corps of Engineers require that any impacts to on-site ditches and/or wetlands, which would eliminate a portion of the Wood Stork foraging habitat, be either mitigated through the purchase of mitigation credits or recreated elsewhere on-site so that there would be no net loss of Wood Stork foraging habitat.

SITE PLAN ANALYSIS & APPLICATION INFORMATION

Project Purpose
The purpose of the proposed project is to construct a residential community which includes single family homes, roads, stormwater management features, and amenity/recreation features. This site is within close proximity of major highways, Okeechobee Road and the Florida Turnpike. The site is directly and conveniently accessible via an established roadway, Gordy Road.

Wetlands and Surface Waters
The extent of all wetlands on the site were delineated by BTC in accordance with local, state and federal guidelines utilizing pink, "Bio-Tech Consulting" flagging tape. There are 18.045-acres of wetlands within the limits of the site. The on-site wetlands are located within the St. Lucie basin.

Direct Impacts
No direct wetland impacts are proposed.

Secondary Impacts
To preclude secondary impacts to habitat functions to the remaining wetlands on-site, the applicant will provide a 25 foot average, 15 foot minimum upland buffer adjacent to the remaining preserved wetlands.

Elimination & Reduction
No impacts are proposed to the wetlands or surface waters. Remaining wetlands and associated upland buffer will be preserved. Note these wetland areas are not proposed to be placed under conservation easement.

Erosion & Sediment Control
The applicant will implement and maintain erosion and sediment control measures both prior to and during the construction of each phase of development of the overall project. This practice will ensure that no adverse water quality impacts to receiving waters and adjacent lands will occur during the proposed work. Control measures will retain sediment on-site and prevent potential violations of State standards. Practices incorporated will be in accordance with Chapter 6 of the Florida Land Development Manual: A Guide to Sound Land and Water Management.

Cultural Resources
Coordination with the Florida Department of Historical Resources (DHR) has been initiated with a letter request. No response has been received to date on whether or not a formal cultural resource assessment survey (CRAS) is warranted for the property. Any correspondence received after the application has been submitted will be forwarded to the District for review.

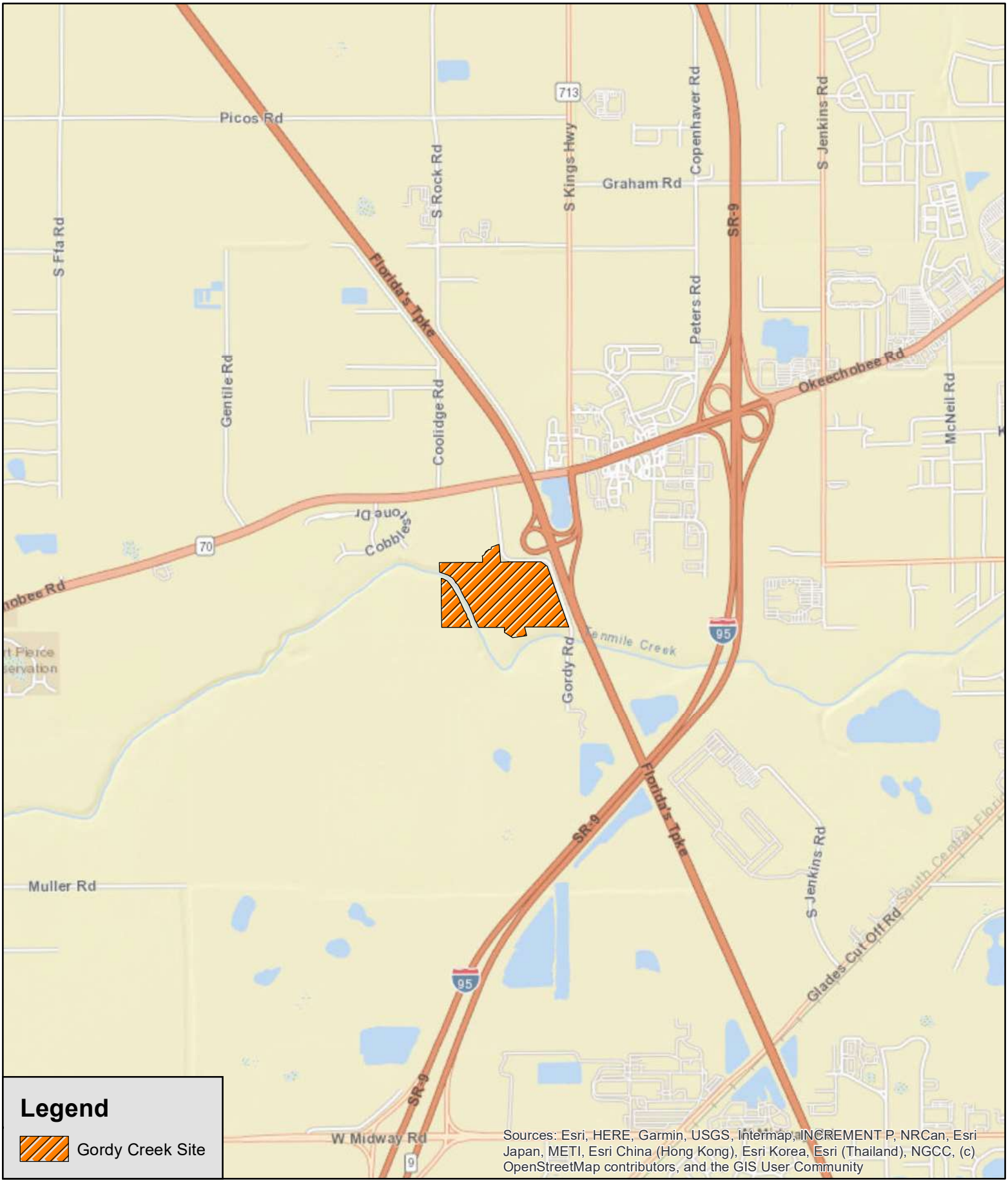
Should you have any questions or require any additional information, please do not hesitate to contact our office at (407) 894-5969. Thank you.

Regards,

Sophie Wild

Sophie Wild
Environmental Scientist III

Attachments:
Figure 1 – Location Map
Figure 2 – Aerial Map
Figure 3 – USGS Topographic Map
Figure 4 – SSURGO Soils Map
Figure 5 – FLUCFCS Map
Figure 6 – Wildlife Proximity
Figure 7 – Wetlands Map



Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Gordy Creek Site
St. Lucie County, Florida
Figure 1
Location Map

N
W E
S

0.5
Miles

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024

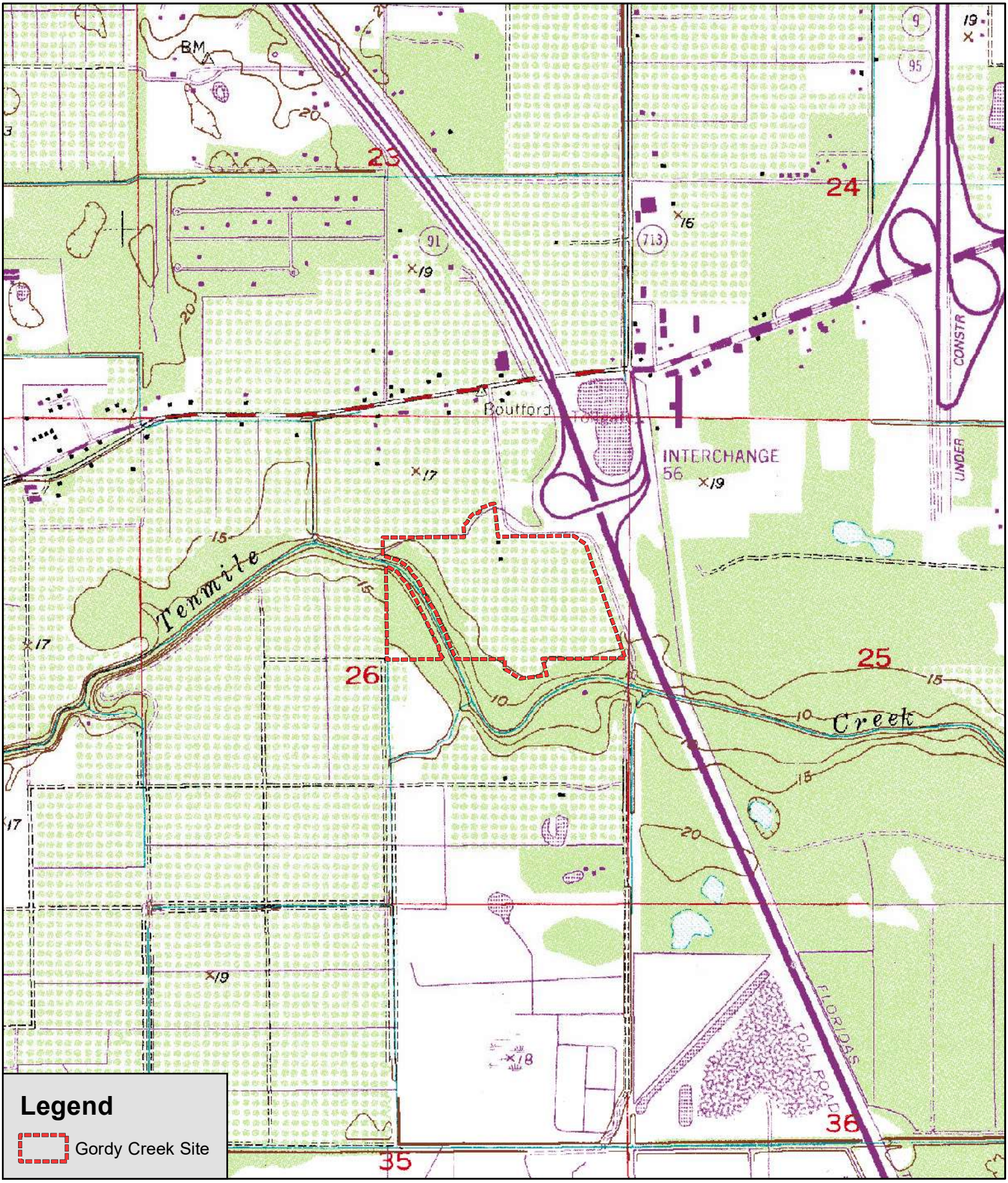
Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Gordy Creek Site
St. Lucie County, Florida
Figure 2
2023 Aerial Map

N
W E
S

750
Feet

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Gordy Creek Site
St. Lucie County, Florida
Figure 3
USGS Topographic Map

N
W E
S

1,500 Feet

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024

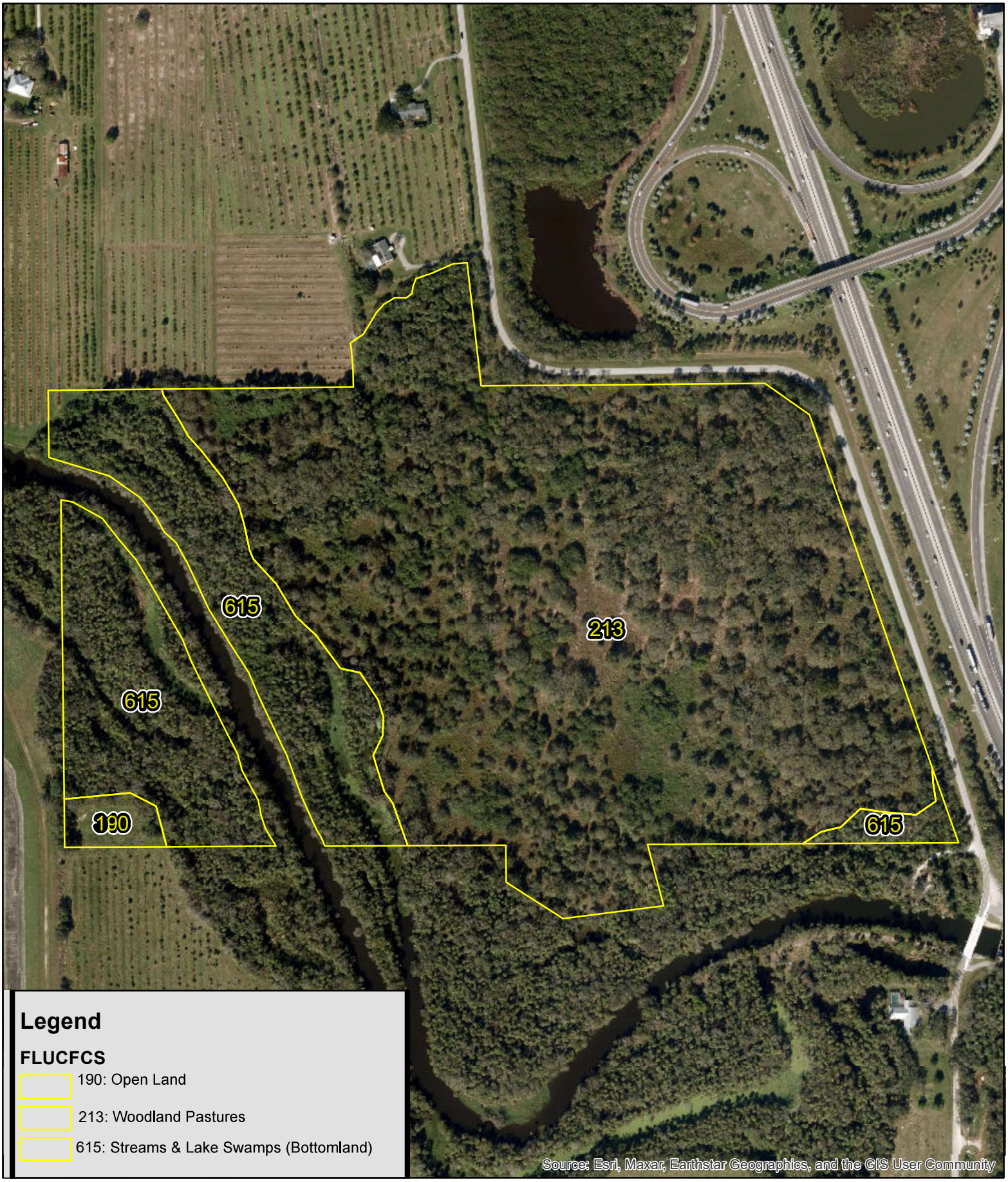
Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Gordy Creek Site
St. Lucie County, Florida
Figure 4
SSURGO Soils Map

N
W E
S

750
Feet

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



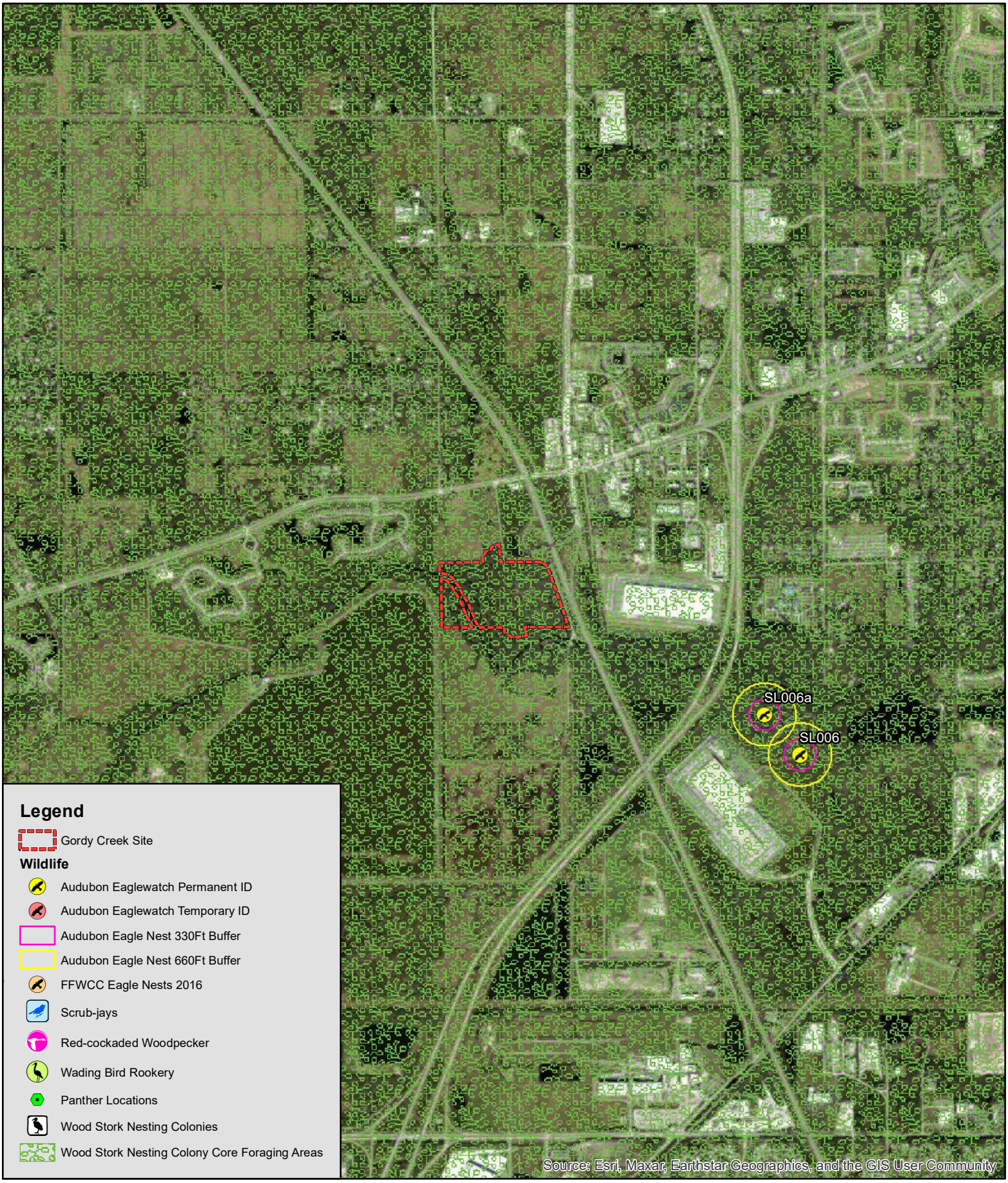
Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Gordy Creek Site
St. Lucie County, Florida
Figure 5
FLUCFCS

N
W E
S

420
Feet

Project #: 1162-03
Produced By: JDH
Date: 3/14/2024



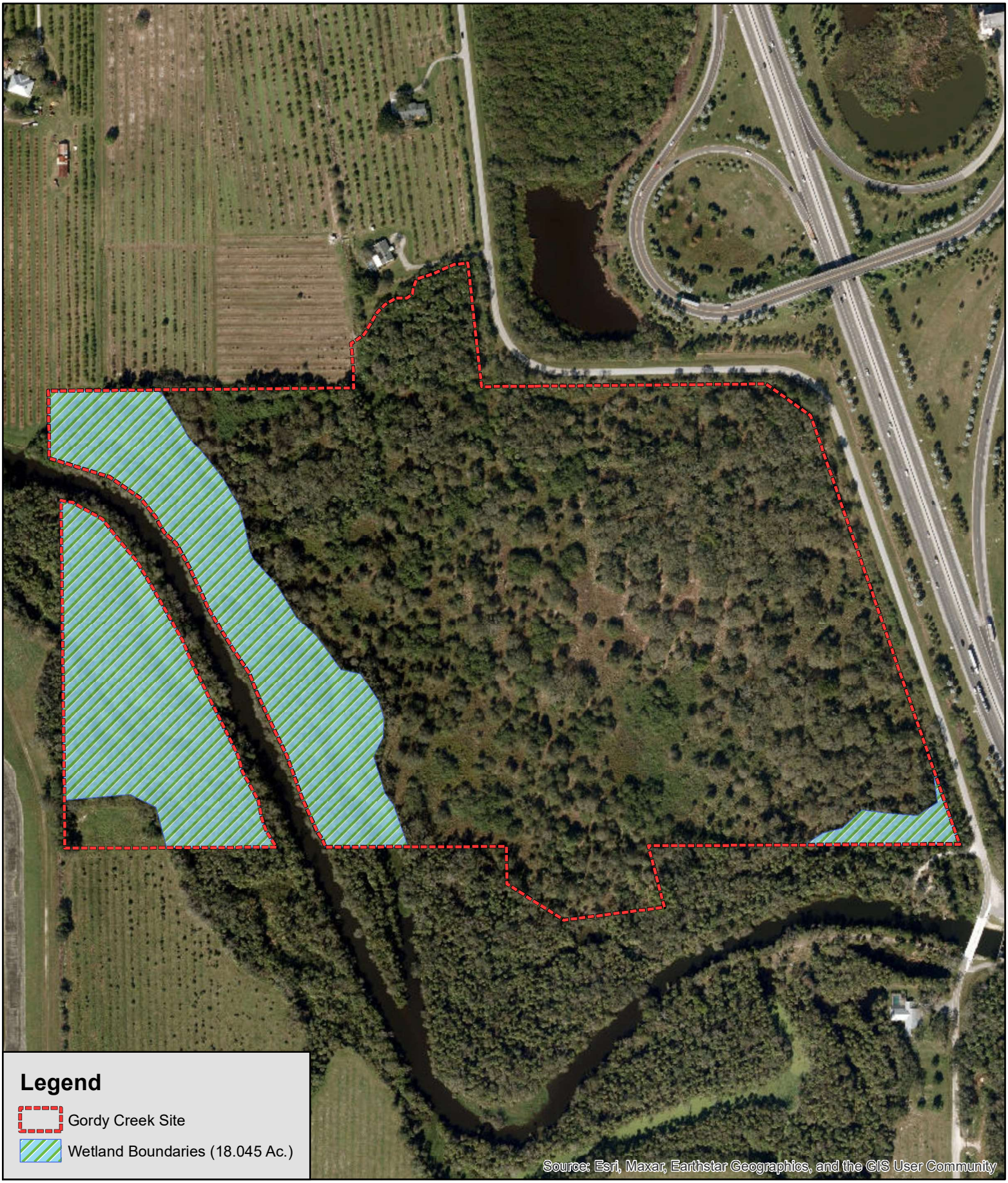
Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Gordy Creek Site
St. Lucie County, Florida
Figure 6
Wildlife Proximity Map

N
W E
S

0.5
Miles

Project #: 1162-03
Produced By: JDH
Date: 2/8/2024



Bio-Tech Consulting
Environmental and Permitting
3025 East South Street Orlando, FL 32803
Phone (407) 894-5969 Fax (407) 894-5970
www.bio-techconsulting.com

Gordy Creek Site
St. Lucie County, Florida
Figure 7
Wetland Boundaries

N
W E
S

420
Feet

Project #: 1162-03
Produced By: JDH
Date: 3/6/2024

Section C: Supplemental Information for Works or Other Activities In, On, or Over Wetlands and/or Other Surface Waters

Instructions: **This section is for applications that do not involve activities associated with an individual single-family residence, duplex, triplex, or quadruplex. For those activities, please use Section B.** This form is to be completed if the proposed work or activity will occur in, on, over, or within 25 feet of a wetland or other surface water. The supplemental information required by this section is in addition to the information required by Section A of the application.

Part 1: Wetland or Other Surface Water Impact Summary

1. Describe the basic purpose of the project or activity: **construction of residential development and associated stormwater management system.**
2.
3. Total area of work (dredging, filling, construction, alteration, or removal) in, on, or over wetlands or other surface waters: **0** sq. ft.;

4. Total volume of material to be dredged or filled in wetlands or other surface waters:
   a. to be dredged: **0** cubic yards,
   b. to be filled: **0** cubic yards.

5. Identify the seasonal high water level (SHWL) and wetland normal pool elevations for each wetland or surface water within the project site. For tidal wetlands and/or surface waters provide the elevation of mean high and mean low water. Include an aerial photograph showing the location of each sampling location, dates, datum, and methods used to determine these elevations. **TBD**

6. Name of waterbody(ies) (if applicable & if known) in which work will occur? **Unnamed wetlands.**

7. Is the activity proposed in an Outstanding Florida Water or Aquatic Preserve?
   ☐ yes, name: ☒ no ☐ I don't know

8. Has there ever been a formal or informal wetland determination for the project site? If yes, provide the identifying number and/or a copy of the jurisdictional map. **Application No. 220304-33444, Permit No. 56-107122-P**

9. Provide a map(s) of the project area and vicinity delineating USDA/NRCS soil types. **See attached.**

10. Provide recent aerials legible for photointerpretation (no photocopies) with a scale of 1" = 400 ft, or more detailed, with project boundaries and wetland boundaries delineated on the aerial. **See attached figures.**

11. Provide maps accurately portraying the existing and proposed natural vegetative community types and land cover classifications using recognized classification schemes. Suggested sources include: the Florida Natural Areas Inventory Guide to the Natural Communities of Florida (2010) available at

http://www.fnai.org/naturalcommguide.cfm, or the Florida Land Use and Cover Classification System (FLUCCS) (FDOT 1999, available at http://www.dot.state.fl.us/surveyingandmapping/documentsandpubs/fluccmanual1999.pdf). For vegetated areas dominated by exotic vegetation, use the descriptors representative of the native community type that was present prior to exotic infestation.

12. Impact Summary Tables (located at the end of this section):
    a. For all projects, complete Table 1, 2 and 3 as applicable. **Attached**
    b. For shoreline stabilization projects, provide the information requested in Table 4. **N/A**

13. If the activity is located on state owned submerged lands and requires a lease or easement, provide a list of names and addresses from the latest county tax assessment roll of all property owners located within a 500 ft. radius of the proposed lease or easement boundary in mailing label format, or you may elect to send notice to those persons by certified mail, with the return-receipt card addressed to the DEP or water management district, as applicable, in accordance with subsection 18-21.005(3), F.A.C., and Section 253.115, F.S. Attach additional sheets if necessary.
    1. Name:
       Mailing Address:
       City, State, Zip Code:

    2. Name:
       Mailing Address:
       City, State, Zip Code:

    3. Name:
       Mailing Address:
       City, State, Zip Code:

    4. Name:
       Mailing Address:
       City, State, Zip Code:

    5. Name:
       Mailing Address:
       City, State, Zip Code:

    6. Name:
       Mailing Address:
       City, State, Zip Code:

Part 2: Environmental Considerations

Note: for many questions, a state statute/Applicant's Handbook Volume I (AH I)/State 404 Program Applicant's Handbook section is cited to assist the applicant in addressing these questions.

1. Elimination or Reduction of Impacts (Avoidance and Minimization). Describe measures taken to eliminate or reduce impacts to wetlands and other surface waters (*Refer to AH I Section 10.2.1*). **see attached report.**

2. Fish, Wildlife, Listed Species, and their Habitats. Provide results of any wildlife assessments that have been conducted on the project site and provide any comments, biological opinions, formal or informal consultation decisions, or recommended actions you have received pertaining to the project from the

Florida Fish and Wildlife Conservation Commission, the U.S. Fish and Wildlife Service, and the National Marine Fisheries Service. (*Refer to AH I Section 10.2.2*). **see attached report.**

3. Water quantity impacts to wetlands and other surface waters (*Refer to AH I Section 10.2.2.4 and AH II*).

    a. Does the activity include a proposed surface water management system with a control elevation different than the wetland normal pool elevation(s) of existing or proposed created wetlands or other surface waters? **No.**

    b. If yes to (a), provide documentation (e.g. drawdown assessment or other methods) that shows the proposed surface water management system will not change the hydroperiod of the existing or created wetland or other surface water. **N/A**

4. Public Interest Test. Please describe how the proposed activity will ***not be contrary*** to the public interest, OR if such an activity significantly degrades or is located within an Outstanding Florida Water (OFW), that the regulated activity will be ***clearly in*** the public interest (*Refer to AH I Section 10.2.3*).

    a. Please describe how the project will be designed to avoid adverse effects to public health, safety, or the welfare or the property of others. **The proposed residential development is consistent with existing subdivisions in the area. The design/construction will maintain community environments & stormwater management system will not cause flooding or water quality issues to adjacent property owners. Home lots, roads and amenities will be constructed in compliance with appropriate local code & ordinances.**

    b. Please describe how the project will be designed to avoid adverse effects to the conservation of fish and wildlife, including endangered or threatened species, or their habitats. **Please see the attached report. No listed species were observed on-site.**

    c. Please describe how the project will be designed to avoid adverse effects to navigation or the flow of water or cause harmful erosion or shoaling. **The proposed development, a residential subdivision with associated infrastructure, would not cause adverse effects to navigation, or cause erosion or shoaling. The proposed work would not impact navigational waters.**

    d. Please describe how the project will be designed to avoid adverse effects to the fishing or recreational values or marine productivity in the vicinity of the activity. **The proposed development does not include any in-water work.**

    e. Will the project be of a temporary or permanent nature? **Proposed activity is permanent.**

    f. Please describe how the project will be designed to avoid adverse impacts to significant historical and archaeological resources, under the provisions of section 267.061, F.S. **The site does not contain any significant or historical resources. The permit will contain the general condition that the permittee must stop work and alert DHR and the proper authorities immediately if any unexpected discoveries of historic resources occur.**

    g. Please describe how the project will be designed to avoid adverse effects to the current condition and relative value of functions being performed by areas affected by the proposed regulated activity. **The surface water flows and connections will be maintained to prevent adverse impacts to water levels and flows.**

5. Water Quality.
   Provide a description of how water quality will be maintained in wetlands and other surface waters that will be preserved or will remain undisturbed, both on and offsite. Please address both short-term (such as during construction) and long-term water quality considerations (*Refer to AH I Section 10.2.4*). **The project surface water management system is designed to maintain water quality in wetlands and other surface waters onsite and offsite.**

6. Class II Waters; Waters approved for shellfish harvesting *(Refer to AH I Section 10.2.5)*.

   a. Will the project occur in Class II that are NOT approved for shellfish harvesting? If yes, please provide a plan or procedure detailing the measures to be taken to meet the requirements of *AH I Section 10.2.5(a)*. **N/A**

   b. Is the project located adjacent to or in close proximity to Class II waters? If yes, please provide a plan or procedure detailing the measures to be taken to meet the requirements of *AH I Section 10.2.5(b)*. **N/A**

   c. Is the project located in Class II or Class III waters that are classified as “approved”, “restricted”, “conditionally approved”, or “conditionally restricted”? If yes, demonstrate that the project meets the requirements of *AH I Section 10.2.5(c)*. **N/A**

7. Vertical seawalls. Are vertical seawalls proposed in an estuary or lagoon as part of the project? If yes, please describe how the project meets the requirements of *AH I Section 10.2.6*. **N/A**

8. Secondary Impacts (*AH I Section 10.2.7*).

   a. Will an upland buffer, with a minimum width of 15' and an average width of 25', be provided between the proposed activities and existing wetlands or wetlands to be preserved, enhanced, restored, or created? Provide the location and dimension of all buffers on the plans. If not, demonstrate that secondary impacts will not occur or describe how they will be offset. **See attached report.**

   b. If listed species are present or may be present, then coordination with wildlife agencies is needed. Have you coordinated with the FFWCC and/or USFWS? If so, please provide correspondence from the wildlife agencies indicating concurrence with the species management plan(s). **BTC adheres to all recommendations provided by FFWCC and/or USFWS, and regularly coordinates with both agencies to address concerns regarding listed species. To date, no comments or recommendations have been provided from either agency.**

   c. What measures will be taken to avoid impacts to wetland-dependent wildlife and/or listed species that use uplands for nesting or denning? **BTC adheres to all recommendations provided by FFWCC and/or USFWS.**

   d. Describe whether there are any other relevant activities that are very closely linked and causally related to any proposed dredging or filling in wetlands or other surface waters that have the potential to cause impacts to significant historical and archaeological resources. **N/A**

   e. Are there additional future phases or extensions of the proposed activities that are not shown? If yes, please describe. **No**

9. Cumulative Impacts. Is the proposed mitigation located within the same drainage basin (*Refer to AH I Figures 10.2.8.1 – 10.2.8.5)* as the proposed wetland impacts? **N/A** If not, please submit a Cumulative Impact Evaluation in accordance with *AH I Section 10.2.8*.

10. Mitigation Plan (*Refer to AH I Section 10.3*).

    a. If a mitigation bank is proposed to offset wetland/other surface water impacts, provide:

        i. the name of the bank: **N/A**. A letter of reservation from the banker will be required once the application has been evaluated.
        ii. If the mitigation bank was assessed using UMAM, provide UMAM worksheets for impact area(s). If the bank was assessed using a method other than UMAM, then prepare the impact assessment using the same method. **N/A**

    b. If mitigation is proposed to offset wetland/other surface water impacts, please provide a mitigation plan that includes, at a minimum, the following:

        i. ☐ Proposed mitigation narrative:
            (1) ☐ Describe the current and proposed condition for each type of mitigation component (restoration, enhancement, creation, preservation), including:
                (a) ☐ Describe current and proposed vegetation
                (b) ☐ Describe current and proposed hydrologic conditions for the proposed mitigation.
                (c) ☐ Describe the soil types from NRCS maps and confirm if actual soil conditions appear to match.
            (2) ☐ Provide details of the proposed construction/mitigation activities including phasing and timing, as appropriate.
            (3) ☐ Identify measures that will be implemented during and after construction to avoid adverse impacts related to the proposed activities.
            (4) ☐ A mitigation implementation and monitoring schedule with dates.
            (5) ☐ Identify the success criteria.
            (6) ☐ Describe the anticipated site conditions in and around the mitigation area after the mitigation plan is successfully implemented.
            (7) ☐ Provide a comparison of current fish and wildlife habitat to expected habitat after the mitigation plan is successfully implemented.
        ii. ☐ Provide a Management Plan that includes, as appropriate, aspects of operation and maintenance, including water management practices, vegetation establishment, exotic and nuisance species control, fire management, and control of access.
        iii. ☐ Maps:
            (1) ☐ Soil map (include soil names/codes, hydrologic soil groups and hydric soil types).
            (2) ☐ Topographic map of the mitigation area and adjacent contributing and receiving areas.
            (3) ☐ Hydrologic features map of the mitigation area and adjacent contributing and receiving areas.
            (4) ☐ Vegetative communities map (using FLUCCS or other appropriate classification system).
            (5) ☐ For all maps, identify source.

iv. Provide the necessary supporting information for the application of sections 62-345.400 - .600 (Uniform Mitigation Assessment Method (UMAM)). To meet this requirement, submittal of UMAM worksheets is acceptable for impact and mitigation areas.

v. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a draft Conservation Easement document or other form of restrictive covenant that provides for protection of the mitigation area in perpetuity. Standard forms, as described in subsection 62-330.301(6), F.A.C., are available from the Agency or on its website.

vi. If onsite and/or offsite applicant-responsible mitigation is proposed, submit a cost estimate for completing the mitigation, including monitoring and maintenance.

vii. If onsite and/or offsite applicant-responsible mitigation is proposed and the proposed mitigation exceeds $25,000, please provide a draft financial assurance document. Standard forms, as described in subsection 62-330.301(5), F.A.C., are available from the agency or on its website.

viii. Identify the entity responsible for monitoring, maintenance, and long-term stewardship of the mitigation area (i.e. the landowner or homeowner association, not the consultant or contractor that will do the work).

Note: If your project is in retained waters, it is highly recommended that you coordinate the design of any mitigation plan that also may be required for the Corps permit to meet the requirements of both permits. Pre-application meetings with both the applicable Agency and the Corps can help you to choose a mitigation option that is acceptable to both the applicable Agency and the Corps.

Part 3: Plans

Plans: The information listed in the checklist below represents the typical information required on the submitted project plans. The Plans checklists in each application section are cumulative unless otherwise noted. Separate plans for each application section are not required.

1. ☒ Include the following on the construction plans and cross sections:

   a. ☐ An Existing Conditions sheet showing the entire project and wetland/other surface water boundaries. Include the following: Acreage and type (herbaceous, forested or other surface water) of each wetland/other surface water.
   b. ☐ A Proposed Conditions sheet showing the entire project and wetland/other surface water boundaries with construction plan overlay.
   c. ☐ A Proposed Wetland Impact sheet that includes the following:
      i. ☐ Acreage and type (herbaceous, forested, or other surface water) of each wetland/other surface water to be impacted.
      ii. ☐ Proposed upland buffers with dimensions.
      iii. ☐ Identify the seasonal high water and wetland normal pool elevations on the plans.
   d. ☐ Include wetland boundaries on all construction plan sheets.

2. ☐ If onsite and/or offsite applicant-responsible mitigation is proposed, submit mitigation plans and cross sections including, at a minimum:

a. ☐ existing conditions plan sheet identifying upland and wetland communities and acreage of each, topography, drainage patterns, and location of cross-section detail.
b. ☐ proposed conditions plan sheet identifying proposed improvements by type (restoration, enhancement, creation, preservation), acreage of each, topography, drainage patterns, and location of cross-section detail.
c. ☐ monitoring plan sheet including proposed improvements, monitoring transects, photostations, and mitigation signage (if applicable).
d. ☐ cross-section and/or profile detail(s) sheet(s) including representative section of each type of mitigation component. Include existing and proposed conditions and representative elevations.
e. ☐ planting schedule, plant species including common and scientific names divided into three sections (canopy, shrub, herbaceous) by mitigation component, quantity, spacing, size, and elevation range.

Table 1 - Project Wetland (WI) And Other Surface Water (SW) And Impact Summary

WL & SW ID	UMAM ASSESSMENT AREA NAME(S)	WL & SW TYPE	WL & SW SIZE (acres)	WL & SW NOT IMPACTED (acres)	TEMPORARY WL &SW IMPACT SIZE (acres)	TEMPORARY WL & SW IMPACT TYPE	PERMANENT WL &SW IMPACT SIZE (acres)	PERMANENT WL & SW IMPACT TYPE	MITIGATION ID
WL-1		615	18.045	18.045	0	N/A	0	0	N/A
PROJECT TOTALS:									

Comments:

Codes (multiple entries per cell not allowed):

- Wetland & Surface Water ID: Include ID on submitted wetland and surface water impact maps
- Wetland Type: from an established wetland classification system
- Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Table 2 - Project On-Site Mitigation Summary

MITIGATION ID	UMAM ASSESSMENT AREA NAME(S)	TARGET TYPE	CREATION AREA (acres)	RESTORATION AREA (acres)	ENHANCEMENT AREA (acres)	WETLANDS PRESERVE AREA (acres)	UPLAND PRESERVE AREA (acres)	OTHER AREA (acres)
PROJECT TOTALS:								

COMMENTS:

Codes (multiple entries per cell not allowed):

- Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Table 3 - Project Off-Site Mitigation Summary

MITIGATION ID	UMAM ASSESSMENT AREA NAME(S)	TARGET TYPE	CREATION AREA (acres)	RESTORATION AREA (acres)	ENHANCEMENT AREA (acres)	WETLANDS PRESERVE AREA (acres)	UPLAND PRESERVE AREA (acres)	OTHER AREA (acres)
PROJECT TOTALS:								

COMMENTS:

Codes (multiple entries per cell not allowed):

- Target Type or Type=target or existing habitat type from an established wetland classification system or land use classification for non-wetland mitigation

Table 4 - Shoreline Stabilization

Stabilization	Linear Ft. New	Linear Ft. Replaced	Linear Ft. Repaired	Linear Ft. Removed	Slope H: V:	Toe Width (Ft.)
Natural Vegetation (living shoreline)					**N/A**	**N/A**
Rip Rap + Vegetation						
Rip Rap						
Seawall + Rip Rap						
Vertical Seawall						
Other Shoreline Stabilization Type						

Size of Rip Rap

Type of Rip Rap

O'ROURKE
ENGINEERING & PLANNING

TRAFFIC ANALYSIS

FOR

Gordy Creek

Prepared for:

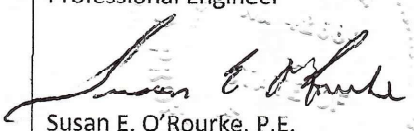
Ms. Lara Swanson
Gordy Creek , LLC
1548 SE 6th Street
Deerfield Beach, FL 33441

Prepared by:

O'Rourke Engineering & Planning
3725 SE Ocean Blvd. Suite 201
Stuart, Florida 34996
772-781-7918

October 27, 2023
Revised for FDOT Comments 1/17/24
Revised 03/06/24

SR23071.0

Prepared by: O'Rourke Engineering & Planning Certificate of Authorization: #26869 3725 SE Ocean Blvd. Suite 201 Stuart, Florida 34996 772-781-7918	Professional Engineer  Susan E. O'Rourke, P.E. Date signed and sealed: 03/06/24 License #: 42684

O'ROURKE
ENGINEERING & PLANNING

October 27, 2023

Ms. Lara Swanson, Manager
Gordy Creek, LLC
1548 SE 6th Street
Deerfield Beach, FL 33441

Re: Gordy Creek

Dear Ms. Swanson:

O'Rourke Engineering & Planning has completed the analysis of the proposed development located on Gordy Road in Fort Pierce, 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 – Traffic

3725 SE Ocean Blvd. | Suite 201 | Stuart, FL 34996 | 772-781-7918 | Susan@OREP.tech

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	9
DRIVEWAY ANALYSIS	9
CONCLUSION	12

TABLES

TABLE 1: Project Trip Generation - Proposed	4
TABLE 2: Project Percent Assignment	7
TABLE 3: Link Analysis	8
TABLE 4: Intersection Results	10

FIGURES

FIGURE 1: Project Location	2
FIGURE 2: Project Traffic Assignment	6
FIGURE 3: Driveway Volumes	11

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 178 single family dwelling units and 138 multi family dwelling units located on Gordy Road in Ft. Pierce, St. Lucie County, Florida. The purpose of this report is to determine the project's impact on the surrounding roadway system.

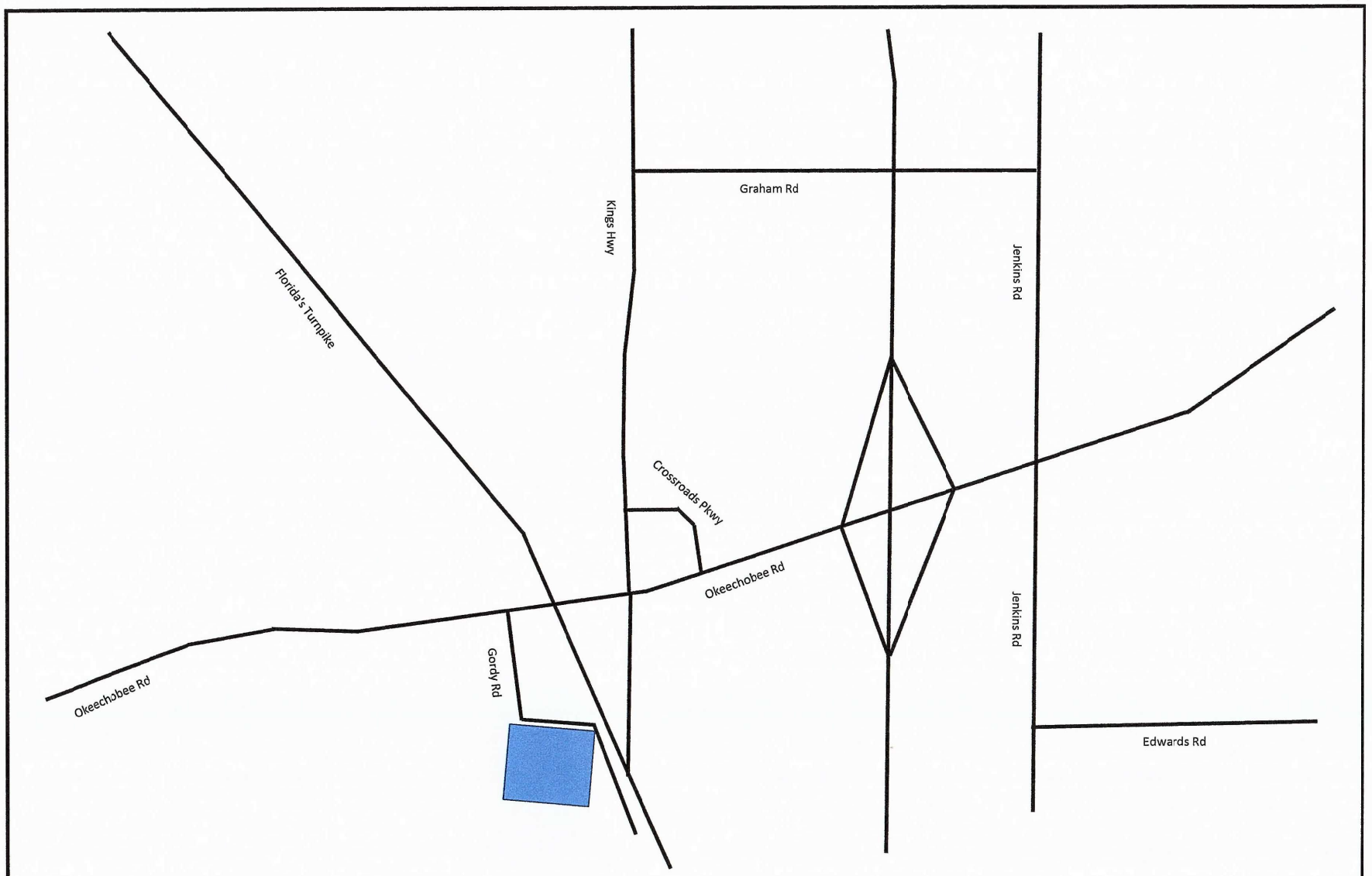
In order to make the determination that the project complies with County Concurrency Guidelines, the following analytical steps were taken:

- 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 178 single family and 138 multi-family dwelling units. The project is located west of Gordy Road and south of Okeechobee Road in Fort Pierce, Florida. The project location is shown in **Figure 1**.



NTS

O'ROURKE ENGINEERING & PLANNING

3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number:

Date:

Legend

= Project Location

Figure 1

Project Location

Gordy Creek

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 a four-lane divided roadway west of Kings Highway and east of Virginia Avenue. It is a six-lane divided roadway 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.
- Gordy Road is a two-lane local road with a primarily north/south alignment.
- The Turnpike has a future unfunded project that includes relocating ramps to the Gordy/SR 70 intersection.
- Kings Highway is a four-lane arterial with a north/south alignment currently from Okeechobee to Orange Avenue.
- Graham Road is a two-lane local 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 count data and network information are included in **Appendix B.**

PROJECT TRAFFIC

To estimate future traffic generated by the development, the ITE Trip Generation, 11th Edition trip rates for Single Family Housing Detached (Land Use Code 210) and Multi-Family Housing (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 2,675 new daily trips. There will be 192 AM peak hour trips with 49 entering the project and 143 trips exiting the project. The project will generate 251 new PM peak hour trips. There will be 158 trips entering the project and 93 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
Single Family Detached	210	178	DU	Ln(T) = 0.92 Ln(X) +2.68	50%	50%	858	857	1,715
Multi-Family (Low-Rise)	220	138	DU	T = 6.41(X) + 75.31	50%	50%	480	480	960
TOTALS							**1,338**	**1,337**	**2,675**

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
Single Family Detached	210	178	DU	Ln(T) = 0.91 Ln(X) + 0.12	26%	74%	33	93	126
Multi-Family (Low-Rise)	220	138	DU	T = 0.31(X) + 22.85	24%	76%	16	50	66
TOTALS							**49**	**143**	**192**

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
Single Family Detached	210	178	DU	Ln(T) = 0.94(X) + 0.27	63%	37%	108	63	171
Multi-Family (Low-Rise)	220	138	DU	T = 0.43(X) + 20.55	63%	37%	50	30	80
TOTALS							**158**	**93**	**251**

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 within the study area. With 2,675 daily trips the area of influence of study area is 2.0 miles.

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.**

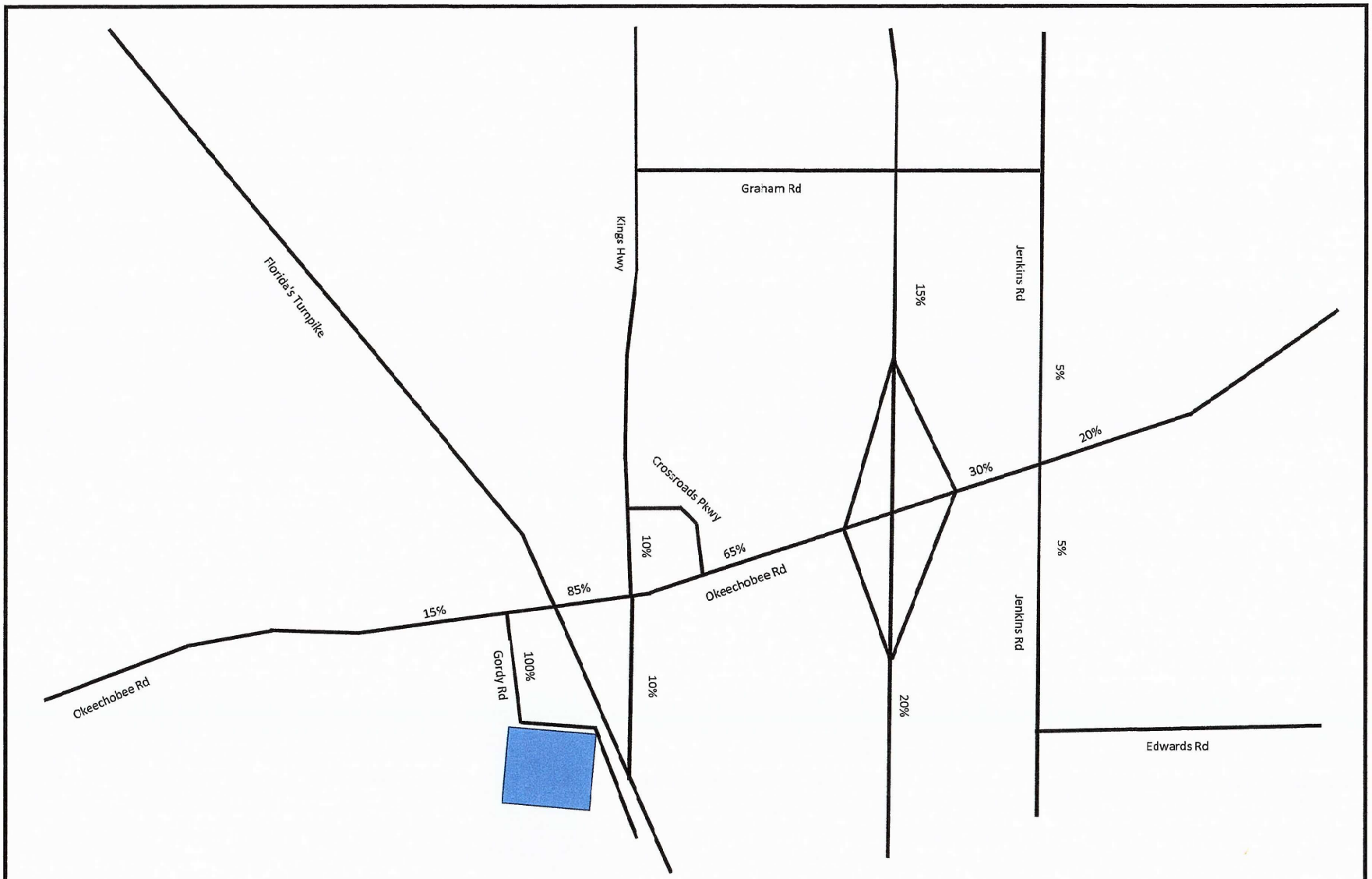
Impact – Tables 2a and 2b summarize the project impact as a percentage of service volume capacity.

LINK ANALYSIS / REVIEW

Links where the project was significant were analyzed further to ensure they will meet concurrency. A project buildout of 2026 was used in the analysis. A growth rate of 1.21% was calculated using a 4-year growth rate obtained from 2022 FDOT AADT volumes. The county average is 2.5% countywide, therefore the greater of 2.5% growth or 1% plus traffic from other committed projects in the area was used to determine the 2026 background without project traffic. Other project data includes committed traffic from Ferrell Communities, Kings Hwy Commerce Park, Sunnyland, Drawdy Angle Road, KRE, Stonemont, Orange 95, Celebration Pointe, Hillpointe Residential, Whispering Oaks, Viva at Treasure Coast, Project Hunt, Regatta, Kings Highway Warehouse, Woodspring Suites, Jenkins Waypoint, and Project Hurricane. Project traffic was then added to determine the 2026 Future Total traffic.

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

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



NTS

O'ROURKE ENGINEERING & PLANNING

3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996

Job Number:

Date:

Legend

= Project Location

Figure 2

Project Assignment

Gordy Creek

TABLE 2a - Project Percent Impact - AM Peak Hour

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity[1]	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Gordy Rd	Project Driveway	Okeechobee Rd	2L	NB	OUT	**YES**	880	143	16.25%	100%
	Project Driveway	Okeechobee Rd	2L	SB	IN	**YES**	880	49	5.57%	100%
Jenkins Rd	Okeechobee Rd	Graham Rd	2L	NB	OUT	NO	920	7	0.76%	5%
	Okeechobee Rd	Graham Rd	2L	SB	IN	NO	920	2	0.22%	5%
	Graham Rd	Peterson Rd	2L	NB	OUT	NO	630	7	1.11%	5%
	Graham Rd	Peterson Rd	2L	SB	IN	NO	630	2	0.32%	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	OUT	NO	2,000	14	0.70%	10%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	IN	NO	2,000	5	0.25%	10%
	Crossroads Pkwy	Graham Rd	4LD	NB	OUT	NO	2,000	14	0.70%	10%
	Crossroads Pkwy	Graham Rd	4LD	SB	IN	NO	2,000	5	0.25%	10%
	Graham Rd	Picos Rd	4LD	NB	OUT	NO	2,000	14	0.70%	10%
	Graham Rd	Picos Rd	4LD	SB	IN	NO	2,000	5	0.25%	10%
	Picos Rd	Orange Ave	4LD	NB	OUT	NO	2,000	14	0.70%	10%
	Picos Rd	Orange Ave	4LD	SB	IN	NO	2,000	5	0.25%	10%
Okeechobee Rd	McCarty Rd	Florida's Turnpike	4LD	EB	IN	NO	3,240	7	0.22%	15%
	McCarty Rd	Florida's Turnpike	4LD	WB	OUT	NO	3,240	21	0.65%	15%
	Florida's Turnpike	Kings Hwy	4LD	EB	OUT	**YES**	2,100	122	5.81%	85%
	Florida's Turnpike	Kings Hwy	4LD	WB	IN	NO	2,100	42	2.00%	85%
	Kings Hwy	Crossroads Pkwy	8LD	EB	OUT	NO	4,240	93	2.19%	65%
	Kings Hwy	Crossroads Pkwy	8LD	WB	IN	NO	4,240	32	0.75%	65%
	Crossroads Pkwy	I-95	8LD	EB	OUT	NO	4,240	93	2.19%	65%
	Crossroads Pkwy	I-95	8LD	WB	IN	NO	4,240	32	0.75%	65%
	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	43	1.01%	30%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	15	0.35%	30%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	29	0.72%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	10	0.25%	20%
I-95	Midway Rd	Okeechobee Rd	6LD	NB	IN	NO	5,500	10	0.18%	20%
	Midway Rd	Okeechobee Rd	6LD	SB	OUT	NO	5,500	29	0.53%	20%
	Okeechobee Rd	Orange Ave	8LD	NB	OUT	NO	7,320	21	0.29%	15%
	Okeechobee Rd	Orange Ave	8LD	SB	IN	NO	7,320	7	0.10%	15%

(1) St. Lucie County 2023 Traffic Counts and LOS Report

IN: 49
OUT: 143

TABLE 2b - Project Percent Impact - PM Peak Hour

Segment	From	To	Lanes	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	Peak Hour Service Capacity[1]	Project Volume Peak Direction	% Project of Capacity- Peak Hour	Project Percent Assignment
Gordy Rd	Project Driveway	Okeechobee Rd	2L	NB	OUT	**YES**	880	93	10.57%	100%
	Project Driveway	Okeechobee Rd	2L	SB	IN	**YES**	880	158	17.95%	100%
Jenkins Rd	Okeechobee Rd	Graham Rd	2L	NB	OUT	NO	920	5	0.54%	5%
	Okeechobee Rd	Graham Rd	2L	SB	IN	NO	920	8	0.87%	5%
	Graham Rd	Peterson Rd	2L	NB	OUT	NO	630	5	0.79%	5%
	Graham Rd	Peterson Rd	2L	SB	IN	NO	630	8	1.27%	5%
Kings Hwy	Okeechobee Rd	Crossroads Pkwy	4LD	NB	OUT	NO	2,000	9	0.45%	10%
	Okeechobee Rd	Crossroads Pkwy	4LD	SB	IN	NO	2,000	16	0.80%	10%
	Crossroads Pkwy	Graham Rd	4LD	NB	OUT	NO	2,000	9	0.45%	10%
	Crossroads Pkwy	Graham Rd	4LD	SB	IN	NO	2,000	16	0.80%	10%
	Graham Rd	Picos Rd	4LD	NB	OUT	NO	2,000	9	0.45%	10%
	Graham Rd	Picos Rd	4LD	SB	IN	NO	2,000	16	0.80%	10%
	Picos Rd	Orange Ave	4LD	NB	OUT	NO	2,000	9	0.45%	10%
	Picos Rd	Orange Ave	4LD	SB	IN	NO	2,000	16	0.80%	10%
Okeechobee Rd	McCarty Rd	Florida's Turnpike	4LD	EB	IN	**YES**	2,100	24	1.14%	15%
	McCarty Rd	Florida's Turnpike	4LD	WB	OUT	NO	2,100	14	0.67%	15%
	Florida's Turnpike	Kings Hwy	4LD	EB	OUT	**YES**	2,100	79	3.76%	85%
	Florida's Turnpike	Kings Hwy	4LD	WB	IN	**YES**	2,100	134	6.38%	85%
	Kings Hwy	Crossroads Pkwy	8LD	EB	OUT	NO	4,240	60	1.42%	65%
	Kings Hwy	Crossroads Pkwy	8LD	WB	IN	NO	4,240	103	2.43%	65%
	Crossroads Pkwy	I-95	8LD	EB	OUT	NO	4,240	60	1.42%	65%
	Crossroads Pkwy	I-95	8LD	WB	IN	NO	4,240	103	2.43%	65%
	I95	Jenkins Rd	6LD	EB	OUT	NO	4,240	28	0.66%	30%
	I95	Jenkins Rd	6LD	WB	IN	NO	4,240	47	1.11%	30%
	Jenkins Rd	McNeil Rd	6LD	EB	OUT	NO	4,040	19	0.47%	20%
	Jenkins Rd	McNeil Rd	6LD	WB	IN	NO	4,040	32	0.79%	20%
I-95	Midway Rd	Okeechobee Rd	6LD	NB	IN	NO	5,500	32	0.58%	20%
	Midway Rd	Okeechobee Rd	6LD	SB	OUT	NO	5,500	19	0.35%	20%
	Okeechobee Rd	Orange Ave	8LD	NB	OUT	NO	7,320	14	0.19%	15%
	Okeechobee Rd	Orange Ave	8LD	SB	IN	NO	7,320	24	0.33%	15%

(1) St. Lucie County 2023 Traffic Counts and LOS Report

IN: 158
OUT: 93

TABLE 3a - Link Analysis - AM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor (1)	2023 Directional Peak Hour Volumes	Growth Rate(2)	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
Gordy Rd	Project Driveway	Okeechobee Rd	NB	OUT	YES	0.479	23(3)	1.21%	24	24	0	24	24	880	143	167	16.25%	YES	100%
	Project Driveway	Okeechobee Rd	SB	IN	YES	0.521	25(3)	1.21%	26	26	0	26	26	880	49	75	5.57%	YES	100%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	EB	OUT	YES	0.547	490	1.21%	508	505	98	603	603	2,100	122	725	5.81%	YES	85%

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

(1) Calculated from Turning Movement Counts

(2) Growth rate calculated from FDOT 2022 Annual Average Daily Traffic Reports

(3) Volume obtained from Turning Movement Count at Okeechobee & Gordy

IN: 49
OUT: 143
Years Grown: 3

TABLE 3b - Link Analysis - PM Peak Hour

Segment	From	To	Direction	IN/OUT	Greater than 3% (1% on Adjacent Links)	D Factor (1)	2023 Directional Peak Hour Volumes	Growth Rate(2)	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
Gordy Rd	Project Driveway	Okeechobee Rd	NB	OUT	YES	0.419	31(3)	1.21%	32	32	0	32	32	880	93	125	10.57%	YES	100%
	Project Driveway	Okeechobee Rd	SB	IN	YES	0.581	43(3)	1.21%	45	44	0	44	45	880	158	203	17.95%	YES	100%
Okeechobee Rd	McCarty Rd	Florida's Turnpike	EB	IN	YES	0.474	442	1.21%	458	455	91	546	546	2,100	24	570	1.14%	YES	15%
	Florida's Turnpike	Kings Hwy	EB	OUT	YES	0.474	442	1.21%	458	455	91	546	546	2,100	79	625	3.76%	YES	85%
	Florida's Turnpike	Kings Hwy	WB	IN	YES	0.526	490	1.21%	508	505	104	609	609	2,100	134	743	6.38%	YES	85%

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

(1) Calculated from Turning Movement Counts

(2) Growth rate calculated from FDOT 2022 Annual Average Daily Traffic Reports

(3) Volume obtained from Turning Movement Count at Okeechobee & Gordy

IN: 158
OUT: 93
Years Grown: 3

INTERSECTION ANALYSIS

Two intersections were analyzed for Existing, Background without Project, and Future Total with Project scenarios for both the AM and PM peak hours. The two intersections analyzed are Okeechobee Road & Gordy Road and Okeechobee Road & Kings Highway.

Okeechobee Road & Kings Highway - The intersection of Okeechobee Road & Kings Highway will continue to operate at an acceptable level of service of D or better at project build out with the existing lanes.

Okeechobee Road & Gordy Road - The intersection of Okeechobee Road & Gordy Road is projected to operate at a LOS C in the AM and LOS D in the PM in the Future Total scenario. The need for an eastbound right-turn lane at the intersection was evaluated using the NCHRP 457. With the highest right-turn volume of 51 vehicles and total approach of 797 vehicles in the PM peak hour, an eastbound right-turn lane is proposed at the intersection.
Based on the queues shown in the HCS and the speed limit of 55 mph the westbound lane will be 400 total feet including taper and queue storage. The eastbound right lane shall be 350 total feet including taper and queue storage. The westbound left turn lane will be extended to accommodate the proposed length.
The intersection of Okeechobee Road & Gordy Road required a pre-app meeting with the FDOT. FDOT will require an eastbound right turn lane and an evaluation of the westbound left turn lane to determine the appropriate length. The project remains under review with the FDOT.

Table 4 summarizes the delay and LOS.

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

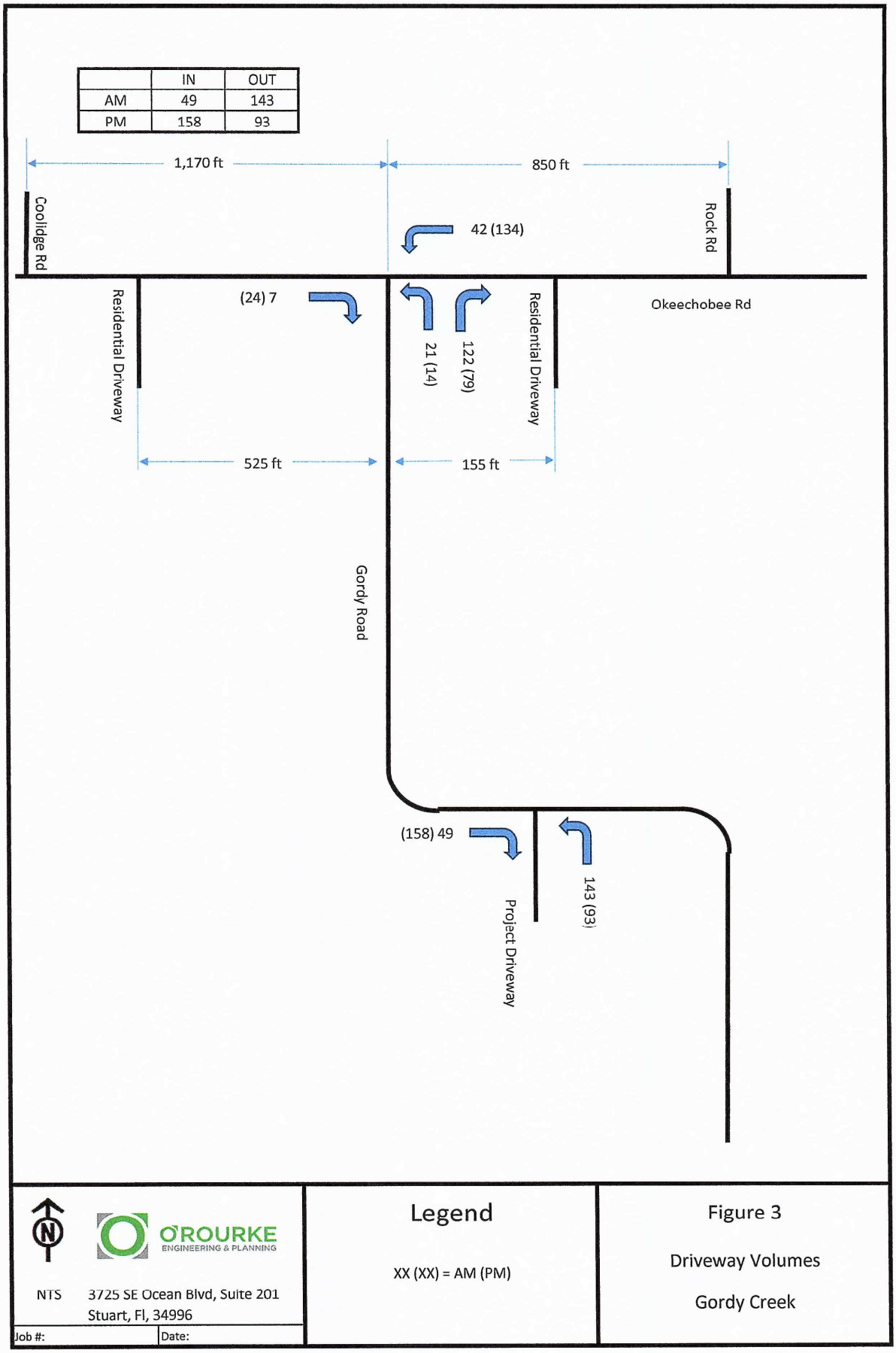
DRIVEWAY ANALYSIS

The project will have one driveway located on Gordy Road. The project driveway will be a full access driveway serving entering and exiting vehicles. **Figure 3** shows the driveway volumes for the AM and PM peak hours. The driveway was analyzed using HCS. The analysis shows the driveway will operate at acceptable levels of service in the AM and PM peak hours.

The need for a turn lane at the entering project driveway was analyzed. NCHRP 457 was used to evaluate this driveway and according to the criteria presented in NCHRP 457 and the volumes at the driveway a right turn lane is not warranted. The driveway data and analyses are included in **Appendix E.**

Table 4: Intersection Level of Service

Intersection	Period	Existing		2026 wo/Project		2026 w/Project	
		Delay	LOS	Delay	LOS	Delay	LOS
Gordy Road & Project Driveway	AM	N/A	N/A	N/A	N/A	10.1	B
	PM	N/A	N/A	N/A	N/A	10.3	B
Okeechobee Road & Gordy Road	AM	13	B	14.4	B	18.6	C
	PM	17.3	C	20.2	C	28.7	D
Okeechobee Road & Kings Highway	AM	42.1	D	46.1	D	46.1	D
	PM	41.5	D	49.8	D	49.7	D


IN OUT
AM 49 143
PM 158 93
1,170 ft
850 ft
Coolidge Rd
Rock Rd
42 (134)
(24) 7
21 (14)
122 (79)
Residential Driveway
Residential Driveway
Okeechobee Rd
525 ft
155 ft
Gordy Road
(158) 49
143 (93)
Project Driveway
NTS
3725 SE Ocean Blvd, Suite 201
Stuart, Fl, 34996
Job #:
Date:
Legend
XX (XX) = AM (PM)
Figure 3
Driveway Volumes
Gordy Creek

CONCLUSION

With 192 net new AM peak hour trips and 251 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network.

An eastbound right-turn lane is proposed at the intersection of Okeechobee Road and Gordy Road. The westbound left turn lane will be extended as needed.

Therefore, the project meets the requirements for concurrency.

APPENDIX A

SITE PLAN

SITE DATA

EXISTING LAND USE	MXD	PROPOSED LAND USE	MXD	FLOOD ZONE	X
EXISTING ZONING	AG-1	PROPOSED ZONING	PD	UTILITY PROVIDER	FPUA
SITE ACREAGE	78.97	DEVELOPABLE AREA	59.52		
PARCEL NUMBERS					
PARCEL 1	2329-130-0000-000-7				
PARCEL 2	2329-130-0000-010-0				

DWELLING UNITS		TOWNHOMES	SINGLE FAMILY LOT
PROPOSED UNITS	316	138 DU	178 DU
MAX GROSS DU/AC	6		

RESIDENTIAL DEVELOPMENT STANDARDS	TOWNHOMES	40' LOT
MINIMUM LOT SIZE	1520	4800
MINIMUM LOT DEPTH	95	120
MINIMUM LOT WIDTH	16	40
MINIMUM LOT COVERAGE	N/A	80%
MINIMUM FRONT SETBACK	18	18
FOR SIDELOAD GARAGE	10	
MINIMUM SIDE SETBACK	5	5
MINIMUM SIDE SETBACK (CORNER)		15
MINIMUM REAR SETBACK	10	10
MAXIMUM BUILDING HEIGHT	35'	35'

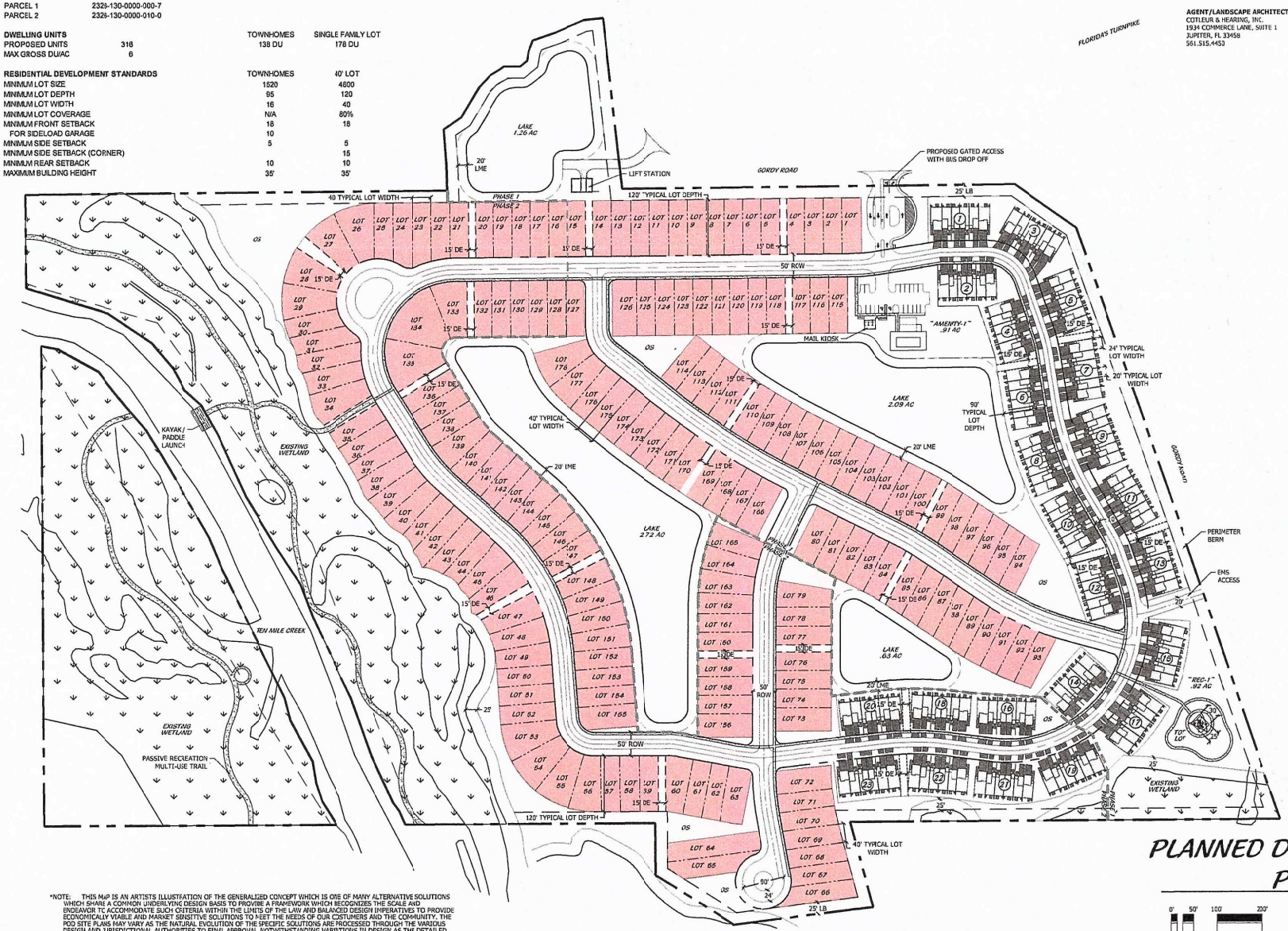
PROJECT TEAM

OWNER/CLIENT:
LARA SWANSON
SWANSON LAND COMPANY
1934 COMMERCE LANE, SUITE 1
DEERFIELD BEACH, FL 33458
904.219.3330

AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
SUSAN O'ROURKE
O'ROURKE ENGINEERING & PLANNING
21 SE SEMINOLE STREET
STUART, FL 34994
772.781.7918

ENGINEER:
BRANDON ULMER
MILLS, SHORT & ASSOCIATES
720 22ND PL, SUITE 2C & 2D
VERO BEACH, FL 32960
772.226.7282



*NOTE: THIS MAP IS AN ARTISTS ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDEAVOR TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR CUSTOMERS AND THE COMMUNITY. THE POD SITE PLANS MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING VARIATIONS IN DESIGN AS THE DETAILED SITE PLANS BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

PLANNED DEVELOPMENT PLAN

0' 50' 100' 200' 300' 400'

Scale: 1" = 100'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce Florida
A-1

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	01-22-24
REVISIONS	

SHEET 1 OF 3

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for construction or any other purpose except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

DRAINAGE STATEMENT

x.

PARKING

ALL PARKING WILL MEET OR EXCEED INSTITUTE OF TRANSPORTATION ENGINEERS STANDARDS PER THE CITY OF FT. PIERCE REQUIREMENTS

TRAFFIC STATEMENT

x

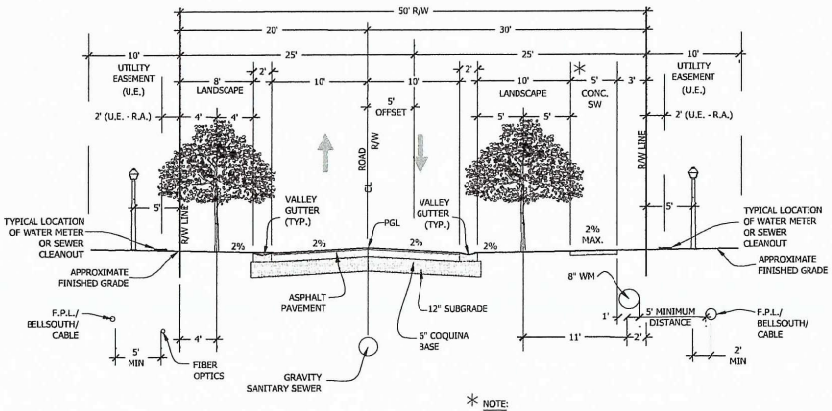
OPEN SPACE TABLE		(20% REQUIRED)
TRACT	TOTAL AREA BY USE (AC)	PROVIDED (%)
COMMON/OPEN SPACE	5.98	7.74%
RECREATION SPACE	0.91	1.18%
LANDSCAPE BUFFERS	0.27	0.35%
DRAINAGE EASEMENTS	0.94	1.22%
LME	2.53	3.29%
LAKES	6.7	8.70%
PRESERVES	17.45	22.67%
TOTAL AREA	34.76	45.16%

DEVELOPMENT STANDARDS

Table 1.DEVELOPMENT USED AND STANDARDS

DEVELOPMENT STANDARD	SINGLE-FAMILY	TOWNHOMES/ TRI-PLEX/ QUAD-PLEX
PRIMARY STRUCTURE		
Minimum Lot Width	40'	16'
Minimum Lot Depth	115'	95'
Maximum Lot Depth	None	None
Maximum Building Lot Coverage	60%	90%
Maximum Impervious Lot Coverage	80%	80%
Minimum Open Space	20%	10%
Minimum Front Setback (Front Loaded)	18'	18'%
Minimum Front Setback (Side Loaded)	10'	-
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provided that minimum building separation of 10' is maintained between units, 15' building separation for Townhome)	5'	
Minimum Side Setback (Side-Entry)		
Minimum Side Setback (Front- Entry)		5'
Minimum Side Setback (Corner Lot)	15'	10'
If adjacent to open space tract 15' in width or greater	5'	5'
Minimum Rear Setback (Corner Lot)	10'	10'
Minimum Rear Setback (Internal Lot)	10'	10'
ACCESSORY STRUCTURES		
Minimum Rear Setback	3'	3'
If adjacent to open space or common area tract 25' or wider	0'	0'
Minimum Side Setback (Internal Lot)	2' (2' from property line)	2'
Minimum Side Setback (Corner Lot)	15'	15'

40' ROW TYPICAL



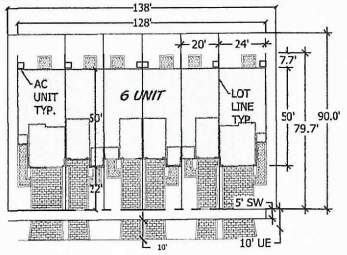
50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

* NOTE:
3' SIDEWALK OFFSET AND 2' U.E. - R.A. WILL BE REQUIRED IF FT. PIERCE MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
FT. PIERCE FIBEROPTICS WILL BE LOCATED IN 2' U.E. -R.A. IF FM IS REQUIRED.
SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200' OR LESS.
TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY.
LOCATION OF SIDEWALKS MAY VARY. SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

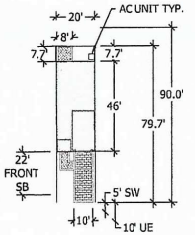
LEGAL DESCRIPTION

PARCEL 1:
X

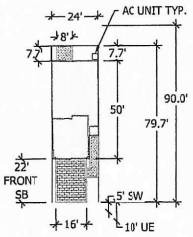
6-UNIT TOWNHOME TYPICAL



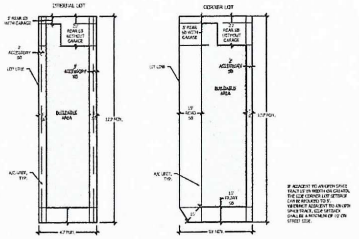
20' TOWNHOME LOT TYPICAL



24' TOWNHOME LOT TYPICAL



40' LOT TYPICAL



PD SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 - Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

A-2

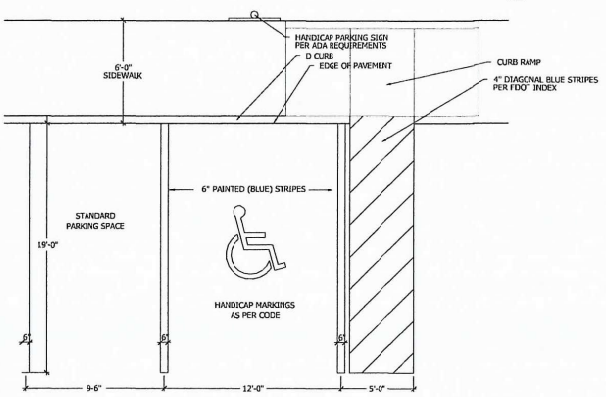
DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 01-22-24
REVISIONS

SHEET 2 OF 3

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except

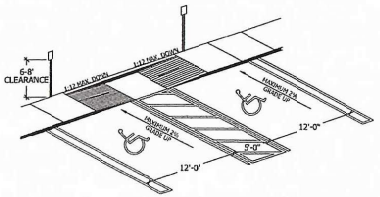
STANDARD AND HANDICAP PARKING DETAIL

NTS



HANDICAP RAMP DETAIL

NTS

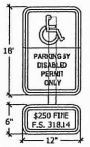


NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK, OR RAMPS SEP. TO ENDS OF HC SPACES

HANDICAP SIGN DETAIL

NTS

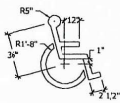


COLORS:
TOP SYMBOL & BORDER = WHITE
BOTTOM TEXT & BORDER = BLACK
TOP BACKGROUND = BLUE
BOTTOM BACKGROUND = WHITE

COLORS:
TEXT & BORDER = BLACK
BACKGROUND = WHITE

HANDICAP SYMBOL DETAIL

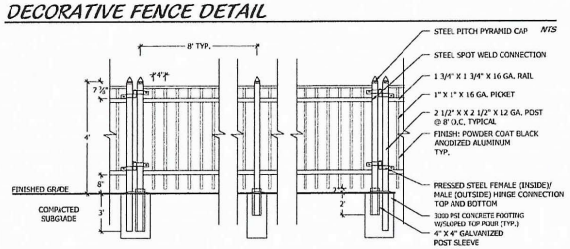
NTS



NOTE: SYMBOL TO BE 4" WIDE WHITE TRAFFIC PAINT ON PAVEMENT OR COLOREE PAVERS. TYPICAL @ ALL HANDICAP STALLS

DECORATIVE FENCE DETAIL

NTS

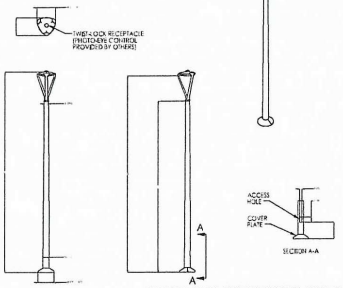


LIGHTING DETAIL

NTS

FGP Area Light, 16ft, Type 5, with cover plate, with twist-lock
Product Drawing
www.landscapeforms.com
Date: 10/5/2018
Ph: 800 521 2546

ANCHORING HARDWARE INCLUDED:
(4) Galvanized anchor bolts, 3/4"-10 x 17" x 3"hook
(8) Galvanized heavy hex nuts, 3/4"x 10
(8) Galvanized flat washers, 0.81"ID x 2.0"OD x 0.13"thick



landscapeforms

Drawing AG503-04
Dimensions are in inches [mm]
U.S. Patent No. D752,268

CONFIDENTIAL DRAWING INFORMATION CONTAINED HEREIN IS THE PROPERTY OF LANDSCAPE FORMS, INC. INTENDED USE IS LIMITED TO DESIGN PROFESSIONALS SPECIFYING LANDSCAPE FORMS, INC. PRODUCTS AND THEIR DIRECT CLIENTS. DRAWING IS NOT TO BE COPIED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF LANDSCAPE FORMS, INC. ©2015 LANDSCAPE FORMS, INC. ALL RIGHTS RESERVED.

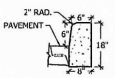
TOT LOT SHADE SAIL DETAIL

NTS

*NOTE: SHADE STRUCTURE, CUSTOM SIZED 16' HT. 40' X 40' X 40', PRODUCT VENDOR TO BE DETERMINED BY CONTRACTOR

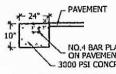
D CURB DETAIL

NTS



HEADER CURB DETAIL

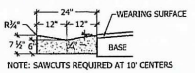
NTS



NOTE: SUBGRADE TO EXTEND 6" BEYOND HEADER CURB

VALLEY CURB DETAIL

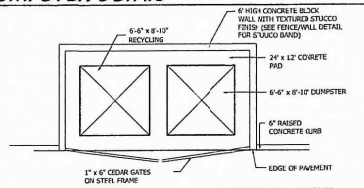
NTS



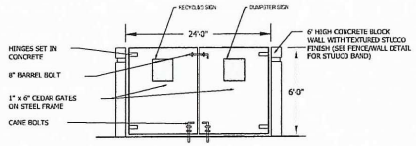
NOTE: SAWCUTS REQUIRED AT 10' CENTERS

DUMPSTER DETAIL

NTS



DUMPSTER PAD LAYOUT



DUMPSTER ELEVATION

SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

A-3

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	01-22-24
REVISIONS	

SHEET 3 OF 3

© COTLEUR & HEARING, INC.
The drawings are the property of the architect and are not to be used for purposes or on other projects except

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	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
GATLIN BLVD	E OF I-95 to SAVAGE BLVD	49,323	3,170	2,408	C	0.76	2,408	C	0.76
GATLIN BLVD	SAVAGE BLVD to ROSSER BLVD	49,323	3,170	2,408	C	0.76	2,408	C	0.76
GATLIN BLVD	ROSSER BLVD to SAVONA BLVD	49,323	3,170	2,408	C	0.76	2,408	C	0.76
GATLIN BLVD	SAVONA BLVD to PORT ST LUCIE BLVD	49,323	3,170	2,408	C	0.76	2,408	C	0.76
GEORGIA AVE	25TH ST to OKEECHOBEE RD	4,000	600	233	C	0.39	223	C	0.37
GEORGIA AVE	OKEECHOBEE RD to 17TH ST	4,000	750	233	C	0.31	223	C	0.30
GEORGIA AVE	17TH ST to 13TH ST	5,400	600	275	C	0.46	277	C	0.46
GEORGIA AVE	13TH ST to 7TH ST	2,500	600	152	C	0.25	170	C	0.28
GEORGIA AVE	7TH ST to US 1	2,200	600	121	C	0.20	131	C	0.22
GILSON RD	MARTIN C.L. to BECKER RD	11,039	710	925	F	1.30	957	F	1.35
GILSON RD	BECKER RD to LAKERIDGE DR	11,039	540	925	F	1.71	957	F	1.77
GLADES CUT-OFF RD	RANGE LINE RD to RESERVE BLVD	2,894	1,070	182	B	0.17	192	B	0.18
GLADES CUT-OFF RD	RESERVE BLVD to COMMERCE CENTER DR	5,748	1,070	452	C	0.42	526	C	0.49
GLADES CUT-OFF RD	CARLTON RD to RANGE LINE RD	2,894	390	182	B	0.47	192	B	0.49
GLADES CUT-OFF RD	COMMERCE CENTER DR to MIDWAY RD	3,331	920	162	C	0.18	162	C	0.18
GLADES CUT-OFF RD	MIDWAY RD to JENKINS RD	10,787	790	647	D	0.82	685	D	0.87
GLADES CUT-OFF RD	JENKINS RD to SELVITZ RD	5,900	830	351	C	0.42	326	C	0.39
GRAHAM RD	KINGS HWY to JENKINS RD	2,686	630	170	C	0.27	170	C	0.27
GREEN RIVER PKWY	MARTIN C.L. to CHARLESTON DR	5,780	1,070	401	C	0.38	364	B	0.34
GREEN RIVER PKWY	CHARLESTON DR to MELALEUCA BLVD	5,780	1,070	401	C	0.38	364	B	0.34
GREEN RIVER PKWY	MELALEUCA BLVD to WALTON RD	5,780	1,070	401	C	0.38	364	B	0.34
HARTMAN RD	OKEECHOBEE RD to PETERSON RD	6,204	750	296	C	0.40	289	C	0.39
HARTMAN RD	PETERSON RD to DELAWARE AVE	6,204	540	296	D	0.55	289	D	0.54
HARTMAN RD	DELAWARE AVE to ORANGE AVE	6,204	790	296	C	0.38	289	C	0.37
HEADER CANAL RD	OKEECHOBEE RD to ORANGE AVE	598	670	50	B	0.08	60	B	0.09
HILLMOOR DR	US 1 to LENNARD RD	7,100	790	394	D	0.50	373	C	0.47
I-95	GATLIN BLVD to ST LUCIE WEST BLVD	87,285	5,500	5,058	D	0.92	5,058	D	0.92
I-95	ST LUCIE WEST BLVD to MIDWAY RD	70,410	5,500	4,080	C	0.74	4,080	C	0.74
I-95	MIDWAY RD to OKEECHOBEE RD	81,706	5,500	4,734	D	0.86	4,734	D	0.86

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
I-95	OKEECHOBEE RD to ORANGE AVE	69,903	7,320	3,439	B	0.47	3,439	B	0.47
I-95	ORANGE AVE to INDRIO RD	52,086	7,320	3,018	B	0.41	3,018	B	0.41
INDIAN RIVER DR	CITRUS AVE to ORANGE AVE	5,559	750	276	C	0.37	276	C	0.37
INDIAN RIVER DR	ORANGE AVE to AVENUE A	6,098	750	302	C	0.40	302	C	0.40
INDIAN RIVER DR	AVENUE D to SEAWAY DR	6,293	790	312	C	0.40	312	C	0.40
INDIAN RIVER DR	AVENUE A to AVENUE D	6,293	540	312	D	0.58	312	D	0.58
INDRIO RD	PRIVATE RD to I-95 W RAMP	1,130	1,080	56	B	0.05	56	B	0.05
INDRIO RD	I-95 W RAMP to I-95 E RAMP	1,130	3,240	56	B	0.02	56	B	0.02
INDRIO RD	I-95 E RAMP to KOBLEGARD RD	11,474	3,240	560	B	0.17	560	B	0.17
INDRIO RD	KOBLEGARD RD to JOHNSTON RD	11,474	700	560	C	0.80	560	C	0.80
INDRIO RD	JOHNSTON RD to EMERSON AVE	11,474	880	560	C	0.64	560	C	0.64
INDRIO RD	EMERSON RD to SEMINOLE RD	10,743	920	524	C	0.57	524	C	0.57
INDRIO RD	SEMINOLE RD to KINGS HWY	10,743	790	524	D	0.66	524	D	0.66
INDRIO RD	KINGS HWY to SLASH PINE TRL	6,500	790	411	D	0.52	404	D	0.51
INDRIO RD	SLASH PINE TRL to US 1	6,500	920	411	C	0.45	404	C	0.44
INDRIO RD	US 1 to OLD DIXIE HWY	1,246	750	108	C	0.14	114	C	0.15
JENKINS RD	EDWARDS RD to OKEECHOBEE RD	10,375	880	488	C	0.56	535	C	0.61
JENKINS RD	OKEECHOBEE RD to GRAHAM RD	10,849	920	567	C	0.62	574	C	0.62
JENKINS RD	GRAHAM RD to PETERSON RD	10,849	630	567	C	0.90	574	C	0.91
JENKINS RD	PETERSON RD to ORANGE AVE	10,849	920	567	C	0.62	574	C	0.62
JENNINGS RD	US 1 to LENNARD RD	5,465	2,100	286	C	0.14	273	C	0.13
JOHNSTON RD	ANGLE RD to L20	2,909	1,070	228	B	0.21	200	B	0.19
JOHNSTON RD	L20 to MEADOWOOD DR	2,604	1,070	172	B	0.16	163	B	0.15
JOHNSTON RD	MEADOWOOD DR to OLD JOHNSTON RD	2,604	1,070	172	B	0.16	163	B	0.15
JOHNSTON RD	OLD JOHNSTON RD to INDRIO RD	2,604	1,070	172	B	0.16	163	B	0.15
JOHNSTON RD	INDRIO RD to RUSSOS RD	10,000	1,070	580	C	0.54	547	C	0.51
JOHNSTON RD	RUSSOS RD to INDIAN RIVER C.L.	10,000	1,070	580	C	0.54	547	C	0.51
JUANITA AVE	53RD ST to 25TH ST	1,972	750	126	C	0.17	103	C	0.14
JUANITA AVE	25TH ST to US 1	3,749	750	191	C	0.26	209	C	0.28

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
KEEN RD	ANGLE RD to JUANITA AVE	3,200	630	234	C	0.37	253	C	0.40
KEEN RD	JUANITA AVE to ST LUCIE BLVD	3,200	630	234	C	0.37	253	C	0.40
KINGS HWY	OKEECHOBEE RD to CROSSROADS PKWY	9,383	880	472	C	0.54	472	C	0.54
KINGS HWY	CROSSROADS PKWY to GRAHAM RD	9,383	700	472	C	0.67	472	C	0.67
KINGS HWY	GRAHAM RD to PICOS RD	7,181	700	361	C	0.52	361	C	0.52
KINGS HWY	PICOS RD to ORANGE AVE	7,181	880	361	C	0.41	361	C	0.41
KINGS HWY	ORANGE AVE to ANGLE RD	15,247	920	767	C	0.83	767	C	0.83
KINGS HWY	ANGLE RD to ST LUCIE BLVD	11,202	880	547	C	0.62	547	C	0.62
KINGS HWY	ST LUCIE BLVD to INDRIO RD	13,787	880	673	C	0.77	673	C	0.77
KIRBY LOOP RD	EDWARDS RD to 35TH ST	2,581	630	150	C	0.24	139	C	0.22
KITTERMAN RD	OLEANDER AVE to US 1	2,600	750	167	C	0.22	136	C	0.18
KITTERMAN RD	US 1 to LENNARD EXT	2,095	750	123	C	0.16	128	C	0.17
LENNARD RD	US 1 to MARIPOSA AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MARIPOSA AVE to MELALEUCA BLVD	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	MELALEUCA BLVD to JENNINGS RD	20,570	1,630	1,234	D	0.76	1,170	D	0.72
LENNARD RD	JENNINGS RD to HILLMOOR DR	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	HILLMOOR DR to TIFFANY AVE	20,570	1,710	1,234	D	0.72	1,170	D	0.68
LENNARD RD	TIFFANY AVE to WALTON RD	7,365	1,710	403	C	0.24	389	C	0.23
LENNARD RD	WALTON RD to S OF SAVANNA CLUB BLVD	3,748	790	259	C	0.33	246	C	0.31
LYNGATE DR	VETERANS MEMORIAL PKWY to MORNINGSIDE BLVD	9,700	920	612	C	0.67	553	C	0.60
LYNGATE DR	MORNINGSIDE BLVD to US 1	9,700	920	612	C	0.67	553	C	0.60
MARIPOSA AVE	LENNARD RD to HALLAHAN ST	7,300	880	568	C	0.65	541	C	0.62
MCCARTY RD	WILLIAMS RD to MIDWAY RD	364	540	27	C	0.05	25	C	0.05
MCCARTY RD	MIDWAY RD to OKEECHOBEE RD	431	540	37	C	0.07	37	C	0.07
MCNEIL RD	OKEECHOBEE RD to KIRBY LOOP RD	4,900	790	307	C	0.39	298	C	0.38
MCNEIL RD	KIRBY LOOP RD to EDWARDS RD	4,900	540	307	D	0.57	298	D	0.55
MELALEUCA BLVD	LENNARD RD to GREEN RIVER PKWY	10,710	920	630	C	0.69	601	C	0.65
MIDWAY RD	EAST TORINO PKWY to MILNER DR	25,000	880	1,245	F	1.42	1,298	F	1.48
MIDWAY RD	MILNER DR to W OF SELVITZ RD	25,000	790	1,245	F	1.58	1,298	F	1.64

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
MIDWAY RD	OKEECHOBEE RD to SHINN RD	6,581	760	331	C	0.44	331	C	0.44
MIDWAY RD	SHINN RD to MCCARTY RD	6,581	630	331	C	0.53	331	C	0.53
MIDWAY RD	MCCARTY RD to I-95	6,581	700	331	C	0.47	331	C	0.47
MIDWAY RD	I-95 to GLADES CUT-OFF RD	20,913	2,100	1,021	C	0.49	1,021	C	0.49
MIDWAY RD	GLADES CUT-OFF RD to EAST TORINO PKWY	23,000	2,100	1,190	C	0.57	1,256	C	0.60
MIDWAY RD	W OF SELVITZ RD to SELVITZ RD	25,000	2,100	1,245	C	0.59	1,298	C	0.62
MIDWAY RD	SELVITZ RD to CHRISTENSEN RD	23,000	2,100	1,176	C	0.56	1,166	C	0.56
MIDWAY RD	CHRISTENSEN RD to 25TH ST	23,000	2,100	1,176	C	0.56	1,166	C	0.56
MIDWAY RD	25TH ST to SUNRISE BLVD	23,000	2,100	1,245	C	0.59	1,147	C	0.55
MIDWAY RD	SUNRISE BLVD to OLEANDER AVE	23,000	2,100	1,245	C	0.59	1,147	C	0.55
MIDWAY RD	OLEANDER AVE to US 1	20,000	2,100	1,011	C	0.48	974	C	0.46
MIDWAY RD	US 1 to WALLACE ST	3,690	790	183	C	0.23	183	C	0.23
MIDWAY RD	WALLACE ST to WEATHERBEE RD	3,690	920	183	C	0.20	183	C	0.20
MIDWAY RD	WEATHERBEE RD to INDIAN RIVER DR	3,690	630	183	C	0.29	183	C	0.29
MORNINGSIDE BLVD	WESTMORELAND BLVD to PORT ST LUCIE BLVD	2,289	920	123	C	0.13	123	C	0.13
MORNINGSIDE BLVD	PORT ST LUCIE BLVD to LYNGATE DR	3,728	880	296	C	0.34	314	C	0.36
NEBRASKA AVE	25TH ST to 13TH ST	3,752	1,710	249	C	0.15	192	C	0.11
OAKRIDGE DR	MOUNTWELL ST to OAKLYN ST	7,113	700	442	C	0.63	385	C	0.55
OHIO AVE	SUNRISE BLVD to COLONIAL RD	3,875	540	205	C	0.38	227	C	0.42
OHIO AVE	COLONIAL RD to US 1	3,875	750	205	C	0.27	227	C	0.30
OKEECHOBEE RD	OKEECHOBEE C.L. to BLUEFIELD RD	11,835	1,580	618	B	0.39	665	B	0.42
OKEECHOBEE RD	BLUEFIELD RD to CARLTON RD	11,835	2,000	618	B	0.31	665	B	0.33
OKEECHOBEE RD	CARLTON RD to SNEED RD	8,931	2,100	449	B	0.21	449	B	0.21
OKEECHOBEE RD	IDEAL HOLDING RD to HEADER CANAL RD	8,931	2,100	449	B	0.21	449	B	0.21
OKEECHOBEE RD	SNEED RD to IDEAL HOLDING RD	8,931	2,100	449	B	0.21	449	B	0.21
OKEECHOBEE RD	HEADER CANAL RD to MIDWAY RD	8,931	2,450	449	B	0.18	449	B	0.18
OKEECHOBEE RD	MIDWAY RD to SHINN RD	8,931	3,110	449	B	0.14	449	B	0.14
OKEECHOBEE RD	SHINN RD to MCCARTY RD	7,079	3,240	335	B	0.10	335	B	0.10
OKEECHOBEE RD	MCCARTY RD to FLORIDA'S TURNPIKE	9,733	3,240	490	B	0.15	490	B	0.15

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

St. Lucie Transportation Planning Organization

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

Traffic Counts and Level of Service Report
2023

Roadway Name	Location	AADT	Pk Hr Service Capacity	AM Pk Hr Pk Dir			PM Pk Hr Pk Dir		
				Volume	LOS	V/C	Volume	LOS	V/C
OKEECHOBEE RD	FLORIDA'S TURNPIKE to KINGS HWY	9,733	2,100	490	C	0.23	490	C	0.23
OKEECHOBEE RD	KINGS HWY to CROSSROADS PKWY	23,734	4,240	1,195	C	0.28	1,195	C	0.28
OKEECHOBEE RD	CROSSROADS PKWY to I-95	26,375	4,240	1,327	C	0.31	1,327	C	0.31
OKEECHOBEE RD	I-95 to JENKINS RD	32,142	4,240	1,569	C	0.37	1,569	C	0.37
OKEECHOBEE RD	JENKINS RD to MCNEIL RD	32,142	4,040	1,569	C	0.39	1,569	C	0.39
OKEECHOBEE RD	MCNEIL RD to VIRGINIA AVE	31,230	3,170	1,524	C	0.48	1,524	C	0.48
OKEECHOBEE RD	VIRGINIA AVE to HARTMAN RD	15,500	2,100	802	C	0.38	791	C	0.38
OKEECHOBEE RD	HARTMAN RD to 35TH ST	15,500	1,630	802	D	0.49	791	D	0.49
OKEECHOBEE RD	35TH ST to 33RD ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	33RD ST to 25TH ST	16,500	1,630	859	D	0.53	822	D	0.50
OKEECHOBEE RD	25TH ST to GEORGIA AVE	12,000	1,630	695	C	0.43	616	C	0.38
OKEECHOBEE RD	GEORGIA AVE to DELAWARE AVE	12,000	1,710	695	C	0.41	616	C	0.36
OLD DIXIE HWY	US 1 to SR A1A NORTH	830	790	129	C	0.16	123	C	0.16
OLD DIXIE HWY	SR A1A NORTH to ST LUCIE BLVD	1,753	750	82	C	0.11	82	C	0.11
OLD DIXIE HWY	ST LUCIE BLVD to INDRIO RD	2,125	790	172	C	0.22	126	C	0.16
OLD DIXIE HWY	INDRIO RD to INDIAN RIVER C.L.	1,340	870	63	C	0.07	63	C	0.07
OLEANDER AVE	BEACH AVE to KITTERMAN RD	2,970	540	172	C	0.32	194	C	0.36
OLEANDER AVE	KITTERMAN RD to MIDWAY RD	6,162	750	358	C	0.48	358	C	0.48
OLEANDER AVE	MIDWAY RD to WEATHERBEE RD	6,400	750	362	C	0.48	365	C	0.49
OLEANDER AVE	WEATHERBEE RD to BELL AVE	6,400	540	362	D	0.67	365	D	0.68
OLEANDER AVE	BELL AVE to FARMER'S MARKET RD	12,703	540	613	F	1.14	581	F	1.08
OLEANDER AVE	FARMER'S MARKET RD to EDWARDS RD	12,703	750	613	D	0.82	581	D	0.78
OLEANDER AVE	EDWARDS RD to WISTERIA AVE	9,907	750	601	D	0.80	500	D	0.67
OLEANDER AVE	WISTERIA AVE to GARDENIA AVE	9,907	540	601	F	1.11	500	D	0.93
OLEANDER AVE	GARDENIA AVE to VIRGINIA AVE	9,907	790	601	D	0.76	500	D	0.63
OLEANDER AVE	VIRGINIA AVE to SUNRISE BLVD	5,500	600	309	D	0.52	320	D	0.53
ORANGE AVE	OKEECHOBEE C.L. to SNEED RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	SNEED RD to HEADER CANAL RD	5,195	670	303	C	0.45	289	C	0.43
ORANGE AVE	HEADER CANAL RD to SHINN RD	5,195	670	303	C	0.45	289	C	0.43

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

APPENDIX C

OTHER PROJECT DATA/GROWTH RATE

Roadway	*Count Location*	*Station Number*	*2018 AADT*	*2022 AADT*	*Growth Rate*
Kings Hwy	N of SR 70/Okeechobee	940757	13600	7000	-15.30%
Okeechobee Rd	W of SR 91/Turnpike	940025	8900	10200	3.47%
	East of SR 713/Kings	940748	23500	27500	4.01%
	East of SR 9/I-95	940029	31000	38000	5.22%
Jenkins Rd	N of SR 70/Okeechobee	940273	10000	8600	-3.70%
		Total:	87000	91300	

Area Wide Growth Rate: 1.21%

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0025 - SR 70/OKEECHOBEE RD - W OF SR 91/TPK (COUNTY 25)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	10200 C	E 5000	W 5200	9.50	53.00	9.40
2021	13800 C	E 5900	W 7900	9.50	53.10	12.10
2020	8600 C	E 4200	W 4400	9.50	54.30	19.30
2019	8400 C	E 4500	W 3900	9.50	54.30	18.60
2018	8900 C	E 4300	W 4600	9.50	55.20	19.60
2017	11600 C	E 5700	W 5900	9.50	56.20	28.00
2016	7100 C	E 3600	W 3500	9.00	57.10	15.60
2015	7100 C	E 3600	W 3500	9.00	56.30	13.30
2014	6100 C	E 3100	W 3000	9.00	54.70	13.60
2013	6100 C	E 3100	W 3000	9.00	57.20	26.20
2012	4200 C	E 2100	W 2100	9.00	57.00	13.00
2011	6600 C	E 3200	W 3400	9.00	56.50	13.00
2010	5700 C	E 2700	W 3000	11.51	57.07	20.00
2009	6500 C	E 3300	W 3200	11.11	58.68	19.70
2008	7500 C	E 3700	W 3800	11.51	54.38	19.70
2007	8300 C	E 4200	W 4100	11.51	58.16	19.70

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0748 - SR 70/OKEECHOBEE RD - E OF SR 713/KINGS HWY (COUNTY 742)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	27500 C	E 15500	W 12000	9.00	53.00	24.20
2021	28000 C	E 15000	W 13000	9.00	53.10	36.00
2020	22500 C	E 12500	W 10000	9.00	54.30	23.60
2019	26000 C	E 14500	W 11500	9.00	54.30	20.70
2018	23500 C	E 13000	W 10500	9.00	55.20	21.70
2017	29500 C	E 15500	W 14000	9.00	56.20	21.20
2016	20500 C	E 11000	W 9500	9.00	57.10	19.60
2015	21100 C	E 11500	W 9600	9.00	56.30	18.60
2014	20400 C	E 9900	W 10500	9.00	54.70	17.60
2013	20000 C	E 11000	W 9000	9.00	57.20	18.30
2012	23000 F	E 10000	W 13000	9.00	57.00	17.40
2011	24000 C	E 10500	W 13500	9.00	56.50	17.40
2010	21500 C	E 11000	W 10500	11.51	57.07	21.50
2009	25000 C	E 13000	W 12000	11.11	58.68	24.10
2008	25000 C	E 13500	W 11500	11.51	54.38	22.90
2007	24000 C	E 12500	W 11500	11.51	58.16	27.10

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0029 - SR 70 / OKEECHOBEE RD - E OF SR 9/I-95 (COUNTY 29)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2022	38000 C	E 19000	W 19000	9.00	51.40	11.80
2021	25100 C	E 17000	W 8100	9.00	50.90	11.00
2020	32000 F	E 16500	W 15500	9.00	51.30	11.00
2019	33000 C	E 17000	W 16000	9.00	51.00	11.00
2018	31000 C	E 15000	W 16000	9.00	51.30	4.70
2017	34500 C	E 17500	W 17000	9.00	50.90	12.30
2016	28500 F	E 14000	W 14500	9.00	50.90	12.30
2015	28500 C	E 14000	W 14500	9.00	51.00	12.30
2014	25500 F	E 14000	W 11500	9.00	50.80	4.90
2013	25500 C	E 14000	W 11500	9.00	50.80	4.90
2012	28000 C	E 14000	W 14000	9.00	56.80	4.90
2011	30500 C	E 15500	W 15000	9.00	57.20	10.90
2010	30500 C	E 15500	W 15000	10.32	55.40	10.90
2009	26500 C	E 13000	W 13500	10.27	57.35	10.90
2008	29500 C	E 15500	W 14000	10.45	58.06	6.70
2007	33000 C	E 17000	W 16000	10.31	58.74	5.20

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0757 - SR 713 / KINGS HWY - N OF SR 70/OKEECHOBEE RD (COUNTY 757)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2022	7000 C	N	3400	S	3600	9.00	53.00	31.80
2021	13100 C	N	6800	S	6300	9.00	53.10	37.00
2020	7900 C	N	3900	S	4000	9.00	54.30	37.00
2019	7500 C	N	3700	S	3900	9.00	54.30	23.40
2018	13600 C	N	6500	S	7100	9.00	55.20	23.90
2017	12800 C	N	6100	S	6700	9.00	56.20	23.90
2016	6400 C	N	3100	S	3300	9.00	57.10	23.90
2015	6300 C	N	3000	S	3300	9.00	56.30	26.90
2014	9100 C	N	3900	S	5200	9.00	54.70	46.50
2013	6000 C	N	3000	S	3000	9.00	57.20	17.40
2012	5400 C	N	2700	S	2700	9.00	57.00	17.40
2011	6200 C	N	3200	S	3000	9.00	56.50	22.90
2010	13500 C	N	6800	S	6700	11.51	57.07	22.90
2009	8000 C	N	4000	S	4000	11.11	58.68	22.90
2008	7400 C	N	3500	S	3900	11.51	54.38	23.20
2007	8900 C	N	4400	S	4500	11.51	58.16	25.50

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2022 HISTORICAL AADT REPORT

COUNTY: 94 - ST.LUCIE

SITE: 0273 - CR 611/JENKINS RD - N. OF SR 70/OKEECHOBEE RD (COUNTY 131)

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2022	8600 T	N	4300	S	4300	9.00	51.40	5.00
2021	8600 S	N	4300	S	4300	9.00	50.90	7.20
2020	8800 F	N	4400	S	4400	9.00	51.30	31.50
2019	9200 C	N	4600	S	4600	9.00	51.00	7.80
2018	10000 V	N	4400	S	5600	9.00	51.30	5.80
2017	9900 R	N	4400	S	5500	9.00	50.90	10.00
2016	9700 T	N	4300	S	5400	9.00	50.90	6.20
2015	9600 S	N	4300	S	5300	9.00	51.00	41.80
2014	9600 F	N	4300	S	5300	9.00	50.80	49.50
2013	9600 C	N	4300	S	5300	9.00	50.80	11.90
2012	7100 S	N	3600	S	3500	9.00	56.80	4.80
2011	7100 F	N	3600	S	3500	9.00	57.20	4.80
2010	7100 C	N	3600	S	3500	10.32	55.40	4.80
2009	8500 C	N	4200	S	4300	10.27	57.35	10.70
2008	9100 C	N	4500	S	4600	10.45	58.06	6.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

AM Peak Hour - D Factor Calculation

Segment	Location	Intersection Used	Volume		D Factor	
			N/E	S/W	N/E	S/W
Jenkins Road	South of Orange	Orange & Jenkins	251	252	0.499	0.501
	North of Graham	Jenkins & Graham	309	325	0.487	0.513
	South of Graham	Jenkins & Graham	304	429	0.415	0.585
Orange Ave	West of I-95	Orange & Kings	1076	980	0.523	0.477
	East of I-95	Orange & Jenkins	776	948	0.450	0.550
Kings Hwy	North of Okeechobee	Okeechobee & Kings	301	351	0.462	0.538
	South of Orange Ave	Orange & Kings	473	566	0.455	0.545
	North of Orange Ave	Orange & Kings	797	820	0.493	0.507
	North of Angle Rd	Kings & Angle	619	474	0.566	0.434
Angle Rd	West of Kings Hwy	Kings & Angle	194	91	0.681	0.319
	East of Kings Hwy	Kings & Angle	340	195	0.636	0.364
Okeechobee Rd	West of Kings Hwy	Okeechobee & Kings	443	367	0.547	0.453
	East of Kings Hwy	Okeechobee & Kings	1111	838	0.570	0.430
	West of Jenkins	Okeechobee & Jenkins	1964	1756	0.528	0.472
	East of Jenkins	Okeechobee & Jenkins	1724	1257	0.578	0.422

Source: TMC Counts

PM Peak Hour - D Factor Calculation

Segment	Location	Intersection Used	Volume		D Factor	
			N/E	S/W	N/E	S/W
Jenkins Road	South of Orange	Orange & Jenkins	324	332	0.494	0.506
	North of Graham	Jenkins & Graham	339	300	0.531	0.469
	South of Graham	Jenkins & Graham	365	363	0.501	0.499
Orange Ave	West of I-95	Orange & Kings	1014	944	0.518	0.482
	East of I-95	Orange & Jenkins	840	855	0.496	0.504
Kings Hwy	North of Okeechobee	Okeechobee & Kings	312	394	0.442	0.558
	South of Orange Ave	Orange & Kings	510	530	0.490	0.510
	North of Orange Ave	Orange & Kings	797	863	0.480	0.520
	North of Angle Rd	Kings & Angle	632	561	0.530	0.470
Angle Rd	West of Kings Hwy	Kings & Angle	188	216	0.465	0.535
	East of Kings Hwy	Kings & Angle	340	285	0.544	0.456
Okeechobee Rd	West of Kings Hwy	Okeechobee & Kings	355	394	0.474	0.526
	East of Kings Hwy	Okeechobee & Kings	963	893	0.519	0.481
	West of Jenkins	Okeechobee & Jenkins	1536	1668	0.479	0.521
	East of Jenkins	Okeechobee & Jenkins	1370	1318	0.510	0.490

Source: TMC Counts

AM APPROVED PROJECTS			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	%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	133	9	IN	2	7	5%	257	29	IN	23	6	5%	205	15	IN	4	11	5%
	Kings Hwy	Crossroads Pkwy	40%	1,062	72	OUT	56	17	5%	257	29	OUT	6	23	5%	205	15	OUT	11	4	5%
	Crossroads Pkwy	I95	40%	1,062	72	OUT	56	17	5%	257	29	OUT	6	23	5%	205	15	OUT	11	4	5%
	I95	Jenkins Rd	25%	664	45	OUT	35	11	5%	257	29	OUT	6	23	5%	205	15	OUT	11	4	5%
	Jenkins Rd	McNeil Rd	20%	531	36	OUT	28	8	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
	McNeil Rd	Virginia Ave	15%	398	27	OUT	21	6	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
	Virginia Ave.	Hartman Rd	7%	186	13	OUT	10	3	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
				2,655	**181**		**In**	**42**		**5,135**	**577**		**In**	**463**		**4,092**	**298**		**In**	**75**	
				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							
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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	182	13	IN	3	10	5%	239	26	IN	20	6	5%	111	13	IN	10	3	5%	51
	Kings Hwy	Crossroads Pkwy	182	13	OUT	10	3	5%	239	26	OUT	6	20	5%	111	13	OUT	3	10	0%	0
	Crossroads Pkwy	I95	182	13	OUT	10	3	5%	239	26	OUT	6	20	5%	111	13	OUT	3	10	0%	0
	I95	Jenkins Rd	182	13	OUT	10	3	5%	239	26	OUT	6	20	5%	111	13	OUT	3	10	0%	0
	Jenkins Rd	McNeil Rd	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	101
	McNeil Rd	Virginia Ave	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0
	Virginia Ave.	Hartman Rd	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		1,012
			Daily	Two-Way		Out	199		Daily	Two-Way		Out	117		Daily	Two-Way		Out	56		Daily

AM APPROVED PROJECTS			Orange 95 Parcel B				Orange 95 Parcels D & E						Celebration Pointe @ 25% Complete City of Fort Pierce					
Road Name	From	To	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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	6	IN	5	1	5%	54	7	IN	6	1	5%	79	6	IN	2	5
	Kings Hwy	Crossroads Pkwy	0	-	0	0	0%	0	0	-	0	0	5%	79	6	IN	2	5
	Crossroads Pkwy	I95	0	-	0	0	0%	0	0	-	0	0	5%	79	6	IN	2	5
	I95	Jenkins Rd	0	-	0	0	0%	0	0	-	0	0	5%	79	6	IN	2	5
	Jenkins Rd	McNeil Rd	12	OUT	2	10	10%	109	13	OUT	2	11	5%	79	6	OUT	5	2
	McNeil Rd	Virginia Ave	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
	Virginia Ave.	Hartman Rd	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
			123		In	103		1,086	133		In	111		1,585	128		In	32
			Two-Way		Out	20		Daily	Two-Way		Out	22		Daily	Two-Way		Out	96

AM 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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	0%	0	0	-	0	0	0%	0	0	-	0	0	5%	140	11	IN	2	8
	Kings Hwy	Crossroads Pkwy	8%	135	8	IN	2	6	35%	131	12	IN	9	3	5%	140	11	IN	2	8
	Crossroads Pkwy	I95	8%	135	8	IN	2	6	45%	168	16	OUT	4	12	5%	140	11	IN	2	8
	I95	Jenkins Rd	24%	406	24	IN	6	18	0%	0	0	-	0	0	5%	140	11	IN	2	8
	Jenkins Rd	McNeil Rd	10%	169	10	OUT	8	2	0%	0	0	-	0	0	2%	56	4	OUT	3	1
	McNeil Rd	Virginia Ave	0%	0	0	-	0	0	0%	0	0	-	0	0	2%	56	4	OUT	3	1
	Virginia Ave.	Hartman Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				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					
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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	75	5	IN	1	4	5%	70	4	IN	1	3	0%	0	0	-	0	0
	Kings Hwy	Crossroads Pkwy	10%	150	9	IN	2	7	10%	140	9	IN	2	7	0%	0	0	-	0	0
	Crossroads Pkwy	I95	10%	150	9	IN	2	7	10%	140	9	IN	2	7	0%	0	0	-	0	0
	I95	Jenkins Rd	40%	599	37	IN	9	28	40%	558	35	IN	8	26	0%	0	0	-	0	0
	Jenkins Rd	McNeil Rd	40%	599	37	OUT	28	9	40%	558	35	OUT	26	8	0%	0	0	-	0	0
	McNeil Rd	Virginia Ave	40%	599	37	OUT	28	9	40%	558	35	OUT	26	8	45%	1,072	60	IN	14	46
	Virginia Ave.	Hartman Rd	15%	225	14	OUT	11	3	15%	209	13	OUT	10	3	0%	0	0	-	0	0
				1,498	**92**		**In**	**22**		**1,396**	**87**		**In**	**21**		**2,383**	**134**		**In**	**32**
				Daily	**Two-Way**		**Out**	**70**		**Daily**	**Two-Way**		**Out**	**66**		**Daily**	**Two-Way**		**Out**	**102**

AM APPROVED PROJECTS			Project Hunt						Regatta						Kings Highway Warehouse					
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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	48	5	IN	4	1	5.0%	104	6	IN	1	5	4%	204	27	IN	14	14
	Kings Hwy	Crossroads Pkwy	30%	287	30	OUT	5	25	13.0%	270	16	IN	4	12	11%	561	75	OUT	38	38
	Crossroads Pkwy	I95	30%	287	30	OUT	5	25	13.0%	270	16	IN	4	12	11%	561	75	OUT	38	38
	I95	Jenkins Rd	10%	96	10	OUT	2	8	36.0%	747	43	IN	10	33	6%	306	41	OUT	20	21
	Jenkins Rd	McNeil Rd	11%	105	11	OUT	2	9	10.0%	208	12	OUT	9	3	6%	306	41	OUT	20	21
	McNeil Rd	Virginia Ave	9%	86	9	OUT	2	8	10.0%	208	12	OUT	9	3	3%	153	20	OUT	10	10
	Virginia Ave.	Hartman Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				956	**101**		**In**	**84**		**2,075**	**120**		**In**	**29**		**5,100**	**683**		**In**	**342**
				Daily	**Two-Way**		**Out**	**17**		**Daily**	**Two-Way**		**Out**	**91**		**Daily**	**Two-Way**		**Out**	**341**

AM APPROVED PROJECTS			Woodspring Suites Ft Pierce						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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	45	3	IN	2	1	0%	0	0	-	0	0
	Kings Hwy	Crossroads Pkwy	10%	90	5	IN	3	2	8%	265	17	IN	4	12
	Crossroads Pkwy	I95	10%	90	5	IN	3	2	8%	265	17	IN	4	12
	I95	Jenkins Rd	40%	360	22	IN	12	10	24%	796	50	IN	13	37
	Jenkins Rd	McNeil Rd	40%	360	22	OUT	10	12	10%	332	21	OUT	16	5
	McNeil Rd	Virginia Ave	40%	360	22	OUT	10	12	10%	332	21	OUT	16	5
	Virginia Ave.	Hartman Rd	15%	135	8	OUT	4	5	0%	0	0	-	0	0
				899	**54**		**In**	**30**		**3,318**	**209**		**In**	**53**
				Daily	**Two-Way**		**Out**	**24**		**Daily**	**Two-Way**		**Out**	**156**

AM APPROVED PROJECTS			Walsh Crossroads						Project Hurricane					
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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	9	1	IN	0	0	5%	21	2	IN	2	1
	Kings Hwy	Crossroads Pkwy	5%	9	1	OUT	0	0	0%	0	0	-	0	0
	Crossroads Pkwy	I95	45%	83	5	OUT	2	3	55%	232	26	OUT	7	20
	I95	Jenkins Rd	0%	0	0	-	0	0	40%	169	19	OUT	5	14
	Jenkins Rd	McNeil Rd	0%	0	0	-	0	0	40%	169	19	OUT	5	14
	McNeil Rd	Virginia Ave	0%	0	0	-	0	0	40%	169	19	OUT	5	14
	Virginia Ave.	Hartman Rd	0%	0	0	-	0	0	0%	0	0	-	0	0
				184	**12**		**In**	**7**		**422**	**48**		**In**	**36**
				Daily	**Two-Way**		**Out**	**5**		**Daily**	**Two-Way**		**Out**	**12**

AM APPROVED PROJECTS			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	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Okeechobee Rd	Florida's Turnpike	Kings Hwy	988	1,039	69	118	17	85	53	33	-17	170	-4	98	-7	79
	Kings Hwy	Crossroads Pkwy	2,628	1,684	176	191	95	70	81	121	-38	329	-14	151	-20	182
	Crossroads Pkwy	I95	2,628	2,027	176	226	95	72	81	153	-44	358	-14	153	-20	214
	I95	Jenkins Rd	4,377	1,537	280	159	106	53	174	106	-32	407	-11	148	-21	258
	Jenkins Rd	McNeil Rd	2,532	1,149	161	118	123	41	39	78	-24	256	-8	155	-10	107
	McNeil Rd	Virginia Ave	3,224	767	196	70	118	26	79	44	-14	252	-5	139	-9	114
	Virginia Ave.	Hartman Rd	620	135	40	8	30	4	9	5	-2	46	-1	33	-1	13

PM APPROVED PROJECTS			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	%
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	133	10	IN	6	4	5%	257	30	IN	7	23	5%	205	21	IN	13	8	5%
	Kings Hwy	Crossroads Pkwy	40%	1,062	76	OUT	30	46	5%	257	30	OUT	23	7	5%	205	21	OUT	8	13	5%
	Crossroads Pkwy	I95	40%	1,062	76	OUT	30	46	5%	257	30	OUT	23	7	5%	205	21	OUT	8	13	5%
	I95	Jenkins Rd	25%	664	48	OUT	19	29	5%	257	30	OUT	23	7	5%	205	21	OUT	8	13	5%
	Jenkins Rd	McNeil Rd	20%	531	38	OUT	15	23	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
	McNeil Rd	Virginia Ave	15%	398	29	OUT	11	17	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
	Virginia Ave.	Hartman Rd	7%	186	13	OUT	5	8	0%	0	0	-	0	0	0%	0	0	-	0	0	0%
				2,655	**190**		**In**	**116**		**5,135**	**600**		**In**	**142**		**4,092**	**415**		**In**	**261**	
				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							
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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	182	18	IN	12	7	5%	239	27	IN	8	19	5%	111	13	IN	4	10	5%	51
	Kings Hwy	Crossroads Pkwy	182	18	OUT	7	12	5%	239	27	OUT	19	8	5%	111	13	OUT	10	4	0%	0
	Crossroads Pkwy	I95	182	18	OUT	7	12	5%	239	27	OUT	19	8	5%	111	13	OUT	10	4	0%	0
	I95	Jenkins Rd	182	18	OUT	7	12	5%	239	27	OUT	19	8	5%	111	13	OUT	10	4	0%	0
	Jenkins Rd	McNeil Rd	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	10%	101
	McNeil Rd	Virginia Ave	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0
	Virginia Ave.	Hartman Rd	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0
			3,646	369		In	232		4,778	540		In	151		2,226	262		In	70		1,012
			Daily	Two-Way		Out	137		Daily	Two-Way		Out	389		Daily	Two-Way		Out	192		Daily

PM APPROVED PROJECTS			Orange 95 Parcel B				Orange 95 Parcels D & E						Celebration Pointe @ 25% Complete City of Fort Pierce						Hillpointe		
Road Name	From	To	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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	6	IN	1	5	5%	54	7	IN	2	5	5%	79	8	IN	5	3	0%	0	0
	Kings Hwy	Crossroads Pkwy	0	-	0	0	0%	0	0	-	0	0	5%	79	8	IN	5	3	8%	135	10
	Crossroads Pkwy	I95	0	-	0	0	0%	0	0	-	0	0	5%	79	8	IN	5	3	8%	135	10
	I95	Jenkins Rd	0	-	0	0	0%	0	0	-	0	0	5%	79	8	IN	5	3	24%	406	31
	Jenkins Rd	McNeil Rd	13	OUT	10	3	10%	109	14	OUT	11	3	5%	79	8	OUT	3	5	10%	169	13
	McNeil Rd	Virginia Ave	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0
	Virginia Ave.	Hartman Rd	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0
			127		In	**28**		**1,086**	**137**		In	**30**		**1,585**	**158**		In	**101**		**1,691**	**129**
			Two-Way		Out	**99**		Daily	Two-Way		Out	**107**		Daily	Two-Way		Out	**57**		Daily	Two-Way

PM APPROVED PROJECTS			Residential			Interstate Commerce Center						Whispering Oaks						Viva at Treasure Coast \			
Road Name	From	To	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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	-	0	0	0%	0	0	-	0	0	5%	140	13	IN	9	5	5%	75	6	IN
	Kings Hwy	Crossroads Pkwy	IN	6	4	35%	131	14	IN	4	10	5%	140	13	IN	9	5	10%	150	12	IN
	Crossroads Pkwy	I95	IN	6	4	45%	168	18	OUT	13	5	5%	140	13	IN	9	5	10%	150	12	IN
	I95	Jenkins Rd	IN	19	12	0%	0	0	-	0	0	5%	140	13	IN	9	5	40%	599	46	IN
	Jenkins Rd	McNeil Rd	OUT	5	8	0%	0	0	-	0	0	2%	56	5	OUT	2	3	40%	599	46	OUT
	McNeil Rd	Virginia Ave	-	0	0	0%	0	0	-	0	0	2%	56	5	OUT	2	3	40%	599	46	OUT
	Virginia Ave.	Hartman Rd	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0	15%	225	17	OUT
				In	81		373	39		In	11		2,806	266		In	172		1,498	116	
				Out	48		Daily	Two-Way		Out	28		Daily	Two-Way		Out	94		Daily	Two-Way	

PM APPROVED PROJECTS			Vest		Viva at Treasure Coast East						3000 Virginia					
Road Name	From	To	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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	4	2	5%	70	5	IN	3	2	0%	0	0	-	0	0
	Kings Hwy	Crossroads Pkwy	7	4	10%	140	11	IN	7	4	0%	0	0	-	0	0
	Crossroads Pkwy	I95	7	4	10%	140	11	IN	7	4	0%	0	0	-	0	0
	I95	Jenkins Rd	29	17	40%	558	44	IN	28	16	0%	0	0	-	0	0
	Jenkins Rd	McNeil Rd	17	29	40%	558	44	OUT	16	28	0%	0	0	-	0	0
	McNeil Rd	Virginia Ave	17	29	40%	558	44	OUT	16	28	45%	1,072	79	IN	50	29
	Virginia Ave.	Hartman Rd	6	11	15%	209	16	OUT	6	10	0%	0	0	-	0	0
			In	73		1,396	109		In	69		2,383	175		In	110
			Out	43		Daily	Two-Way		Out	40		Daily	Two-Way		Out	65

PM APPROVED PROJECTS			Project Hunt						Regatta						Kings Highway Warehouse					
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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	48	6	IN	1	4	5%	104	8	IN	5	3	4%	204	27	IN	18	9
	Kings Hwy	Crossroads Pkwy	30%	287	34	OUT	26	9	13%	270	20	IN	13	7	11%	561	74	OUT	24	50
	Crossroads Pkwy	I95	30%	287	34	OUT	26	9	13%	270	20	IN	13	7	11%	561	74	OUT	24	50
	I95	Jenkins Rd	10%	96	11	OUT	9	3	36%	747	56	IN	35	21	6%	306	40	OUT	13	27
	Jenkins Rd	McNeil Rd	11%	105	13	OUT	9	3	10%	208	16	OUT	6	10	6%	306	40	OUT	13	27
	McNeil Rd	Virginia Ave	9%	86	10	OUT	8	3	10%	208	16	OUT	6	10	3%	153	20	OUT	6	14
	Virginia Ave.	Hartman Rd	0%	0	0	-	0	0	0%	0	0	-	0	0	0%	0	0	-	0	0
				956	114		In	29		2,075	155		In	98		5,100	674		In	458
				Daily	Two-Way		Out	85		Daily	Two-Way		Out	57		Daily	Two-Way		Out	216

PM APPROVED PROJECTS			Woodspring Suites Ft Pierce						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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	45	3	IN	2	2	0%	0	0	-	0	0
	Kings Hwy	Crossroads Pkwy	10%	90	6	IN	3	3	8%	265	22	IN	14	8
	Crossroads Pkwy	I95	10%	90	6	IN	3	3	8%	265	22	IN	14	8
	I95	Jenkins Rd	40%	360	25	IN	13	12	24%	796	66	IN	41	24
	Jenkins Rd	McNeil Rd	40%	360	25	OUT	12	13	10%	332	27	OUT	10	17
	McNeil Rd	Virginia Ave	40%	360	25	OUT	12	13	10%	332	27	OUT	10	17
	Virginia Ave.	Hartman Rd	15%	135	9	OUT	5	5	0%	0	0	-	0	0
				899	**62**		**In**	**32**		**3,318**	**274**		**In**	**172**
				Daily	**Two-Way**		**Out**	**30**		**Daily**	**Two-Way**		**Out**	**102**

PM APPROVED PROJECTS			Walsh Crossroads						Project Hurricane					
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
Okeechobee Rd	Florida's Turnpike	Kings Hwy	5%	9	1	IN	1	1	5%	21	3	IN	1	2
	Kings Hwy	Crossroads Pkwy	5%	9	1	OUT	1	1	0%	0	0	-	0	0
	Crossroads Pkwy	I95	45%	83	9	OUT	5	5	55%	232	33	OUT	20	13
	I95	Jenkins Rd	0%	0	0	-	0	0	40%	169	24	OUT	15	9
	Jenkins Rd	McNeil Rd	0%	0	0	-	0	0	40%	169	24	OUT	15	9
	McNeil Rd	Virginia Ave	0%	0	0	-	0	0	40%	169	24	OUT	15	9
	Virginia Ave.	Hartman Rd	0%	0	0	-	0	0	0%	0	0	-	0	0
				184	**21**		**In**	**10**		**422**	**60**		**In**	**23**
				Daily	**Two-Way**		**Out**	**11**		**Daily**	**Two-Way**		**Out**	**37**

PM APPROVED PROJECTS			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	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Residential	Non-Residential	Double Count	Net 2 Way	Double Count	Net	Double Count	Net
Okeechobee Rd	Florida's Turnpike	Kings Hwy	988	1,039	89	123	56	44	33	79	-22	190	-9	91	-8	104
	Kings Hwy	Crossroads Pkwy	2,628	1,684	211	199	105	109	106	91	-40	371	-22	192	-18	179
	Crossroads Pkwy	I95	2,628	2,027	211	245	105	142	106	102	-49	407	-26	221	-20	188
	I95	Jenkins Rd	4,377	1,537	350	171	200	101	151	70	-34	487	-20	280	-14	207
	Jenkins Rd	McNeil Rd	2,532	1,149	197	128	73	70	124	58	-26	300	-14	129	-12	170
	McNeil Rd	Virginia Ave	3,224	767	245	79	112	41	134	38	-16	309	-8	144	-8	165
	Virginia Ave.	Hartman Rd	620	135	47	9	18	5	29	5	-2	54	-1	21	-1	33

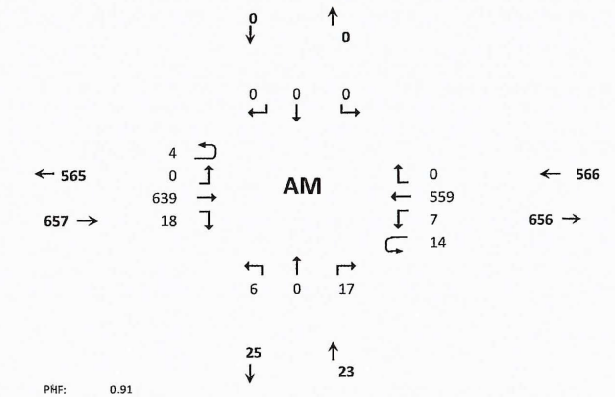
APPENDIX D

INTERSECTION ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

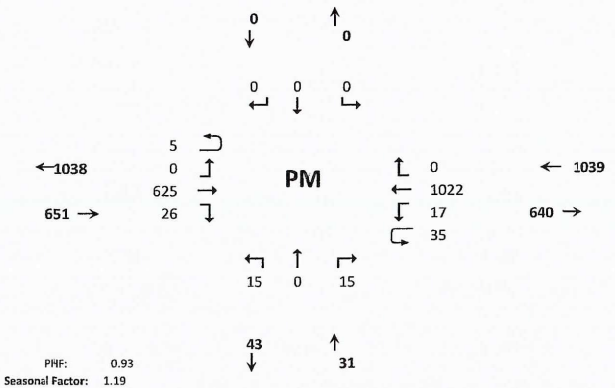
N/S STREET: Gordy Rd
E/W STREET: Okeechobee RD
FILENAME: Gordy Rd & Okeechobee - TMC - Existing
COUNT DATE: 8/17/2022
DAY: Tuesday
CITY: Fort Perice
REPORT DATE: 9/1/2023
ANALYSIS YEAR: 2022
Existing

15 Min Period	Northbound			Southbound			Eastbound				Westbound					ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	Uturn	WBL	WBT	WBR	Uturn	TOTAL	
7:00-7:15	2	0	3	0	0	0	0	85	2	0	2	127	0	2	223	1005
7:15-7:30	5	0	2	0	0	0	0	126	2	0	3	114	0	2	254	1052
7:30-7:45	3	0	6	0	0	0	0	137	1	2	2	121	0	0	272	1042
7:45-8:00	0	0	4	0	0	0	0	133	3	0	0	114	0	2	256	1062
8:00-8:15	3	0	5	0	0	0	0	119	5	2	2	132	0	2	270	1054
8:15-8:30	2	0	2	0	0	0	0	132	4	0	1	99	0	4	244	
8:30-8:45	0	0	3	0	0	0	0	153	3	1	3	125	0	4	292	
8:45-9:00	1	0	2	0	0	0	0	152	2	0	2	87	0	2	248	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM													
Volumes	5	0	14	0	0	0	0	537	15	3	6	470	0	12	1062	
Season Factor	6	0	17	0	0	0	0	639	18	4	7	559	0	14	1250	
Growth	6	0	17	0	0	0	0	639	18	4	7	559	0	14	1250	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	6	0	17	0	0	0	0	639	18	4	7	559	0	14	1250	



PHF: 0.91
Seasonal Factor: 1.19
Trips In 0
Trips Out 0
Growth Rate: 1
Years Grown: 0

15 Min Period lanes	Northbound			Southbound			Eastbound				Westbound					ONE HOUR SUM
	NBL	NBT	NBR	SEL	SBT	SBR	EBL	EBT	EBR	Uturn	WBL	WBT	WBR	Uturn	TOTAL	
4:00-4:15	3	0	1	0	0	0	0	109	3	1	2	186	0	4	309	1384
4:15-4:30	3	0	1	0	0	0	0	128	2	0	1	212	0	6	353	1473
4:30-4:45	6	0	4	0	0	0	0	128	2	0	2	198	0	5	345	1478
4:45-5:00	4	0	2	0	0	0	0	135	5	1	5	217	0	8	377	1479
5:00-5:15	4	0	5	0	0	0	0	126	6	2	4	243	0	8	398	1407
5:15-5:30	2	0	2	0	0	0	0	138	4	1	2	204	0	5	358	
5:30-5:45	3	0	4	0	0	0	0	126	7	0	3	195	0	8	346	
5:45-6:00	4	0	2	0	0	0	0	104	3	0	5	180	0	7	305	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM													
Volumes	13	0	13	0	0	0	0	525	22	4	14	859	0	29	1479	
Season Factor	15	0	15	0	0	0	0	625	26	5	17	1022	0	35	1726	
Growth	15	0	15	0	0	0	0	625	26	5	17	1022	0	35	1726	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	15	0	15	0	0	0	0	625	26	5	17	1022	0	35	1726	



PHF: 0.93
Seasonal Factor: 1.19
Growth Rate: 1
Trips In: 0
Trips Out: 0
Years Grown: 0

D-1

HCS Two-Way Stop-Control Report

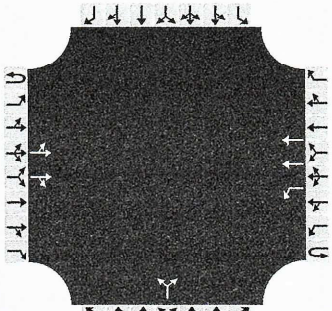
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	9/1/2023
Analysis Year	2022
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.91
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	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		4	639	18	14	7	559			6		17				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				23					25					
Capacity, c (veh/h)		954				566					478					
v/c Ratio		0.00				0.04					0.05					
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.2					
Control Delay (s/veh)		8.8	0.1			11.6					13.0					
Level of Service (LOS)		A	A			B					B					
Approach Delay (s/veh)		0.1				0.4				13.0						
Approach LOS		A				A				B						

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

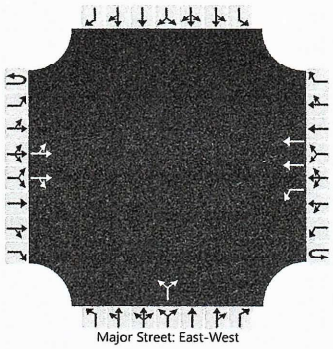
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	9/1/2023
Analysis Year	2022
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Existing

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.93
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	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		5	625	26	35	17	1022			15		15				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

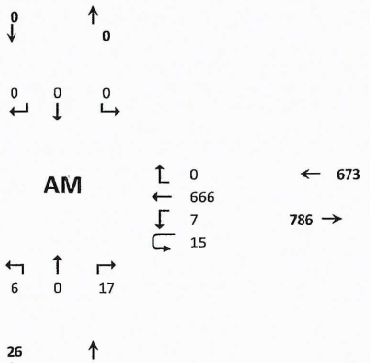
Flow Rate, v (veh/h)		5				56					32					
Capacity, c (veh/h)		625				583					325					
v/c Ratio		0.01				0.10					0.10					
95% Queue Length, Q_{95} (veh)		0.0				0.3					0.3					
Control Delay (s/veh)		10.8	0.1			11.8					17.3					
Level of Service (LOS)		B	A			B					C					
Approach Delay (s/veh)		0.2				0.6				17.3						
Approach LOS		A				A				C						

Copyright © 2023 University of Florida. All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

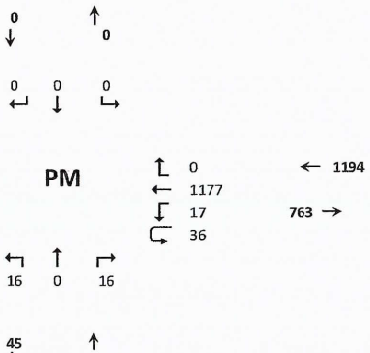
N/S STREET: Gordy Rd
E/W STREET: Okeechobee RD
FILENAME: Gordy Rd & Okeechobee - TMC - Background
COUNT DATE: 8/17/2022
DAY: Tuesday
CITY: Fort Perice
REPORT DATE: 9/1/2023
ANALYSIS YEAR: 2026
Background

15 Min Period	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Uturn	Westbound WBL	WBT	WBR	Uturn	TOTAL	ONE HOUR SUM
7:00-7:15	2	0	3	0	0	0	0	85	2	0	2	127	0	2	223	1005
7:15-7:30	5	0	2	0	0	0	0	126	2	0	3	114	0	2	254	1052
7:30-7:45	3	0	6	0	0	0	0	137	1	2	2	121	0	0	272	1042
7:45-8:00	0	0	4	0	0	0	0	133	3	0	0	114	0	2	256	1062
8:00-8:15	3	0	5	0	0	0	0	119	5	2	2	132	0	2	270	1054
8:15-8:30	2	0	2	0	0	0	0	132	4	0	1	99	0	4	244	
8:30-8:45	0	0	3	0	0	0	0	153	3	1	3	125	0	4	292	
8:45-9:00	1	0	2	0	0	0	0	152	2	0	2	87	0	2	248	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM													
Volumes	5	0	14	0	0	0	0	537	15	3	6	470	0	12	1062	
Season Factor	6	0	17	0	0	0	0	639	18	4	7	559	0	14	1250	
Growth	6	0	17	0	0	0	0	671	19	4	7	587	0	15	1311	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Background								98				79				
Total	6	0	17	0	0	0	0	769	19	4	7	666	0	15	1483	



PHF: 0.91
Seasonal Factor: 1.19
Trips In 0
Trips Out 0
Growth Rate: 1.0121
Years Grown: 4

15 Min Period lares	Northbound NBL	NBT	NBR	Southbound SBL	SBT	SBR	Eastbound EBL	EBT	EBR	Uturn	Westbound WBL	WBT	WBR	Uturn	TOTAL	ONE HOUR SUM
4:00-4:15	3	0	1	0	0	0	0	109	3	1	2	186	0	4	309	1384
4:15-4:30	3	0	1	0	0	0	0	128	2	0	1	212	0	6	353	1473
4:30-4:45	6	0	4	0	0	0	0	128	2	0	2	198	0	5	345	1478
4:45-5:00	4	0	2	0	0	0	0	135	5	1	5	217	0	8	377	1479
5:00-5:15	4	0	5	0	0	0	0	126	6	2	4	243	0	8	398	1407
5:15-5:30	2	0	2	0	0	0	0	138	4	1	2	204	0	5	358	
5:30-5:45	3	0	4	0	0	0	0	126	7	0	3	195	0	8	346	
5:45-6:00	4	0	2	0	0	0	0	104	3	0	5	180	0	7	305	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM													
Volumes	13	0	13	0	0	0	0	525	22	4	14	859	0	29	1479	
Season Factor	15	0	15	0	0	0	0	625	26	5	17	1022	0	35	1725	
Growth	16	0	16	0	0	0	0	656	27	5	17	1073	0	36	1811	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Project	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Background								91				104				
Total	16	0	16	0	0	0	0	747	27	5	17	1177	0	36	2005	



PHF: 0.93
Seasonal Factor: 1.19
Growth Rate: 1.0121
Trips In: 0
Trips Out: 0
Years Grown: 4

HCS Two-Way Stop-Control Report

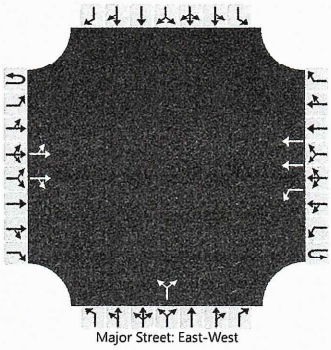
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	8/31/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Background without Project

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.91
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	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		4	769	19	15	7	666			6		17				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				24					25					
Capacity, c (veh/h)		862				461					409					
v/c Ratio		0.01				0.05					0.06					
95% Queue Length, Q_{95} (veh)		0.0				0.2					0.2					
Control Delay (s/veh)		9.2	0.1			13.2					14.4					
Level of Service (LOS)		A	A			B					B					
Approach Delay (s/veh)		0.1				0.4				14.4						
Approach LOS		A				A				B						

Copyright © 2023 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

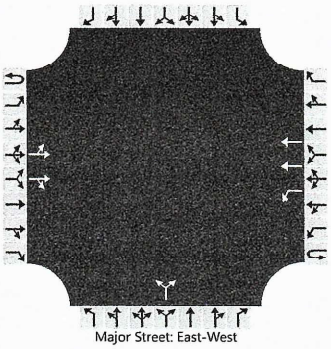
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	8/31/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Background without Project

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.93
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	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		5	747	27	36	17	1177			16		16				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage		Left Only								1						

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

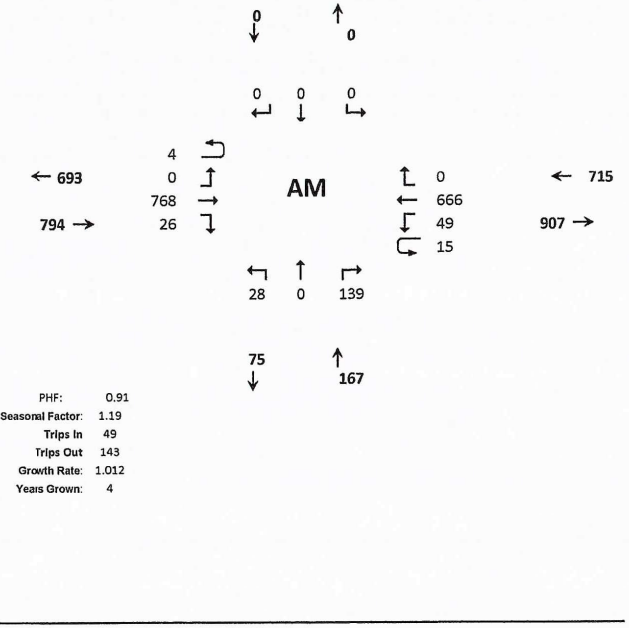
Flow Rate, v (veh/h)		5				57					34					
Capacity, c (veh/h)		540				484					271					
v/c Ratio		0.01				0.12					0.13					
95% Queue Length, Q_{95} (veh)		0.0				0.4					0.4					
Control Delay (s/veh)		11.7	0.2			13.4					20.2					
Level of Service (LOS)		B	A			B					C					
Approach Delay (s/veh)		0.2				0.6				20.2						
Approach LOS		A				A				C						

Copyright © 2023 University of Florida. All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

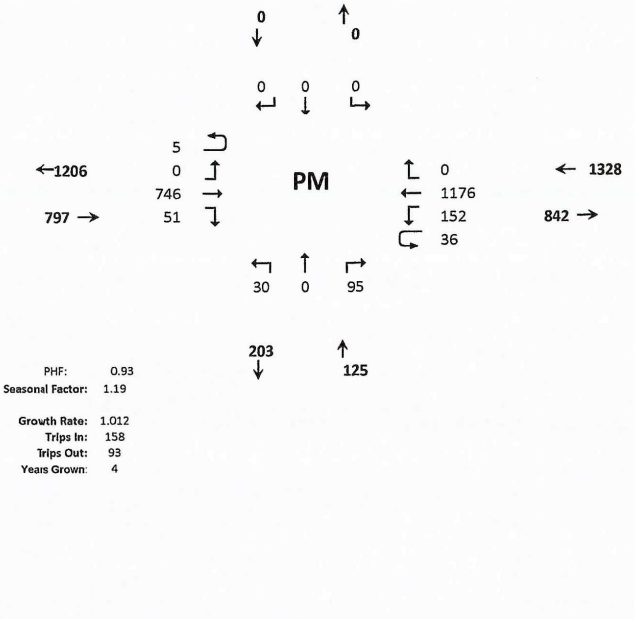
N/S STREET: Gordy Rd **E/W STREET:** Okeechobee RD
FILENAME: Gordy Rd & Okeechobee - TMC - with Project
COUNT DATE: 8/17/2022 **DAY** Tuesday **CITY** Fort Pierce
REPORT DATE: 9/1/2023 **ANALYSIS YEAR** 2026 with Project

	Northbound			Southbound			Eastbound				Westbound					
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	Uturn	WBL	WBT	WBR	Uturn	TOTAL	ONE HOUR SUM
7:00-7:15	2	0	3	0	0	0	0	85	2	0	2	127	0	2	223	1005
7:15-7:30	5	0	2	0	0	0	0	126	2	0	3	114	0	2	254	1052
7:30-7:45	3	0	6	0	0	0	0	137	1	2	2	121	0	0	272	1042
7:45-8:00	0	0	4	0	0	0	0	133	3	0	0	114	0	2	256	1062
8:00-8:15	3	0	5	0	0	0	0	119	5	2	2	132	0	2	270	1054
8:15-8:30	2	0	2	0	0	0	0	132	4	0	1	99	0	4	244	
8:30-8:45	0	0	3	0	0	0	0	153	3	1	3	125	0	4	292	
8:45-9:00	1	0	2	0	0	0	0	152	2	0	2	87	0	2	248	
AM PEAK HOUR IS FROM:			7:45AM TO 8:45AM													
Volumes	5	0	14	0	0	0	0	537	15	3	6	470	0	12	1062	
Seasen Factor	6	0	17	0	0	0	0	639	18	4	7	559	0	14	1250	
Growth	6	0	17	0	0	0	0	670	19	4	7	587	0	15	1311	
In/Out	OUT	-	OUT	-	-	-	-	-	IN	-	IN	-	-	-	-	
Percentage	15%	0%	85%	0%	0%	0%	0%	0%	15%	0%	85%	0%	0%	0%	0%	
PROJECT	21	0	122	0	0	0	0	0	7	0	42	0	0	0	**0**	
Background								98				79				
Total	28	0	139	0	0	0	0	768	26	4	49	666	0	15	1680	



PHF: 0.91
Seasonal Factor: 1.19
Trips In 49
Trips Out 143
Growth Rate: 1.012
Years Grown: 4

	Northbound			Southbound			Eastbound				Westbound					
15 Min Period lanes	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	Uturn	WBL	WBT	WBR	Uturn	TOTAL	ONE HOUR SUM
4:00-4:15	3	0	1	0	0	0	0	109	3	1	2	186	0	4	309	1384
4:15-4:30	3	0	1	0	0	0	0	128	2	0	1	212	0	6	353	1473
4:30-4:45	6	0	4	0	0	0	0	128	2	0	2	198	0	5	345	1478
4:45-5:00	4	0	2	0	0	0	0	135	5	1	5	217	0	8	377	1479
5:00-5:15	4	0	5	0	0	0	0	126	6	2	4	243	0	8	398	1407
5:15-5:30	2	0	2	0	0	0	0	138	4	1	2	204	0	5	358	
5:30-5:45	3	0	4	0	0	0	0	126	7	0	3	195	0	8	346	
5:45-6:00	4	0	2	0	0	0	0	104	3	0	5	180	0	7	305	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM													
Volumes	13	0	13	0	0	0	0	525	22	4	14	859	0	29	1479	
Season Factor	15	0	15	0	0	0	0	625	26	5	17	1022	0	35	1726	
Growth	16	0	16	0	0	0	0	655	27	5	17	1072	0	36	1810	
In/Out	OUT	-	OUT	-	-	-	-	-	IN	-	IN	-	-	-	-	
Percentage	15%	0%	85%	0%	0%	0%	0%	0%	15%	0%	85%	0%	0%	0%	0%	
Project	14	0	79	0	0	0	0	0	24	0	134	0	0	0	**0**	
Background								91				104				
Total	30	0	95	0	0	0	0	746	51	5	152	1176	0	36	2256	



PHF: 0.93
Seasonal Factor: 1.19
Growth Rate: 1.012
Trips In: 158
Trips Out: 93
Years Grown: 4

HCS Two-Way Stop-Control Report

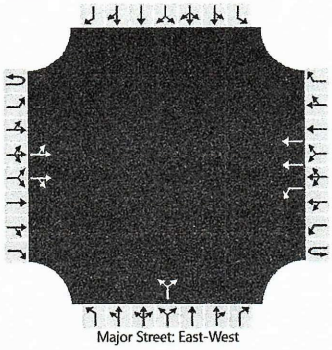
General Information

Analyst	KS
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	2/14/2024
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Future Total with Project

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.91
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	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		4	768	26	0	49	666			28		139				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.5		6.9				
Critical Headway (sec)		4.16				4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2				2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23				2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		4				54					184					
Capacity, c (veh/h)		862				762					445					
v/c Ratio		0.01				0.07					0.41					
95% Queue Length, Q_{95} (veh)		0.0				0.2					2.0					
Control Delay (s/veh)		9.2	0.1			10.1					18.6					
Level of Service (LOS)		A	A			B					C					
Approach Delay (s/veh)	0.1				0.7				18.6							
Approach LOS	A				A				C							

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

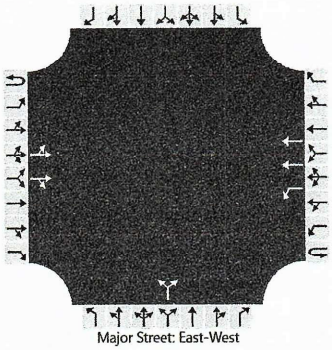
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering & Pl
Date Performed	2/14/2024
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Future Total with Project

Site Information

Intersection	Gordy Rd and Okeechobee
Jurisdiction	Ft. Pierce
East/West Street	Okeechobee Rd
North/South Street	Gordy Rd
Peak Hour Factor	0.93
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	2	0	0	1	2	0		0	1	0		0	0	0
Configuration		LT		TR		L	T				LR					
Volume (veh/h)		5	746	51	36	152	1176			30		95				
Percent Heavy Vehicles (%)		3			3	3				3		3				
Proportion Time Blocked																
Percent Grade (%)										0						
Right Turn Channelized																
Median Type | Storage	Left Only								1							

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1			6.4	4.1				7.5		6.9				
Critical Headway (sec)		4.16			6.46	4.16				7.56		6.96				
Base Follow-Up Headway (sec)		2.2			2.5	2.2				3.5		3.3				
Follow-Up Headway (sec)		2.23			2.53	2.23				3.53		3.33				

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		5				202					134					
Capacity, c (veh/h)		540				618					283					
v/c Ratio		0.01				0.33					0.48					
95% Queue Length, Q_{95} (veh)		0.0				1.4					2.4					
Control Delay (s/veh)		11.7	0.2			13.6					28.7					
Level of Service (LOS)		B	A			B					D					
Approach Delay (s/veh)	0.2				1.9				28.7							
Approach LOS	A				A				D							

Copyright © 2024 University of Florida. All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

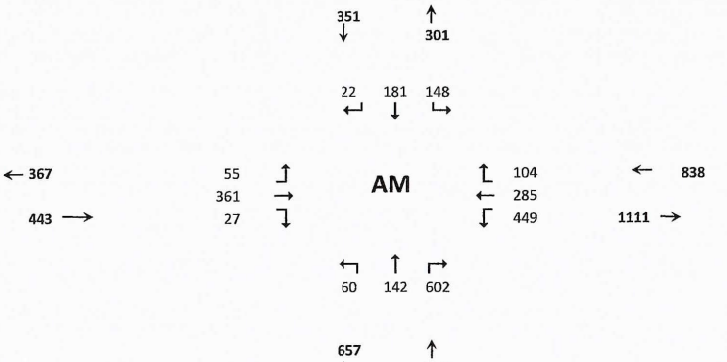
N/S STREET: Kings Highway **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

FILENAME:

COUNT DATE: Oct. 2017 FDOT Adjusted **DAY:** Wednesday **CITY:** St Lucie

REPORT DATE: 10/6/2022 **ANALYSIS YEAR:** 2022 Existing

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	
AM PEAK HOUR IS FROM:	8:00AM TO 9:00AM													
Volumes	55	130	550	135	155	20	50	330	25	410	260	95	0	
Season Factor	55	130	550	135	155	20	50	330	25	410	260	95	2225	
Growth	60	142	602	148	131	22	55	361	27	449	285	104	2436	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	60	142	602	148	131	22	55	361	27	449	285	104	2436	

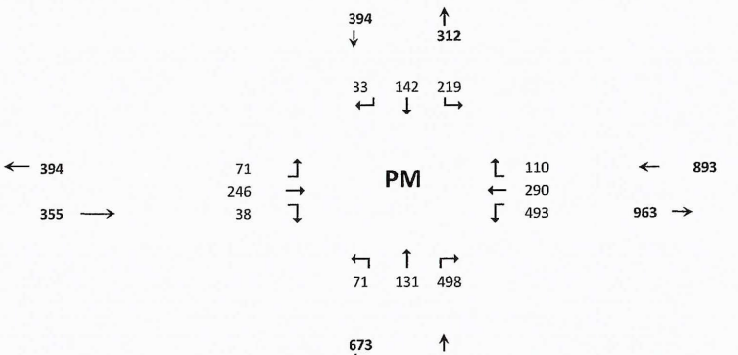


Seasonal Factor: 1
Growth Rate: 1.0184
Years Grown: 5

Trips In: 0 Trips Out: 0

Okeechobee Rd & Kings Hwy
Existing

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15-4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30-4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45-5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00-5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15-5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:30-5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:45-6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM PEAK HOUR IS FROM:	5:00PM TO 6:00PM													
Volumes	65	120	455	200	130	30	65	225	35	450	265	100	0	
Season Factor	65	120	455	200	130	30	65	225	35	450	265	100	2140	
Growth	71	131	498	219	142	33	71	246	38	493	290	110	2342	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	71	131	498	219	142	33	71	246	38	493	290	110	2342	



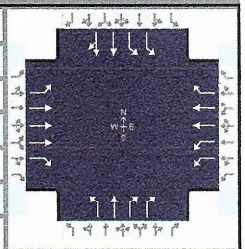
Seasonal Factor: 1
Growth Rate: 1.0184
Years Grown: 5

Trips In Trips Out

D-10

HCS Signalized Intersection Results Summary

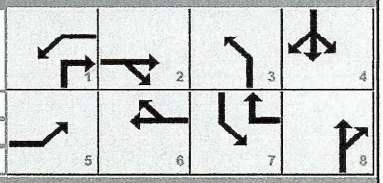
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Existing - AM.xus		
Project Description	Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	55	361	27	449	285	104	60	142	602	148	181	22

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	6.3	8.9	56.8	6.5	0.7	29.9						
Yellow	4.3	4.3	4.3	4.7	0.0	4.7						
Red	2.0	2.0	2.0	1.0	0.0	1.5						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	12.6	63.1	27.8	78.3	12.2	36.1	12.9	36.9
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	6.6		21.1		7.0	28.4	6.9	9.0
Green Extension Time (g_e), s	0.1	0.0	0.4	0.0	0.1	1.6	0.3	2.6
Phase Call Probability	0.90		1.00		0.92	1.00	1.00	1.00
Max Out Probability	0.00		1.00		0.00	0.49	0.00	0.00

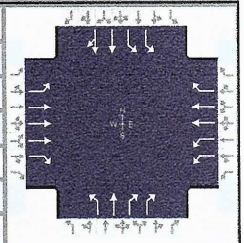
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	60	392	29	488	310	113	65	154	654	161	111	109
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1828
Queue Service Time (g_s), s	4.6	6.8	1.5	19.1	6.4	4.6	5.0	9.7	26.4	4.9	6.8	7.0
Cycle Queue Clearance Time (g_c), s	4.6	6.8	1.5	19.1	6.4	4.6	5.0	9.7	26.4	4.9	6.8	7.0
Green Ratio (*g/C*)	0.05	0.41	0.41	0.15	0.51	0.57	0.05	0.21	0.37	0.27	0.22	0.22
Capacity (*c*), veh/h	82	2100	653	540	1861	911	84	406	1047	646	416	401
Volume-to-Capacity Ratio (*X*)	0.732	0.187	0.045	0.904	0.167	0.124	0.775	0.380	0.625	0.249	0.267	0.273
Back of Queue (*Q*), ft/ln (95 th percentile)	99.4	129.1	27.9	367.3	122.5	78.4	109.3	204.2	354.9	96.6	145.6	143.5
Back of Queue (*Q*), veh/ln (95 th percentile)	4.0	5.2	1.1	14.7	4.9	3.1	4.4	8.2	14.2	3.9	5.8	5.7
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	66.0	26.7	25.2	58.2	18.1	14.2	66.0	47.1	36.4	39.9	45.3	45.4
Incremental Delay (d_2), s/veh	4.7	0.2	0.1	15.5	0.2	0.3	5.6	0.2	0.7	0.1	0.1	0.1
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	70.7	26.9	25.3	73.8	18.3	14.5	71.6	47.3	37.0	40.0	45.5	45.5
Level of Service (LOS)	E	C	C	E	B	B	E	D	D	D	D	D
Approach Delay, s/veh / LOS	32.3	C		47.5	D		41.4	D		43.2	D	
Intersection Delay, s/veh / LOS	42.1						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.27	B	2.73	C	2.60	C
Bicycle LOS Score / LOS	0.75	A	1.24	A	1.93	B	0.80	A

Copyright © 2024 University of Florida, All Rights Reserved.

HCS Signalized Intersection Results Summary

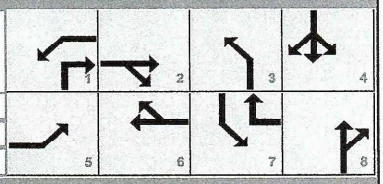
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2022	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Existing - PM.xus		
Project Description	Existing				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	71	246	38	493	290	110	71	131	498	219	142	33

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	7.6	10.2	56.7	7.6	2.6	24.6	
Yellow	4.3	4.3	4.3	4.7	0.0	4.7	
Red	2.0	2.0	2.0	1.0	0.0	1.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	13.9	63.0	30.4	79.5	13.3	30.8	15.8	33.3
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.3	3.1	3.3
Queue Clearance Time (g_s), s	7.9		22.9		7.9	23.4	9.7	8.3
Green Extension Time (g_e), s	0.1	0.0	1.2	0.0	0.1	1.1	0.5	2.2
Phase Call Probability	0.95		1.00		0.95	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	0.64	0.00	0.00

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	77	267	41	536	315	120	77	142	541	238	96	94
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1778
Queue Service Time (g_s), s	5.9	4.5	2.2	20.9	6.4	4.5	5.9	9.4	21.4	7.7	6.0	6.3
Cycle Queue Clearance Time (g_c), s	5.9	4.5	2.2	20.9	6.4	4.5	5.9	9.4	21.4	7.7	6.0	6.3
Green Ratio (*g/C*)	0.05	0.41	0.41	0.17	0.52	0.60	0.05	0.18	0.35	0.25	0.19	0.19
Capacity (*c*), veh/h	98	2097	653	604	1892	959	98	333	990	632	368	344
Volume-to-Capacity Ratio (*X*)	0.787	0.127	0.063	0.887	0.167	0.125	0.787	0.427	0.547	0.376	0.262	0.273
Back of Queue (*Q*), ft/ln (95 th percentile)	128.6	85.8	39.6	365.9	122.2	76.4	128.5	199	298.9	150.5	129.5	126.7
Back of Queue (*Q*), veh/ln (95 th percentile)	5.1	3.4	1.6	14.6	4.9	3.1	5.1	8.0	12.0	6.0	5.2	5.1
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	0.00
Uniform Delay (d_1), s/veh	65.4	26.1	25.4	56.6	17.5	12.4	65.4	51.5	36.8	42.8	47.9	48.1
Incremental Delay (d_2), s/veh	5.2	0.1	0.2	4.4	0.2	0.3	5.1	0.3	0.2	0.1	0.1	0.2
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	70.6	26.2	25.6	61.0	17.6	12.6	70.6	51.8	37.0	43.0	48.1	48.2
Level of Service (LOS)	E	C	C	E	B	B	E	D	D	D	D	D
Approach Delay, s/veh / LOS	35.0	D		41.0	D		43.2	D		45.3	D	
Intersection Delay, s/veh / LOS	41.5						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.44	B	2.27	B	2.74	C	2.60	C
Bicycle LOS Score / LOS	0.70	A	1.29	A	1.74	B	0.84	A

Copyright © 2023 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

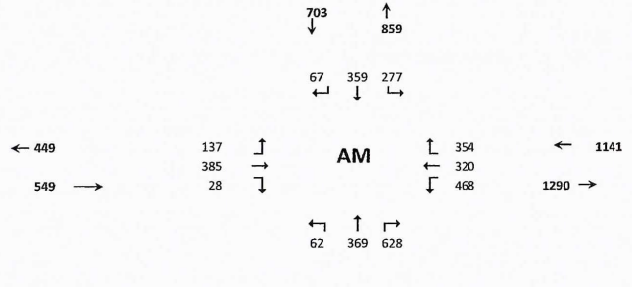
N/S STREET: Kings Highway **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

FILENAME:

COUNT DATE: Oct. 2017 FDOT Adjusted & Grownto 2022 **DAY:** Wednesday **CITY:** St Lucie

REPORT DATE: 10/6/2022 **ANALYSIS YEAR:** 2026 Background

	Northbound			Southbound			Eastbound			Westbouad				
15 Min Period	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	ONE HOUR SUM
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	
AM PEAK HOUR IS FROM:			8:00AM TO 9:00AM											
Volumes	60	142	602	148	181	22	55	361	27	449	285	104	2436	
Season Factor	60	142	602	148	181	22	55	361	27	449	285	104	2436	
Growth	62	148	626	154	188	23	57	376	28	467	297	108	2535	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	62	148	626	154	188	23	57	376	28	467	297	108	2535	
Other Projects														
Percentage	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%	0%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
PROJECT	0	31	0	6	9	6	20	0	0	0	0	20	0	
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	6	0	10	16	10	3	0	0	0	0	3	0	
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	4	0	5	1	1	4	0	0	0	0	23	0	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	2	0	0	8	0	0	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	3	0	0	9	0	0	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	3	0	3	3	3	3	0	0	0	0	3	0	
%	0%	37%	0%	11%	37%	4%	4%	0%	0%	0%	0%	11%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	127	0	38	126	14	14	0	0	0	0	38	0	
%	0%	8%	0%	30%	8%	5%	5%	0%	0%	0%	0%	30%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	37	0	34	9	6	23	0	0	0	0	139	0	
%	0%	20%	0%	0%	20%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	IN	-	-	OUT	-	-	IN	-	-	OUT	-		
Volume	0	1	0	0	1	0	0	0	0	0	0	0	0	
%	0%	0%	5%	0%	0%	0%	0%	5%	0%	5%	5%	0%		
In/Out	-	-	IN	-	-	-	-	IN	-	OUT	OUT	-		
Volume	0	0	2	0	0	0	0	2	0	1	1	0	0	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	2	0	0	5	0	0	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	10	0	3	3	3	10	0	0	0	0	10	0	
%	0.0%	5.0%	0.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	5.0%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	2	0	2	2	2	2	0	0	0	0	2	0	
%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%		
In/Out	-	-	-	OUT	-	-	-	-	-	-	-	IN		
Volume	0	0	0	22	0	0	0	0	0	0	0	8	0	
Subtotal	0	221	2	123	170	44	79	9	0	1	23	245	0	
Total	62	369	628	277	359	67	137	385	28	468	320	354	2535	



Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 4

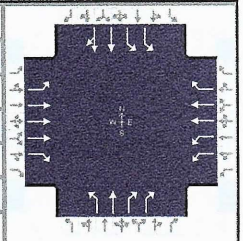
Trips In	Trips Out
0	0

Project Name	Trips In	TripsOut
KRE	393	117
Pineapple Grove	69	196
Project Hunt	76	17
St. Lucie Commerce Center	141	31
Whispering Oaks	45	167
Bent Creek	62	186
Wawa Kings	63	64
Kings Highway Warehouse	342	341
Kings Highway Commerce Park / White Parcel	463	114
Walsh Crossroads	7	5
Project Hurricane	36	12
Celebration Point	30	96
Stonemont	203	56
7-11 Angle Road	45	46
Sunnyland	75	223

D-12

HCS Signalized Intersection Results Summary

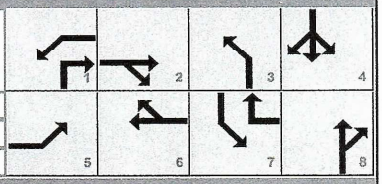
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Background - AM.xus		
Project Description	Background without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	137	385	28	468	320	354	62	369	628	277	359	67

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	13.5	2.5	49.8	6.7	4.8	31.9						
Yellow	4.3	4.3	4.3	4.7	0.0	4.7						
Red	2.0	2.0	2.0	1.0	0.0	1.5						



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	19.8	56.1	28.5	64.9	12.4	38.1	17.3	43.0
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	13.3		21.9		7.2	30.9	10.9	16.9
Green Extension Time (g_e), s	0.2	0.0	0.3	0.0	0.1	1.0	0.6	3.7
Phase Call Probability	1.00		1.00		0.93	1.00	1.00	1.00
Max Out Probability	0.00		1.00		0.00	1.00	0.00	0.06

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	149	418	30	509	348	385	67	401	683	301	236	227
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1796
Queue Service Time (g_s), s	11.3	7.9	1.7	19.9	8.7	21.9	5.2	28.9	27.0	8.9	14.7	14.9
Cycle Queue Clearance Time (g_c), s	11.3	7.9	1.7	19.9	8.7	21.9	5.2	28.9	27.0	8.9	14.7	14.9
Green Ratio (*g/C*)	0.10	0.36	0.36	0.16	0.42	0.50	0.05	0.23	0.39	0.32	0.26	0.26
Capacity (*c*), veh/h	174	1841	573	558	1513	806	87	433	1102	436	499	472
Volume-to-Capacity Ratio (*X*)	0.855	0.227	0.053	0.912	0.230	0.477	0.777	0.926	0.619	0.691	0.474	0.481
Back of Queue (Q), ft/ln (95 th percentile)	231	152	31.8	383.6	172.3	338.1	112.8	579.3	361.1	174.9	281.3	272.8
Back of Queue (Q), veh/ln (95 th percentile)	9.2	6.1	1.3	15.3	6.9	13.5	4.5	23.2	14.4	7.0	11.3	10.9
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	62.3	31.6	29.6	57.9	26.2	22.9	65.9	52.9	34.6	39.2	43.5	43.6
Incremental Delay (d_2), s/veh	4.6	0.3	0.2	17.1	0.4	2.0	5.5	23.5	0.7	0.7	0.3	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	66.9	31.9	29.8	75.0	26.6	24.9	71.4	76.4	35.3	40.0	43.7	43.9
Level of Service (LOS)	E	C	C	E	C	C	E	E	D	D	D	D
Approach Delay, s/veh / LOS	40.5	D		45.9	D		51.7	D		42.3	D	
Intersection Delay, s/veh / LOS	46.1						D					

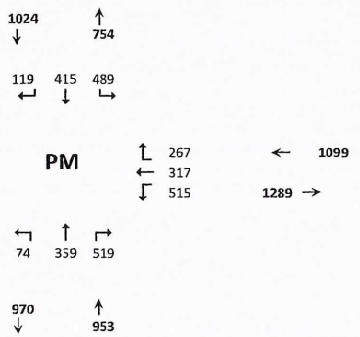
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.28	B	2.73	C	2.60	C
Bicycle LOS Score / LOS	0.82	A	1.51	B	2.39	B	1.12	A

Copyright © 2023 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

Okeechobee Rd & Kings Hwy
Background

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	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15-4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30-4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45-5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00-5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15-5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:30-5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:45-6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	71	131	498	219	142	33	71	246	38	493	290	110	2342	
Season Factor	71	131	498	219	142	33	71	246	38	493	290	110	2342	
Growth	74	136	518	228	148	34	74	256	40	513	302	114	2437	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Percentage	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
PROJECT	0	0	0	0	0	0	0	0	0	0	0	0	0	
Total	74	136	518	228	148	34	74	256	40	513	302	114	2437	
Other Projects														
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5.0%		
In/Out	-	IN	-	OUT	OUT	OUT	N	-	-	-	-	IN		
PROJECT	0	12	0	19	31	19	8	0	0	0	0	8	97	
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	N	-	-	-	-	IN		
Volume	0	19	0	7	11	7	12	0	0	0	0	12	67	
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%		
In/Out	-	IN	-	OUT	OUT	OUT	N	-	-	-	-	IN		
Volume	0	1	0	17	3	3	1	0	0	0	0	6	30	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	9	0	0	5	0	13	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	10	0	0	6	0	15	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	N	-	-	-	-	IN		
Volume	0	3	0	3	3	3	3	0	0	0	0	3	17	
%	0%	37%	0%	11%	37%	4%	4%	0%	0%	0%	0%	11%		
In/Out	-	IN	-	OUT	OUT	OUT	N	-	-	-	-	IN		
Volume	0	69	0	50	169	18	18	0	0	0	0	50	476	
%	0%	8%	0%	30%	8%	5%	5%	0%	0%	0%	0%	30%		
In/Out	-	IN	-	OUT	OUT	OUT	N	-	-	-	-	IN		
Volume	0	11	0	137	37	23	7	0	0	0	0	43	258	
%	0%	20%	0%	0%	20%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	IN	-	-	OUT	-	-	IN	-	-	OUT	-		
Volume	0	2	0	0	2	0	0	1	0	0	1	0	5	
%	0%	0%	5%	0%	0%	0%	0%	5%	0%	5%	5%	0%		
In/Out	-	-	IN	-	-	-	-	IN	-	OUT	OUT	-		
Volume	0	0	1	0	0	0	0	1	0	2	2	0	6	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	5	0	0	3	0	8	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	4	0	10	10	10	4	0	0	0	0	4	39	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	2	0	2	2	2	2	0	0	0	0	2	12	
%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%		
In/Out	-	-	-	OUT	-	-	-	-	-	-	-	IN		
Volume	0	0	0	15	0	0	0	0	0	0	0	26	42	
Subtotal	0	123	1	261	268	85	54	25	0	2	16	152	1086	
Total	74	359	519	489	415	119	128	281	40	515	317	267	1524	

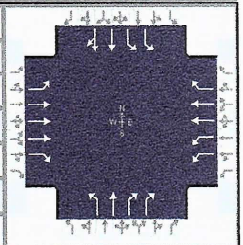


Seasonal Factor: 1
Growth Rate: 1.01
Years Grown: 4

KRE	Trips In	Trips Out
	151	388
Pineapple Grove	233	137
Project Hunt	19	57
St. Lucie Commerce Center	52	196
Whispering Oaks	172	94
Bent Creek	193	113
Wawa Kings	57	58
Kings Highway Warehouse	458	216
Kings Highway Commerce Park / White Parcel	142	458
Walsh Crossroads	10	11
Project Hurricane	23	37
Celebration Point	100	57
Stonemont	70	192
7-11 Angle Road	40	40
Sunnyland	261	154

HCS Signalized Intersection Results Summary

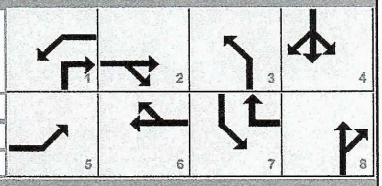
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Background - PM.xus		
Project Description	Background without Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	128	281	40	515	317	267	74	359	519	489	415	119

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	12.7	6.0	43.0	7.9	6.1	27.8	
Yellow	4.3	4.3	4.3	4.7	4.7	4.7	
Red	2.0	2.0	2.0	1.0	1.0	1.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	19.0	49.3	31.3	61.7	13.6	34.0	25.3	45.8
Change Period, (*Y+R_c*), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (*g_s*), s	12.6		23.8		8.1	29.8	18.6	21.1
Green Extension Time (*g_e*), s	0.2	0.0	1.2	0.0	0.1	0.0	1.0	3.1
Phase Call Probability	1.00		1.00		0.96	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	1.00	0.01	0.21

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	139	305	43	560	345	290	80	390	564	532	300	280
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1754
Queue Service Time (*g_s*), s	10.6	6.1	2.7	21.8	8.9	14.3	6.1	27.8	21.5	16.6	18.8	19.1
Cycle Queue Clearance Time (*g_c*), s	10.6	6.1	2.7	21.8	8.9	14.3	6.1	27.8	21.5	16.6	18.8	19.1
Green Ratio (*g/C*)	0.09	0.31	0.31	0.18	0.40	0.54	0.06	0.20	0.38	0.35	0.28	0.28
Capacity (*c*), veh/h	164	1591	495	628	1430	863	102	377	1075	596	537	496
Volume-to-Capacity Ratio (*X*)	0.848	0.192	0.088	0.891	0.241	0.336	0.790	1.034	0.525	0.892	0.559	0.566
Back of Queue (*Q*), ft/ln (95 th percentile)	219.1	117.7	50	381.3	178.4	235	133.7	667	298.2	307.8	346.4	329
Back of Queue (*Q*), veh/ln (95 th percentile)	8.8	4.7	2.0	15.3	7.1	9.4	5.3	26.7	11.9	12.3	13.9	13.2
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (*d₁*), s/veh	62.7	35.7	34.5	56.2	28.3	18.4	65.2	56.1	33.8	39.7	42.8	42.9
Incremental Delay (*d₂*), s/veh	4.6	0.3	0.4	5.3	0.4	1.1	5.1	55.5	0.2	7.8	0.8	0.9
Initial Queue Delay (*d₃*), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh	67.3	36.0	34.9	61.4	28.7	19.5	70.3	111.6	34.1	47.5	43.6	43.8
Level of Service (LOS)	E	D	C	E	C	B	E	F	C	D	D	D
Approach Delay, s/veh / LOS	44.8	D		41.8	D		66.1	E		45.5	D	
Intersection Delay, s/veh / LOS	49.8						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.29	B	2.74	C	2.59	C
Bicycle LOS Score / LOS	0.76	A	1.47	A	2.19	B	1.40	A

Copyright © 2023 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

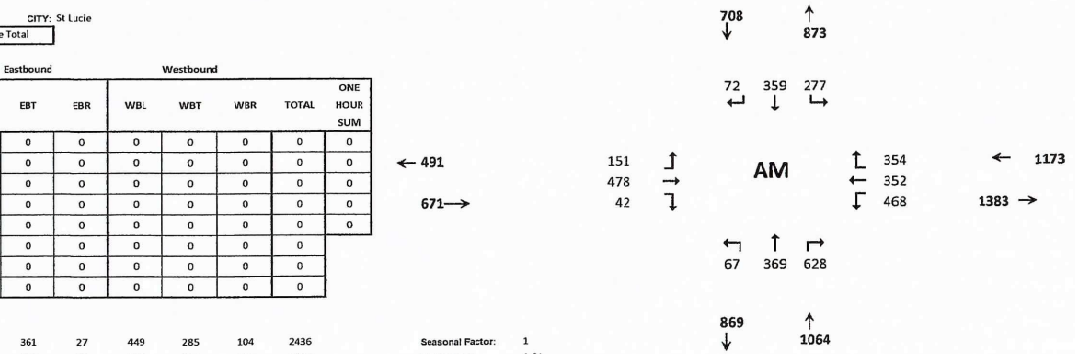
N/S STREET: Kings Highway **E/W STREET:** Okeechobee Rd **CONTROL:** Signalized

FILENAME:

COUNT DATE: Oct 2017 FDOT Adjusted & Grown to 2022 **DAY:** Wednesday **CITY:** St Lucie

REPORT DATE: 10/6/2022 **ANALYSIS YEAR** 2026 Future Total

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:15-7:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:30-7:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:45-8:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:00-8:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
8:15-8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:30-8:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
8:45-9:00	0	0	0	0	0	0	0	0	0	0	0	0	0	



AM PEAKHOUR IS FROM:	8:00AM TO 9:00AM												
Volumes	60	142	602	148	181	22	55	361	27	449	285	104	2436
Season Factor	60	142	602	148	181	22	55	361	27	449	285	104	2436
Growth	62	148	626	154	188	23	57	376	28	467	297	108	2535
In/Out	IN	-	-	-	-	IN	OUT	OUT	OUT	-	IN	-	
Percentage	10%	0%	0%	0%	0%	10%	10%	65%	10%	0%	65%	0%	
PROJECT	5	0	0	0	0	5	14	93	14	0	32	0	163
Total	67	148	626	154	188	28	72	469	42	467	328	108	2698

Seasonal Factor:	1
Growth Rate:	1.01
Years Grown:	4
Trips In	Trips Out
49	143

Other Projects													
Percentage	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
PROJECT	0	31	0	6	9	6	20	0	0	0	0	20	0
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	6	0	10	16	10	3	0	0	0	0	3	0
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	4	0	5	1	1	4	0	0	0	0	23	0
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
In/Out	-	-	-	-	-	-	-	-	-	-	-	-	
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%	
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-	
Volume	0	0	0	0	0	0	0	2	0	0	8	0	0
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%	
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-	
Volume	0	0	0	0	0	0	0	3	0	0	9	0	0
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	3	0	3	3	3	3	0	0	0	0	3	0
%	0%	37%	0%	11%	37%	4%	4%	0%	0%	0%	0%	11%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	127	0	38	126	14	14	0	0	0	0	38	0
%	0%	8%	0%	30%	8%	5%	5%	0%	0%	0%	0%	30%	
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	37	0	34	9	6	23	0	0	0	0	139	0
%	0%	20%	0%	0%	20%	0%	0%	5%	0%	0%	5%	0%	
In/Out	-	IN	-	-	OUT	-	-	IN	-	-	OUT	-	
Volume	0	1	0	0	1	0	0	0	0	0	0	0	0
%	0%	0%	5%	0%	0%	0%	0%	5%	0%	5%	5%	0%	
In/Cut	-	-	IN	-	-	-	-	IN	-	OUT	OUT	-	
Volume	0	0	2	0	0	0	0	2	0	1	1	0	0
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%	
In/Cut	-	-	-	-	-	-	-	IN	-	-	OUT	-	
Volume	0	0	0	0	0	0	0	2	0	0	5	0	0
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%	
In/Cut	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	10	0	3	3	3	10	0	0	0	0	10	0
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%	
In/Cut	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN	
Volume	0	2	0	2	2	2	2	0	0	0	0	2	0
%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%	
In/Cut	-	-	-	OUT	-	-	-	-	-	-	-	IN	
Volume	0	0	0	22	0	0	0	0	0	0	0	8	0

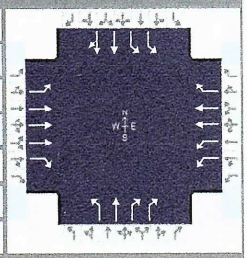
Project Name KFE	Trips In	Trips Out
	393	117
Pineapple Grove	69	196
Project Hunt	76	17
St. Lucie Commerce Center	141	31
Whispering Oaks	45	167
Bent Creek	62	186
Wawa Kings	63	64
Kings Highway Warehouse	342	341
Kings Highway Commerce Park/ White Parce	463	114
Walsh Crossroads	7	5
Project Hurricane	36	12
Celebration Point	30	96
Stonemont	203	56
7-11 Angle Road	45	46
Sunnyland	75	223

Subtotal	5	221	2	123	170	49	94	102	14	1	55	245	163
Total	67	369	628	277	359	72	151	478	42	468	352	354	2698

D-16

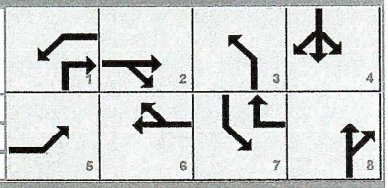
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	AM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Future Total - AM 2.1...		
Project Description	Future Total with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (v), veh/h	151	478	42	468	352	354	67	369	628	277	359	72

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On



Green	14.7	1.3	49.8	7.2	4.4	31.9		
Yellow	4.3	4.3	4.3	4.7	0.0	4.7		
Red	2.0	2.0	2.0	1.0	0.0	1.5		

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	21.0	56.1	28.5	63.6	12.9	38.1	17.3	42.5
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (MAH), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	14.5		21.9		7.6	30.9	11.0	17.2
Green Extension Time (g_e), s	0.2	0.0	0.3	0.0	0.1	1.0	0.6	3.7
Phase Call Probability	1.00		1.00		0.94	1.00	1.00	1.00
Max Out Probability	0.00		1.00		0.00	1.00	0.00	0.06

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (v), veh/h	164	520	46	509	383	385	73	401	683	301	239	229
Adjusted Saturation Flow Rate (s), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1790
Queue Service Time (g_s), s	12.5	10.1	2.6	19.9	9.8	22.3	5.6	28.9	27.0	9.0	14.9	15.2
Cycle Queue Clearance Time (g_c), s	12.5	10.1	2.6	19.9	9.8	22.3	5.6	28.9	27.0	9.0	14.9	15.2
Green Ratio (g/C)	0.10	0.36	0.36	0.16	0.41	0.49	0.05	0.23	0.39	0.32	0.26	0.26
Capacity (c), veh/h	189	1840	572	558	1482	793	93	433	1102	437	493	464
Volume-to-Capacity Ratio (X)	0.866	0.282	0.080	0.912	0.258	0.485	0.782	0.926	0.619	0.690	0.486	0.494
Back of Queue (Q), ft/ln (95 th percentile)	255.1	192.3	48.3	383.6	193.7	343.7	121.4	579.3	361.1	176.1	286.1	276.6
Back of Queue (Q), veh/ln (95 th percentile)	10.2	7.7	1.9	15.3	7.7	13.7	4.9	23.2	14.4	7.0	11.4	11.1
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	0.00
Uniform Delay (d_1), s/veh	61.7	32.3	29.9	57.9	27.3	23.7	65.6	52.9	34.6	39.4	43.9	44.0
Incremental Delay (d_2), s/veh	7.9	0.4	0.3	17.1	0.4	2.1	5.3	23.5	0.7	0.7	0.3	0.3
Initial Queue Delay (d_3), s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (d), s/veh	69.6	32.7	30.2	75.0	27.7	25.8	70.9	76.4	35.3	40.2	44.2	44.4
Level of Service (LOS)	E	C	C	E	C	C	E	E	D	D	D	D
Approach Delay, s/veh / LOS	40.9	D		46.0	D		51.8	D		42.7	D	
Intersection Delay, s/veh / LOS	46.1						D					

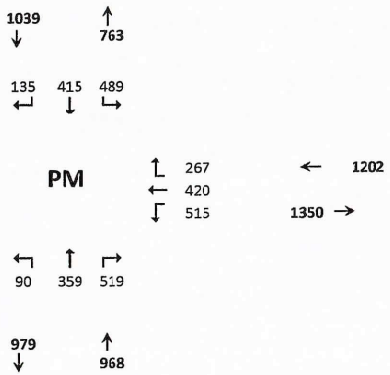
Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.29	B	2.73	C	2.60	C
Bicycle LOS Score / LOS	0.89	A	1.54	B	2.40	B	1.12	A

Copyright © 2024 University of Florida, All Rights Reserved.

TURNING MOVEMENT VOLUME COUNTS

Okeechobee Rd & Kings Hwy
Future Total

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	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15-4:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30-4:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:45-5:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00-5:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15-5:30	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:30-5:45	0	0	0	0	0	0	0	0	0	0	0	0	0	
5:45-6:00	0	0	0	0	0	0	0	0	0	0	0	0	0	
PM PEAK HOUR IS FROM:			5:00PM TO 6:00PM											
Volumes	71	131	498	219	142	33	71	246	38	493	290	110	2342	
Season Factor	71	131	498	219	142	33	71	246	38	493	290	110	2342	
Growth	74	136	518	228	148	34	74	256	40	513	302	114	2437	
In/Out	IN	-	-	-	-	IN	OUT	OUT	OUT	-	IN	-		
Percentage	10%	0%	0%	0%	0%	10%	10%	65%	10%	0%	65%	0%		
PROJECT	16	0	0	0	0	16	9	60	9	0	103	0	213	
Total	90	136	518	228	148	50	83	316	49	513	404	114	2650	
Other Projects														
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	CUT	IN	-	-	-	-	IN		
PROJECT	0	12	0	19	31	19	8	0	0	0	0	8	97	
%	0%	8%	0%	5%	8%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	CUT	IN	-	-	-	-	IN		
Volume	0	19	0	7	11	7	12	0	0	0	0	12	67	
%	0%	5%	0%	30%	5%	5%	5%	0%	0%	0%	0%	30%		
In/Out	-	IN	-	OUT	OUT	CUT	IN	-	-	-	-	IN		
Volume	0	1	0	17	3	3	1	0	0	0	0	5	30	
%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%		
In/Out	-	-	-	-	-	-	-	-	-	-	-	-		
Volume	0	0	0	0	0	0	0	0	0	0	0	0	0	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	9	0	0	5	0	13	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	10	0	0	6	0	15	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	CUT	IN	-	-	-	-	IN		
Volume	0	3	0	3	3	3	3	0	0	0	0	3	17	
%	0%	37%	0%	11%	37%	4%	4%	0%	0%	0%	0%	11%		
In/Out	-	IN	-	OUT	OUT	CUT	IN	-	-	-	-	IN		
Volume	0	169	0	50	169	18	18	0	0	0	0	50	476	
%	0%	8%	0%	30%	8%	5%	5%	0%	0%	0%	0%	30%		
In/Out	-	IN	-	OUT	OUT	CUT	IN	-	-	-	-	IN		
Volume	0	11	0	137	37	23	7	0	0	0	0	43	258	
%	0%	20%	0%	0%	20%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	IN	-	-	OUT	-	-	IN	-	-	OUT	-		
Volume	0	2	0	0	2	0	0	1	0	0	1	0	5	
%	0%	0%	5%	0%	0%	0%	0%	5%	0%	5%	5%	0%		
In/Out	-	-	IN	-	-	-	-	IN	-	OUT	OUT	-		
Volume	0	0	1	0	0	0	0	1	0	2	2	0	6	
%	0%	0%	0%	0%	0%	0%	0%	5%	0%	0%	5%	0%		
In/Out	-	-	-	-	-	-	-	IN	-	-	OUT	-		
Volume	0	0	0	0	0	0	0	5	0	0	3	0	8	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	CUT	IN	-	-	-	-	IN		
Volume	0	4	0	10	10	10	4	0	0	0	0	4	39	
%	0%	5%	0%	5%	5%	5%	5%	0%	0%	0%	0%	5%		
In/Out	-	IN	-	OUT	OUT	OUT	IN	-	-	-	-	IN		
Volume	0	2	0	2	2	2	2	0	0	0	0	2	12	
%	0%	0%	0%	10%	0%	0%	0%	0%	0%	0%	0%	10%		
In/Out	-	-	-	OUT	-	-	-	-	-	-	-	IN		
Volume	0	0	0	15	0	0	0	0	0	0	0	26	42	
Subtotal	16	223	1	261	268	101	63	85	9	2	118	152	1199	
Total	90	359	519	489	415	135	137	341	49	515	420	257	3636	



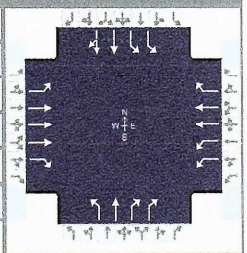
Seasonal Factor:	1
Growth Rate:	1.01
Years Grown:	4

Trips In	Trips Out
153	98

KRE	Trips In	Trips Out
	151	389
Pineapple Grove	233	137
Project Hunt	19	57
St. Lucie Commerce Center	52	196
Whispering Oaks	172	94
Bent Creek	193	113
Wawa Kings	57	58
Kings Highway Warehouse	458	216
Kings Highway Commerce Park/ White Parce	142	458
Walsh Crossroads	10	11
Project Hurricane	23	37
Celebration Point	100	57
Stonemont	70	192
7-11 Angle Road	40	40
Sunnyland	251	154

HCS Signalized Intersection Results Summary

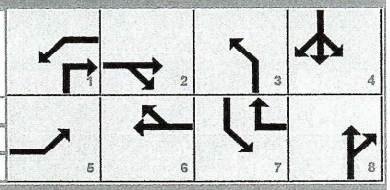
General Information				Intersection Information	
Agency	O'Rourke Engineering			Duration, h	0.250
Analyst	James Kemp	Analysis Date	Nov 18, 2022	Area Type	Other
Jurisdiction	St. Lucie County	Time Period	PM Peak Hour	PHF	0.92
Urban Street	Okeechobee Road	Analysis Year	2026	Analysis Period	1> 7:00
Intersection	Kings Highway	File Name	C6 - Okeechobee & Kings - Future Total - PM 2.1...		
Project Description	Future Total with Project				



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	137	341	49	515	420	267	90	359	519	489	415	135

Signal Information			
Cycle, s	140.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Float	Simult. Gap N/S	On

Green	13.5	5.3	43.0	9.4	4.6	27.8	
Yellow	4.3	4.3	4.3	4.7	4.7	4.7	
Red	2.0	2.0	2.0	1.0	1.0	1.5	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase	5	2	1	6	3	8	7	4
Case Number	2.0	3.0	2.0	3.0	2.0	3.0	1.1	4.0
Phase Duration, s	19.8	49.3	31.3	60.9	15.1	34.0	25.3	44.3
Change Period, ($Y+R_c$), s	6.3	6.3	6.3	6.3	5.7	6.2	5.7	6.2
Max Allow Headway (*MAH*), s	3.1	0.0	3.1	0.0	3.1	3.2	3.1	3.2
Queue Clearance Time (g_s), s	13.3		23.8		9.5	29.8	18.6	22.2
Green Extension Time (g_e), s	0.2	0.0	1.2	0.0	0.1	0.0	1.0	3.0
Phase Call Probability	1.00		1.00		0.98	1.00	1.00	1.00
Max Out Probability	0.00		0.00		0.00	1.00	0.01	0.27

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	5	2	12	1	6	16	3	8	18	7	4	14
Adjusted Flow Rate (*v*), veh/h	149	371	53	560	457	290	98	390	564	532	310	288
Adjusted Saturation Flow Rate (*s*), veh/h/ln	1810	1725	1610	1757	1809	1610	1810	1900	1425	1757	1900	1740
Queue Service Time (g_s), s	11.3	7.5	3.3	21.8	12.3	14.5	7.5	27.8	21.5	16.6	19.9	20.2
Cycle Queue Clearance Time (g_c), s	11.3	7.5	3.3	21.8	12.3	14.5	7.5	27.8	21.5	16.6	19.9	20.2
Green Ratio (*g/C*)	0.10	0.31	0.31	0.18	0.39	0.53	0.07	0.20	0.38	0.35	0.27	0.27
Capacity (*c*), veh/h	174	1591	495	628	1411	854	121	377	1075	596	517	473
Volume-to-Capacity Ratio (*X*)	0.856	0.233	0.108	0.891	0.324	0.340	0.808	1.034	0.525	0.892	0.600	0.608
Back of Queue (Q), ft/ln (95 th percentile)	232.2	145	61.7	381.3	234	237.5	161.6	667	298.2	307.8	365.3	344.8
Back of Queue (Q), veh/ln (95 th percentile)	9.3	5.8	2.5	15.3	9.4	9.5	6.5	26.7	11.9	12.3	14.6	13.8
Queue Storage Ratio (*RQ*) (95 th percentile)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Uniform Delay (d_1), s/veh	62.3	36.2	34.7	56.2	29.8	18.8	64.4	56.1	33.8	39.7	44.3	44.4
Incremental Delay (d_2), s/veh	5.3	0.3	0.4	5.3	0.6	1.1	4.8	55.5	0.2	7.8	1.4	1.6
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	0.0
Control Delay (*d*), s/veh	67.6	36.5	35.2	61.4	30.4	19.9	69.2	111.6	34.1	47.5	45.7	46.1
Level of Service (LOS)	E	D	D	E	C	B	E	F	C	D	D	D
Approach Delay, s/veh / LOS	44.5	D		41.4	D		66.1	E		46.7	D	
Intersection Delay, s/veh / LOS	49.7						D					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS	2.45	B	2.29	B	2.74	C	2.60	C
Bicycle LOS Score / LOS	0.80	A	1.57	B	2.22	B	1.42	A

Copyright © 2024 University of Florida, All Rights Reserved.

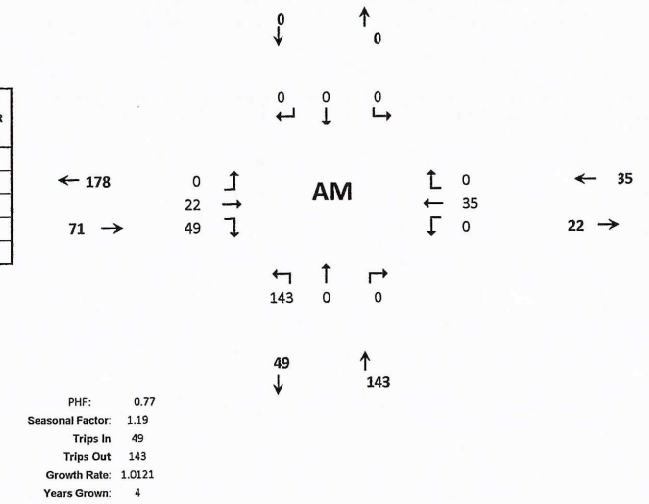
APPENDIX E

DRIVEWAY ANALYSIS

TURNING MOVEMENT VOLUME COUNTS

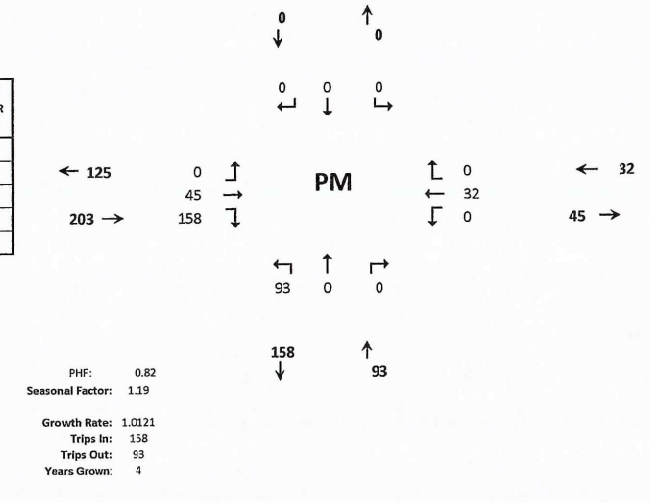
N/S STREET: Gordy Rd **E/W STREET** Project Driveway
FILENAME: Gordy Rd & Project Driveway - TMC
COUNT DATE: 8/17/2022 **DAY:** Tuesday **CITY** Fort Perice
REPORT DATE: 9/1/2023 **ANALYSIS YEAR:** 2026 Future Total

15 Min Period	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
7:00-7:15	0	0	0	0	0	0	0	4	0	0	5	0	9	40
7:15-7:30	0	0	0	0	0	0	0	5	0	0	7	0	12	46
7:30-7:45	0	0	0	0	0	0	0	3	0	0	9	0	12	43
7:45-8:00	0	0	0	0	0	0	0	3	0	0	4	0	7	40
8:00-8:15	0	0	0	0	0	0	0	7	0	0	8	0	15	40
8:15-8:30	0	0	0	0	0	0	0	5	0	0	4	0	9	
8:30-8:45	0	0	0	0	0	0	0	6	0	0	3	0	9	
8:45-9:00	0	0	0	0	0	0	0	4	0	0	3	0	7	
AM PEAK HOUR IS FROM:			7:15AM TO 8:15AM											
Volumes	0	0	0	0	0	0	0	18	0	0	28	0	46	
Season Factor	0	0	0	0	0	0	0	21	0	0	33	0	55	
Growth	0	0	0	0	0	0	0	22	0	0	35	0	57	
In/Out	OUT	-	-	-	-	-	-	-	IN	-	-	-	-	
Percentage	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	
PROJECT	143	0	0	0	0	0	0	0	49	0	0	0	**0**	
Total	143	0	0	0	0	0	0	22	49	0	35	0	249	



PHF: 0.77
Seasonal Factor: 1.19
Trips In 49
Trips Out 143
Growth Rate: 1.0121
Years Grown: 4

15 Min Period lanes	Northbound			Southbound			Eastbound			Westbound				ONE HOUR SUM
	NBL	NBT	NBR	SBL	SBT	SBR	EBL	EBT	EBR	WBL	WBT	WBR	TOTAL	
4:00-4:15	0	0	0	0	0	0	0	5	0	0	4	0	9	46
4:15-4:30	0	0	0	0	0	0	0	3	0	0	4	0	7	56
4:30-4:45	0	0	0	0	0	0	0	4	0	0	10	0	14	59
4:45-5:00	0	0	0	0	0	0	0	10	0	0	6	0	16	62
5:00-5:15	0	0	0	0	0	0	0	10	0	0	9	0	19	60
5:15-5:30	0	0	0	0	0	0	0	6	0	0	4	0	10	
5:30-5:45	0	0	0	0	0	0	0	10	0	0	7	0	17	
5:45-6:00	0	0	0	0	0	0	0	8	0	0	6	0	14	
PM PEAK HOUR IS FROM:			4:45PM TO 5:45PM											
Volumes	0	0	0	0	0	0	0	36	0	0	26	0	62	
Season Factor	0	0	0	0	0	0	0	43	0	0	31	0	74	
Growth	0	0	0	0	0	0	0	45	0	0	32	0	77	
In/Out	OUT	-	-	-	-	-	-	-	IN	-	-	-	-	
Percentage	100%	0%	0%	0%	0%	0%	0%	0%	100%	0%	0%	0%	0%	
Project	93	0	0	0	0	0	0	0	158	0	0	0	**0**	
Total	93	0	0	0	0	0	0	45	158	0	32	0	328	



PHF: 0.82
Seasonal Factor: 1.19
Growth Rate: 1.0121
Trips In: 158
Trips Out: 93
Years Grown: 4

HCS Two-Way Stop-Control Report

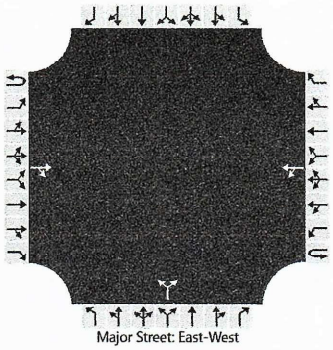
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	9/1/2023
Analysis Year	2026
Time Analyzed	AM Peak Hour
Intersection Orientation	East-West
Project Description	Future Total with Project

Site Information

Intersection	Gordy & Project Driveway
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Gordy Road
Peak Hour Factor	0.77
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)			22	49		0	35			143		0				
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)						0					186					
Capacity, c (veh/h)						1496					889					
v/c Ratio						0.00					0.21					
95% Queue Length, Q_{95} (veh)						0.0					0.8					
Control Delay (s/veh)						7.4	0.0				10.1					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.0				10.1							
Approach LOS					A				B							

Copyright © 2024 University of Florida. All Rights Reserved.

HCS Two-Way Stop-Control Report

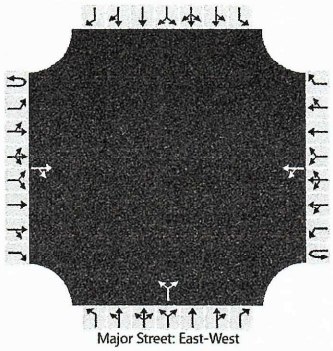
General Information

Analyst	James Kemp
Agency/Co.	O'Rourke Engineering
Date Performed	9/1/2023
Analysis Year	2026
Time Analyzed	PM Peak Hour
Intersection Orientation	East-West
Project Description	Future Total with Project

Site Information

Intersection	Gordy & Project Driveway
Jurisdiction	St. Lucie County
East/West Street	Project Driveway
North/South Street	Gordy Road
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes



Major Street: East-West

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)			45	158		0	32			93		0				
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)						0					113					
Capacity, c (veh/h)						1312					796					
v/c Ratio						0.00					0.14					
95% Queue Length, Q_{95} (veh)						0.0					0.5					
Control Delay (s/veh)						7.7	0.0				10.3					
Level of Service (LOS)						A	A				B					
Approach Delay (s/veh)					0.0				10.3							
Approach LOS					A				B							

Copyright © 2024 University of Florida. All Rights Reserved.

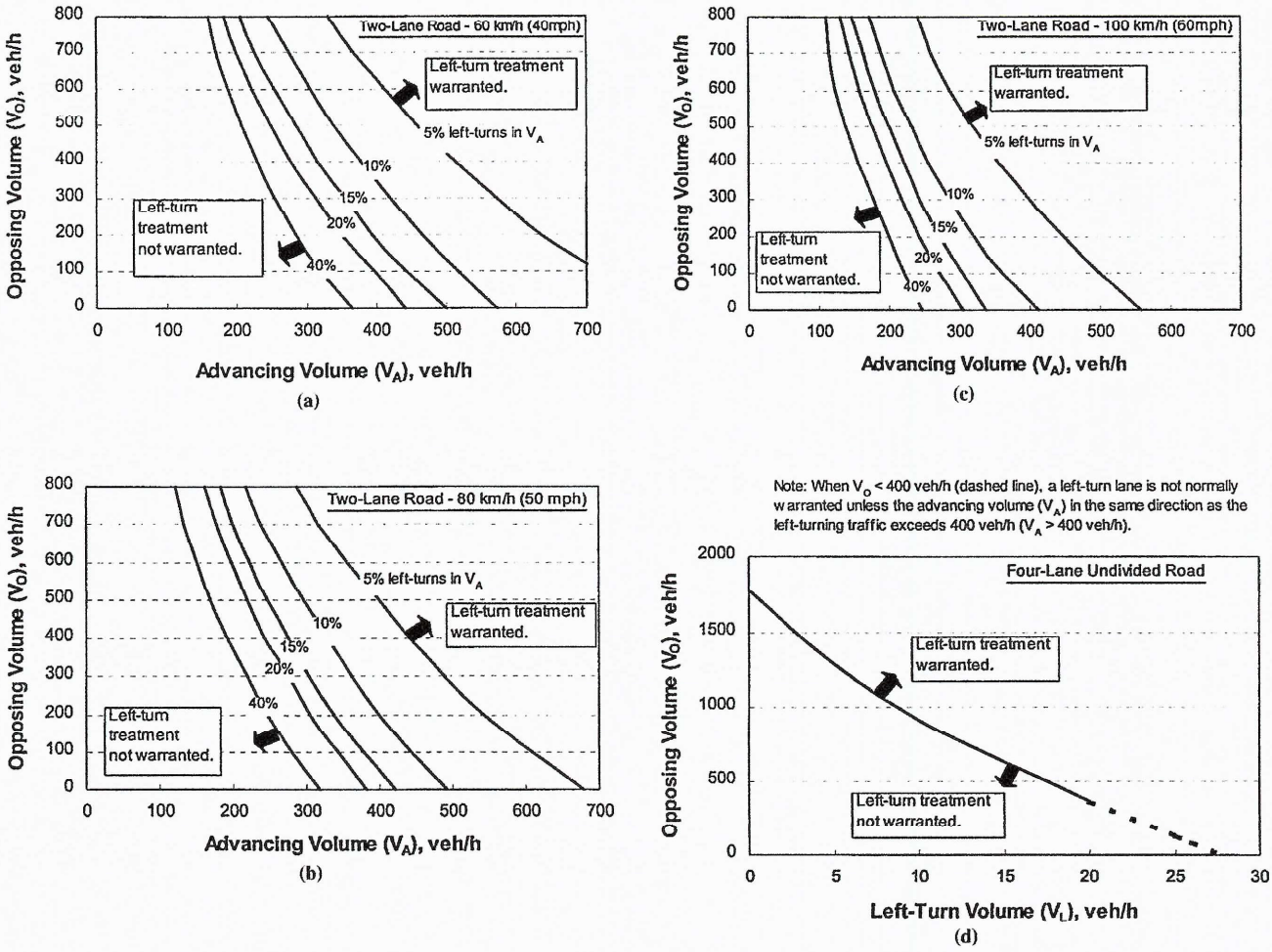


Figure 2-5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

Application. The guidance stated in the preceding section defines the conditions that may justify the provision of a left-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Use of Figure 2-5 requires determination of the opposing volume, the advancing volume, and the operating speed. The opposing volume should include only the right-turn and through movements on the approach across from (and heading in the opposite direction of) the subject major-road approach. The advancing volume should include the left-turn, right-turn, and through movements on the subject approach. The operating speed can be estimated as the 85th percentile speed. If the operating speed does not coincide with 60, 80, or 100 km/h (i.e., 40, 50, or 60 mph), then interpolation can be used or, as a more conservative approach, the operating speed can be rounded up to the nearest speed for which a figure is provided.

In application, Figure 2-5 is used once for each major-road approach to the intersection. The appropriate trend line is identified on the basis of the percentage of left-turns on the subject major-road approach. If the advancing and opposing volume combination intersects above or to the right of this trend line, a left-turn bay should be considered for the subject approach. If a bay is included at the intersection, it should be long enough to store left-turn vehicles 99.5 percent of the time (i.e., the bay should not overflow more than 0.5 percent of the time). Techniques for estimating this storage length are provided in the section, Increase the Length of the Turn Bay.

Add a Right-Turn Bay on the Major Road

Introduction. Provision of a right-turn bay on the major road to a two-way stop-controlled intersection can signifi-

cantly improve operations and safety at the intersection. A right-turn bay effectively separates those vehicles that are slowing or stopped to turn from those vehicles in the through traffic lanes. This separation minimizes turn-related collisions (e.g., angle, rear-end, and same-direction-sideswipe) and eliminates unnecessary delay to through vehicles.

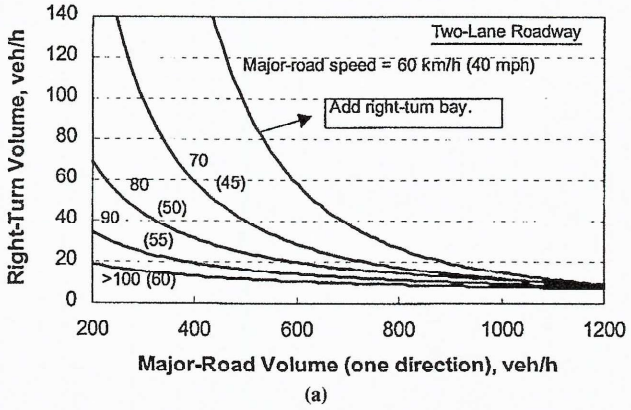
One disadvantage of adding a bay to the major-road approach is that it may require reallocating the existing pavement or widening of the approach cross section. Sometimes the pavement width needed for the additional lane is available within the existing roadway cross section. However, in downtown settings this reallocation may require the removal of some curb parking stalls and can affect adjacent business significantly. Occasionally, the cross section must be widened to provide for the turn bay. If the needed width can be provided within the available right-of-way, the cost may be limited to that of construction. However, if additional right-of-way is needed, the costs of acquiring this property in urban settings can be high.

Guidance. Hasan and Stokes (*22*) developed guidelines for determining when to provide a right-turn bay on the major road of a two-way stop-controlled intersection. These guidelines were based on an evaluation of the operating and collision costs associated with the right-turn maneuver relative to the cost of constructing a right-turn bay. The operating costs included those of road-user fuel and delay. Separate guidelines were developed for two-lane and four-lane roadways. These guidelines are shown in Figure 2-6.

Application. The guidance described in the preceding section defines conditions that may justify the provision of a right-turn bay. Application of this guidance requires two types of data:

1. Major-road turn movement volume for the peak hour of the average day and
2. Major-road 85th percentile speed (posted speed can be substituted if data are unavailable).

Figure 2-6 should be consulted once for each major-road approach. If the combination of major-road approach volume and right-turn volume intersects above or to the right of the trend line corresponding to the major-road operating speed, then a right-turn bay is a viable alternative.



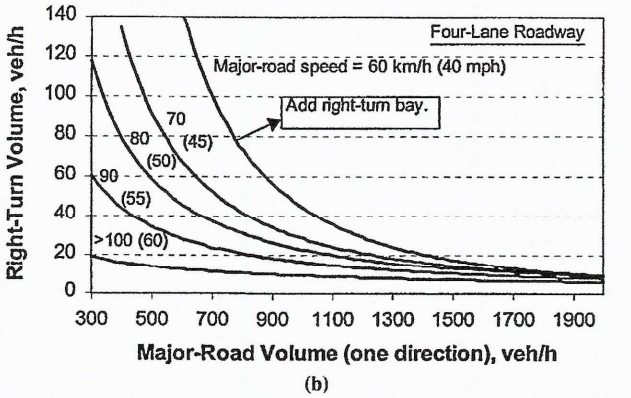


Figure 2-6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

Increase Length of Turn Bay

Introduction. Turn bay length can affect the safety and operation of the intersection approach significantly. This effect becomes more negative as the frequency with which vehicles exceed the available storage increases. Also, for unstopped approaches, this effect becomes more negative as more of the turning vehicle's deceleration occurs in the through lane, prior to the bay. The need to provide adequate storage length, deceleration length, or both is dependent on the type of approach control used and whether the vehicle is turning left or right. Table 2-13 identifies the appropriate bay

TABLE 2-13 Turn-bay length components at unsignalized intersections

Approach Control	Length Components	
	Left-Turn Bay	Right-Turn Bay
Unstopped	Storage Length + Deceleration Length	Deceleration Length
Stopped	Storage Length	Storage Length

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

CONCURRENCY
CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Agricultural	MXD (SLC)	AG-1 (SLC)
South	Preserve	CPUD (SLC)	CPUD (SLC)
East	SFWMD area	SC (SLC)	AG-1 (SLC)
West	Turnpike	T/U (SLC)	I (SLC)

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	MXD	AG-1	1 du/ac	76.97	X
****Proposed**	MXD	PD	6 du/ac	76.97	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Current Zoning/FLU	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
**Proposed Zoning/FLU	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
**Change in Demand	Total gallons per day 82,160 - 19,760 = 62,400

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
Current Zoning/FLU	Total gallons per day (76 du x 2.6 persons) x 100 gpd = 19,760
**Proposed Zoning/FLU	Total gallons per day (316 du x 2.6 persons) x 100 gpd = 82,160 gpd
**Change in Demand	Total gallons per day 82,160 - 19,760 = 62,400

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

Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people	0	16.48ac	16.48ac
Urban District	5 acres per 1,000 people	0	4.12ac	4.12ac
Community	2.5 acres per 1,000 people	0	2.06ac	2.06ac
Neighborhood	1.36 acres per 1,000 people	0	1.12ac	1.12ac

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

	K-8	High
School Name	Rivers Edge Elementary School	Fort Pierce Central High School
City	Port St. Lucie	Fort Pierce
Distance	2.6mi	3.3mi
Current Zoning/FLU Enrollment Demand	22	10
****Proposed Zoning/FLU Enrollment Demand**	90	39
****Change in Demand**	72	29

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	76 units, 10 yards required
****Proposed Zoning/FLU**	316 units, 42 yards required
***Change in Demand**	32 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	No negative impacts to the volume of stormwater discharged to Tenmile Creek are proposed. The designed SWMS restricts discharge to a volume of 2" over the site area per day, per NSLRWCD standards. The post-development discharge rate will be decreased from the pre-development rate. Because Tenmile Creek is an impaired water body, 150% of the required treatment volume will be staged before any stormwater is discharged from the system.

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	LUC 210 - 808	LUC 210 - 59/78
****Proposed Zoning/FLU**	LUC 210 & 220 - 2675	LUC 210 & 220 - 192/251
***Change in Demand**	Trips 1867	Trips 133/173
Impact to Capacity	Level of Service is maintained on the surrounding roadway network. See Traffic Study dated 3/06/2024.	

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: 316	Single Family: 178	Multifamily: 138	
Non-residential (square footage):			
Mixed-use (describe use): The non-residential area will be preservation/passive recreation use of the creek			
(If this is a single phase project, name it Phase I – Total)			

RESIDENTIAL DATA					
Type	**Phase**	**Number of Units**	**Acres**	**Expected beginning date**	**Expected completion date**
Single-family, detached	1 and 2	76 and 103		2025	2027
Single-family, attached					
Multi-family	1 and 2	96 and 42		2025	2027
Other (specify)					

NON-RESIDENTIAL DATA					
Type(s) specify	**Phase**	**Square footage**	**Acres**	**Expecting beginning date**	**Expected completion date**
Residential	1		34.2	2025	
Residential	2		24.6	2026	
Preserve/park area	2		17.2	2026	

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

STORMWATER MANAGEMENT CALCULATIONS

For

Gordy Creek

Gordy Road

Fort Pierce, FL 34953

City of Fort Pierce

NSLRWCD

SFWMD

March 20, 2024

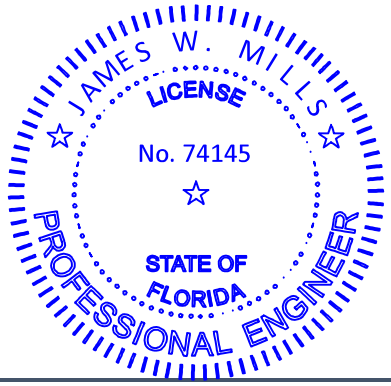
Mills, Short & Associates

700 22nd Place, Suite 2C & 2D

Vero Beach, FL 32960

772.226.7282

Certificate of Authorization No.: 30698



J. Wesley Mills, P.E. FL # 74145

TABLE OF CONTENTS

I. Introduction

II. Existing Site Conditions

III. Proposed Development

IV. Erosion and Sediment Control

V. Stormwater System Maintenance Plan

VI. Agencies Having Permit Jurisdiction

VII. Calculations

Appendix A – ICPR Flood Routing

Appendix B – Geotechnical Report

Appendix C – Soils Map

Appendix D – Pre-Development & Post Development Basin Maps

Appendix E – Time Series Volume (NSLWCD Discharge Requirements)

I. Introduction

The following report provides a discussion of the proposed stormwater management system design and calculations for a single family subdivision in the City of Fort Pierce. This report contains the required documentation to demonstrate that the surface water management system for the proposed residential development complies with the state and local requirements. The project is located off of Gordy Rd, just west of Florida's Turnpike and approx. 1,500 ft to the south of the intersection of Okeechobee Rd/Gordy Rd. A location map is included below for further review of the site's location. All elevations referenced herein are in NAVD 1988 unless otherwise noted.

LOCATION MAP
N.T.S.

II. Existing Site Conditions

The proposed development site is currently 76.97 acres of undeveloped wooded land. The 58.76 AC drainage basin is contained within the parcel boundaries and can be referenced in Appendix D. Tenmile Creek travels through the site as shown in the map above. Approximately ±11 AC of undisturbed area to

the east of Tenmile Creek and ±10 AC to the west of Tenmile Creek will remain undeveloped. Tenmile Creek is listed as an impaired water body and will require additional stormwater treatment.

TOPOGRAPHY Survey data shows existing grade on the site ranging from approximately ±14.00' to ±16.20' NAVD 88. Tenmile creek elevations are not included in that range. Average site grade within the drainage basin is approximately 15.60'. The site, in existing condition, generally slopes towards Tenmile Creek.

SOILS Please refer to the soils map enclosed as Appendix C for existing soil types as prepared by the USDA & NRCS Web Soil Survey. The site consists of predominantly sandy soils.

FLOODPLAIN The site area lies within multiple flood zones. The majority of the site lies within flood zone 'X', with some area near the Creek falling into the 'AE' zone. Zone 'AE' holds a base flood elevation of 16 feet NAVD.

CURVE NUMBER The site primarily contains Hydrologic Type 'D' soil. A CN value of 60 was calculated based on the SCS Method.

TIME OF CONCENTRATION The time of concentration for the pre-development basin was determined using the TR-55 Method. A maximum sheet flow of 300 feet and shallow concentrated flow were calculated to determine the Tc of 49 min. Please refer to time of concentration calculations in Section VIII of this report.

TAILWATER The tailwater for the SWMS design for this site is the Tenmile Creek that runs through the site on the western half. NSLRWCD has advised referencing past designs and adjacent permits for the tailwater information. Please find the following tailwater conditions used for each storm event.

10-Year, 24-Hour Storm Event	
Time (hrs.)	Stage (NAVD 88)
0	10.5
24	12.5
100	10.5

10-Year, 72-Hour Storm Event	
Time (hrs.)	Stage (NAVD 88)
0	10.5
72	13.5
100	10.5

100-Year, 72-Hour Storm Event	
Time (hrs.)	Stage (NAVD 88)
0	10.5
72	16.0
200	10.5
400	10.5

MAXIMUM ALLOWABLE DISCHARGE The maximum allowable discharge for the design storm (10 year-72 hour storm event), as required by NSLRWCD, is 2" over the drainage area for a 24 hour period. This amount computes to 9.26 ac-ft of discharge for the site in any given 24-hour period during the design storm event. See section VIII for calculations.

III. Proposed Development

The proposed development consists of 178 single-family lots, 138 townhome units, and an amenity center with associated utility and drainage infrastructure. The total project area is 75.98 acres. The site is divided by the Ten Mile Creek with 9.36 acres located on the west side of the Ten Mile Creek and 66.62 acres located on the east side. There is approximately 12.22 acres of undisturbed preservation area that will remain within the overall project area. The drainage basin for the proposed project is 58.76 acres. Please refer to Appendix D for the post-development basin map. The proposed stormwater management system design is intended to provide treatment and attenuation of the project's stormwater runoff. The runoff from the site will be collected through a series of interconnected catch basins leading to a series of onsite lakes. The lakes will provide the required quality and quantity volumes before discharging to the preserved area and ultimately Tenmile Creek. Control structures in the lakes will implement a weir elevation which will retain runoff and regulate discharge into the outfall system per South Florida Water Management District and NSLRWCD Stormwater treatment and discharge criteria.

Based on our understanding of the City of Fort Pierce, NSLRWCD, and South Florida Water Management District Stormwater requirements, the proposed design meets all design criteria for both regulating agencies.

A pre- vs. post-development and discharge analysis has been conducted via ICPR and is enclosed in this report as Appendix A.

CURVE NUMBER The post-development curve number was calculated to be 67 based on the SCS CN Method. See enclosed calculations in section VIII for the land use breakdown used to calculate this number.

TIME OF CONCENTRATION The time of concentration for the post-development basin was determined using the TR-55 Method. The Tc value was less than the minimum, therefore a Tc value of 10 minutes was used in the flood routing. Please refer to post-development time of concentration calculations in Section VIII of this report.

SYSTEM DESIGN CRITERIA The discharge rate of the proposed SWM system is constrained as previously discussed in this report. NSLRWCD specifies that the 10 year-72 hour storm be used as the design storm for purposes of discharge regulation. Because the project is associated with discharge to an impaired water body, the treatment volume required to be held prior to discharge is 150% of the greater of 1" over the drainage area, or 2.5" times the percent impervious area on the proposed site (per SFWMD). In the case of this design, the larger of the two was 1" over the drainage area = 150% of 4.90 ac-ft; 7.34 ac-ft of treatment volume. The site utilizes a control structure with a weir elevation governed by the required treatment volume and the NSLRWCD maximum allowable discharge. The building finished floor shall be above the 100 year-72 hour zero-discharge storm event stage elevation (SFWMD) and the Base Flood Elevation as determined by the FEMA Flood Maps (El. 16.0 NAVD 88). The road crown shall be above the routed 10yr-24hr storm event stage. Please refer to calculations enclosed in section VIII for the proposed system.

DISCHARGE The SFWMD criteria for limiting discharge to that of the pre-development discharge rate of the site during the 10-Year 72-Hour storm event is met and exceeded. The max total outflow was calculated to be approximately 67.66 cfs per the Pre-Development ICPR model found in Appendix A. The post development conditions discharge approximately 2.18 cfs in the 10yr-72hr storm event. Please see Appendix A for the Post Development ICPR calculations.

Per NLSRWCD requirements, the post-development discharge for the proposed site will not exceed more than 2.0 inches of depth over the area served for any 24-hour period from the 10-year frequency, 72-hour duration rainfall. For the proposed site, this requirement equals 9.26 ac-ft in any 24-hour period. This limited discharge criteria is

based on the drainage connection requirements set forth by North St. Lucie River Water Control District.

The maximum discharge for the 24-hour period during the 10-year frequency, 72-hour duration rainfall event yielded a maximum of 0.88 ac-ft between hours 36-60 of this storm event. Please see Appendix E for the Post-Development Limited.

Design Storm Events			
Description	Frequency (years)	Duration (days)	Rainfall (in)
Design	10	3	9.00
Minimum Road Crown	10	1	5.50
Finished Floor	100	3	10.0

Peak Discharge & Stage			
Storm Frequency	Pre-Development	Post Development	Stage Elevation (NAVD 88)
10 Year 24 Hour	19.43 cfs	0.46 cfs	12.67
10 Year 72 Hour	67.66 cfs	2.18 cfs	13.50
100 Year 72 Hour	N/A	N/A	15.83

IV. Erosion and Sediment Control

The project specifications require the contractor and owner to install stormwater pollution prevention devices in accordance with the construction drawings and Florida Development Manual, A Guide to Sound Land and Water Management, published by the DEP. All disturbed areas shall be fully sodded, seeded and mulched. Silt fence will be required to be installed at the perimeter and any other applicable locations within the project area.

V. Stormwater System Maintenance Plan

The maintenance of the Stormwater Management System shall be the responsibility of the property owner.

VI. Jurisdictional Permitting Agencies

1. South Florida Water Management District
2. NSLRWCD
3. City of Fort Pierce

VII. Calculations

Post-Development

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	15.78	0.00	15.78
Pavement & Curb =	4.63	0.00	4.63
Sidewalk =	1.61	0.00	1.61
Lake (CWE) =	4.40	0.00	4.40
Lake (Slope) =	0.00	2.30	2.30
Dry Detention (Bottom) =	0.00	0.00	0.00
Dry Detention (Slopes) =	0.00	0.00	0.00
Gordy Road ROW (West of 10-Mile Creek) =	0.00	0.00	0.00
General Impervious =	0.00	0.00	0.00
Open Space (disturbed) =	0.00	30.04	30.04
Total =	26.42	32.34	58.76

Find Curve Number:

Avg. Ground El. =	15.5	NAVD 88
Control Elevation =	10.5	Based on operation of NSLRWCD Gordy Road Control
Distance to Water Table =	4.8	

Soil Storage Table

Depth to	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T."

East Area

Developed Pervious Area =	32.34	
Undeveloped Pervious Area =	0.00	
Soil Storage =	9	inches
Soil Moisture Storage (S) =	5.0	inches
Curve Number =	**67**	

Pre-Development

Land Use Table

Use	Imp. (ac)	Pervious (ac)	Total (ac)
Buildings =	0.00	0.00	0.00
Pavement & Curb =	0.00	0.00	0.00
Concrete Surfaces =	0.00	0.00	0.00
Lake (CWE) =	0.00	0.00	0.00
Lake (Slope) =	0.00	0.00	0.00
W.T.A. (Bottom) =	0.00	0.00	0.00
W.T.A. (Slopes) =	0.00	0.00	0.00
West Area (West of 10-Mile Creek) =	0.00	9.36	9.36
East Area (East of 10-Mile Creek) =	0.00	67.63	67.63
Total =	0.00	76.99	76.99

Find Curve Number:

Avg. Pervious Ground El. =	15.5	NAVD 88
Control Elevation =	10.5	Based on operation of NSLRWCD Gordy Road Control
Distance to Water Table =	4.5	Structure during wet season

Soil Storage Table

Depth to	Coastal Storage (in)	Flatwoods Storage (in)	Depression Storage (in)
1.0	0.6	0.6	0.6
1.5	1.6	1.6	1.4
2.0	2.5	2.5	2.1
2.5	4.6	4.0	3.3
3.0	6.6	5.4	4.4
3.5	8.8	7.2	5.6
4.0	10.9	9.0	6.8

Find the basin's soil classification and input below as "Soil Storage" using the above "Depth to W.T."

West Area			**East Area**		
Developed Pervious Area =	0.00		Developed Pervious Area =	0.00	
Undeveloped Pervious Area =	9.36		Undeveloped Pervious Area =	67.63	
Soil Storage =	6.8	inches	Soil Storage =	6.8	inches
Soil Moisture Storage (S) =	6.8	inches	Soil Moisture Storage (S) =	6.8	inches
Curve Number =	**60**		Curve Number =	**60**	

Gordy Creek Subdivision
Pre-Development Tc Calculations

Time of Concentration
Pre-Development

Basin: Pre-Development Gordy Creek Basin

Sheet Flow					
1	Surface Description	Dense Grasses			TR-55
2	Manning's Roughness Coeff	0.24			TR-55
3	Flow Length, L (total <=300 ft)	300	feet		
4	2-year 24-hour rainfall, P2	6	inches		FDOT Fig. 5-13
5	Land slope, s	0.01	ft/ft		
6	Tt = (0.007 * (nL)^0.8) / ((P2^0.5) * (s^0.4)) (hr)	0.55	hr	=	33 min

Shallow Concentrated Flow					
7	Surface Description	Unpaved			TR-55
8	Flow Length, L	1500	feet		
9	Watercourse slope, s	0.01	ft/ft		
10	Average velocity, V	1.6	ft/s		TR-55 fig 3-1
11	Tt = (L/(3600*V))	0.26	hr	=	16 min

Channel Flow					
12	Cross sectional flow area, a	-	SF		
13	Wetted perimeter, Pw	-	ft		
14	Hydraulic radius, r = a/Pw	#VALUE!	ft		
15	Channel slope, s	-	ft/ft		
16	Manning's Roughness Coeff, n	-			TR-55
17	Average velocity, V = (1.49*(r^2/3)*(s^1/2))/n	-	ft/s		
18	Flow length, L	-	ft		
19	Tt = (L/(3600*V))	#VALUE!	hr	=	#VALUE! min

Total			
20	Total Tc	0.81	hours
21	Total Tc	49	minutes

Gordy Creek Subdivision
Pre-Development Tc Calculations

Gordy Creek
Drainage Calculations

Site Data	
Onsite Area (ac.) =	75.98
DA = Area (ac.) =	58.76
RT = Residence Time (days) =	31
R = Wet Season Rainfall (inches) =	32
WS = Wet Season Duration (days) =	153
Conversions: CF (in/ft.) =	12
Composite "C" Value =	0.53

Land Use	Area	Runoff C
Pavement & Building	21.28	0.95
Lake	4.40	1
Pervious	33.07	0.20
	58.76	0.53

Pond Design Criteria: SFWMD Rule Criteria

1.) Treatment Volume: Provide first 1.0 inch of runoff or 2.5 multiplied by the percentage impervious as defined by the SFWMD Vol. IV, Area to be used for water quality calcs equals the total area less the area of buildings, preserves, lakes, and wetlands.

1-inch over the project Area

Treated Volume	1-inch	x	1-ft/12in	x	58.76	=	**4.90** **Treated Volume**	ac-ft

2.5-inches times the percent impervious

75.98 **Total Area**	-	15.78 **Buildings**	-	17.22 **Preserves**	-	4.40 **Lakes**	=	38.57 AC **Total WQ Area**

38.57 **Total WQ Area**	-	33.07 **Pervious**	=	5.50 AC **Impervious WQ Area**	=	14.3% **WQ Percent Impervious**

(2.5-in*% Imp.)	2.5	x	14.3%	=	0.36	in		
					Inches to be treated			
(Treated Volume)	0.36	x	1-ft/12-in	x	54.36 Project Area-Lakes & Preserves	=	**1.61** **Treated Volume**	ac-ft

Gordy Creek
Drainage Calculations

Water Quality Volume:

1.0 Inch:	4.90	ac-ft	=	213,299	cu-ft
2.50 Inch:	1.61	ac-ft	=	70,348	cu-ft
TV Required Wet Detention:			4.90	ac-ft	

SFWMD WQ Volume Adjustement for Discharge to Impaired Waterway (OFW)

WQ Required Volume	=	WQ Req'd	x	1.5	=	----	ac-ft
WQ Required Volume	=	4.90	x	1.5	=	7.345	ac-ft
SFWMD Required Water Quality Volume					**=**	**7.345**	**ac-ft**

Permanent Pool Volume Required:

PPV (ac-ft) = (DA x C x R x RT) / (WS x CF)

PPV (ac-ft) =	16.83	ac-ft

Discharge Volume Criteria: (NSLRWCD)

2 inch x Project Area =	9.793	ac-ft	(Within a 24 hour period)

Gordy Creek
Drainage Calculations

Proposed Pond Stage - Storage Calculations:

Pond Area (ac.) =	4.40	
Tailwater Elevation (NAVD 88) =	10.50	(Min. Assumed El. In Tenmile Creek)
Seasonal High Groundwater Elevation NAVD 88 (ft.) =	12.50	
Normal Groundwater Elevation NAVD 88 (ft.) =	10.50	(Control elevation based on NSLWCD Tailwater)

Stage - Storage Characteristics - Pond

	Contours	Area Within Contour		Interval Volume	Cumulative Volume		Storage Above Control El.
		(sq. ft.)	(ac.)	(cu. ft.)	(cu. ft.)	(ac.-ft.)	(ac.-ft.)
T.O.B.	15.5	291,903	6.70		2,445,011	56.13	27.67
				281,491			
	14.5	271,078	6.22		2,163,521	49.67	21.21
				260,866			
	13.5	250,654	5.75		1,902,655	43.68	15.22
				240,644			
	12.5	230,633	5.29		1,662,011	38.15	9.69
				220,823			
	11.5	211,013	4.84		1,441,188	33.09	4.62
Weir Crest El. 14.00				103,092			
Pond Control El. 10.5	11	201,354	4.62		1,338,097	30.72	2.26
				98,288			
	10.5	191,796	4.40		1,239,809	28.46	0
				364,780			
	8.5	172,984	4.62		875,029	20.09	
				327,580			
	6.5	154,596	4.40		547,449	12.57	
				291,312			
	4.5	136,716	3.97		256,137	5.88	
				256,137			
Pond Bottom	2.5	119,421	3.55		0	0.00	

Gordy Creek
Drainage Calculations

Check mean depth of stormwater pond

MD = PPV/ Ap

Ap (ac) = Area of pond measurement at Control Elevation = 4.40 AC

PPV (ac-ft.) = 28.46

MD (ft) = 6.46

Acceptable mean depth must be between 2 and 8 ft.

SFWMD Criteria for Wet Detention Treatment:

1.) Treatment Volume for Wet Detention

Treatment Volume Required (ac-ft.) = 7.345

2.) Outfall Structure Control Elevations

Estimated seasonal high ground water elevation (ft.) = 12.50

Orifice invert elevation (ft.) = 10.50

Overflow Weir Elevation (ft.) = 12.54

Top of Bank Elevation (ft.) = 15.50

3.) Calculations for sizing orifice to recover 50% of treatment volume within 24 hours of a storm event

a. Calculation of Treatment Volume Stage

T.V. Stage = (TOB El. - Orifice Inv. El.) x (T.V. Required)/(Storage @ TOB - Storage @ Orifice Inv.) + Orifice Inv. El.

T.V. Stage (ft.) = 12.54

b. Treatment Volume Depth (h1) = T.V. Stage - Orifice Inv. Elev.

h1 (ft.) = 2.04

h1 = Depth of water between the top of the treatment volume and the flow line (size of orifice has yet been determined, use the invert elevation of the orifice as an approximation of the flow line (center of the orifice)

c. Calculation of Stage at 50% of T.V. = ((T.V. Required x 0.5) / (Storage TOB - Storage Orifice Inv.)) x (TOB El. - Orifice Inv. El.) + Orifice Inv. El.

50% Stage (ft.) = 14.09

h2 (ft.) = 3.59

h2 = Depth of water between the stage at which half the treatment volume has been released and the flow line of the orifice

d. H= (h1+h2) / 2

h (ft.) = 2.82

(Depth of water (h) should be set to the average depth above the flow line between the top of the treatment volume and the stage at which half the treatment released)

Gordy Creek
Drainage Calculations

SFWMD Criteria for Wet Detention Treatment

e. Average Flow Rate (Q) required to drawdown 50% treatment volume

Q = T.V. Required / (2 x t x Conv. Factor)

$$Q = \frac{TV}{2\,t\,CF}$$

where: TV = Treatment Volume (ft^3)
t = Recovery time (hrs)
CF = Conversion Factor = 3600 sec/hr

T.V. required =	7.35	ac-ft
1/2" over the Basin area =	2.45	ac-ft
Drawdown Time =	24	hrs

Conversion Factors: 1hr / 3600 seconds, 43,560 sq. ft./ac

Q (cfs) =	**0.62**
Number of Orifices =	1
Flow (cfs) =	0.62

f. Calculate Area of Orifice

A = Q / (C*(Sqrt(2 x g x h))

Discharge Coefficient = C =	0.60	
g (ft/sec^2) =	32.2	
h (ft.) =	2.82	
Area of Orifice (sq.ft) =	**0.08**	**SF**

g. Calculate Diameter of Orifice

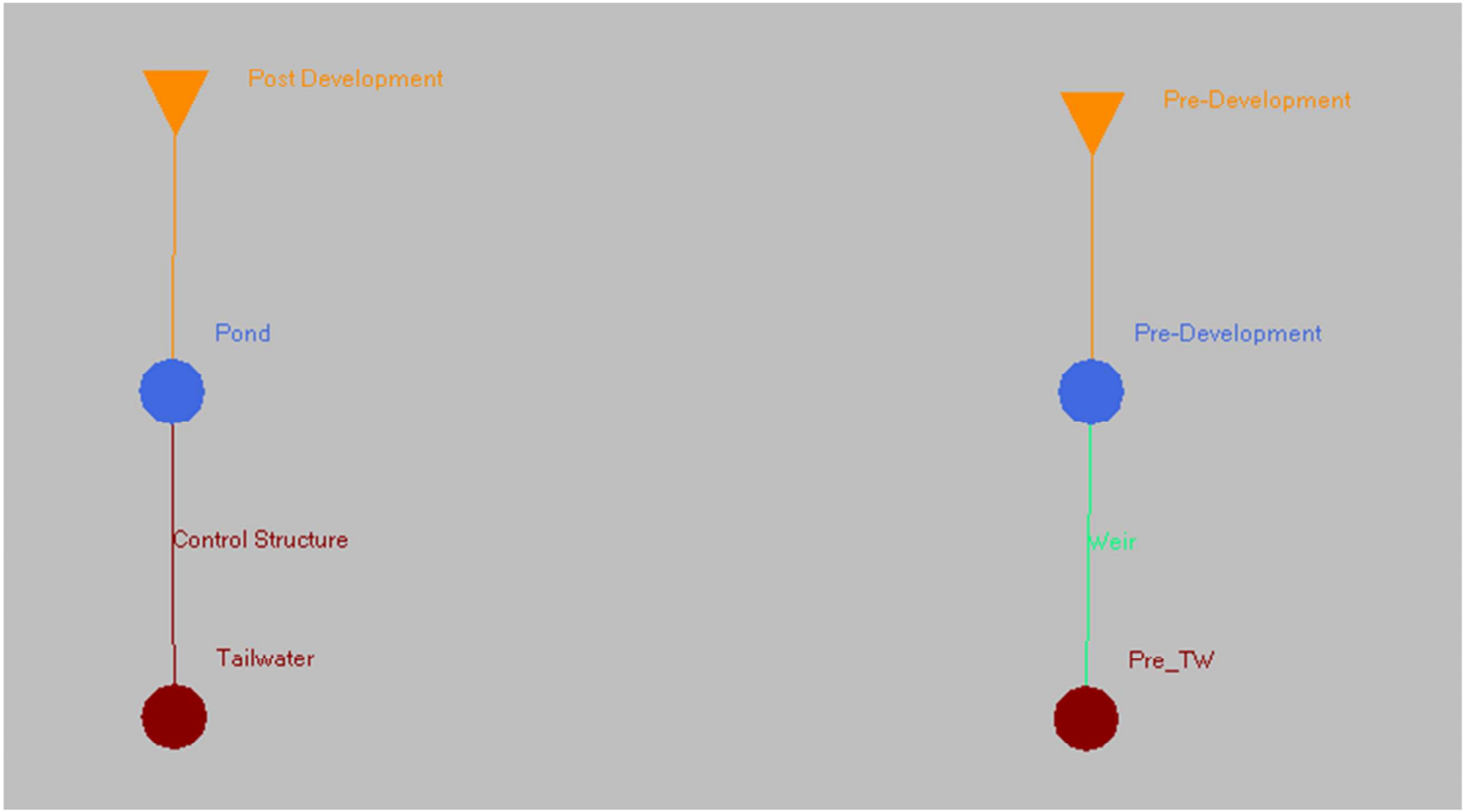
Circular:

Orifice Diameter =	**0.31**	**ft**
	3.74	**in**

Rectangular:

Orifice Area =	**11.00**	**sq. in.**
Height =	**2**	**in.**
Length =	**5.50**	**in.**

Appendix A - ICPR Flood Routing


Post Development
Pond
Control Structure
Tailwater
Pre-Development
Pre-Development
Weir
Pre_TW

Simple Basin: Post Development

Scenario:	100_72
Node:	Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	58.7600 ac
Curve Number:	67.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post Development

Scenario:	10_24
Node:	Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	58.7600 ac
Curve Number:	67.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre-Development

Scenario:	10_24
Node:	Pre-Development
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	49.0000 min
Max Allowable Q:	0.00 cfs

Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	58.7600 ac
Curve Number:	60.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Post Development

Scenario:	10_72
Node:	Pond
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	58.7600 ac
Curve Number:	67.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Simple Basin: Pre-Development

Scenario:	10_72
Node:	Pre-Development
Hydrograph Method:	NRCS Unit Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	49.0000 min
Max Allowable Q:	0.00 cfs
Time Shift:	0.0000 hr
Unit Hydrograph:	UH323
Peaking Factor:	323.0
Area:	58.7600 ac
Curve Number:	60.0
% Impervious:	0.00
% DCIA:	0.00

% Direct: 0.00
Rainfall Name:

Comment:

Node: Pond

Scenario: 100_72
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 10.50 ft
Warning Stage: 16.00 ft

Stage [ft]	Area [ac]	Area [ft2]
10.50	4.4000	191664
11.50	4.8400	210830
12.50	5.2900	230432
13.50	5.7500	250470
14.50	6.2200	270943
15.50	6.7000	291852
16.00	58.7600	2559586

Comment:

Node: Tailwater

Scenario: 100_72
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.50 ft
Warning Stage: 17.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.50
0	0	0	72.0000	16.00
0	0	0	200.0000	10.50

Comment:

Node: Pond

Scenario: 10_24
Type: Stage/Area
Base Flow: 0.00 cfs

Initial Stage: 10.50 ft
Warning Stage: 16.00 ft

Stage [ft]	Area [ac]	Area [ft2]
10.50	4.4000	191664
11.50	4.8400	210830
12.50	5.2900	230432
13.50	5.7500	250470
14.50	6.2200	270943
15.50	6.7000	291852
16.00	58.7600	2559586

Comment:

Node: Pre-Development

Scenario: 10_24
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft
Warning Stage: 17.00 ft

Stage [ft]	Area [ac]	Area [ft2]
15.00	58.7600	2559586
17.00	58.7600	2559586

Comment:

Node: Pre_TW

Scenario: 10_24
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.50 ft
Warning Stage: 14.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.50
0	0	0	72.0000	13.50
0	0	0	100.0000	10.50

Comment:

Node: Tailwater

Scenario: 10_24
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.50 ft
Warning Stage: 13.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.50
0	0	0	24.0000	12.50
0	0	0	100.0000	10.50

Comment:

Node: Pond

Scenario: 10_72
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 10.50 ft
Warning Stage: 16.00 ft

Stage [ft]	Area [ac]	Area [ft2]
10.50	4.4000	191664
11.50	4.8400	210830
12.50	5.2900	230432
13.50	5.7500	250470
14.50	6.2200	270943
15.50	6.7000	291852
16.00	58.7600	2559586

Comment:

Node: Pre-Development

Scenario: 10_72
Type: Stage/Area
Base Flow: 0.00 cfs
Initial Stage: 15.00 ft
Warning Stage: 17.00 ft

Stage [ft]	Area [ac]	Area [ft2]
15.00	58.7600	2559586
17.00	58.7600	2559586

Comment:

Node: Pre_TW

Scenario: 10_72
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.50 ft
Warning Stage: 14.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.50
0	0	0	72.0000	13.50
0	0	0	100.0000	10.50

Comment:

Node: Tailwater

Scenario: 10_72
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 10.50 ft
Warning Stage: 14.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	10.50
0	0	0	72.0000	13.50
0	0	0	100.0000	10.50

Comment:

Drop Structure Link: Control Structure

Scenario: 100_72
From Node: Pond
To Node: Tailwater
Link Count: 1
Flow Direction: Both
Solution: Combine
Increments: 0
Pipe Count: 1
Damping: 0.0000 ft
Length: 185.00 ft
FHWA Code: 1
Entr Loss Coef: 0.00
Exit Loss Coef: 0.50
Bend Loss Coef: 0.00

Upstream Pipe

Invert: 8.00 ft
Manning's N: 0.0120

Geometry: Circular

Max Depth: 2.50 ft

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Downstream Pipe

Invert: 8.00 ft
Manning's N: 0.0120

Geometry: Circular

Max Depth: 2.50 ft

Bottom Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Top Clip

Default: 0.00 ft
Op Table:
Ref Node:
Manning's N: 0.0000

Bend Location: 0.00 dec
Energy Switch: Energy

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	10.50 ft	Ref Node:	
Control Elevation:	10.50 ft	**Discharge Coefficients**	
Max Depth:	0.16 ft	Weir Default:	3.200
Max Width:	0.46 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	12.54 ft	Ref Node:	
Control Elevation:	12.54 ft	**Discharge Coefficients**	
Max Depth:	999.00 ft	Weir Default:	3.200
Max Width:	0.16 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	3	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	**Top Clip**	
Weir Type:	Horizontal	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	15.25 ft	Ref Node:	
Control Elevation:	15.25 ft	**Discharge Coefficients**	
Max Depth:	2.00 ft	Weir Default:	3.200
Max Width:	3.00 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Drop Structure Comment:

Drop Structure Link: Control Structure		Upstream Pipe		Downstream Pipe	
Scenario:	10_24	Invert:	8.00 ft	Invert:	8.00 ft
From Node:	Pond	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Tailwater	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	185.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.50	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component		Bottom Clip	
Weir:	1	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	10.50 ft	Ref Node:	
Control Elevation:	10.50 ft	Discharge Coefficients	
Max Depth:	0.16 ft	Weir Default:	3.200
Max Width:	0.46 ft	Weir Table:	
Fillet:	0.00 ft	Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component		Bottom Clip	
Weir:	2	Default:	0.00 ft
Weir Count:	1	Op Table:	
Weir Flow Direction:	Both	Ref Node:	
Damping:	0.0000 ft	Top Clip	
Weir Type:	Sharp Crested Vertical	Default:	0.00 ft
Geometry Type:	Rectangular	Op Table:	
Invert:	12.54 ft		

Control Elevation:	12.54 ft
Max Depth:	999.00 ft
Max Width:	0.16 ft
Fillet:	0.00 ft

Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	15.25 ft
Control Elevation:	15.25 ft
Max Depth:	2.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Weir Link: Weir

Scenario:	10_24
From Node:	Pre-Development
To Node:	Pre_TW
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Broad Crested Vertical
Geometry Type:	Rectangular
Invert:	15.00 ft
Control Elevation:	15.00 ft
Max Depth:	1.00 ft
Max Width:	1480.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	
Discharge Coefficients	
Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Drop Structure Link: Control Structure	Upstream Pipe	Downstream Pipe
Scenario: 10_72	Invert: 8.00 ft	Invert: 8.00 ft

From Node:	Pond	Manning's N:	0.0120	Manning's N:	0.0120
To Node:	Tailwater	Geometry: Circular		Geometry: Circular	
Link Count:	1	Max Depth:	2.50 ft	Max Depth:	2.50 ft
Flow Direction:	Both	Bottom Clip			
Solution:	Combine	Default:	0.00 ft	Default:	0.00 ft
Increments:	0	Op Table:		Op Table:	
Pipe Count:	1	Ref Node:		Ref Node:	
Damping:	0.0000 ft	Manning's N:	0.0000	Manning's N:	0.0000
Length:	185.00 ft	Top Clip			
FHWA Code:	1	Default:	0.00 ft	Default:	0.00 ft
Entr Loss Coef:	0.00	Op Table:		Op Table:	
Exit Loss Coef:	0.50	Ref Node:		Ref Node:	
Bend Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Location:	0.00 dec				
Energy Switch:	Energy				

Pipe Comment:

Weir Component			
Weir:	1	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	10.50 ft	Op Table:	
Control Elevation:	10.50 ft	Ref Node:	
Max Depth:	0.16 ft	Discharge Coefficients	
Max Width:	0.46 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component			
Weir:	2	Bottom Clip	
Weir Count:	1	Default:	0.00 ft
Weir Flow Direction:	Both	Op Table:	
Damping:	0.0000 ft	Ref Node:	
Weir Type:	Sharp Crested Vertical	Top Clip	
Geometry Type:	Rectangular	Default:	0.00 ft
Invert:	12.54 ft	Op Table:	
Control Elevation:	12.54 ft	Ref Node:	
Max Depth:	2.71 ft	Discharge Coefficients	
Max Width:	0.16 ft	Weir Default:	3.200
Fillet:	0.00 ft	Weir Table:	
		Orifice Default:	0.600
		Orifice Table:	

Weir Comment:

Weir Component

Weir:	3
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	15.25 ft
Control Elevation:	15.25 ft
Max Depth:	2.00 ft
Max Width:	3.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Weir Link: L-0020W

Scenario:	10_72
From Node:	Pre-Development
To Node:	Pre_TW
Link Count:	1
Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Horizontal
Geometry Type:	Rectangular
Invert:	15.00 ft
Control Elevation:	15.00 ft
Max Depth:	1.00 ft
Max Width:	1480.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	2.800
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Comment:

Simulation: 100_72

Scenario:	100_72
Run Date/Time:	3/19/2024 4:51:56 PM
Program Version:	ICPR4 4.07.08

General

Run Mode:	Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	200.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	220.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

IA Recovery Time: 24.0000 hr
ET for Manual Basins: False
Smp/Man Basin Rain Opt: Global

Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	10.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10_24

Scenario: 10_24
Run Date/Time: 3/19/2024 4:51:58 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	120.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching:	SAOR	IA Recovery Time:	24.0000 hr
Max Iterations:	6	ET for Manual Basins:	False
Over-Relax Weight Fact:	0.5 dec		
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FLMOD
		Rainfall Amount:	5.50 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Simulation: 10_72

Scenario: 10_72
Run Date/Time: 3/19/2024 4:52:01 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

Year	Month	Day	Hour [hr]

Start Time:	0	0	0	0.0000
End Time:	0	0	0	100.0000

	Hydrology [sec]	Surface Hydraulics [sec]	Groundwater [sec]
Min Calculation Time:	120.0000	0.1000	900.0000
Max Calculation Time:		30.0000	

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Groundwater

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	60.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:
Reference ET Folder:
Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set:
Green-Ampt Set:
Vertical Layers Set:
Impervious Set:
Roughness Set:
Crop Coef Set:
Fillable Porosity Set:
Conductivity Set:
Leakage Set:

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
IA Recovery Time: 24.0000 hr
ET for Manual Basins: False

dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft	OF Region Rain Opt:	Global
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~SFWMD-72
		Rainfall Amount:	9.00 in
Edge Length Option:	Automatic	Storm Duration:	72.0000 hr
Dflt Damping (2D):	0.0050 ft	Dflt Damping (1D):	0.0050 ft
Min Node Srf Area (2D):	100 ft2	Min Node Srf Area (1D):	100 ft2
Energy Switch (2D):	Energy	Energy Switch (1D):	Energy

Comment:

Node Max Conditions [100_72]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Pond	100_72	16.00	15.83	0.0010	217.89	8.11	1793719
Tailwater	100_72	17.00	16.00	0.0006	8.11	9.54	0

Node Max Conditions [10_24]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Pond	10_24	16.00	12.67	0.0010	97.32	0.46	233881
Pre-Development	10_24	17.00	15.03	0.0001	31.37	19.43	2559586
Pre_TW	10_24	14.00	13.50	-0.0009	19.43	0.00	0
Tailwater	10_24	13.00	12.50	0.0007	0.46	0.33	0

Node Max Conditions [10_72]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
Pond	10_72	16.00	14.95	0.0010	188.48	2.18	280452
Pre-Development	10_72	17.00	15.04	-0.0001	80.21	67.66	2559586
Pre_TW	10_72	14.00	13.50	-0.0009	67.66	0.00	0
Tailwater	10_72	14.00	13.50	-0.0009	2.18	0.48	0

Appendix B – Geotechnical Report

DATA REPORT

ZENTEX PARCEL SHWT
GORDY ROAD
FORT PIERCE, FLORIDA

UES PROJECT NO. 3330.2400022.0000

PREPARED FOR:

Mills, Short & Associates, LLC
700 22nd Place, Suite 2C
Vero Beach, FL 32960

Attn: J. Wesley Mills

PREPARED BY:

UES
607 NW Commodity Cove
Port St. Lucie, Florida 34986
(772) 924-3575

February 7, 2024

February 7, 2024

J. Wesley Mills
Mills, Short & Associates, LLC
700 22nd Place, Suite 2C
Vero Beach, FL 32960

Subject: Data Report
Zentex Parcel SHWT
Gordy Road, Fort Pierce, FL
UES Project No. 3330.2400022.0000

Dear J. Wesley Mills:

UES has completed the engineering evaluation for the above referenced project in accordance with the service agreement for this project. The scope of services was completed in general accordance with UES's Geotechnical Engineering Proposal No. 21-2193.03 dated January 26, 2024, planned in conjunction with and authorized by you.

Background Information

Per UES's recent email correspondence with you, UES understands that you are looking for an estimate of seasonal high-water table (SHWT) for the site located along Gordy Road in Fort Pierce, Florida. UES performed preliminary geotechnical exploration at the site in March 2022 for Meritage Homes of Florida, Inc. On January 26, 2024, Jeff Alexander of Meritage Homes authorized the use of findings from the preliminary study to provide SHWT estimates.

As illustrated on the Vicinity Map in Appendix A, the site is located along the west side of Gordy Road in Fort Pierce, Florida. At the time of UES's field exploration, the property was relatively flat with miscellaneous surface vegetation and some trees. However, some areas were densely vegetated. The site was generally bordered by similar properties and Gordy Road to the north, Gordy Road to the east, and Tenmile Creek to the south and west.

Normal Groundwater Table

Normal water table refers to the average level of the groundwater table in the area under natural conditions. It is subject to seasonal fluctuations and can be influenced by factors such as precipitation, climate, and geological conditions. The normal water table used to estimate the seasonal high-water table was determined during the initial exploration conducted in March 2022 and it was found to be approximately **7.0 to 10.0 feet below the existing grade, depending on the test boring location**.

Seasonal High Groundwater Table

The normal seasonal high groundwater level each year is the level that typically occurs in the July to September period at the end of the rainy season during a year of normal or average rainfall.

Note that UES's estimate of seasonal high groundwater level is based on limited data and does not provide any assurance that groundwater levels will not exceed the estimated level during any given year in the future. If the rainfall intensity and duration or total rainfall quantities exceed those normally anticipated, then groundwater levels will likely exceed the seasonal high estimate.

The estimate of seasonal high groundwater level is made for the site at the present time. Future development of adjoining or nearby properties and development on a regional scale may affect the local seasonal high groundwater table. UES makes no warranty on the estimate of the seasonal high groundwater table.

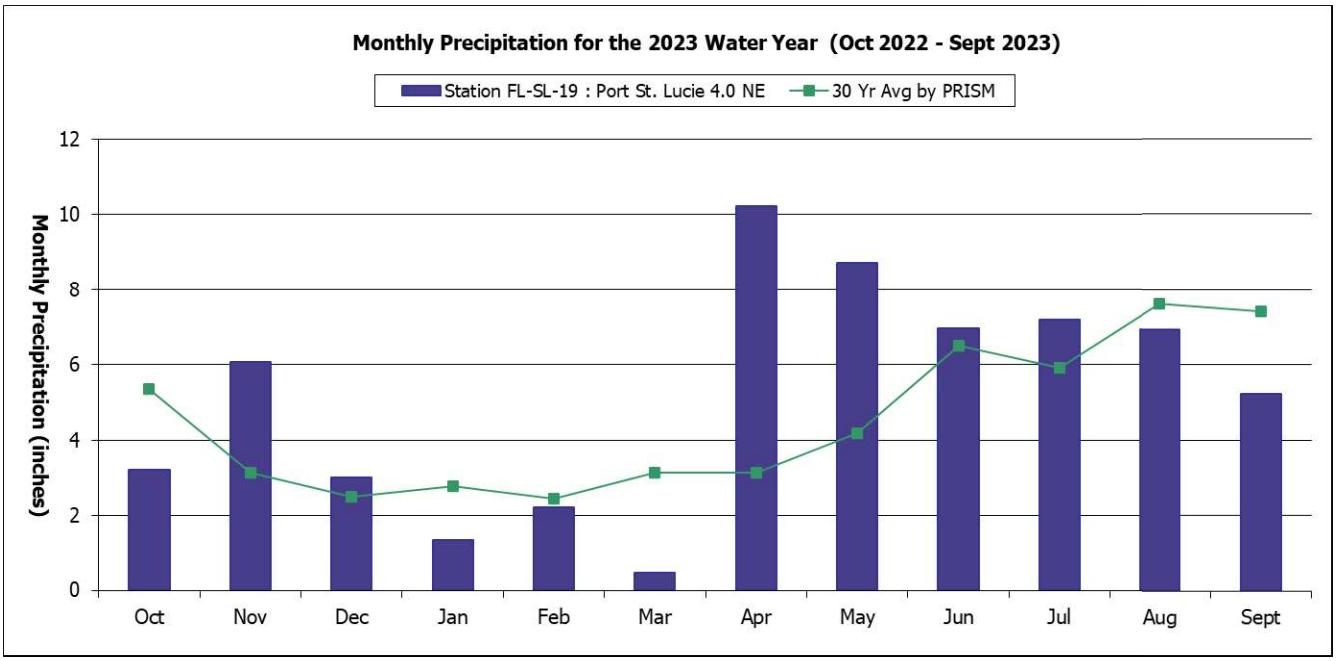
The normal seasonal high groundwater level is affected by several factors. The drainage characteristics of the soils, the land surface elevation, relief points such as drainage ditches, lakes, rivers, canals, swamp areas, etc., and distance to relief points are some of the more important factors influencing the seasonal high groundwater level.

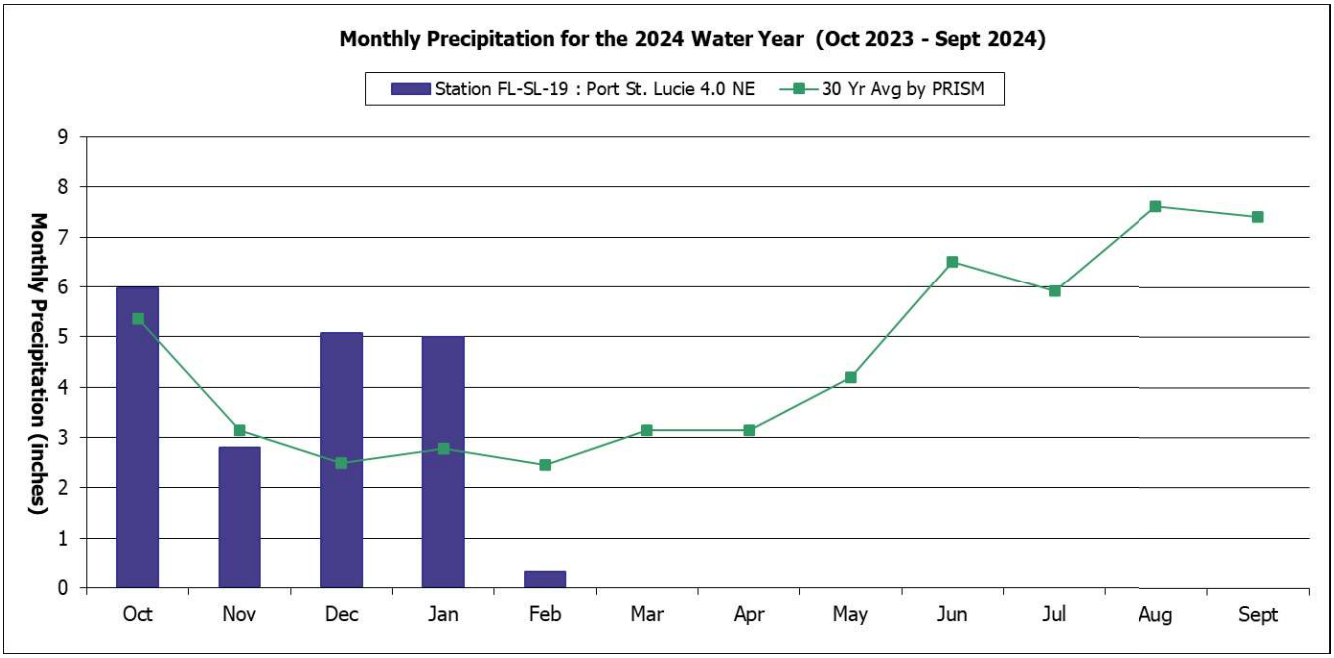
Historical Rainfall Information

UES reviewed available monthly precipitation data from several stations in the Fort Pierce area (Station Number FL-SL-19) from August 2023 through January 2024 utilizing the Community Collaborative Rain, Hail & Snow Network website, which corresponds to the six (6) months prior to the time of the field exploration. The data indicated that the recorded rainfall during this period was slightly higher than the 30-year recorded average rainfall.

2023-2024 CoCoRaHS Water Year Summary for Station [1]		
Station Name: Port St. Lucie 4.0 NE	**Station Number: FL-SL-19**	
Month / Year	**Daily Precipitation Sum (inches)**	**30-Year Average by PRISM (inches)**
August 2023	6.94	7.62
September 2023	5.23	7.41
October 2023	5.97	5.36
November 2023	2.79	3.15
December 2023	5.08	2.49
January 2024	4.99	2.78

[1] Data Obtained from https://wys.cocorahs.org/station/FL-SL-19/2023
Data Obtained from https://wys.cocorahs.org/station/FL-SL-19/2024





The geology of the site, as mapped on the USDA Soil Survey of St. Lucie County, Florida, consists of six (6) soil type. A brief summary of the mapped surficial soil types is presented in table below:

Summary of Published Soil Data[2]				
Soil Symbol	**Soil Type**	**Hydrologic Group**	**Drainage Characteristics**	**Depth of Published GWT (feet)**
14	Fluvaquents, frequently flooded	D	Very Poorly Drained	0.0 – 0.5
38	Riviera fine sand, 0 to 2 percent slopes	A/D	Poorly Drained	0.25 – 1.5
43	Susanna and Wauchula Sands	A/D	Poorly Drained	0.5 – 1.5
48	Wabasso sand, 0 to 2 percent slopes	C/D	Poorly Drained	0.5 – 1.5
5	Arents, 45 to 65 percent slopes	A	Well Drained	> 6.5
99	Water	-	-	-

[2] Data Obtained from https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

U. S. Geological Survey (USGS) Water Database

UES reviewed the U. S. Geological Survey (USGS) water database for existing monitoring wells in the adjacent areas of the site. One (1) well was encountered at the northeast corner of the site which is STL-213. STL-213 (monitoring location 272427080240201) presents water data back to 1988 available online. **Figure 1** depicts the summary groundwater level in feet above NAVD 1988 (feet) for this adjacent well.

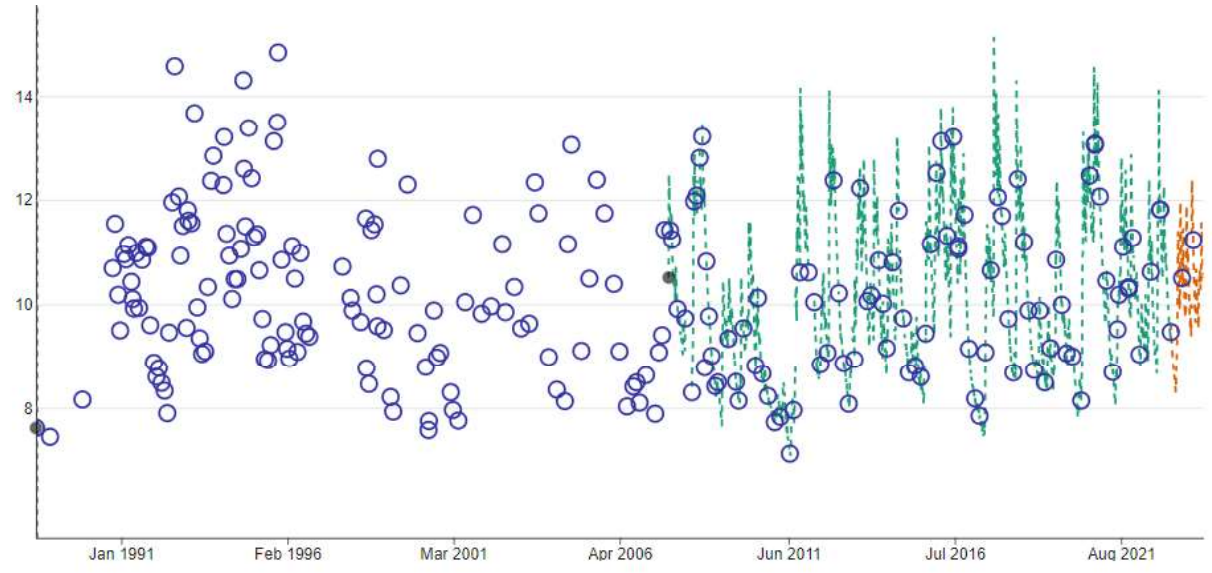


Figure 1 – Groundwater level above NAVD 1988, ft, ft for Well STL-213

Based on the information presented and reviewed and considering the elevation of the site, UES anticipated an Estimated Seasonal High Groundwater Table of approximately **3.0 to 5.0 feet below the existing grade**. If a more comprehensive water table analysis is necessary, UES recommends a site-specific investigation. To better interpret the groundwater data, UES suggests the following measures, but not limited to:

1. On-site installation of monitoring wells or piezometers for a certain period of time, preferably during the wet season since the groundwater table fluctuates throughout the year in response to seasonal rainfall.

2. Performing a comprehensive study to determine accurate seasonal high-water data by a hydrogeologist.

The groundwater table typically fluctuates seasonally depending upon local rainfall and other site specific and/or local influences. Brief ponding of stormwater may occur across the site after heavy or extended rainfall events. No additional evaluation was included in UES's scope of work in relation to the wet seasonal high/low groundwater table or any existing well fields in the vicinity. Well fields may influence water table levels and cause significant fluctuations.

Dry Groundwater Table

The condition in which the water table is lower than the normal level, it's termed as dry water table. It may occur due to factors such as excessive pumping of groundwater and climatic conditions leading to a decrease in the amount of water available in aquifers and wells. UES is unaware of any dewatering wells in the vicinity of the site. Based on UES's knowledge of the general area, aquifers are expected to be at depths greater than 100 ft below existing grades, and therefore should not influence the normal groundwater levels. Based on the information presented and reviewed and considering the elevation of the site, UES anticipates the dry groundwater table to be the same as the normal ground water table.

Limitations

This consulting report has been prepared for the exclusive use of Mills, Short & Associates, LLC, and members of the design team for the proposed development in Fort Pierce, Florida. This report has been prepared in accordance with accepted local geotechnical engineering practices. No other warranty, express or implied, is made.

The evaluation submitted in this report is based in part upon the data collected during a field exploration conducted on March 4, 2022. However, the nature and extent of variations throughout the subsurface profile may not become evident until construction. If variations then appear evident, it may be necessary to reevaluate information and professional opinions as provided in this report.

Closure

UES appreciates the opportunity to be of service during this phase of the project and looks forward to a continued association. Please do not hesitate to contact UES if you have any questions or comments, or if UES may further assist you as your plans proceed.

Respectfully Submitted,

UES
Florida Registry No. 4930

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

Allan G. Abubakar, P.E.
Senior Project Engineer
Florida Registration No. 69952

Dhanuhasini Subramaniam, E.I.
Project Engineer

Distribution: J. Wesley Mills – Mills, Short & Associates, LLC 1 pdf

Appendix C – Soils Map

Soil Map—St. Lucie County, Florida
(Gordy Creek Subdivision Site)

Map Scale: 1:8,590 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 100 200 400 600

Feet
0 400 800 1600 2400

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

MAP LEGEND

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

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

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

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Lucie County, Florida
Survey Area Data: Version 17, Sep 6, 2023

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

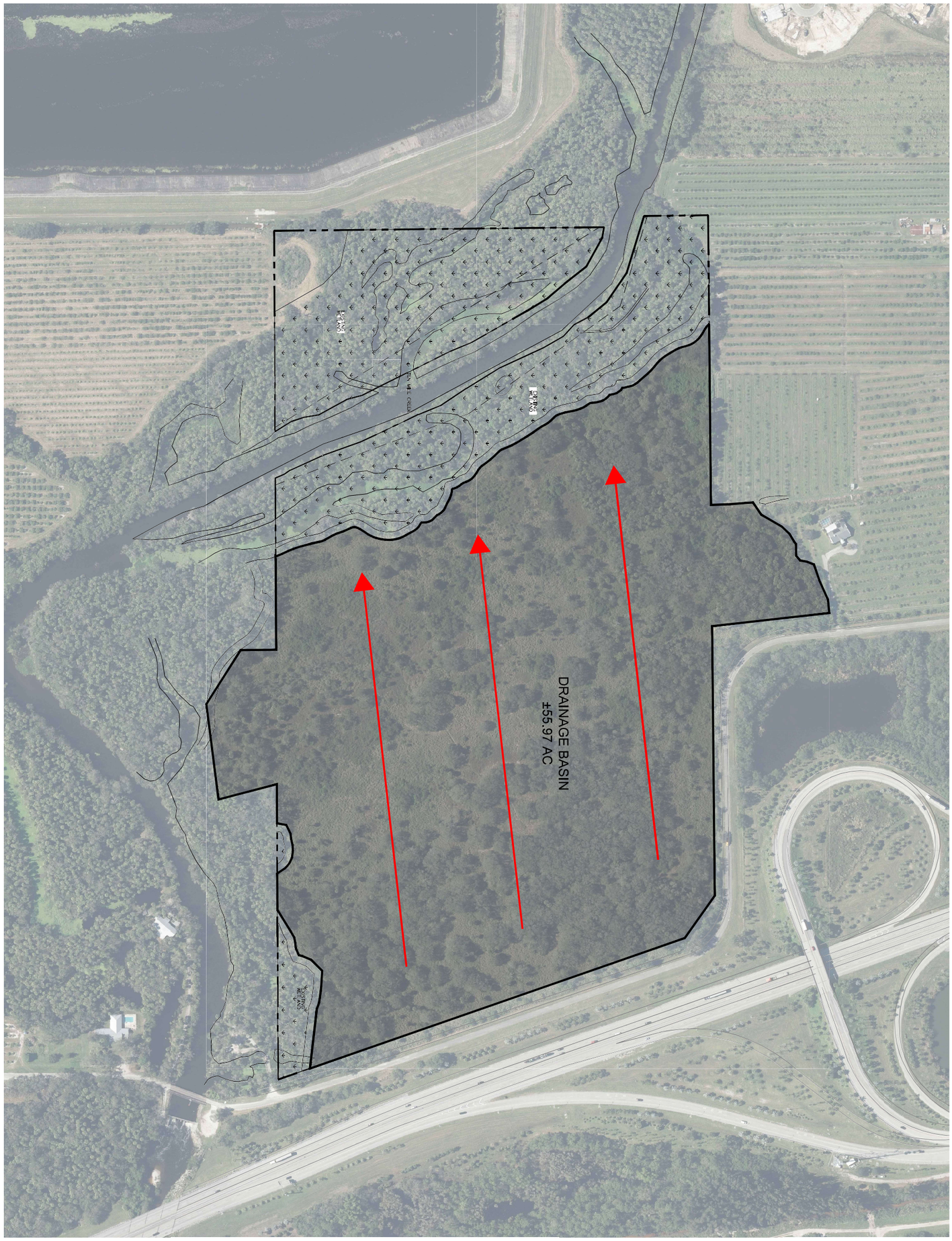
Date(s) aerial images were photographed: Jan 18, 2022—Jan 30, 2022

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Ankona and Farmton sands	23.0	8.6%
4	Arents, 0 to 5 percent slopes	22.1	8.3%
5	Arents, 45 to 65 percent slopes	30.6	11.4%
14	Fluvaquents, frequently flooded	77.1	28.8%
25	Nettles and Oldsmar sands	0.5	0.2%
38	Riviera fine sand, 0 to 2 percent slopes	7.5	2.8%
43	Susanna and Wauchula sands	14.6	5.5%
48	Wabasso sand, 0 to 2 percent slopes	34.0	12.7%
99	Water	58.0	21.7%
Totals for Area of Interest		**267.4**	**100.0%**

Appendix D – Pre & Post Development Basins



EX-1

SHEET NO.	
DATE	2024.01.26
PROJ. NO.	24-170

GORDY CREEK

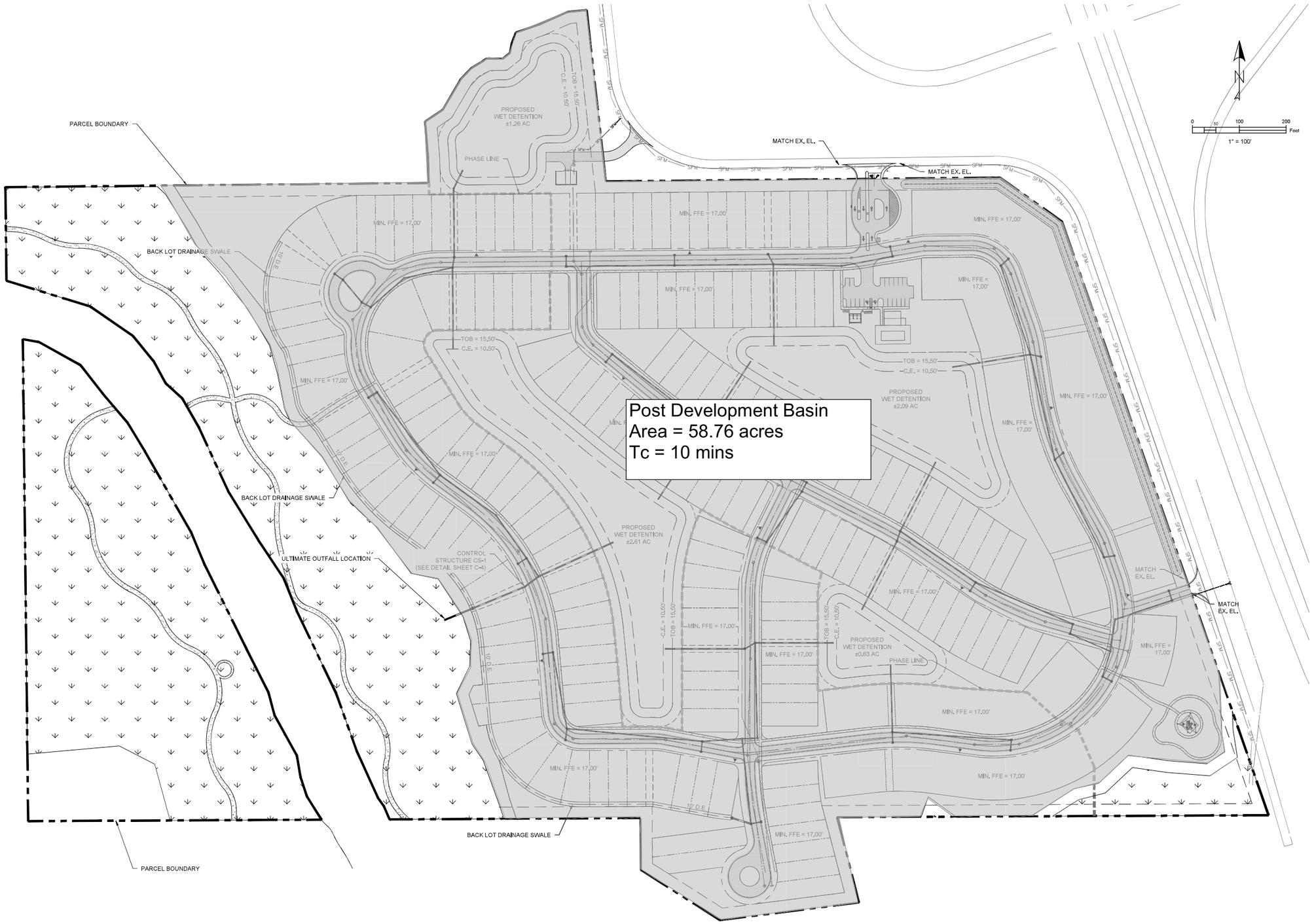
GORDY ROAD
CITY OF FORT PIERCE

THIS SHEET
PRE-DEVELOPMENT DRAINAGE BASIN

DRAWN BY	CHECKED BY	APPROVED BY	SCALE:
KKR	JWM	JWM	SEE SHEET

ISSUE	DATE	COMMENTS

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE:
www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960



PGD LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- TOB — PROPOSED LAKE CONTROL ELEVATION CONTOUR
- D — PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE

DRAINAGE AND GRADING NOTES:

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF ST. LUCIE COUNTY UTILITIES AND THE VARIOUS APPLICABLE UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES TO REQUEST EXACT FIELD LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
4. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
5. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL REQUIRED SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.
6. ONSITE EXCAVATED MATERIAL TO BE USED FOR ONSITE PURPOSES ONLY. IF MATERIAL IS TO BE HAULED OFFSITE, MINING PERMIT MAY BE REQUIRED. CONTRACTOR TO CONTACT ENGINEER OF RECORD IF MATERIAL IS TO BE HAULED OFFSITE.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
8. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY.
9. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
10. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
11. ALL DISTURBED AREAS ARE TO BE SODDED AND/OR STABILIZED. CONTRACTOR SHALL RE-GRADE RAINFALL WASHOUTS WHERE THEY OCCUR UNTIL ADEQUATE STABILIZATION OCCURS.
12. ELEVATIONS SHOWN HEREON ARE IN FEET, REFERENCED TO NAVD 88.

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: OVERALL GRADING AND DRAINAGE PLAN

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-170
DATE 2024.01.26
SHEET NO. C-2

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg DATE: 3/15/2024 TIME: 6:42 PM

Appendix E – Time Series Volume

(NSLWCD Discharge Requirements)

Time Series 10 yr - 72 hour Storm Event						
Sim	Node Name	Relative Time [hrs]	Total Inflow Volume [ft3]	Total Outflow Volume [ft3]	Cumulative Volume within 24 hr period (ft3)	Cumulative Volume within 24 hr period (ac-ft)
10_72	Tailwater	0.0	0	0		
10_72	Tailwater	1.0	0	17		
10_72	Tailwater	2.0	0	99		
10_72	Tailwater	3.0	0	275		
10_72	Tailwater	4.0	0	565		
10_72	Tailwater	5.0	0	971		
10_72	Tailwater	6.0	0	1458		
10_72	Tailwater	7.0	0	2010		
10_72	Tailwater	8.0	0	2620		
10_72	Tailwater	9.0	0	3282		
10_72	Tailwater	10.0	0	3994		
10_72	Tailwater	11.0	0	4751		
10_72	Tailwater	12.0	0	5551		
10_72	Tailwater	13.0	0	6392		
10_72	Tailwater	14.0	0	7272		
10_72	Tailwater	15.0	0	8189		
10_72	Tailwater	16.0	0	9142		
10_72	Tailwater	17.0	0	10130		
10_72	Tailwater	18.0	0	11151		
10_72	Tailwater	19.0	0	12205		
10_72	Tailwater	20.0	0	13290		
10_72	Tailwater	21.0	0	14405		
10_72	Tailwater	22.0	0	15550		
10_72	Tailwater	23.0	0	16722		
10_72	Tailwater	24.0	0	17918		
10_72	Tailwater	25.0	0	19137	19137	0.44
10_72	Tailwater	26.0	0	20379	20362	0.47
10_72	Tailwater	27.0	0	21642	21543	0.49
10_72	Tailwater	28.0	0	22925	22650	0.52
10_72	Tailwater	29.0	0	24226	23661	0.54
10_72	Tailwater	30.0	0	25546	24575	0.56
10_72	Tailwater	31.0	0	26882	25424	0.58
10_72	Tailwater	32.0	0	28233	26223	0.60
10_72	Tailwater	33.0	0	29599	26979	0.62
10_72	Tailwater	34.0	0	30979	27697	0.64
10_72	Tailwater	35.0	0	32372	28378	0.65
10_72	Tailwater	36.0	0	33777	29026	0.67
10_72	Tailwater	37.0	0	35193	29642	0.68

10_72	Tailwater	38.0	0	36620	30228	0.69
10_72	Tailwater	39.0	0	38058	30786	0.71
10_72	Tailwater	40.0	0	39505	31316	0.72
10_72	Tailwater	41.0	0	40961	31819	0.73
10_72	Tailwater	42.0	0	42425	32295	0.74
10_72	Tailwater	43.0	0	43897	32746	0.75
10_72	Tailwater	44.0	0	45377	33172	0.76
10_72	Tailwater	45.0	0	46863	33573	0.77
10_72	Tailwater	46.0	0	48356	33951	0.78
10_72	Tailwater	47.0	0	49855	34305	0.79
10_72	Tailwater	48.0	0	51360	34638	0.80
10_72	Tailwater	49.0	0	52870	34952	0.80
10_72	Tailwater	50.0	0	54389	35252	0.81
10_72	Tailwater	51.0	0	55933	35554	0.82
10_72	Tailwater	52.0	0	57508	35866	0.82
10_72	Tailwater	53.0	0	59119	36194	0.83
10_72	Tailwater	54.0	0	60765	36539	0.84
10_72	Tailwater	55.0	0	62441	36895	0.85
10_72	Tailwater	56.0	0	64145	37263	0.86
10_72	Tailwater	57.0	0	65870	37637	0.86
10_72	Tailwater	58.0	0	67597	37998	0.87
10_72	Tailwater	59.0	0	69313	38334	0.88
10_72	Tailwater	60.0	58	70703	38331	0.88
10_72	Tailwater	61.0	3763	70703	36926	0.85
10_72	Tailwater	62.0	9130	70703	35510	0.82
10_72	Tailwater	63.0	15147	70703	34083	0.78
10_72	Tailwater	64.0	21616	70703	32645	0.75
10_72	Tailwater	65.0	28419	70703	31198	0.72
10_72	Tailwater	66.0	35405	70703	29742	0.68
10_72	Tailwater	67.0	42564	70703	28278	0.65
10_72	Tailwater	68.0	49897	70703	26806	0.62
10_72	Tailwater	69.0	57360	70703	25326	0.58
10_72	Tailwater	70.0	64874	70703	23840	0.55
10_72	Tailwater	71.0	72432	70703	22347	0.51
10_72	Tailwater	72.0	80036	70703	20848	0.48
10_72	Tailwater	73.0	87732	70703	19343	0.44
10_72	Tailwater	74.0	95487	70703	17833	0.41
10_72	Tailwater	75.0	103282	70703	16314	0.37
10_72	Tailwater	76.0	111107	70703	14770	0.34
10_72	Tailwater	77.0	118950	70703	13195	0.30
10_72	Tailwater	78.0	126801	70703	11584	0.27
10_72	Tailwater	79.0	134647	70703	9938	0.23
10_72	Tailwater	80.0	142474	70703	8262	0.19
10_72	Tailwater	81.0	150263	70703	6558	0.15

10_72	Tailwater	82.0	157987	70703	4833	0.11
10_72	Tailwater	83.0	165632	70703	3106	0.07
10_72	Tailwater	84.0	173197	70703	1390	0.03
10_72	Tailwater	85.0	180686	70703	0	0.00
10_72	Tailwater	86.0	188099	70703	0	0.00
10_72	Tailwater	87.0	195436	70703	0	0.00
10_72	Tailwater	88.0	202700	70703	0	0.00
10_72	Tailwater	89.0	209891	70703	0	0.00
10_72	Tailwater	90.0	217011	70703	0	0.00
10_72	Tailwater	91.0	224061	70703	0	0.00
10_72	Tailwater	92.0	231041	70703	0	0.00
10_72	Tailwater	93.0	237953	70703	0	0.00
10_72	Tailwater	94.0	244798	70703	0	0.00
10_72	Tailwater	95.0	251578	70703	0	0.00
10_72	Tailwater	96.0	258292	70703	0	0.00
10_72	Tailwater	97.0	264943	70703	0	0.00
10_72	Tailwater	98.0	271531	70703	0	0.00
10_72	Tailwater	99.0	278057	70703	0	0.00
10_72	Tailwater	100.0	284515	70703	0	0.00

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377

March 14, 2024

Planning Department
100 North US 1
Fort Pierce, FL 34950

Gordy Creel

Historical Report

Introduction

The 76.97-acre site is comprised of two parcels, identified by Parcel IDs 2326-130-0000-000-7 and 2326-130-0000-010-0. Located on Gordy Road at the southwest corner of Okeechobee Road and the Turnpike, this parcel is bordered by St. Lucie County properties. Although the site is located in a prime area near much of the County's and City's commercial and industrial uses, the site is undeveloped and could be used to a higher potential, as expressed with the existing MXD Land Use designation.

History

The site was annexed into the City of Fort Pierce at approximately 2006, and the land use and zoning have not since been updated from St. Lucie County designations to Fort Pierce designations. The existing land use for the parcel is MXD, which is a use both in the County and in the City, but the zoning of AG-1 is a County designation that does not translate to Fort Pierce. Therefore, the proposed PD rezoning application would not just provide compatibility with the underlying land use, but would also make the zoning designation consistent with Fort Pierce code.

Context of Surroundings

As shown in Figure 1 below, the site (in yellow) is at the edge of the Fort Pierce city limits and abuts both Fort Pierce and St. Lucie County properties. It is also in close proximity to the Port St. Lucie boundary. This causes the adjacent land uses and zoning districts to be designated by both Fort Pierce and St. Lucie County. Figure 2 shows the existing land use designations from both municipalities, and Figure 3 shows the existing zoning designations.

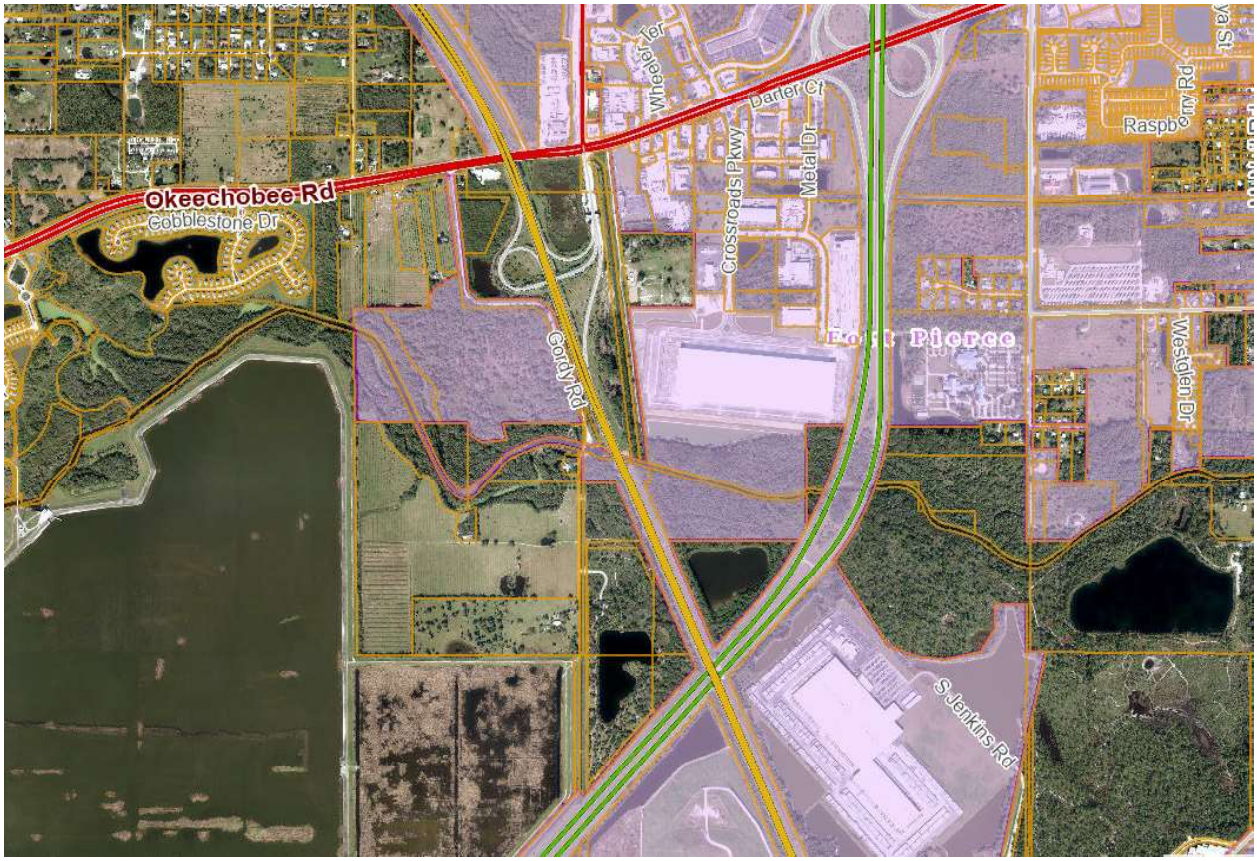


Figure 1 Municipal Boundaries

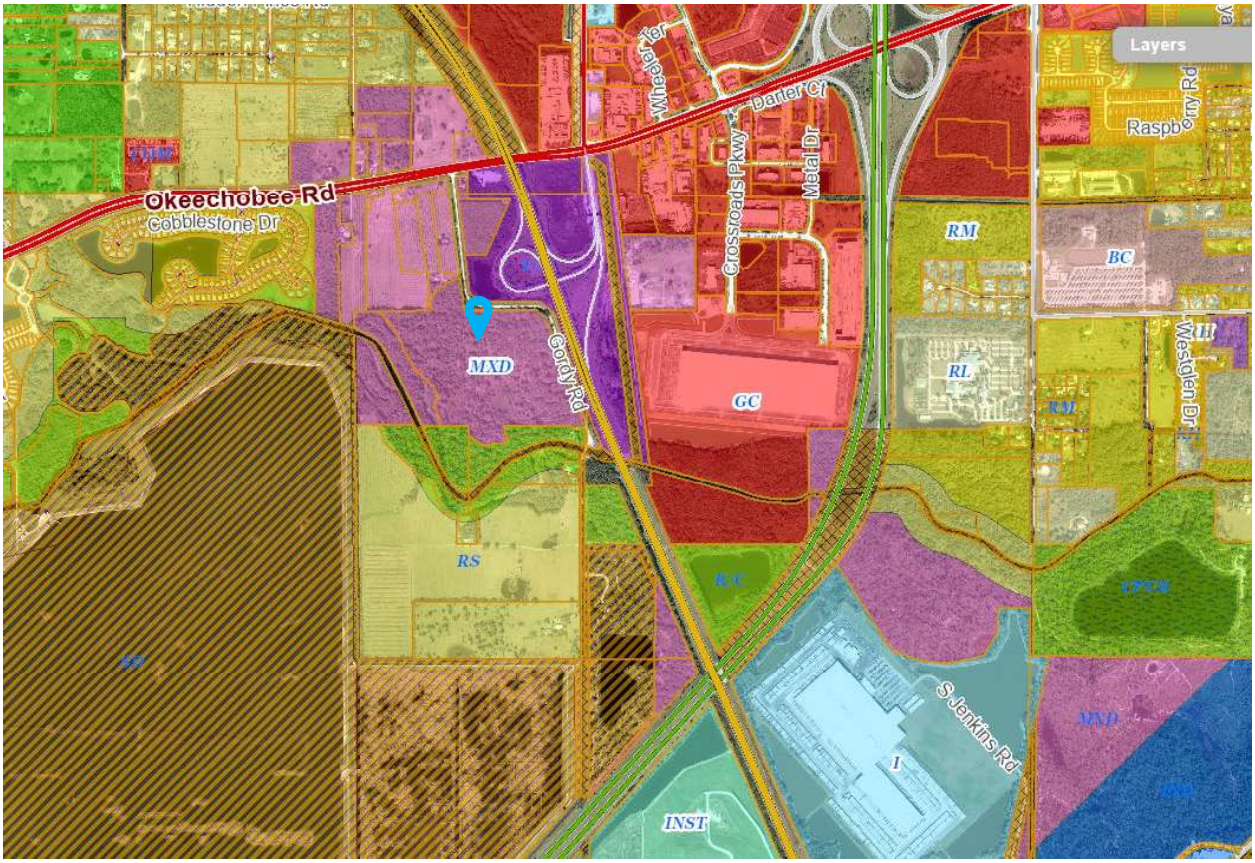


Figure 2 Existing Land Use Designations (FP and SLC)

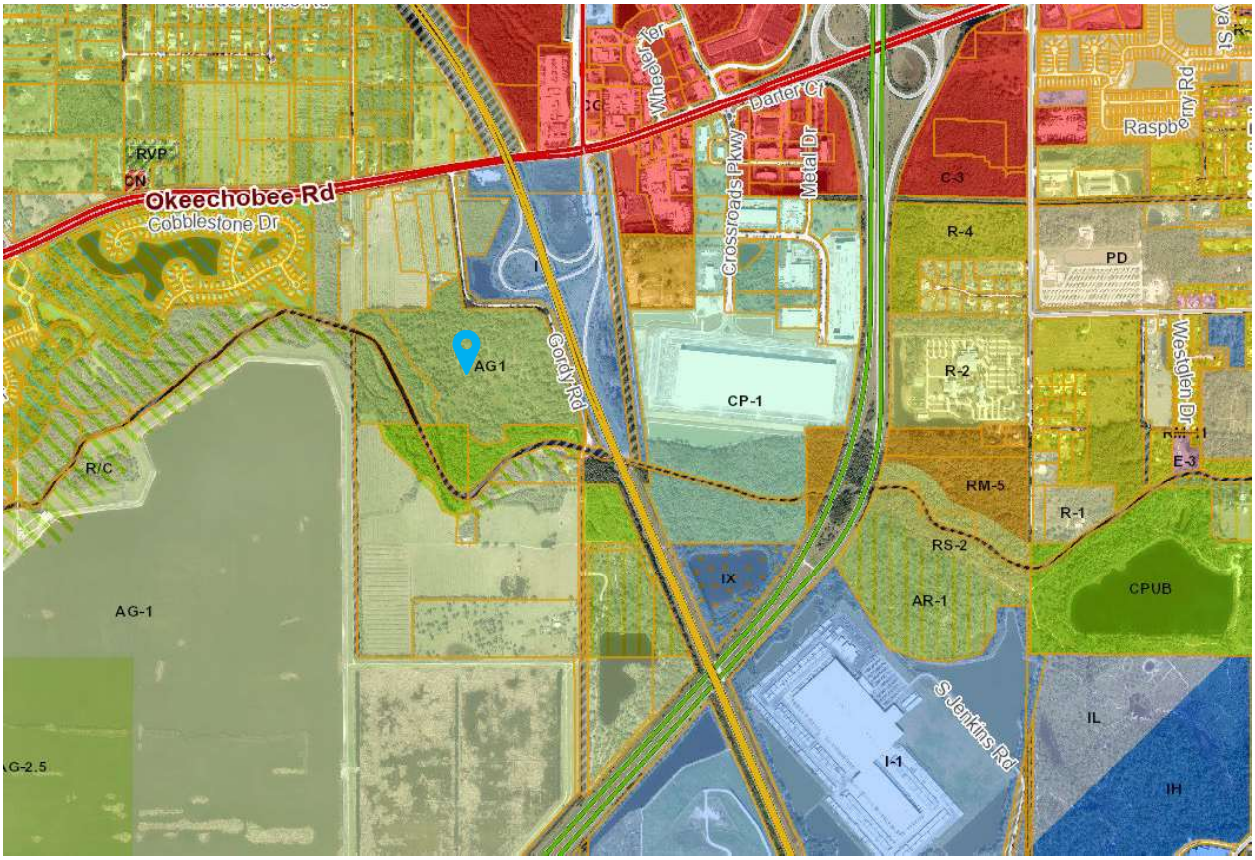


Figure 3 Existing Land Use Designations (FP and SLC)

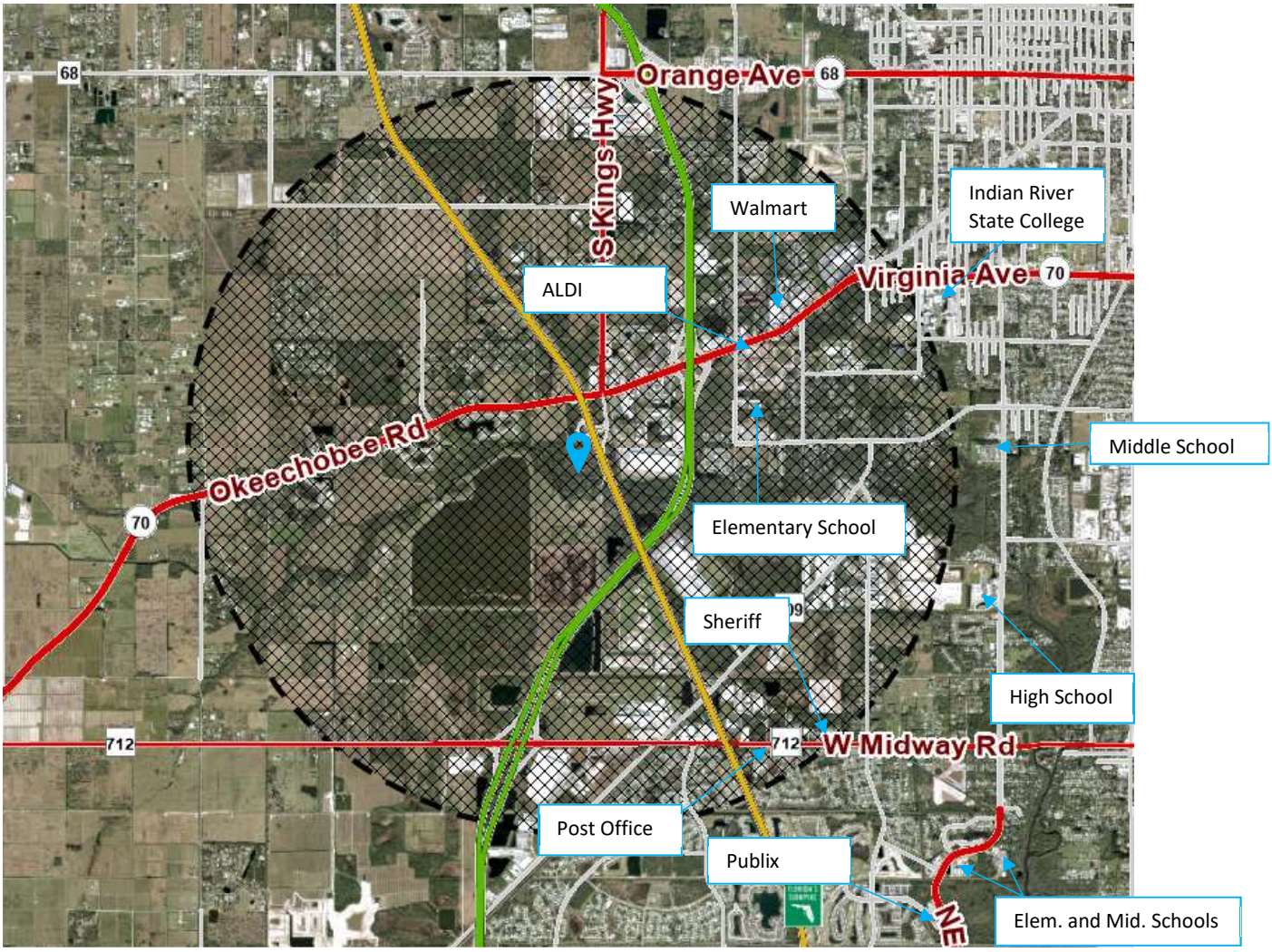
Traffic

Per the traffic report prepared by O'Rourke Engineering, with 192 net new AM peak hour trips and 251 net new PM peak hour trips, all links and intersections operate at acceptable levels of service with the existing roadway network. An eastbound right-turn lane is proposed at the intersection of Okeechobee Road and Gordy Road. The westbound left turn lane will be extended as needed. Therefore, the project meets the requirements for concurrency.

Adequate Public Facilities

The site is located in an already developed area within the St. Lucie County Urban Service Boundary. Therefore, the basic infrastructure is already in place to serve the proposed land use. As an infill development surrounded by various uses, the project site has efficient access to a number of public facilities and future residents' daily necessities, including the proximity to the Okeechobee commercial corridor less than three miles from the project location. In addition to the available water, wastewater, electric, and waste management services existing in the area, the map below shows the project site and existing uses/services within a three-mile radius. The map shows the site is in close proximity to a high, middle, and elementary school, two grocery stores, a fire station, sheriff's department, post office, and several other services and uses to meet resident's needs.

Cotleur & Hearing
LC26000535
LAND PLANNING + LANDSCAPE ARCHITECTURE + TRANSPORTATION
1934 COMMERCE LANE • SUITE 1
JUPITER, FLORIDA • 33458
561.747.6336 561.747.1377



If you have any questions about this application, please do not hesitate to contact me at 561-747-6336 or dsorrow@cotleur-hearing.com.

Sincerely,

Daniel T. Sorrow
Project Manager, Cotleur & Hearing
1934 Commerce Lane, Suite 1
Jupiter, FL 33458

SITE DATA

EXISTING LAND USE	MXD	**PROPOSED LAND USE**	MXD	**FLOOD ZONE**	X
EXISTING ZONING	AG-1	**PROPOSED ZONING**	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	75.08	**DEVELOPABLE AREA**	58.76		

PARCEL NUMBERS
PARCEL 1 2326-130-0000-000-7
PARCEL 2 2326-130-0000-010-0

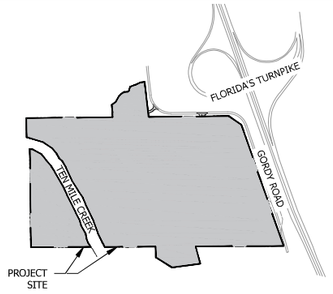
DWELLING UNITS		TOWNHOMES	SINGLE FAMILY LOT
PROPOSED UNITS	316	138 DU	178 DU
MAX GROSS DU/AC	6		

RESIDENTIAL DEVELOPMENT STANDARDS	TOWNHOMES	40' LOT
MINIMUM LOT SIZE	1520	4800
MINIMUM LOT DEPTH	95	120
MINIMUM LOT WIDTH	16	40
MINIMUM LOT COVERAGE	N/A	80%
MINIMUM FRONT SETBACK	18	18
FOR SIDELOAD GARAGE	10	
MINIMUM SIDE SETBACK	5	5
MINIMUM SIDE SETBACK (CORNER)		15
MINIMUM REAR SETBACK	10	10
MAXIMUM BUILDING HEIGHT	35'	35'

LEGAL DESCRIPTION

LAND SITUATED IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:
PARCEL 1
BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334.6 FEET TO POINT OF BEGINNING.
AND
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110.5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.
AND
THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.
PARCEL 2
BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.
EXCEPTING THEREFORM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

VICINITY MAP



DRAINAGE STATEMENT

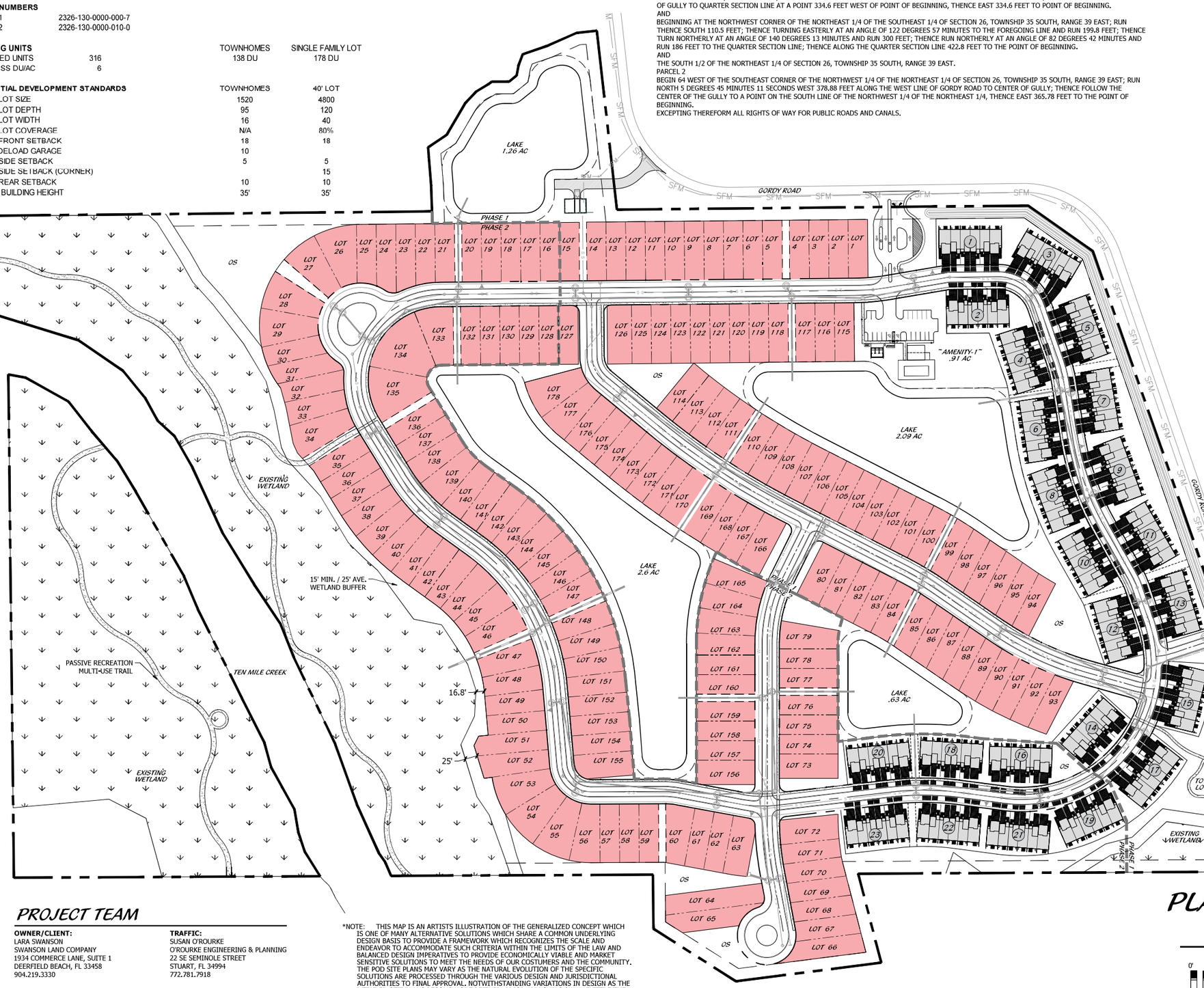
NO NEGATIVE IMPACTS TO THE VOLUME OF STORMWATER DISCHARGED TO TENMILE CREEK ARE PROPOSED. THE DESIGNED SWMS RESTRICTS DISCHARGE TO A VOLUME OF 2" OVER THE SITE AREA PER DAY, PER NSLRWCD STANDARDS. THE POST-DEVELOPMENT DISCHARGE RATE WILL BE DECREASED FROM THE PRE-DEVELOPMENT RATE. BECAUSE TENMILE CREEK IS AN IMPAIRED WATER BODY, 150% OF THE REQUIRED TREATMENT VOLUME WILL BE STAGED BEFORE ANY STORMWATER IS DISCHARGED FROM THE SYSTEM.

PARKING

ALL PARKING WILL MEET OR EXCEED INSTITUTE OF TRANSPORTATION ENGINEERS STANDARDS PER THE CITY OF FT. PIERCE REQUIREMENTS

TRAFFIC STATEMENT

x



LEGEND

HC	HANDICAP		HC SIGN
LB	LANDSCAPE BUFFER		STOP SIGN
LS	LANDSCAPE		DO NOT ENTER
SB	SETBACK		PEDESTRIAN CROSSING
SW	SIDEWALK		PARKING LIGHT
TYP	TYPICAL		

PROJECT TEAM

OWNER/CLIENT:
LARA SWANSON
SWANSON LAND COMPANY
1934 COMMERCE LANE, SUITE 1
DEERFIELD BEACH, FL 33458
904.219.3330

AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

TRAFFIC:
SUSAN O'ROURKE
O'ROURKE ENGINEERING & PLANNING
22 SE SEMINOLE STREET
STUART, FL 34994
772.781.7918

ENGINEER:
WESLEY MILLS
MILLS, SHORT & ASSOCIATES
700 22ND PL, SUITE 2C & 2D
VERO BEACH, FL 32960
772.226.7282

*NOTE: THIS MAP IS AN ARTISTS ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDEAVOR TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR COSTUMERS AND THE COMMUNITY. THE POD SITE PLANS MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING VARIATIONS IN DESIGN AS THE DETAILED SITE PLANS BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

PLANNED DEVELOPMENT SITE PLAN

0' 50' 100' 200' 300' 400'

Scale: 1" = 100'-0"

North

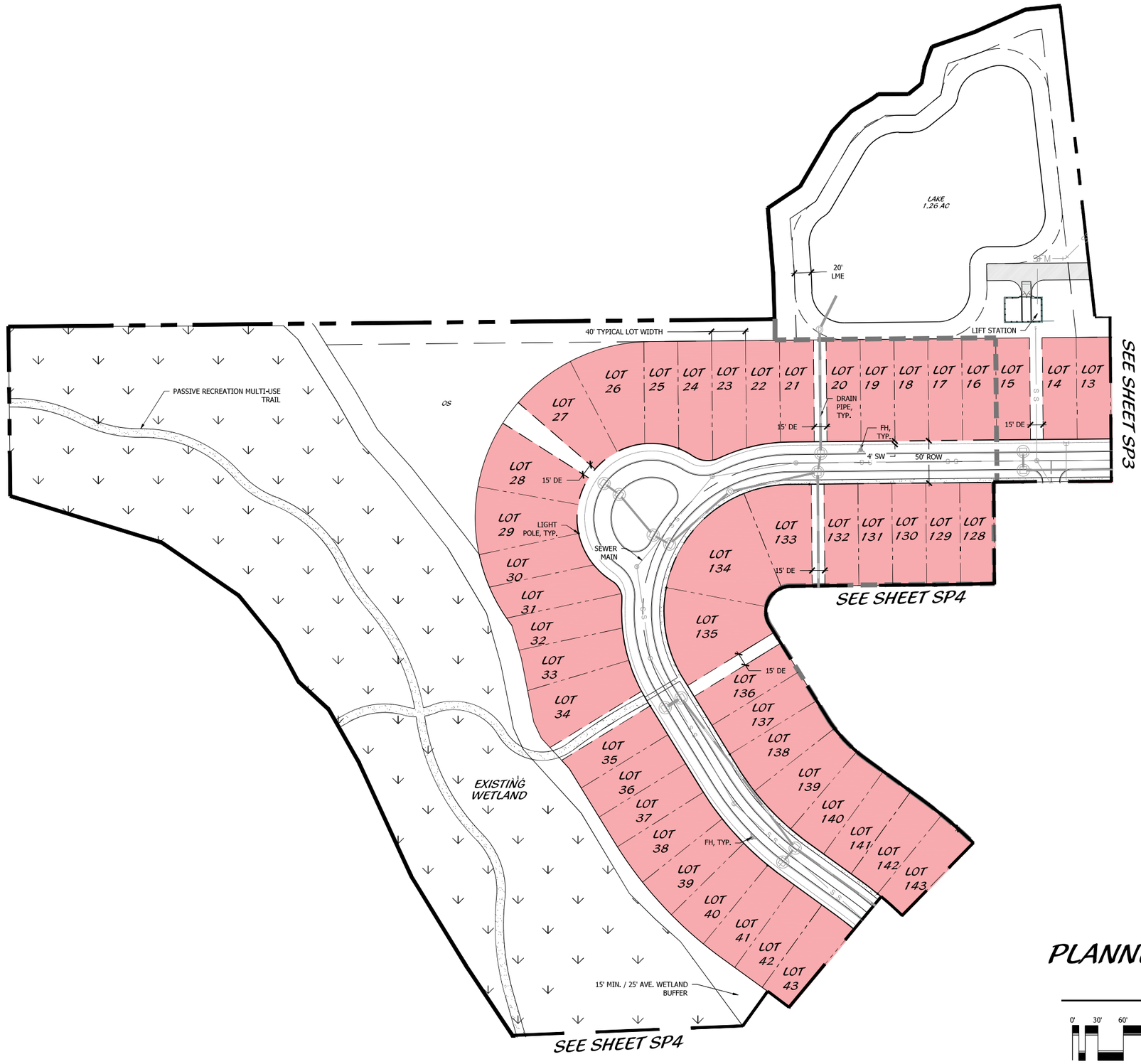
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

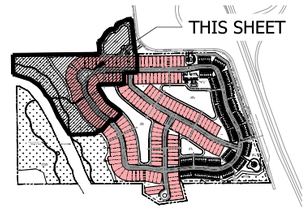
DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET 1 OF 6

©COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP



PLANNED DEVELOPMENT SITE PLAN

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

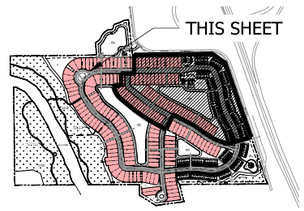
Gordy Creek
Fort Pierce, Florida

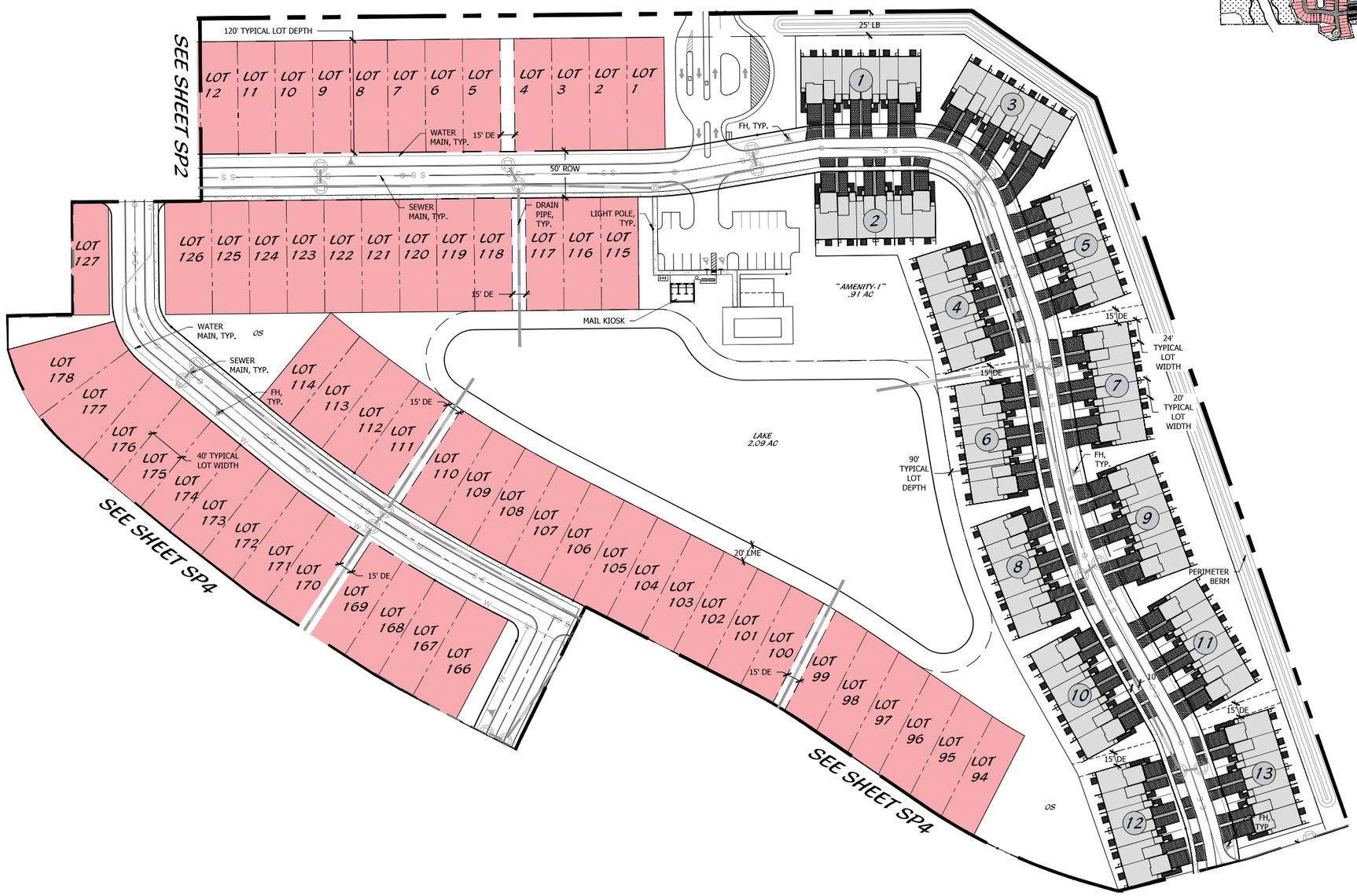
DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 03-20-24
REVISIONS

SHEET SP2 OF 6

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

KEY MAP





PLANNED DEVELOPMENT SITE PLAN

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

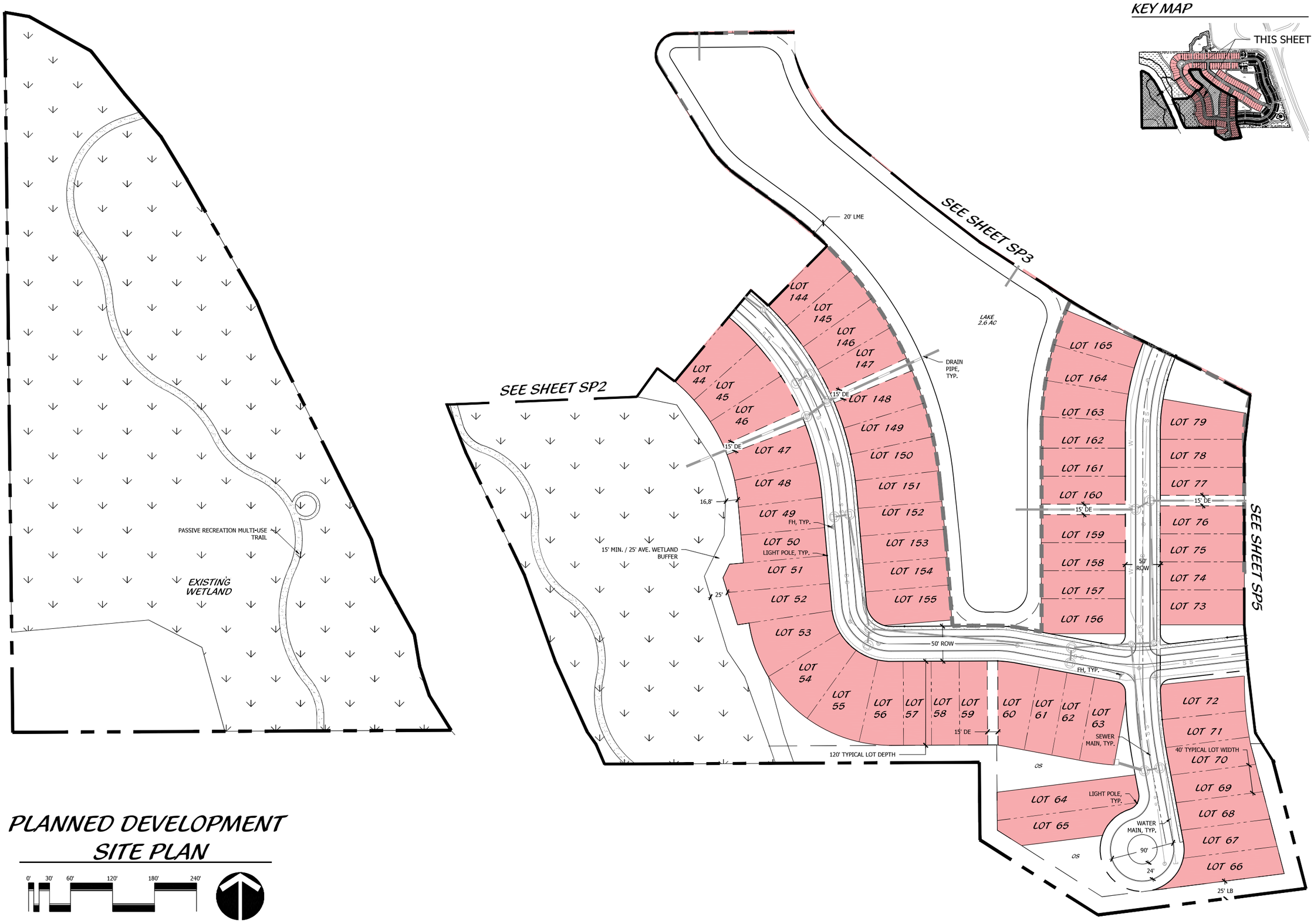
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET SP3 OF 6

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



PLANNED DEVELOPMENT SITE PLAN

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek

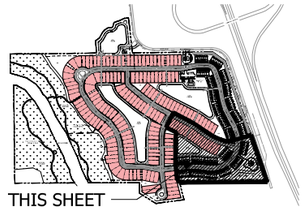
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET SP4 OF 6

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

KEY MAP



PLANNED DEVELOPMENT SITE PLAN

0' 30' 60' 120' 180' 240'

Scale: 1" = 60'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 03-20-24
REVISIONS

SHEET SP5 OF 6

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

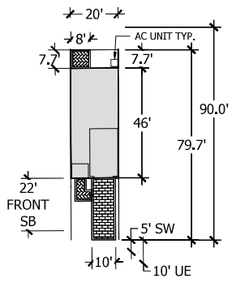
DEVELOPMENT STANDARDS

Table 1. DEVELOPMENT USED AND STANDARDS		
DEVELOPMENT STANDARD	**SINGLE-FAMILY**	**TOWNHOMES/ TRI-PLEX/ QUAD-PLEX**
PRIMARY STRUCTURE		
Minimum Lot Width	40'	16'
Minimum Lot Depth	115'	95'
Maximum Lot Depth	None	None
Maximum Building Lot Coverage	80%	90%
Maximum Impervious Lot Coverage	80%	80%
Minimum Open Space	20%	10%
Minimum Front Setback (Front Loaded)	18'	18'%
Minimum Front Setback (Side Loaded)	10'	-
Minimum Side Setback (Internal Lot) (May be 0' on a zero-lot-line provided that minimum building separation of 10' is maintained between units, 15' building separation for Townhome)	5'	
Minimum Side Setback (Side-Entry)		
Minimum Side Setback (Front- Entry)		5'
Minimum Side Setback (Corner Lot)	15'	10'
If adjacent to open space tract 15' in width or greater	5'	5'
Minimum Rear Setback (Corner Lot)	10'	10'
Minimum Rear Setback (Internal Lot)	10'	10'
ACCESSORY STRUCTURES		
Minimum Rear Setback	3'	3'
If adjacent to open space or common area tract 25' or wider	0'	0'
Minimum Side Setback (Internal Lot)	2' (2' from property line)	2'
Minimum Side Setback (Corner Lot)	15'	15'

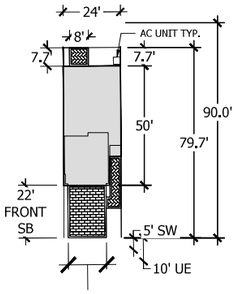
SITE DATA

OPEN SPACE TABLE		*(20% REQUIRED)*
TRACT	**TOTAL AREA BY USE (AC)**	**PROVIDED (%)**
COMMON/OPEN SPACE	5.71	7.51%
RECREATION SPACE	1.84	2.42%
LANDSCAPE BUFFERS	4.10	5.40%
DRAINAGE EASEMENTS	0.94	1.24%
LME	2.54	3.34%
LAKES	6.58	8.66%
WETLAND	17.22	22.66%
TOTAL AREA	38.92	51.23%

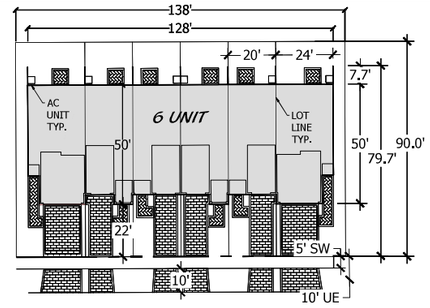
20' TOWNHOME LOT TYPICAL



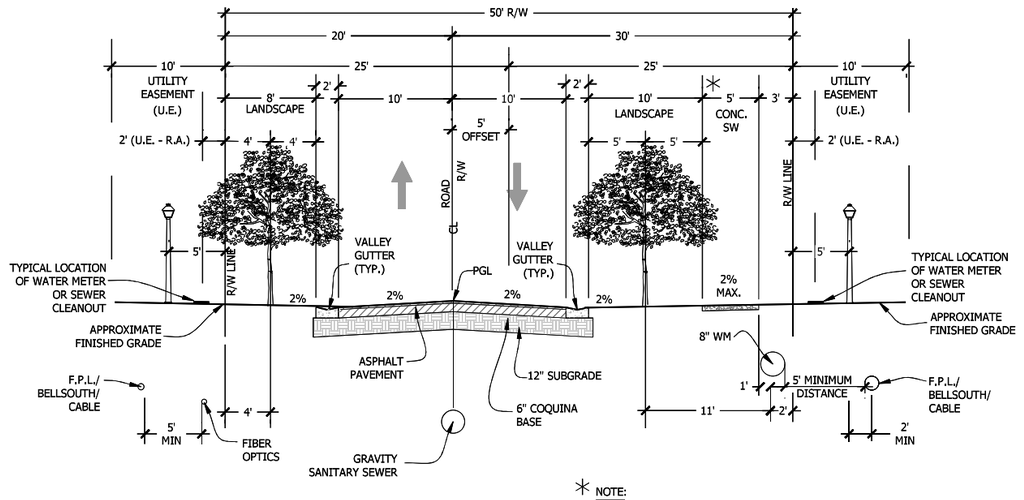
24' TOWNHOME LOT TYPICAL



6-UNIT TOWNHOME TYPICAL



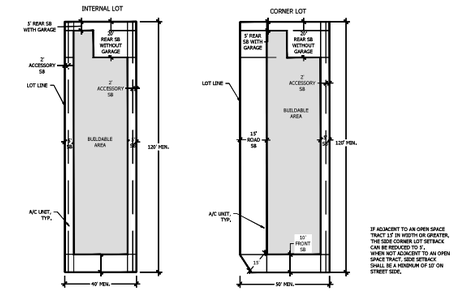
40' ROW TYPICAL



50' RIGHT-OF-WAY
TYPICAL SECTION
POSTED SPEED 25 MPH

✳ NOTE:
3' SIDEWALK OFFSET AND 2' U.E. - R.A. WILL BE REQUIRED IF FT. PIERCE MAINLINE FACILITIES ARE LOCATED ON BOTH SIDES OF STREET.
FT. PIERCE FIBEROPTICS WILL BE LOCATED IN 2' U.E. - R.A. IF FM IS REQUIRED.
SIDEWALKS SHALL NOT BE REQUIRED ON "DEAD END" ROADWAYS WHERE THE LENGTH OF THE SIDEWALKS WOULD BE 200' OR LESS.
TREES SHALL BE ADJUSTED PER DRIVEWAY LOCATIONS WITH A MINIMUM 5' TO THE DRIVEWAY.
LOCATION OF SIDEWALKS MAY VARY. SIDEWALK SHALL BE ON ONE SIDE OF THE ROADWAY.
FINAL LOCATION OF UTILITIES MAY BE ADJUSTED FOR SPECIFIC CONDITION.

40' LOT TYPICAL



PD SITE DETAILS

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

DESIGNED PRP/DTS
DRAWN PRP
APPROVED DTS
JOB NUMBER 23-0711
DATE 03-20-24
REVISIONS

SHEET SP6 OF 6

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

SITE DATA

EXISTING LAND USE	MXD	**PROPOSED LAND USE**	MXD	**FLOOD ZONE**	X
EXISTING ZONING	AG-1	**PROPOSED ZONING**	PD	**UTILITY PROVIDER**	FPUA
SITE ACREAGE	75.98	**DEVELOPABLE AREA**	58.76		

PARCEL NUMBERS
PARCEL 1 2326-130-0000-000-7
PARCEL 2 2326-130-0000-010-0

DWELLING UNITS		TOWNHOMES	SINGLE FAMILY LOT
PROPOSED UNITS	316	138 DU	178 DU

PHASE 1 LANDSCAPE DATA		**PHASE 2 LANDSCAPE DATA**	
ACREAGE	34.29	ACREAGE	41.69
DWELLING UNITS	74	BUILDING COVERAGE	80% MAX
DU/AC	2	LOT COVERAGE	90% MAX
OPEN SPACE/ PERVIOUS	20% MIN	OPEN SPACE/ PERVIOUS	10% MIN
IMPERVIOUS	80% MAX		

TREE REQUIREMENTS
5 TREE MINIMUM / SINGLE FAMILY RESIDENCE OR TWO FAMILY RESIDENCE
1 TREE / 3,000 SF OF OPEN SPACE FOR COMMON AREA
1 TREE / VUA ISLAND

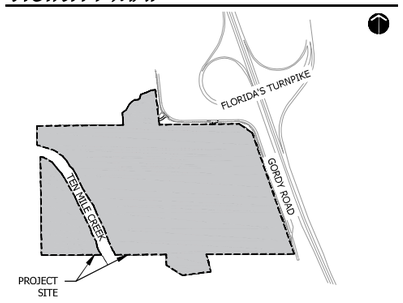
* STREET TREES PLANTED IN FRONT OF EACH LOT COUNT TOWARDS INDIVIDUAL TREE COUNTS
* ALL TREES PLANTED UNDER OR ADJACENT TO FP&L POWERLINES WILL COMPLY WITH THE FP&L "RIGHT TREE, RIGHT PLACE" GUIDELINES

PERMITTED RESIDENTIAL UNIT TYPES
TOWNHOMES
SINGLE-FAMILY HOMES

LITTORAL REQUIREMENTS
10 SF OF LITTORAL / 1 LF OF LAKE EDGE UP TO 50% OF SHORELINE

NOTE:
*LANDSCAPE PLANS WILL BE SUBMITTED AT TIME OF INDIVIDUAL SITE PLAN REVIEW FOR EACH POD.
*LAKES / STORMWATER DETENTION AREAS CAN BE PROVIDED THROUGHOUT THE PROJECT SITE AND ARE NOT REQUIRED TO BE LOCATED AT FRONT OF ACCESS DRIVE / FRONT PROPERTY.
* STREET TREES PLANTED IN FRONT OF EACH LOT COUNT TOWARDS INDIVIDUAL TREE COUNTS
* ALL TREES PLANTED UNDER OR ADJACENT TO FP&L POWERLINES WILL COMPLY WITH THE FP&L "RIGHT TREE, RIGHT PLACE" GUIDELINES

VICINITY MAP



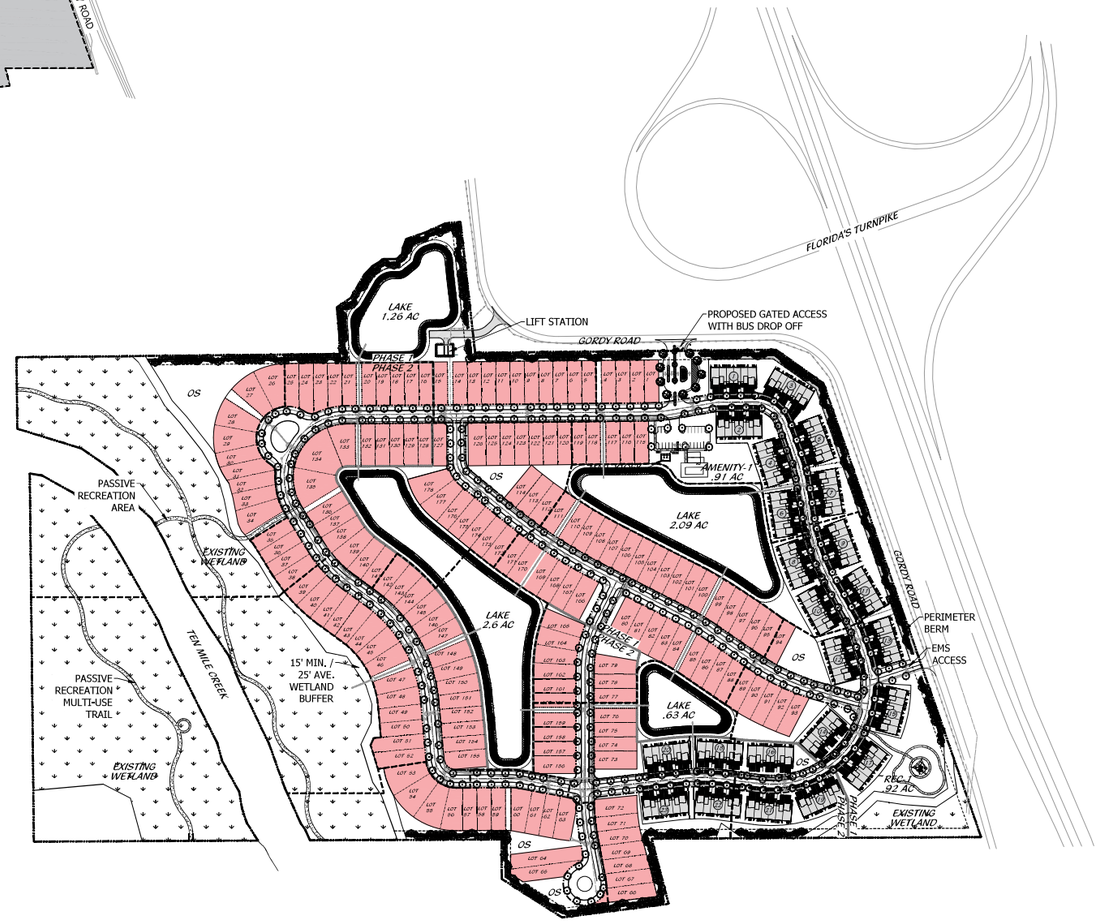
PROJECT TEAM

OWNER/CLIENT:
LARA SWANSON
SWANSON LAND COMPANY
1934 COMMERCE LANE, SUITE 1
DEERFIELD BEACH, FL 33458
904.219.3330

AGENT/LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.515.4450

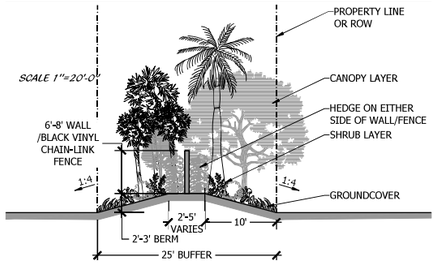
TRAFFIC:
SUSAN O'ROURKE
O'ROURKE ENGINEERING & PLANNING
22 SE SEMINOLE STREET
STUART, FL 34994
772.781.7918

ENGINEER:
WESLEY MILLS
MILLS, SHORT & ASSOCIATES
700 22ND PL, SUITE 2C & 2D
VERO BEACH, FL 32960
772.226.7282



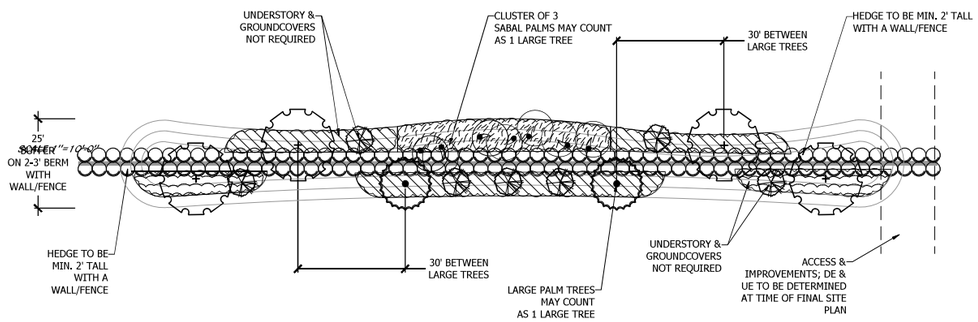
*NOTE: THIS MAP IS AN ARTISTS ILLUSTRATION OF THE GENERALIZED CONCEPT WHICH IS ONE OF MANY ALTERNATIVE SOLUTIONS WHICH SHARE A COMMON UNDERLYING DESIGN BASIS TO PROVIDE A FRAMEWORK WHICH RECOGNIZES THE SCALE AND ENDEAVOR TO ACCOMMODATE SUCH CRITERIA WITHIN THE LIMITS OF THE LAW AND BALANCED DESIGN IMPERATIVES TO PROVIDE ECONOMICALLY VIABLE AND MARKET SENSITIVE SOLUTIONS TO MEET THE NEEDS OF OUR COSTUMERS AND THE COMMUNITY. THE POD SITE PLANS MAY VARY AS THE NATURAL EVOLUTION OF THE SPECIFIC SOLUTIONS ARE PROCESSED THROUGH THE VARIOUS DESIGN AND JURISDICTIONAL AUTHORITIES TO FINAL APPROVAL. NOTWITHSTANDING VARIATIONS IN DESIGN AS THE DETAILED SITE PLANS BECOME MORE REFINED, PRIOR APPROVALS SHALL ENTITLE THE APPLICANT WITHOUT RETURNING FOR REVISION REVIEW BY PRIOR AUTHORITY, TO CONTINUE SUBSEQUENT MORE LOCALIZED DECISIONS AS FUNCTIONAL DETAILS BECOME EVIDENT. THE PROPERTY OWNER AND/OR DEVELOPERS RESERVE ALL RIGHTS TO MAKE SUCH ADJUSTMENTS AS NEEDED TO ACCOMPLISH THESE FUNCTIONAL DESIGN ACCOMMODATIONS.

25' LANDSCAPE BUFFER TYPICAL

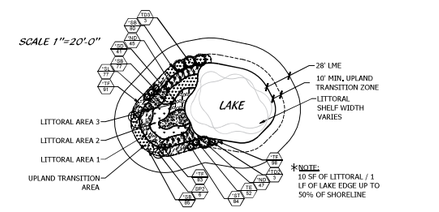


TYPICAL BUFFER PLANT LIST

TREES	L345	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	MULTI-STEM, LIMB UP 2.5'
QV		QUERCUS VIRGINIANA	LIVE OAK	FULL CANOPY, 5' C.T. MIN.
PALM TREES	RE	ROYSTONEA REGIA	ROYAL PALM	MATCHED, FLORIDA FANCY
PALMS	SS2	SABAL PALMETTO	CURVED CABBAGE PALM	MIX S & C CURVED TRUNKS, SLICK, CHARACTER, UNIQUE CURVES
SHRUBS	CLD7	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	FULL & THICK
GROUND COVERS	CG	CHRYSOBALANUS ICACO 'GREEN TIP'	COCOPLUM	FULL & THICK
FG		FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	FULL & THICK
TF		TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	FULL & THICK



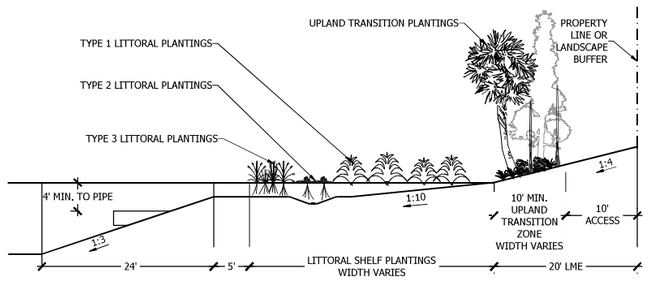
LITTORAL TYPICAL



TYPICAL LITTORAL PLANT LIST

TREES	TD2	TAXODIUM DISTICHUM	BALD CYPRESS	FULL CANOPY
TD3		TAXODIUM DISTICHUM	BALD CYPRESS	FULL CANOPY
TD1		TAXODIUM DISTICHUM	BALD CYPRESS	FULL CANOPY
PALM TREES	SP2	SABAL PALMETTO	SABAL PALMETTO	SLICK TRUNK
LITTORAL PLANTINGS	ND	NYMPHAEA ODORATA	WATER LILY	FULL PLUGS
SD		SAGITTARIA LANCIFOLIA	DUCK POTATO	FULL & THICK
SL		SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	FULL & THICK
ST		SCRIPUS TABERNAEMONTANI	SOFT STEM BULRUSH	FULL & THICK
SB		SPARTINA BAKERI	SAND CORD GRASS	FULL & THICK
TE		THALIA GENICULATA 'RUMINOIDES'	RED STEM FIRE FLAG	FULL & THICK
TF		TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	FULL & THICK

LITTORAL TYPICAL SECTION



PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 100' 200' 400' 600' 800'

Scale: 1" = 200'-0"

North

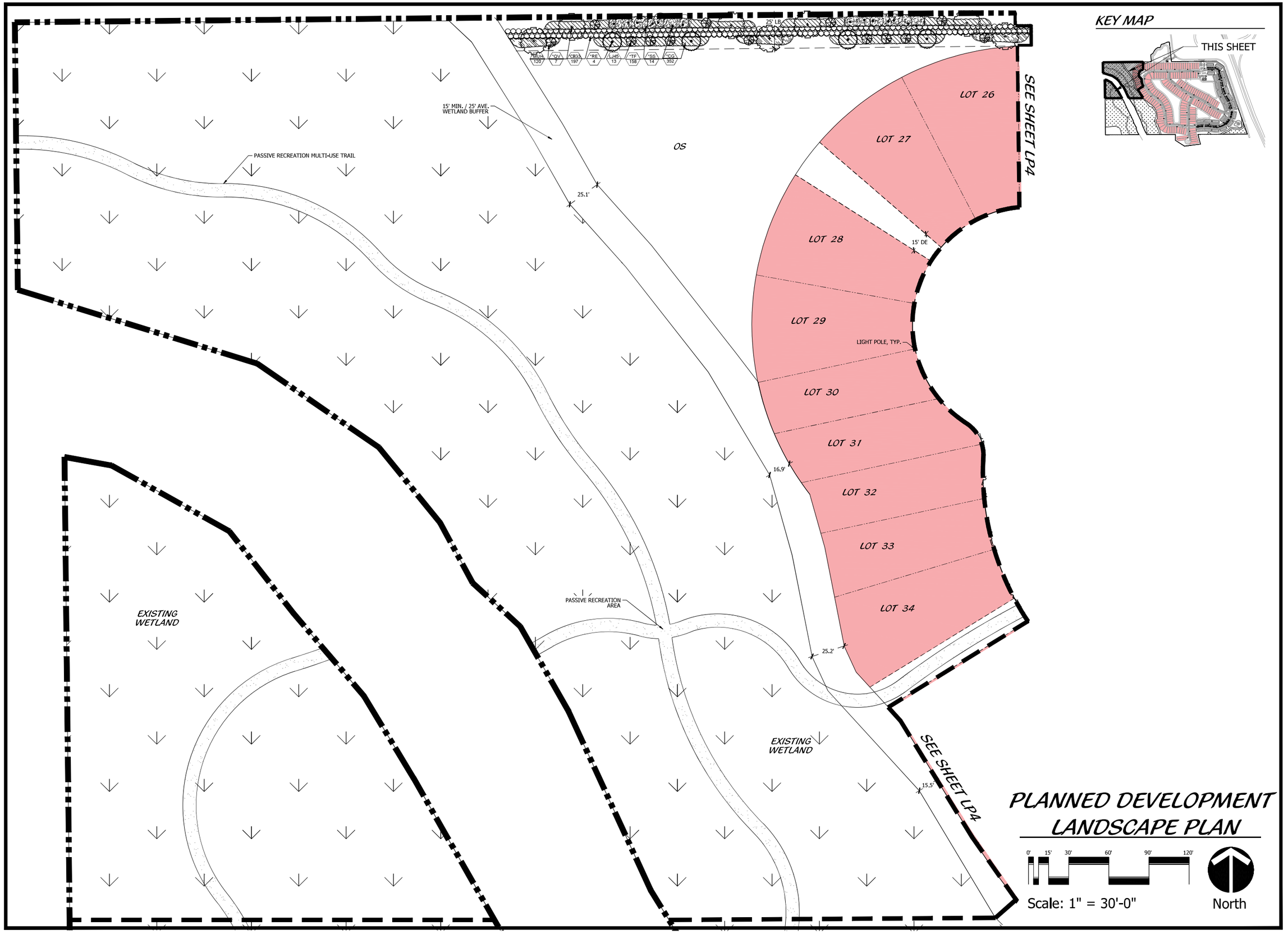
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET 1 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

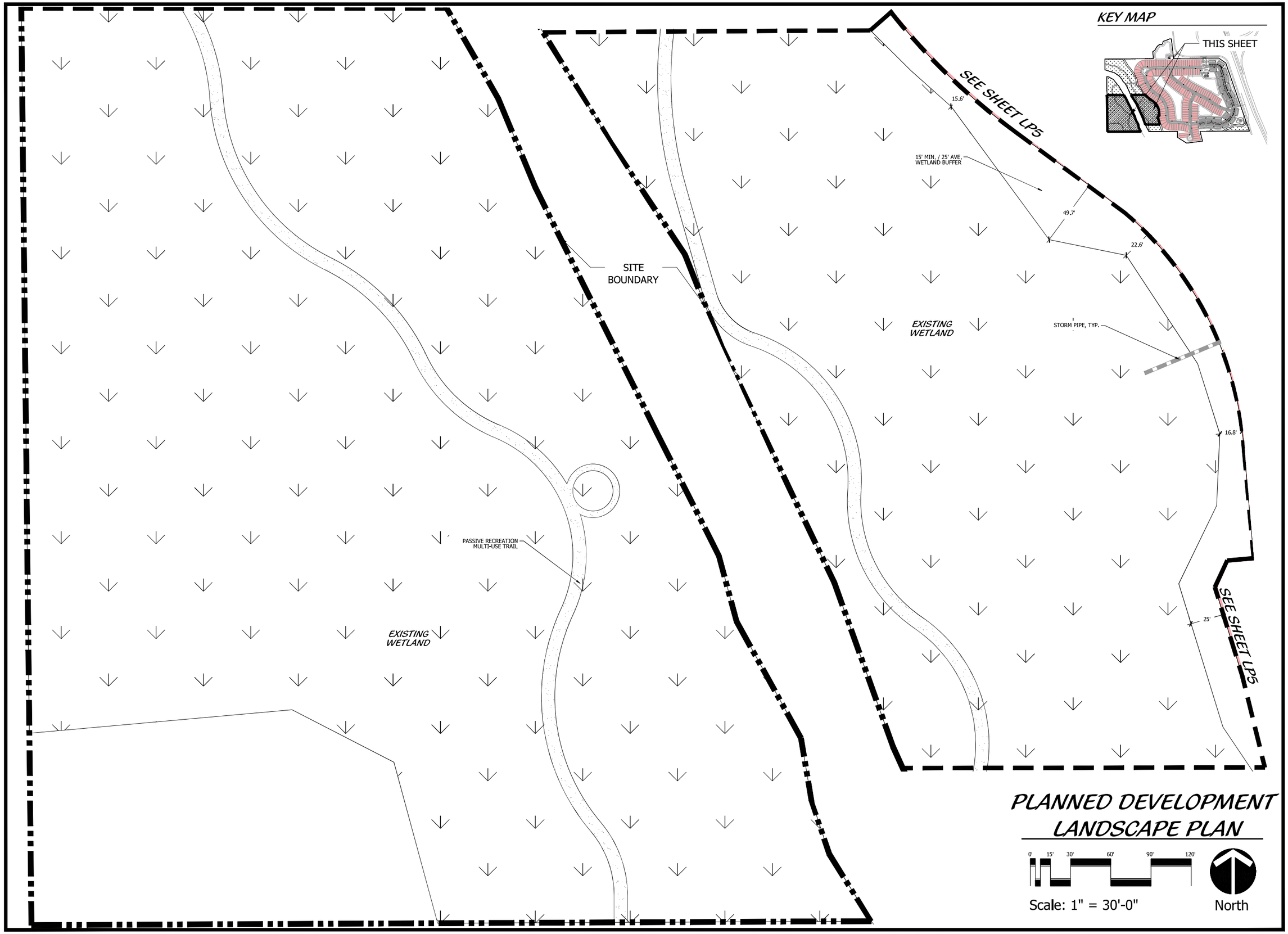
Gordy Creek

Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET LP2 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP

PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

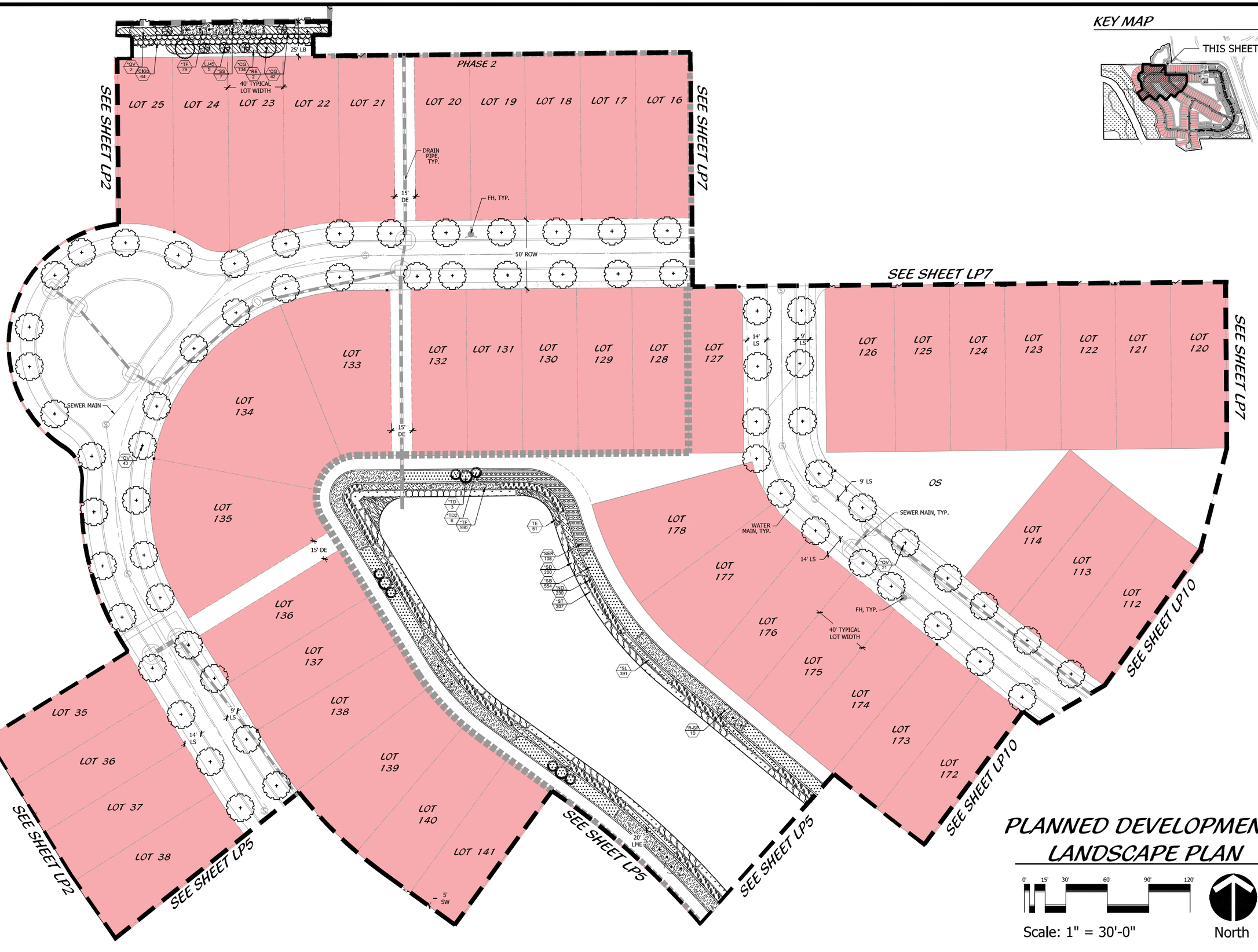
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET LP3 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP

PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

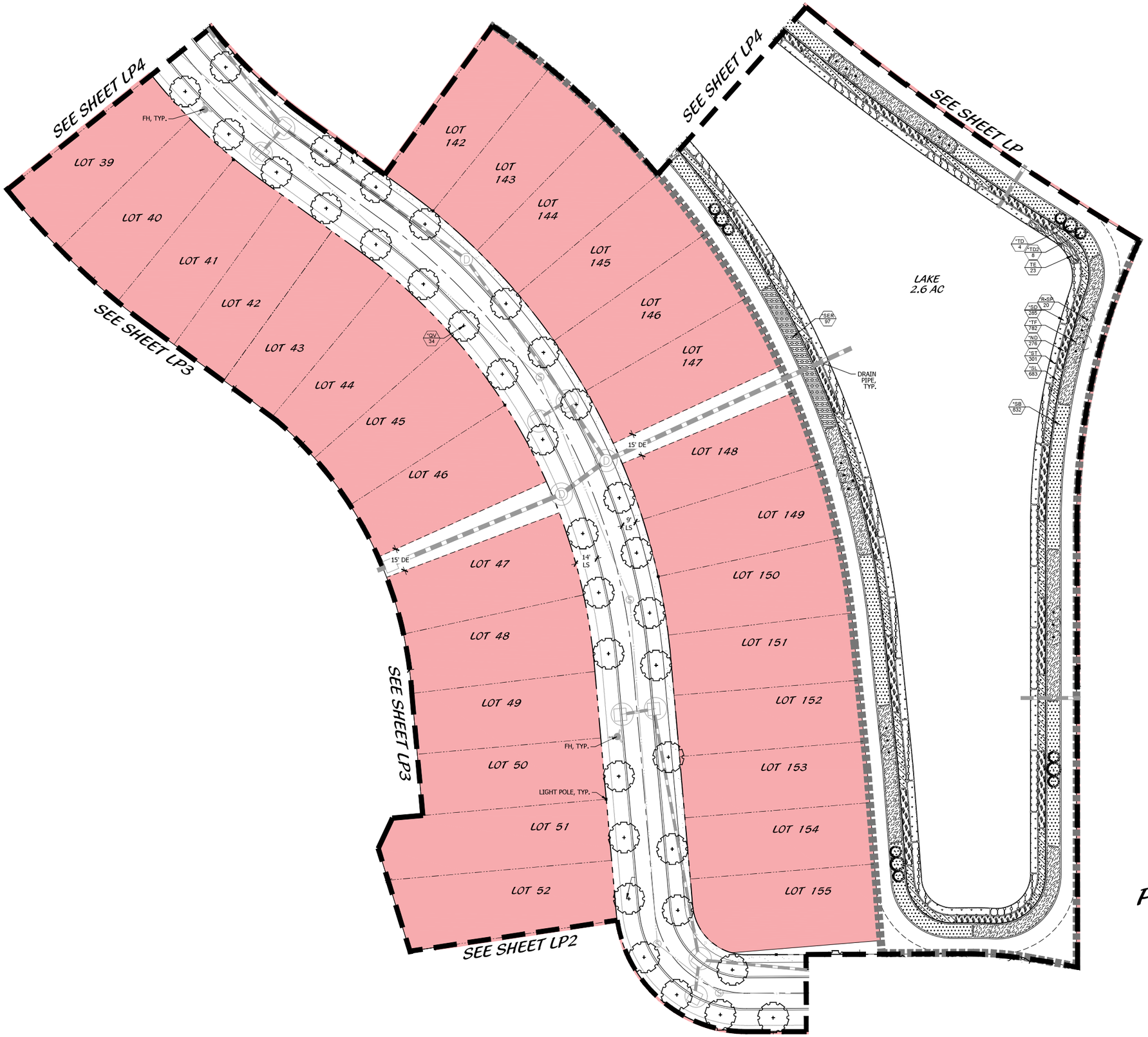
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek

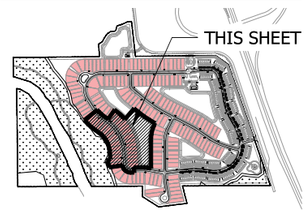
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP



PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

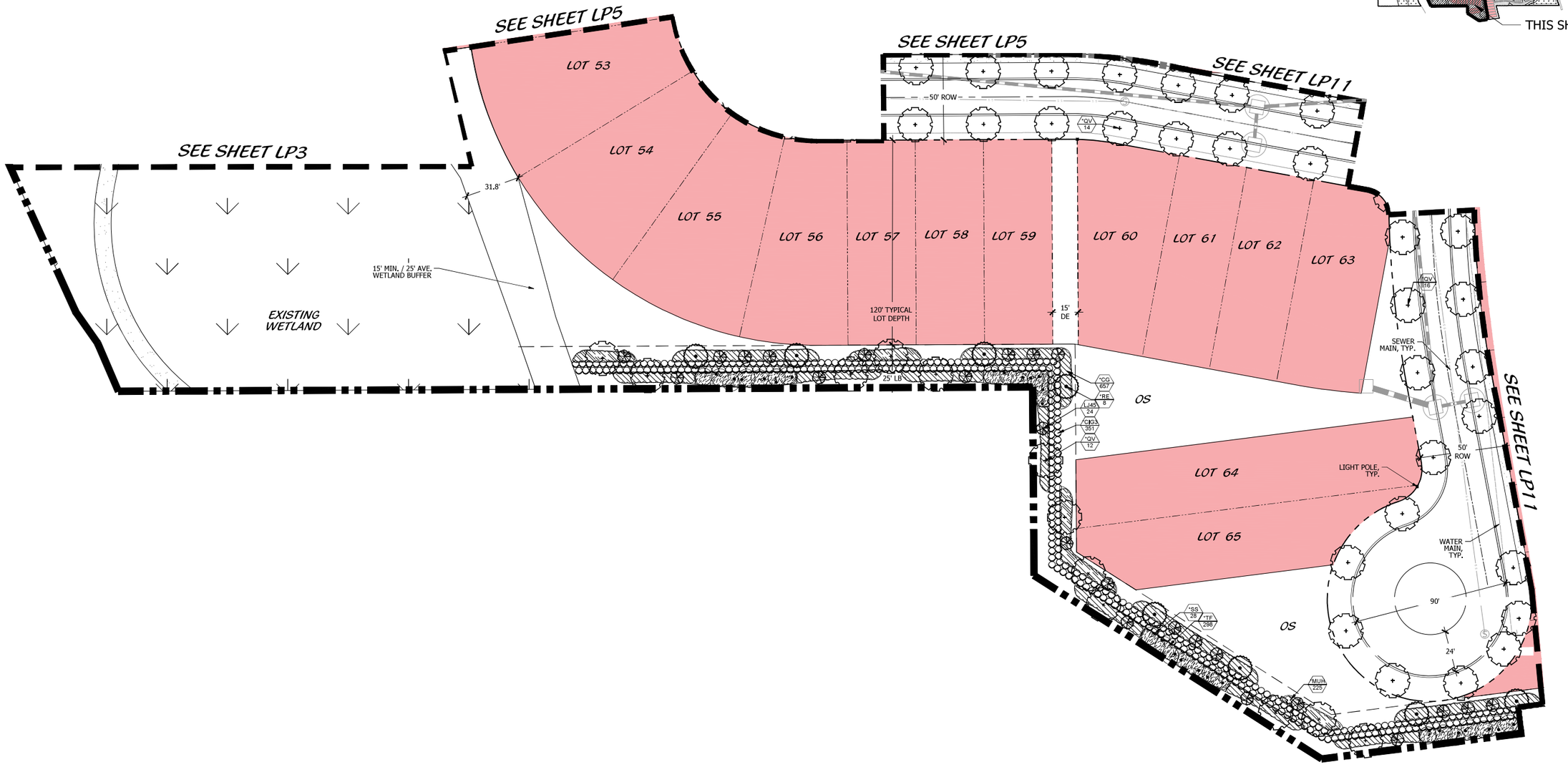
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

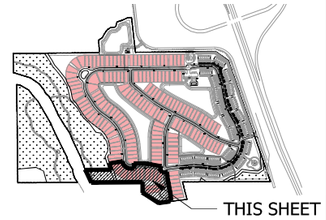
DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET LP5 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP



PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

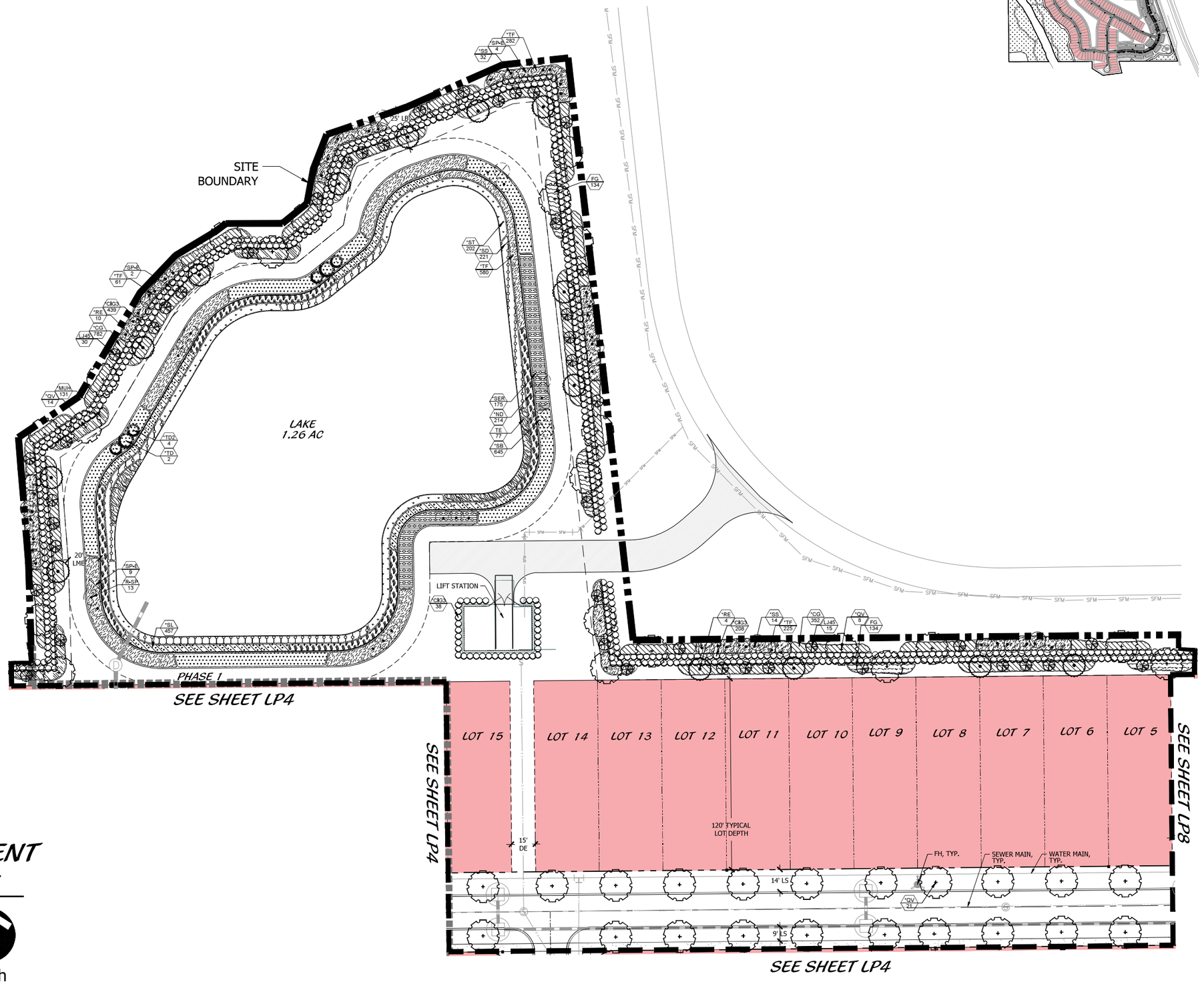
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

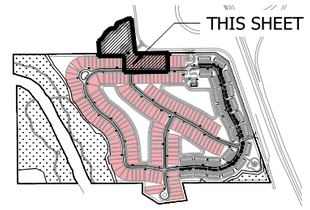
DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET LP6 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP



PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

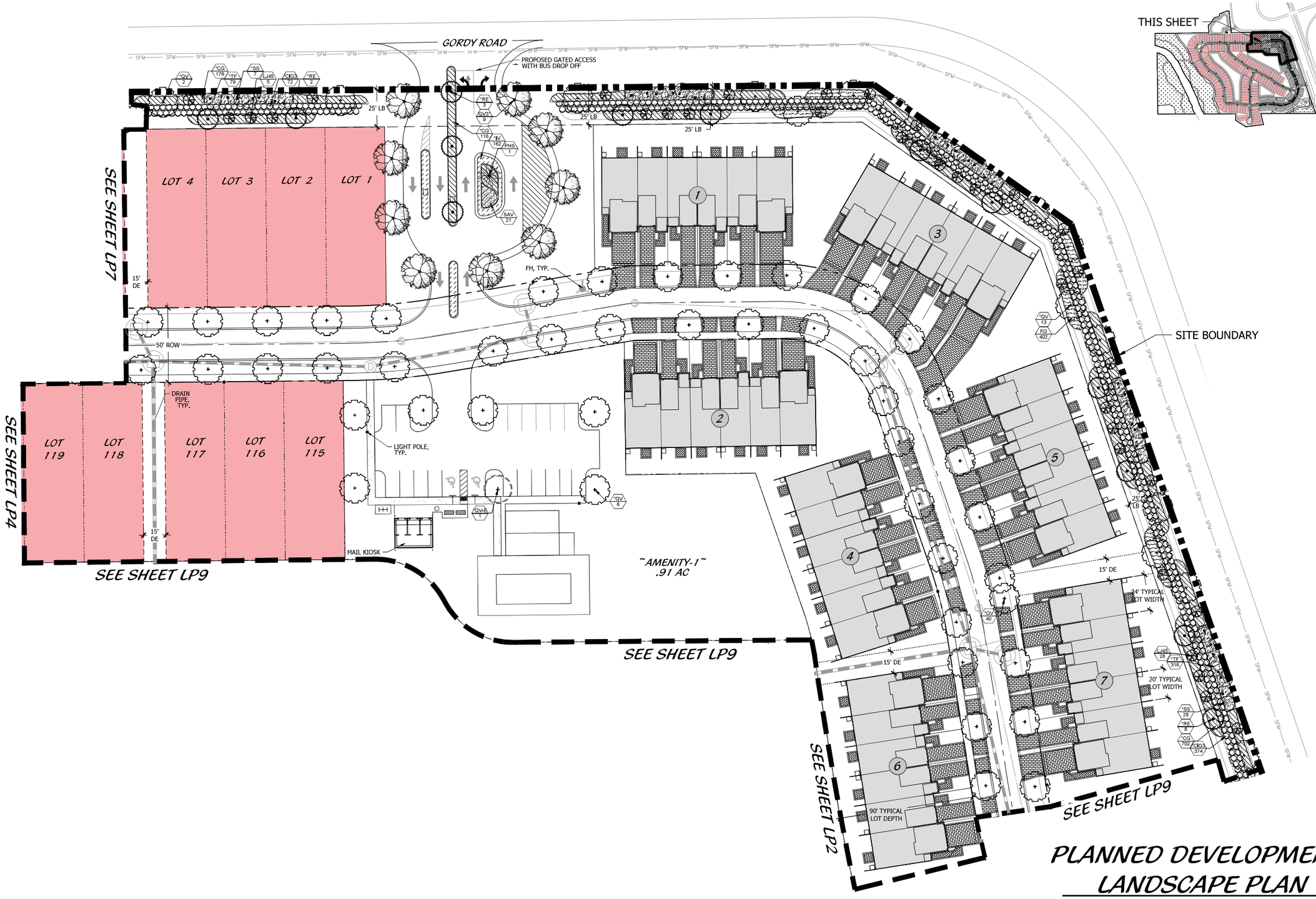
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

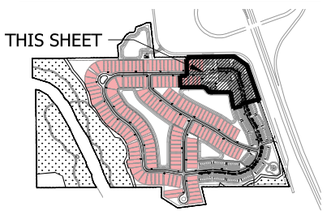
DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET LP7 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP



PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

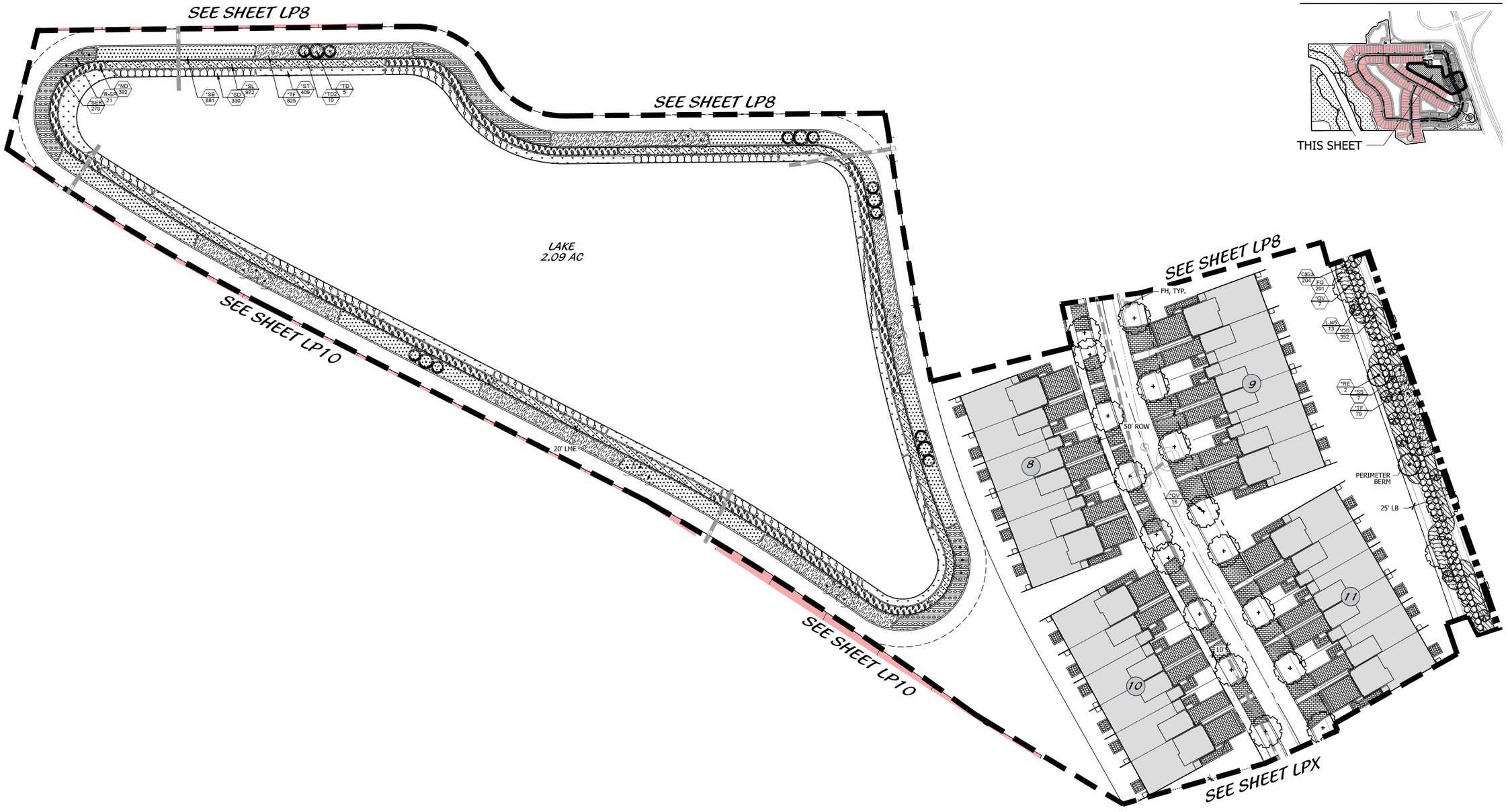
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET LP8 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP

PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

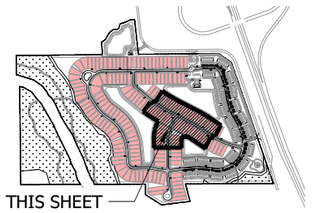
Gordy Creek
Fort Pierce, Florida

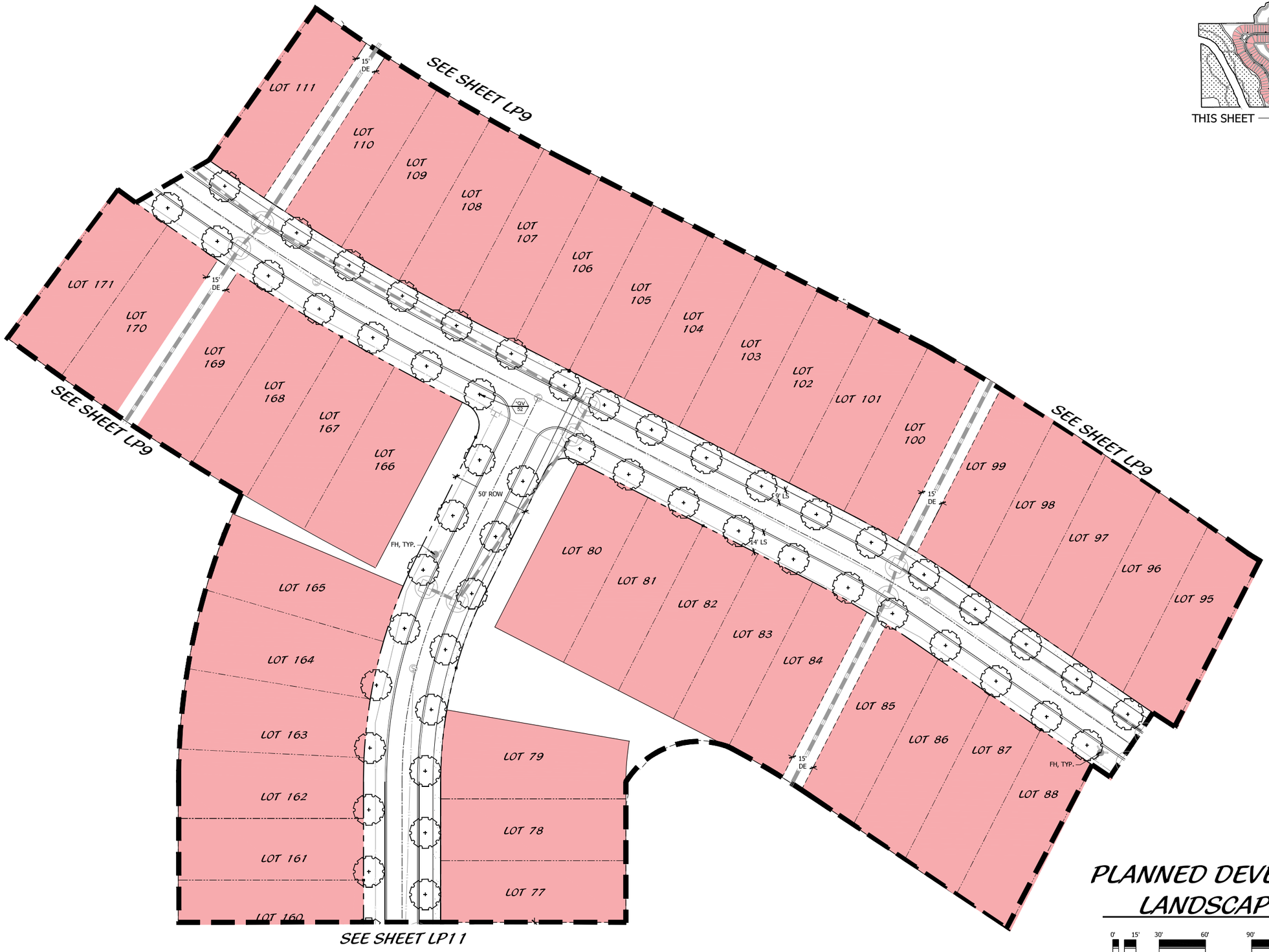
DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET LP9 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

KEY MAP





PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

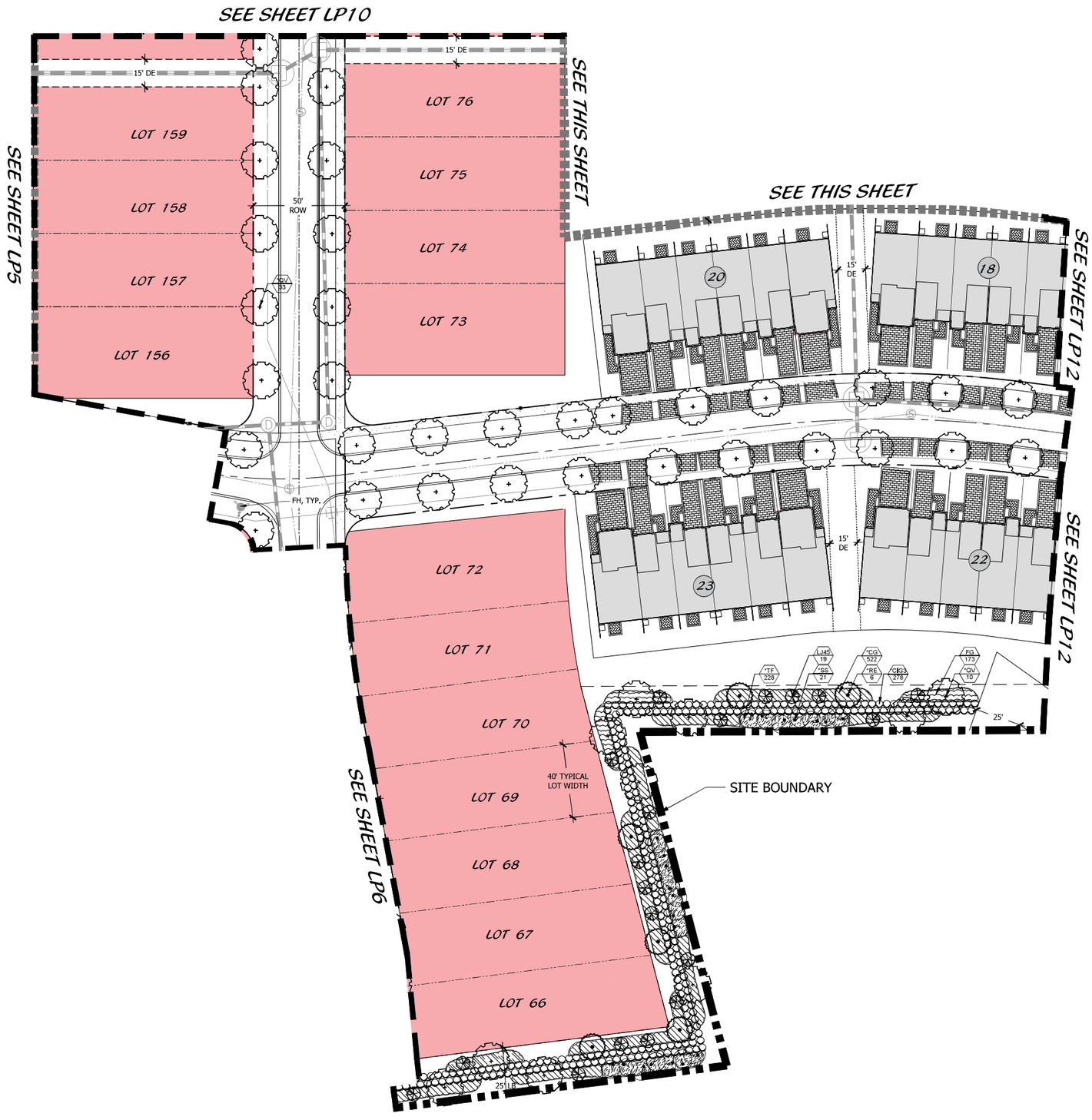
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

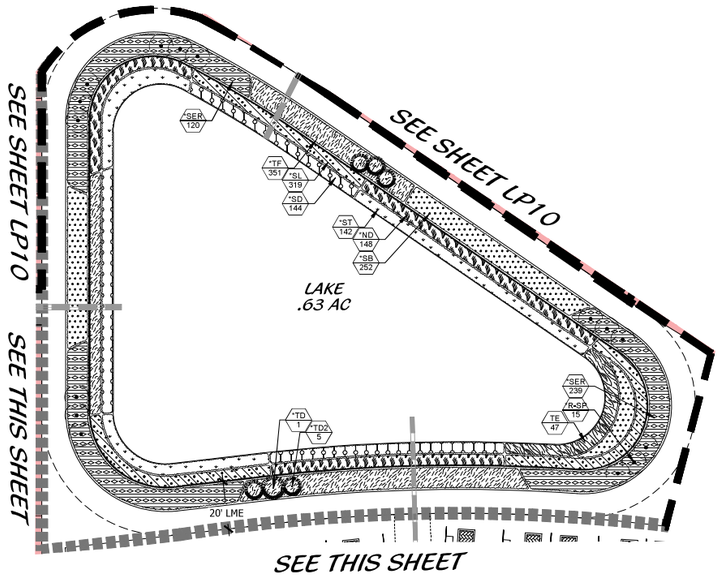
Gordy Creek
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

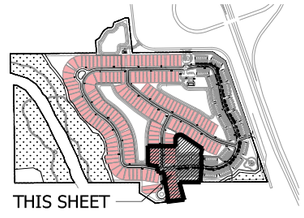
SHEET LP10 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.





KEY MAP



PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

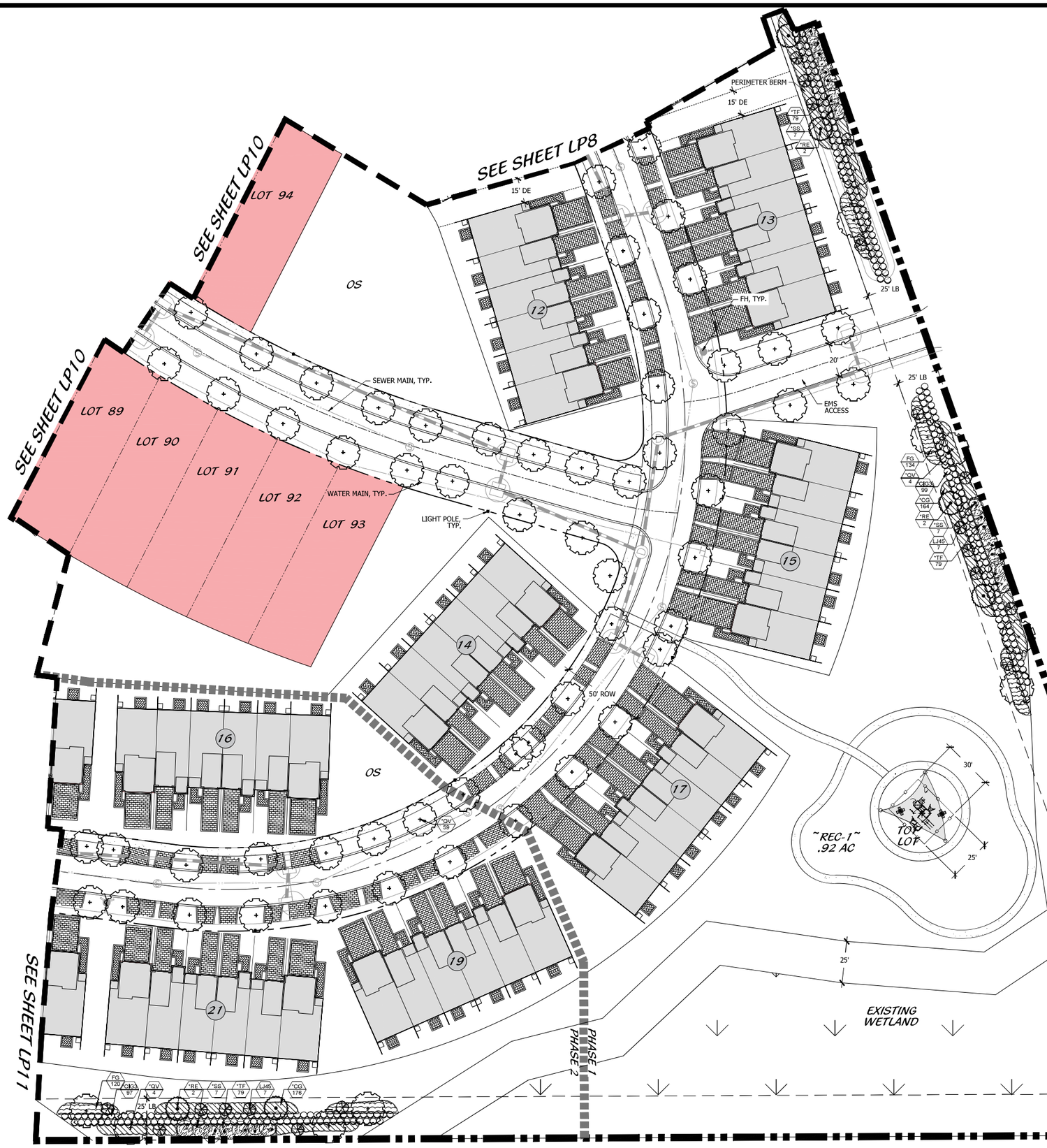
Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

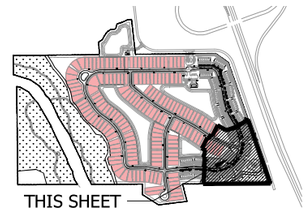
DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET LP11 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.



KEY MAP



PLANNED DEVELOPMENT LANDSCAPE PLAN

0' 15' 30' 60' 90' 120'

Scale: 1" = 30'-0"

North

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

Gordy Creek
Fort Pierce, Florida

DESIGNED	PRP/DTS
DRAWN	PRP
APPROVED	DTS
JOB NUMBER	23-0711
DATE	03-20-24
REVISIONS	

SHEET LP12 OF 13

© COTLEUR & HEARING, INC.
These drawings are the property of the architect and are not to be used for extensions or on other projects except by agreement in writing with the architect. Immediately report any discrepancies to the architect.

LANDSCAPE NOTES

ALL PLANT MATERIAL SHALL BE FLORIDA NUMBER 1 OR BETTER AS DEFINED BY THE DIVISION OF PLANT INDUSTRY 'FLORIDA GRADES AND STANDARDS' LATEST EDITION.

ALL LANDSCAPE SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF FORT PIERCE LAND DEVELOPMENT REGULATIONS. THE CITY OF FORT PIERCE LANDSCAPE CODE (LDRs) SHALL GOVERN IN THE EVENT OF A CONFLICT.

VEGETATION REMOVAL PERMITS ARE REQUIRED PRIOR TO REMOVING, CLEARING OR STRIPPING ANY VEGETATION FROM THE PROPERTY.

AT THE TIME OF BUILDING PERMIT, THE APPLICANT SHALL EXECUTE HOLD HARMLESS AGREEMENTS WITH ALL APPLICABLE UTILITIES FOR LANDSCAPING WITHIN UTILITY EASEMENTS.

THE LANDSCAPE CONTRACTOR SHALL NOT MAKE ANY SUBSTITUTIONS AND/ OR CHANGES WITHOUT THE AUTHORIZATION OF THE CITY OF FORT PIERCE, THE OWNER AND THE LANDSCAPE ARCHITECT.

THE LANDSCAPE CONTRACTOR SHALL REVIEW THE PROJECT DRAINAGE AND UTILITY PLANS PRIOR TO CONSTRUCTION AND AVOID ALL CONFLICTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS.

THE CONTRACTOR SHALL COORDINATE THE PLANTING AND TRIMMING OF STREET TREES TO ENSURE FULL VISIBILITY TO TRAFFIC CONTROL AND SAFETY SIGNAGE

TREES SHALL BE POSITIONED TO AVOID CONFLICTS WITH SIGNAGE AND SITE LIGHTING. LARGER TREES WILL BE PROVIDED AT INTERSECTIONS WHERE DEEMED NECESSARY.

ALL VEGETATION SHALL BE SELECTED AND POSITIONED SO THAT IT DOES NOT PRESENT OBSTRUCTIONS TO THE LINE OF SIGHT AT INTERSECTIONS PURSUANT TO SECTION 27-1262(a)(9)(c) OF THE CITY OF FORT PIERCE CODE.

ALL ABOVE GROUND UTILITIES I.E. TRANSFORMERS, SWITCH BOXES, AC CONDENSERS AND ALIKE SHALL BE FULLY SCREENED FROM VIEW ON THREE SIDES WITH LANDSCAPING. THE LANDSCAPING SHALL TO THE TALLEST POINT OF SAID EQUIPMENT AT TIME OF PLANTING.

ALL TREES SHALL BE LOCATED WITHIN A MULCH PLANTING BED WITH A MINIMUM OF TWO (2) FEET OF CLEARANCE TO THE EDGE OF THE BED.

SOD AND IRRIGATION SHALL BE INSTALLED IN ANY ADJACENT RIGHT OF WAY BETWEEN THE SIDEWALK AND THE CURB.

ALL SOD SHALL BE STENOTAPHRUM SECONDATUS FLORITAM-PALMETTO (ST. AUGUSTINE SOD).

TREES WITHIN PLANTING ISLANDS LESS THAN FIVE (5) FEET IN WIDTH SHALL BE LOCATED TO AVOID CONFLICTS WITH THE OVERHANG OF VEHICLES.

TYPE D RAISED CONCRETE CURBING SHALL BE PROVIDED AROUND ALL PLANTING ISLANDS WITHIN VEHICULAR USE AREAS.

TREES AT ENTRANCE WAYS AND WITHIN SIGHT TRIANGLES SHALL BE TRIMMED IN SUCH A FASHION TO MINIMIZE SITE VISIBILITY CONFLICTS. CLEAR VISIBILITY SHALL BE MAINTAINED BETWEEN 30 INCHES AND 7 FEET, TEN FOOT BY THIRTY FOOT SIGHT VISIBILITY TRIANGLES SHALL BE PROVIDED AT THE INTERSECTIONS WITH THE PUBLIC RIGHT OF WAY. IN ADDITION ALL LANDSCAPING SHALL CONFORM TO THE REQUIREMENTS OF FDOT INDEX 546.

EARTH BERMS SHALL NOT EXCEED A 3:1 SLOPE 4:1 SLOPES OR GREATER ARE PREFERABLE.

ALL TREES PLANTED UNDER OR ADJACENT TO FPL POWER LINES WILL COMPLY WITH THE FPL RIGHT TREE IN THE RIGHT PLACE GUIDELINES (REV 5/95)

PERIMETER TREES AT THE TIME OF PLANTING SHALL BE SPACED IN A WAY THAT COMPLEMENTS THE SPACING OF ANY EXISTING TREES ON ADJACENT DEVELOPED AREAS.

ALL LANDSCAPE ISLANDS AND BEDS SHALL BE FREE FROM SHELL ROCK AND CONSTRUCTION DEBRIS, EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN NATIVE SOILS AND FILLED WITH THE SPECIFIED BACKFILL MIXTURE.

ALL LANDSCAPE ISLANDS SHALL INCORPORATE THE INSTALLATION OF MOUNDING OF NATIVE SOILS A MINIMUM OF SIX INCHES (6") ABOVE THE TOP OF CURB.

19.5" 'BIO BARRIER' ROOT BARRIER SHALL BE PROVIDED FOR SHADE TREES PLANTED WITHIN SIX (6') FEET OF PUBLIC CURBS, SIDEWALKS OR PUBLIC RIGHT OF WAYS. ALL ROOT BARRIER SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURES RECOMMENDATIONS. THE TOTAL LENGTH OF THE ROOT BARRIERS SHALL BE 20' ADJACENT TO THE SIDEWALK AND 20' ADJACENT TO THE CURB.

ALL AREAS SHALL BE FULLY IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF FORT PIERCE, THE IRRIGATION WATER SOURCE SHALL BE WELL WATER FOR COMMON AREAS AND POTABLE WATER AROUND THE BUILDING FOUNDATION.

CATCH BASINS AND DRAINAGE SHALL NOT BE LOCATED WITH IN REQUIRED PERIMETER BUFFERS OR PRESERVE AREAS.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% OVERLAP COVERAGE TO ALL LANDSCAPE AND SOD AREAS.

THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A RAIN SENSOR/CUT OFF SWITCH IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.

EXISTING TREES AND VEGETATION TO REMAIN SHALL BE STAKED AND BARRICADED PRIOR TO ANY LAND CLEARING. TREES TO BE RELOCATED SHALL BE ROOT PRUNED AND PROTECTED DURING CONSTRUCTION.

ALL TREES PROPOSED TO BE PRESERVED ON SITE SHALL BE PROTECTED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN DIVISION IV., VEGETATION REMOVAL REQUIREMENTS IN THE CITY OF FORT PIERCE CODE PRIOR TO THE ISSUANCE OF A C.O.

ANY AREA DESIGNATED WITH EXISTING VEGETATION TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION WILL BE RESTORED WITH NATIVE PLANTINGS.

EXISTING TREES PRESERVED OR RELOCATED ON SITE SHALL BE PRUNED ACCORDING TO ANSI A300 STANDARDS OR BY AN ISA CERTIFIED ARBORIST.

ALL EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE BARRICADED WITH ORANGE CONSTRUCTION BARRICADE. THE BARRICADE SHALL BE INSTALLED AT THE DRIP LINE OF THE TREE/PALM OR AT THE EDGE OF THE SHRUB MASS. BARRICADES SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION.

EXISTING, SUITABLE NATIVE VEGETATION LOCATED WITHIN THE PROPOSED DEVELOPMENT AREAS SHALL BE RELOCATED TO SUPPLEMENT THE LANDSCAPING. NATIVE VEGETATION SHALL BE RELOCATED BY TREE SPADE OR CRANE. PRIOR TO THE CLEARING OF THE SITE THE APPLICANT SHALL IDENTIFY ALL NATIVE VEGETATION TO BE RELOCATED.

RELOCATION METHODOLOGY: EXISTING NATIVE VEGETATION DETERMINED TO BE SUITABLE FOR RELOCATION SHALL BE RELOCATED TO TARGET AREAS USING HYDROLOGIC TREE SPADES. THE SIZE OF SPADE SHALL VARY FROM 90° TO 45° DEPENDING ON THE SIZE AND TYPE OF VEGETATION TO BE MOVED. THE APPLICANT SHALL IDENTIFY PRIOR TO THE CLEARING OF THE SITE ALL EXISTING NATIVE VEGETATION TO BE RELOCATED. FOLLOWING RELOCATION, VEGETATION SHALL BE WATERED DAILY FOR A PERIOD NOT LESS THAN 90 DAYS AFTER WHICH IT SHALL BE WATERED ON AN AS NEED BASIS TO INSURE SURVIVAL. AT A MINIMUM THE APPLICANT SHALL INSURE 60% SURVIVAL FOR ALL RELOCATED PLANT MATERIAL.

LANDSCAPE SPECIFICATIONS

1. GENERAL LANDSCAPE REQUIREMENTS

LANDSCAPE CONTRACT WORK INCLUDES, BUT IS NOT LIMITED TO, SOIL PREPARATION, FINE OR FINISH GRADING, FURNISHING AND INSTALLING PLANT MATERIAL, WATERING, STAKING, GUYING AND MULCHING.

PLANT SIZE AND QUALITY

TREES, PALMS, SHRUBS, GROUNDCOVERS:
PLANT SPECIES AND SIZES SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS, NOMENCLATURE SHALL CONFORM TO STANDARD PLANT NAMES, 1942 EDITION, AL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS PARTS I & II, LATEST EDITION PUBLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE FLORIDA GRADE NUMBER 1 OR BETTER AS DETERMINED BY THE FLORIDA DIVISION OF PLANT INDUSTRY.

ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD, THE PLANTS SHALL HAVE TOPS OF GOOD QUALITY AND BE IN A HEALTHY GROWING CONDITION.

AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG ENOUGH FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER.

STANDARD PLANTING MIXTURE SHALL BE ONE (1) PART RECYCLED ORGANIC MATERIAL ADDED TO THREE (3) PARTS EXISTING NATIVE SOIL.

REPLACEMENT SOIL SHALL BE USED AS SPECIFIED TO REPLACE EXISTING SOILS THAT ARE DETERMINED BY THE LANDSCAPE ARCHITEC TO BE UNSUITABLE FOR PLANTING, IE, ROAD BASE, PAVEMENT, ETC. REPLACMENT SOIL MIX SHALL CONTAIN 60% SAND AND 40% MUCK, SAND SHALL BE 100% CLEAN NATIVE SAND SCREENED TO 1/4" AND MUCK SHALL BE 100% CLEAN ORGANIC NATIVE MUCK SCREENED TO 1/2". ALL SOIL SHALL BE MIXED PRIOR TO DELIVERY ON SITE.

MULCH SHALL BE SHREDDED MELALEUCA, EUCALYPTUS OR GRADE "A" RECYCLED. ALL MULCH IS TO BE APPLIED TO A DEPTH OF 3", EXCEPT AS OTHERWISE NOTED.

FERTILIZER IN BACKFILL MIXTURE FOR ALL PLANTS SHALL CONSIST OF MILORGANITE ACTIVATED SLUDGE MIXED WITH THE BACKFILL AT A RATE OF NOT LESS THAN 50 LBS. PER CUBIC YARD.

FERTILIZER FOR TREES AND SHRUBS MAY BE TABLET FORM OR GRANULAR. GRANULAR FERTILIZER SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE-FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED BAGS, EACH BEARING THE MANUFACTURER'S STATEMENT OF ANALYSIS, AND SHALL MEET THE FOLLOWING REQUIREMENTS: 16% NITROGEN, 7% PHOSPHORUS, 12% POTASSIUM, PLUS IRON. TABLET FERTILIZER (AGRIFORM OR EQUAL) IN 21 GRAM SIZE SHALL MEET THE FOLLOWING REQUIREMENTS: 20% NITROGEN, 10% PHOSPHORUS AND 5% POTASSIUM.

FERTILIZER WILL BE APPLIED AT THE FOLLOWING RATES:

PLANT SIZE	16-7-12	AGRIFORM TABLETS (21 GRAM)
1 GAL.	1/4 LB.	1
3 GAL.	1/3 LB.	3
7-15 GAL.	1/2 LB.	6
1"-6" CALIPER	2 LBS./1" CALIPER	2 PER 1" CALIPER
6" AND LARGER	3 LBS./1" CALIPER	2 PER 1" CALIPER

"FLORIDA EAST COAST PALM SPECIAL" SHALL BE APPLIED TO ALL PALMS AT INSTALLATION AT A RATE OF ½ LB. PER INCH OF TRUNK UNLESS OTHERWISE SPECIFIED.

FIELD GROWN TREES AND PALMS PREVIOUSLY ROOT PRUNED SHALL OBTAIN A ROOT BALL WITH SUFFICIENT ROOTS FOR CONTINUED GROWTH WITHOUT RESULTING SHOCK.

CONTRACTOR SHALL NOT MARK OR SCAR TRUNK IN ANY FASHION.

PLANTS SHALL BE WATERED AS NECESSARY OR WITHIN 24 HOURS AFTER NOTIFICATION BY THE LANDSCAPE ARCHITECT.

THE LOCATIONS OF PLANTS, AS SHOWN IN THESE PLANS, ARE APPROXIMATE. THE FINAL LOCATIONS MAY BE ADJUSTED TO ACCOMMODATE UNFORESEEN FIELD CONDITIONS. MAJOR ADJUSTMENTS TO THE LAYOUT ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.

ALL PLASTIC FABRIC SHALL BE REMOVED FROM PLANT MATERIAL AT TIME OF INSTALLATION.

ALL TREES MUST BE STAKED AS SHOWN ON THE PLANTING DETAILS WITHIN 24 HOURS OF PLANTING. STAKES TO REMAIN FOR A MINIMUM OF 9 MONTHS, BUT NO LONGER THAN 18 MONTHS. CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE AND REMOVAL OF THE STAKES.

ALL TREES MUST BE PRUNED AS PER LANDSCAPE ARCHITECT'S DIRECTION. SABAL PALMS MAY BE HURRICANE CUT.

ALL SHRUBS, TREES AND GROUND COVER WILL HAVE IMPROVED SOIL AS PER PLANTING SOIL NOTES. THE SOILS SHALL BE PLACED IN THE HOLE DURING PLANTING. TOP DRESSING ONLY IS NOT ACCEPTABLE.

DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING. ALL TREES SHALL BE SPIKED IN UTILIZING WATER AND A TREE BAR.

THE LANDSCAPE CONTRACTOR SHALL WATER, MULCH, WEED, PRUNE, AND OTHERWISE MAINTAIN ALL PLANTS, INCLUDING SOD, UNTIL COMPLETION OF CONTRACT OR ACCEPTANCE BY LANDSCAPE ARCHITECT. SETTLED PLANTS SHALL BE RESET TO PROPER GRADE, PLANTING SAUCERS RESTORED, AND DEFECTIVE WORK CORRECTED.

THE LANDSCAPE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR DEBRIS CAUSED BY HIS CREWS DURING THE PERFORMANCE OF THE WORK. UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL PROMPTLY REMOVE ALL WASTE MATERIALS, DEBRIS, UNUSED PLANT MATERIAL, EMPTY PLANT CONTAINERS AND ALL EQUIPMENT FROM THE PROJECT SITE.

UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND REQUEST A FINAL INSPECTION. ANY ITEMS THAT ARE JUDGED INCOMPLETE OR UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR WITHIN 14 DAYS.

ALL LABOR AND MATERIAL FOR SOIL AMENDMENTS AND FERTILIZER THAT IS REQUIRED TO INSURE THE SUCCESSFUL ESTABLISHMENT AND SURVIVAL OF THE PROPOSED VEGETATION, AS WELL AS ALL THE COST FOR THE REMOVAL OF UNSUITABLE OR EXCESS BACKFILL MATERIAL, SHALL BE INCLUDED IN THE CONTRACTOR'S BID TO PERFORM THE WORK REPRESENTED IN THIS PLAN SET.

2. PLANTING TREES

EXCAVATE PIT AS PER PLANTING DETAILS.

BACKFILL AROUND BALL WITH STANDARD PLANTING MIXTURE AND SLIGHTLY COMPACT. WATER THOROUGHLY AS LAYERS ARE PLACED TO ELIMINATE VOIDS AND AIR POCKETS. BUILD A 6" HIGH BERM OF STANDARD PLANTING MIXTURE BEYOND EDGE OF EXCAVATION. APPLY 3" (AFTER SETTLEMENT) OF MULCH EXCEPT WITHIN 6" OF TRUNK.

PRUNE TREE TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES. DO NOT PRUNE BACK TERMINAL LEADER.

GUY AND STAKE TREE IN ACCORDANCE WIT THE STAKING DETAILS IMMEDIATELY AFTER PLANTING.

3. PLANTING SHRUBS

LAYOUT SHRUBS TO CREATE A CONTINUOUS SMOOTH FRONT LINE AND FILL IN BEHIND.

EXCAVATE PIT OR TRENCH TO 1-1/2 TIMES THE DIAMETER OF THE BALLS OR CONTAINERS OR 1'-0" WIDER THAN THE SPREAD OF ROOTS FOR POSITIONING AT PROPER HEIGHT. BACKFILL AROUND PLANTS WITH STANDARD PLANTING MIXTURE, COMPACTED TO ELIMINATE VOIDS AND AIR POCKETS. FORM GRADE SLIGHTLY DISHED AND BERMED AT EDGES OF EXCAVATION. APPLY 3" OF MULCH EXCEPT WITHIN 3" OF STEMS.

PRUNE SHRUBS TO REMOVE DAMAGED BRANCHES, IMPROVE NATURAL SHAPE AND THIN OUT STRUCTURE. DO NOT REMOVE MORE THAN 15% OF BRANCHES.

4. PLANTING GROUND COVER

LOOSEN SUBGRADE TO DEPTH OF 4" IN AREAS WHERE TOPSOIL HAS BEEN STRIPPED AND SPREAD SMOOTH.

SPACE PLANTS AS OTHERWISE INDICATED. DIG HOLES LARGE ENOUGH TO ALLOW SPREADING OF ROOTS. COMPACT BACKFILLTO ELIMINATE VOIDS AND LEAVE GRADE SLIGHTLY DISHED AT EACH PLANT. WATER THOROUGHLY. APPLY 3" OF MULCH OVER ENTIRE PLANTING BED, LIFTING PLANT FOLIAGE ABOVE MULCH.

DURING PERIODS OF HOT SUN AND/OR WIND AT TIME OF PLANTING, PROVIDE PROTECTIVE COVER FOR SEVERAL DAYS OR AS NEEDED.

5. PLANTING LAWNS

SODDING: SOD TYPE SPECIFIED ON PLANT LIST SHALL BE MACHINE STRIPPED NOT MORE THAN 24 HOURS PRIOR TO LAYING.

LOOSEN SUBGRADE TO DEPTH OF 4" AND GRADE WITH TOPSOIL EITHER PROVIDED ON SITE OR IMPORTED STANDARD PLANTING MIX TO FINISH DESIGN ELEVATIONS, ROLL PREPARED LAWN SURFACE. WATER THOROUGHLY, BUT DO NOT CREATE MUDDY SOIL CONDITION.

FERTILIZE SOIL AT THE RATE OF APPROXIMATELY 10 LBS. PER 1,000 S.F. SPREAD FERTILIZER OVER THE AREA TO RECEIVE GRASS BY USING AN APPROVED DISTRIBUTION DEVICE CALIBRATED TO DISTRIBUTE THE APPROPRIATE QUANTITY. DO NOT FERTILIZE WHEN WIND VELOCITY EXCEEDS 15 M.P.H. THOROUGHLY MIX FERTILIZER INTO THE TOP 2" OF TOPSOIL.

LAY SOD STRIPS WITH TIGHT JOINTS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. WORK SIFTED STANDARD PLANTING MIXTURE INTO MINOR CRACKS BETWEEN PIECES OF SOD AND REMOVE EXCESS SOIL DEPOSITS FROM SODDED AREAS. SOD ON SLOPES GREATER THAN 3:1 SHALL BE STAKED IN PLACE. ROLL OR STAMP LIGHTLY AND WATER THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING.

6. MISCELLANEOUS LANDSCAPE WORK

LANDSCAPE MAINTENANCE

MAINTAIN LANDSCAPE WORK UNTIL FINAL ACCEPTANCE IS ISSUED BY THE OWNER'S REPRESENTATIVE. INCLUDE WATERING, WEEDING, CULTIVATING, RESTORATION OF GRADE, MOWING AND TRIMMING GRASS, PRUNING TREES AND SHRUBS, PROTECTION FROM INSECTS AND DISEASES, FERTILIZING AND SIMILAR OPERATIONS AS NEEDED TO INSURE NORMAL GROWTH AND GOOD HEALTH FOR LIVE PLANT MATERIAL.

PLANT MATERIAL SUBSTITUTION

NO SUBSTITUTION OF PLANT MATERIAL, TYPE OR SIZES WILL BE PERMITTED WITHOUT AUTHORIZATION FROM THE LANDSCAPE ARCHITECT.

PLANTING BED PREPARATION

ALL PLANTING BEDS SHALL BE PROPERLY PREPARED PRIOR TO THE COMMENCEMENT OF ANY PLANTING. PLANTING AREAS, INCLUDING LAWNS SHALL BE FREE OF ALL WEEDS AND NUISANCE VEGETATION. IF TORPEDO GRASS (PANICUM REPENS) IS PRESENT OR ENCOUNTERED DURING PLANTING, THE LANDSCAPE CONTRACTOR SHALL STOP ALL PLANTING UNTIL IT CAN BE DEMONSTRATED THAT IT HAS BEEN COMPLETELY REMOVED OR ERADICATED. THERE SHALL BE NO EXCEPTIONS TO THIS PROVISION.

ALL LANDSCAPE ISLANDS AND BEDS WILL BE FREE OF SHELL ROCK AND CONSTRUCTION DEBRIS AND WILL BE EXCAVATED TO A DEPTH OF 30 INCHES OR TO CLEAN, NATIVE SOIL AND FILLED WITH THE SPECIFIED REPLACEMENT SOIL.

LANDSCAPE WARRANTY

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF SIX (6) MONTHS FROM THE DATE OF CONDITIONAL ACCEPTANCE IN WRITING FROM THE LANDSCAPE ARCHITECT. AT THE TIME OF CONDITIONAL ACCEPTANCE, THE SIX (6) MONTH PERIOD SHALL COMMENCE. ANY MATERIALS WHICH HAVE DIED OR DECLINED TO THE POINT WHERE THEY NO LONGER MEET FLORIDA #1 CONDITION DURING THIS PERIOD SHALL BE PROMPTLY REPLACED WITH SPECIMENS THAT MEET THE MINIMUM REQUIREMENTS CALLED FOR ON THE DRAWINGS. THE LANDSCAPE CONTRACTOR SHALL NOT BE HELD RESPONSIBLE FOR THE DEATH OR DAMAGE RESULTING FROM ACTS OF GOD SUCH AS LIGHTNING, VANDALISM, AND AUTOMOBILES OR FROM NEGLIGENCE BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND OTHERWISE MAINTAINING PLANTS UP TO THE CONDITIONAL ACCEPTANCE PERIOD, UNLESS A WRITTEN AGREEMENT WITH THE LANDSCAPE ARCHITECT PROVIDES FOR A DIFFERENT ARRANGEMENT.

TYPICAL PLANT LIST

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	CALIPER	SIZE	NATIVE	REMARKS
TREES								
L345	166	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	45 GAL	MULTI TRUNK	7'-8' OA	N	MULTI-STEM, LIMB UP 2.5'
*QV	438	QUERCUS VIRGINIANA	LIVE OAK	65 GAL	2.5" CAL	12'-14' OA	Y	FULL CANOPY, 5' C.T. MIN.
*QV-E	1	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK - EXISTING	EXISTING	EXISTING	EXISTING	Y	FLORIDA #1, 18' HT
QV3*	9	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	FIELD GROWN	8" CAL	25' O.A.	Y	CHARACTER SPECIMEN, ORGANIC SHAPE
*TD2	33	TAXODIUM DISTICHUM	BALD CYPRESS	15 GAL	1" CAL	6'-8' O.A.	Y	FULL CANOPY
*TD	15	TAXODIUM DISTICHUM	BALD CYPRESS	30 GAL.	3" CAL.	10' O.A.	Y	FULL & THICK
PALMS								
PHS	1	PHOENIX SYLVESTRIS	SYLVESTER DATE PALM	FIELD GROWN	NA	4'-6' HT	N	STRAIGHT TRUNK, FULL CANOPY, MATCHED, DIAMOND CUT
*RE	55	ROYSTONEA REGIA	ROYAL PALM	FIELD GROWN	NA	8' CT	Y	MATCHED, FLORIDA FANCY
*SS	179	SABAL PALMETTO	CURVED CABBAGE PALM	B & B	N/A	10', 16', 20' S & C CURVE MIX STGG.	Y	MIX S & C CURVED TRUNKS, SLICK, CHARACTER, UNIQUE CURVES
*SP-E	15	SABAL PALMETTO	SABAL PALM - EXISTING	EXISTING	EXISTING	EXISTING	Y	FULL & THICK, STRAIGHT TRUNK
*R-SP	79	SABAL PALMETTO	SABAL PALM - RELOCATED	RELOCATED	N/A	10' CT MIN., STGG BY 6' HEIGHT DIFFERENCE	Y	RELOCATED TREE, SLICK TRUNK, STRIGHT TRUNK, STAGGER HEIGHTS BY 6'

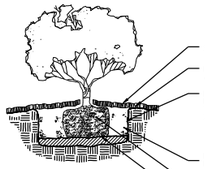
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONTAINER	SIZE	SPACING	NATIVE	REMARKS
SHRUBS								
*CIG3	2,421	CLUSIA GUTTIFERA	SMALL LEAF CLUSIA	15 GAL	3' X 2'	4' O.C.	Y	FULL & THICK
GROUND COVERS								
*CG	9,527	CHRYSOBALANUS ICACO 'GREEN TIP'	COCOPLUM	3 GAL	18" X 18"	2.5' OC	Y	FULL & THICK
FG	1,298	FICUS MACROPHYLLA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL	18" X 18"	2' OC	N	FULL & THICK
*IV	162	ILEX VOMITORIA 'STOKES DWARF'	DWARF YAUPON HOLLY	3 GAL	18" X 18"	2' OC	Y	FULL & THICK
SAV	21	SCHEFFLERA ARBORICOLA 'TRINETTE'	DWARF VARIEGATED SCHEFFLERA	3 GAL	18" X 18"	2.5' OC	N	FULL & THICK
*SER	1,009	SERENOA REPENS 'CINEREA'	SILVER SAW PALMETTO	3 GAL	2' X 2'	3' O.C.	Y	FULL & THICK
LITTORAL PLANTINGS								
*MUH	476	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	3 GAL	2' X 2'	2' OC	Y	FULL & THICK
*ND	1,260	NYMPHAEA ODORATA	WATER LILY	PLUG	1' X 1'	1.5' OC	Y	FULL PLUGS
*SD	1,180	SAGITTARIA LANCIFOLIA	DUCK POTATO	PLUG	1.5' X 1.5'	1.5' OC	Y	FULL & THICK
*SL	2,822	SAGITTARIA LATIFOLIA	BROADLEAF ARROWHEAD	PLUG	2.5' X 1.5'	2' OC	Y	FULL & THICK
*ST	1,261	SCRIPUS TABERNAEMONTANI	SOFT STEM BULRUSH	PLUG	1.5' X 1.5'	1.5' OC	Y	FULL & THICK
*SB	3,164	SPARTINA BAKERI	SAND CORD GRASS	3 GAL	2' X 2'	2.5' OC	Y	FULL & THICK
TE	198	THALIA GENICULATA 'RUMINOIDES'	RED STEM FIRE FLAG	1 GAL	15"-18" OA	3' OC	N	FULL & THICK
*TF	5,170	TRIPSACUM FLORIDANA	DWARF FAKAHATCHEE GRASS	3 GAL	2' X 2'	2.5' OC	Y	FULL & THICK

SOD - ST. AUGUSTUNE 'FLORITAM' (TAKE OFF PROVIDED BY CONTRACTOR)

MULCH - CYPRESS

*DENOTES FLORIDA NATIVE PLANT MATERIAL

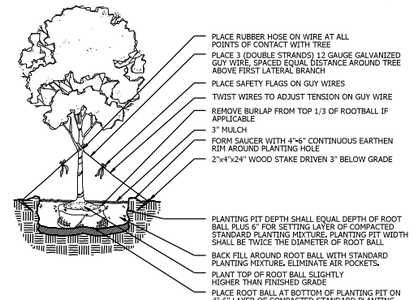
PLANTING DETAILS



3" MULCH
FORM SAUCER WITH 3" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE
PLANTING PIT DEPTH SHALL BE 4"-6" GREATER THAN ROOT BALL, PLANTING PIT WIDTH SHALL BE TWICE THE DIAMETER FOR ROOT BALLS 2' AND UNDER OR 2' LARGER IN DIAMETER FOR ROOT BALLS OVER 2'.
BACK FILL AROUND ROOT BALL WITH STANDARD PLANTING MIX. ELIMINATE AIR POCKETS.
PLACE TOP OF ROOT BALL 2" ABOVE FINISHED GRADE
PLACE ROOT BALL AT BOTTOM OF PLANTING PIT ON 4"-6" LAYER OF COMPACTED STANDARD PLANTING MIXTURE

SHRUB/GROUNDCOVER PLANTING DETAIL

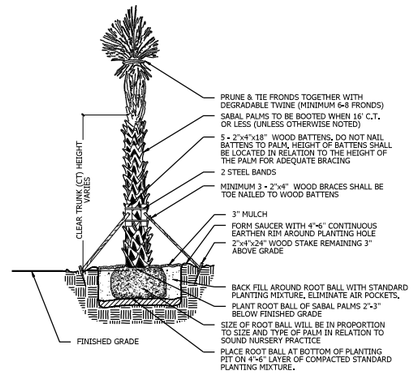
NTS



PLACE RUBBER HOSE ON WIRE AT ALL POINTS OF CONTACT WITH TREE
PLACE 3 (DOUBLE STRANDS) 12 GAUGE GALVANIZED GUY WIRE, SPACED EQUAL DISTANCE AROUND TREE ABOVE FIRST LATERAL BRANCH
PLACE SAFETY FLAGS ON GUY WIRES
TWIST WIRES TO ADJUST TENSION ON GUY WIRE
REMOVE BURLAP FROM TOP 1/3 OF ROOTBALL IF APPLICABLE
3" MULCH
FORM SAUCER WITH 4"-6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE
2"x4"x24" WOOD STAKE DRIVEN 3" BELOW GRADE
PLANTING PIT DEPTH SHALL EQUAL DEPTH OF ROOT BALL PLUS 6" FOR SETTING LAYER OF COMPACTED STANDARD PLANTING MIXTURE. PLANTING PIT WIDTH SHALL BE TWICE THE DIAMETER OF ROOT BALL
BACK FILL AROUND ROOT BALL WITH STANDARD PLANTING MIXTURE. ELIMINATE AIR POCKETS.
PLANT TOP OF ROOT BALL SLIGHTLY HIGHER THAN FINISHED GRADE
PLACE ROOT BALL AT BOTTOM OF PLANTING PIT ON 4"-6" LAYER OF COMPACTED STANDARD PLANTING MIXTURE.

LARGE TREE PLANTING DETAIL

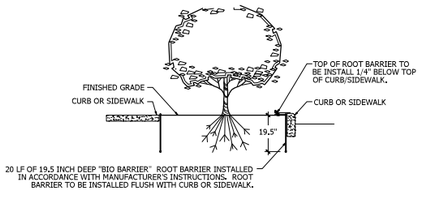
NTS



PRUNE & TIE FRONDS TOGETHER WITH DEGRADABLE TWINE (MINIMUM 6-8 FRONDS)
SABAL PALMS TO BE BOOTED WHEN 16' C.T. OR LESS (UNLESS OTHERWISE NOTED)
5 - 2"x4"x18" WOOD BATTENS, DO NOT NAIL BATTENS TO PALM, HEIGHT OF BATTENS SHALL BE LOCATED IN RELATION TO THE HEIGHT OF THE PALM FOR ADEQUATE BRACING
2 STEEL BANDS
MINIMUM 3 - 2"x4" WOOD BRACES SHALL BE TOE NAILED TO WOOD BATTENS
3" MULCH
FORM SAUCER WITH 4"-6" CONTINUOUS EARTHEN RIM AROUND PLANTING HOLE
2"x4"x24" WOOD STAKE REMAINING 3" ABOVE GRADE
BACK FILL AROUND ROOT BALL WITH STANDARD PLANTING MIXTURE, ELIMINATE AIR POCKETS.
PLANT ROOT BALL OF SABAL PALMS 2"-3" BELOW FINISHED GRADE
SIZE OF ROOT BALL WILL BE IN PROPORTION TO SIZE AND TYPE OF PALM IN RELATION TO SOUND NURSERY PRACTICE
PLACE ROOT BALL AT BOTTOM OF PLANTING PIT ON 4"-6" LAYER OF COMPACTED STANDARD PLANTING MIXTURE.

PALM PLANTING DETAIL

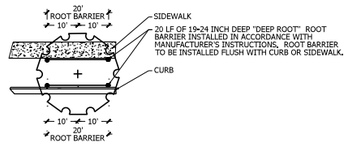
NTS



20 LF OF 19.5 INCH DEEP "BIO BARRIER" ROOT BARRIER INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ROOT BARRIER TO BE INSTALLED FLUSH WITH CURB OR SIDEWALK.

ROOT BARRIER DETAIL

SECTION VIEW *NTS*



ROOT BARRIER DETAIL

PLAN VIEW *NTS*

PLANNED DEVELOPMENT LANDSCAPE DETAILS

Cotleur & Hear

THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT Florida

DEVELOPMENT REVIEW

Property Information

Property address or Location: Southeast of the intersection of SR 70 and Turnpike

Parcel ID #(s): 2326-130-0000-000-7 and 2326-130-0000-010-0

Project description: PD Rezoning for residential development

Application Type

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

☐ Minor Amendment ☐ Major Amendment

Site Information

Non-Residential: Proposed Sq. Ft.: 760,122 Site Acreage: 76.97

Residential: Proposed Units: 316 Proposed Sq. Ft.: 2,592,691 Site Acreage: 76.97

Zentex Ventures LTD
Property Owner(s)

44 Coconut Row, Unit B-22
Street Address

Palm Beach FL 33480
City State Zip

Phone Number

Email Address

Gordy Creek, LLC
Applicant/Representative, Title, Company

1548 SE 6th Street
Street Address

Deerfield Beach FL 33441
City State Zip

904-219-3330
Phone Number

lara@swansonlandco.com
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

PRELIMINARY CONSTRUCTION PLANS
FOR

GORDY CREEK
PLANNED DEVELOPMENT
SUBDIVISION

GORDY ROAD

FORT PIERCE, FL 34945

CITY OF FORT PIERCE, FLORIDA
JANUARY 2024

SHEET INDEX:

G-1	TITLE SHEET
G-2	GENERAL NOTES
C-1	EXISTING CONDITIONS
C-2	OVERALL CONCEPTUAL GRADING AND DRAINAGE PLAN
C-3A	PHASE 1 GRADING AND DRAINAGE PLAN (CONCEPTUAL)
C-3B	PHASE 2 GRADING AND DRAINAGE PLAN (CONCEPTUAL)
C-4	PAVING, GRADING AND DRAINAGE DETAILS
C-5	CONCEPTUAL UTILITY PLAN
C-6	UTILITY DETAILS

LEGAL DESCRIPTION:

Parcel ID's: **2326-130-0000-000-7**
2326-130-0000-010-3

LANDS SITUATE IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST, ST. LUCIE COUNTY, FLORIDA, AS FOLLOWS:

PARCEL 1

BEGINNING ON THE QUARTER SECTION LINE 64 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE NORTH 11 DEGREES 35 MINUTES WEST 418 FEET TO CENTER OF GULLY; THENCE FOLLOWING CENTER OF GULLY TO QUARTER SECTION LINE AT A POINT 334.6 FEET WEST OF POINT OF BEGINNING, THENCE EAST 334,6 FEET TO POINT OF BEGINNING.

AND

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN THENCE SOUTH 110,5 FEET; THENCE TURNING EASTERLY AT AN ANGLE OF 122 DEGREES 57 MINUTES TO THE FOREGOING LINE AND RUN 199.8 FEET; THENCE TURN NORTHERLY AT AN ANGLE OF 140 DEGREES 13 MINUTES AND RUN 300 FEET; THENCE RUN NORTHERLY AT AN ANGLE OF 82 DEGREES 42 MINUTES AND RUN 186 FEET TO THE QUARTER SECTION LINE; THENCE ALONG THE QUARTER SECTION LINE 422.8 FEET TO THE POINT OF BEGINNING.

AND

THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST.

AND

PARCEL 2

BEGIN 64 WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 39 EAST; RUN NORTH 5 DEGREES 45 MINUTES 11 SECONDS WEST 378.88 FEET ALONG THE WEST LINE OF GORDY ROAD TO CENTER OF GULLY; THENCE FOLLOW THE CENTER OF THE GULLY TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE EAST 365.78 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL RIGHTS OF WAY FOR PUBLIC ROADS AND CANALS.

PARCELS CONTAINING A TOTAL OF 3,309,736.76 SQUARE FEET (75.981 ACRES) MORE OR LESS.

OWNER

ZENTEX VENTURES LTD
44 COCONUT ROW, UNIT B-22
PALM BEACH, FL 33480

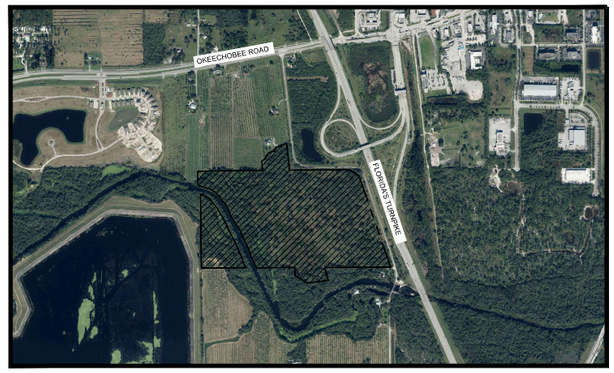
APPLICANT

GORDY CREEK, LLC
1548 SE 6TH STREET
DEERFIELD BEACH, FL 33441

ENGINEER/AGENT

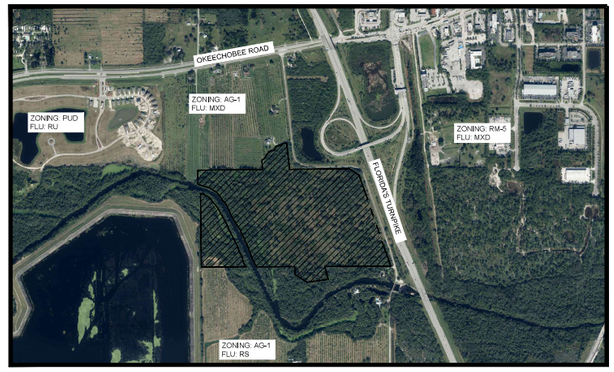
Mills, Short & Associates

700 22ND PLACE, STE. 2C/2D
VERO BEACH, FLORIDA 32960
PHONE: 772.226.7282



N

LOCATION MAP
SCALE: N.T.S



N

VICINITY MAP
SCALE: N.T.S

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A.#: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

JAMES W. MILLS
LICENSE
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: TITLE SHEET
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-170
DATE 2024.01.26
SHEET NO. G-1

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\G-1 TITLE SHEET.dwg
DATE: 3/15/2024
TIME: 6:42 PM

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\G-2 GENERAL NOTES.dwg
DATE: 3/15/2024
TIME: 6:42 PM

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH ALL RELATIVE CITY OF FORT PIERCE ENGINEERING STANDARDS FOR LAND DEVELOPMENT AND FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND FDEP REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, NOC'S AND INSURANCE REQUIRED FOR THE WORK.
3. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION OF THE SITE PRIOR TO THE BEGINNING OF THE WORK. CONTRACTOR SHALL INFORM THE OWNER, COMPANY REPRESENTATIVE, CEC, UTILITY AUTHORITY AND INTERESTED AGENCIES AT LEAST 48 HOURS PRIOR TO THE SCHEDULED INSPECTION.
4. THE LOCATION OF UTILITIES SHOWN ON THE DRAWINGS ARE FROM THE SURVEY PROVIDED BY GSS SURVEYING AND MAPPING, LLC ON AUGUST 18, 2023. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM, IN THE FIELD, THE LOCATION AND ELEVATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. SHOULD CONDITIONS VARY FROM THOSE SHOWN ON THE PLANS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER PRIOR TO CONTINUING CONSTRUCTION.
5. CONTRACTOR SHALL LOCATE, VERIFY AND IDENTIFY ALL EXISTING UNDERGROUND UTILITIES SHOWN, OR NOT SHOWN, ON THE PLANS PRIOR TO ANY EXCAVATING ACTIVITIES.
6. CONTRACTOR SHALL TAKE ALL MEASURES NECESSARY TO PROTECT EXISTING AND NEWLY CONSTRUCTED UTILITIES DURING THE CONSTRUCTION. SHOULD ANY UTILITY LINE OR COMPONENT BECOME DAMAGED OR REQUIRE RELOCATION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE RESPONSIBLE UTILITY COMPANY AND THE ENGINEER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES CAUSED BY HIS OPERATIONS.
8. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITH OTHER WORK WHICH MAY BE ONGOING ADJACENT TO, OR AFFECTING, THIS CONSTRUCTION. CONTRACTOR SHALL COOPERATE WITH OTHER CONTRACTORS AND ALL AFFECTED UTILITY COMPANIES.
9. CONTRACTOR SHALL NOTIFY ALL APPLICABLE UTILITY COMPANIES AND THE ENGINEER 48 HOURS PRIOR TO THE INITIATING OF ANY EXCAVATION ACTIVITIES, OR AS SPECIFIED BY THE UTILITY COMPANY AND ANY PERMITS REQUIRED FOR THE WORK.
10. CONTRACTOR SHALL PROTECT EXISTING SURVEY MARKERS, MONUMENTS, ETC. DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE/REPLACE ANY SURVEY MARKERS DAMAGED DURING CONSTRUCTION ACTIVITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL/DISPOSAL OF ANY UNSUITABLE MATERIAL FROM THE CONSTRUCTION OPERATION, FURNISHING AND COMPACTING SUITABLE REPLACEMENT BACKFILL MATERIAL. DISPOSAL OF UNSUITABLE MATERIAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.
12. CONSTRUCTION WARNING SIGNS SHALL BE MOUNTED AND ERECTED BEFORE CONSTRUCTION CAN COMMENCE. THESE, AND ALL TRAFFIC CONTROL DEVICES, SHALL FOLLOW THE STANDARDS SET FORTH BY THE MANUAL OF UNIFORM TRAFFIC DEVICES (MUTCD) AND FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) STANDARD INDEX.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARLY IDENTIFYING THE AREA OF CONSTRUCTION AND SAFELY ROUTING ALL VEHICULAR AND PEDESTRIAN TRAFFIC AROUND THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARLY MARKED AT ALL TIMES.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE EROSION AND TURBIDITY CONTROLS IN ACCORDANCE WITH FDEP DURING AND FOLLOWING CONSTRUCTION, UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED TO AVOID ADVERSE ENVIRONMENTAL IMPACTS TO OFF-SITE PROPERTY AND DRAINAGE SYSTEMS.
15. CONTRACTOR SHALL HYDRO SEED AND MULCH (OR SOD AS APPLICABLE) ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT ACCORDING TO LOCAL REGULATIONS.
16. CONTRACTOR SHALL MAINTAIN "AS-BUILT" INFORMATION ON A REGULAR BASIS. CONTRACTOR SHALL EMPLOY THE SERVICES OF A SURVEYOR REGISTERED IN THE STATE OF FLORIDA TO DETERMINE ALL "AS-BUILT" INFORMATION. WITHIN 14 DAYS OF THE COMPLETION OF THE WORK, CONTRACTOR SHALL PROVIDE SIGNED AND SEALED COPIES AND THE DIGITAL CAD FILE OF THE "AS-BUILT" DRAWINGS AND SUPPORTING SURVEY RECORDS TO THE ENGINEER. "AS-BUILT" DRAWINGS ARE TO BE IN ACCORDANCE WITH THE CITY OF FORT PIERCE REQUIREMENTS.
17. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRODUCE, AS-BUILT DRAWINGS FOR ANY JURISDICTIONAL AGENCIES AS MAY BE REQUIRED FOR PROJECT CERTIFICATION.
18. CONTRACTOR SHALL GIVE THE ENGINEER A MINIMUM OF 48 HOURS NOTICE OF ALL MEETINGS OR TESTING MEASURES REQUIRED TO BE WITNESSED BY THE CONSTRUCTION ACTIVITIES RELATED TO THE WORK.
19. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF STANDARD SHOP DRAWINGS AND MANUFACTURER'S CATALOGS WITH THE MODEL NUMBER OR TYPE OF THE ITEM ENCIRCLED OR OTHERWISE DESIGNATED. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR. ALL UTILITY SHOP DRAWINGS WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF FORT PIERCE PRIOR TO CONSTRUCTION.
20. THE CONTRACTOR SHALL SUBMIT FIVE (5) SETS OF COMPLETE DETAILED SHOP DRAWINGS FOR ALL SANITARY MANHOLES, WET WELLS, OTHER CASTINGS, AND PUMPS. THE SUBMITTALS SHALL BEAR THE APPROVAL OF THE UNDERGROUND UTILITY CONTRACTOR ON EACH SHEET. A COMPLETE SET OF THE LIFT STATION ELECTRICAL SHOP DRAWINGS IS ALSO REQUIRED IF APPLICABLE. ALL UTILITY SHOP DRAWINGS WILL NEED TO BE APPROVED BY THE ENGINEER OF RECORD AND CITY OF FORT PIERCE PRIOR TO CONSTRUCTION.

GENERAL UTILITY NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF FORT PIERCE UTILITY SYSTEMS DEPARTMENT UTILITY STANDARDS MANUAL AND THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE, DETAILS AND SPECIFICATIONS, AS WELL AS ALL APPLICABLE STATE AND LOCAL REGULATIONS, EXCEPT AS MODIFIED HEREIN.
2. IF SOLVENT CONTAMINATION IS FOUND IN ANY TRENCH, WORK WILL BE STOPPED AND THE CEC, OWNER, AND THE PROPER AUTHORITIES NOTIFIED. THE ST. LUCIE COUNTY HEALTH DEPARTMENT MAY GRANT APPROVAL OF THE USE OF DUCTILE IRON PIPE, FITTINGS AND APPROVED SOLVENT RESISTANT GASKET MATERIAL IN THE CONTAMINATED AREA. THIS APPROVAL MUST BE GRANTED IN WRITING AND PROVIDED TO CEC, AND PROPERTY OWNER. DUCTILE IRON PIPE SHALL EXTEND AT LEAST 100 FEET BEYOND ANY CONTAMINATED AREA.
3. VERTICAL LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THE PLAN AND PROFILE SHEETS HAVE BEEN ASSUMED. CONTRACTOR SHALL EXERCISE CAUTION DURING EXCAVATION NEAR EXISTING UTILITIES SHOWN ON THE PLANS AND NOTIFY THE ENGINEER IF THE LOCATION DIFFERS FROM THAT SHOWN BEFORE CONTINUING WITH THE CONSTRUCTION.
4. UNSUITABLE MATERIALS UNDER PROPOSED PIPING SHALL BE REMOVED AND REPLACED WITH SELECT BACKFILL, PROPERLY COMPACTED TO 95% OF MAXIMUM DENSITY PER AASHTO T-180.
5. FITTINGS SHALL BE USED AT LOCATIONS INDICATED ON THE PLANS, UNLESS OTHERWISE APPROVED BY THE ENGINEER. THRUST BLOCKING SHALL BE USED WHERE REQUIRED BY THE CITY OF FORT PIERCE.
6. THE LENGTH OF TRENCH OPEN AT ANY ONE TIME SHALL BE CONTROLLED BY THE PARTICULAR SURROUNDING CONDITIONS, BUT SHALL BE LIMITED TO 300 LINEAR FEET UNLESS APPROVED BY THE ENGINEER IN WRITING.
7. NO CONNECTIONS TO EXISTING POTABLE WATER SYSTEMS SHALL BE ALLOWED UNTIL ALL PROPOSED WATER LINES HAVE BEEN PRESSURE TESTED, DISINFECTED, CLEARED FOR SERVICE AND ACCEPTED BY THE CITY OF FORT PIERCE AND FDEP.
8. THE BACTERIOLOGICAL SAMPLE POINTS SHALL BE INDICATED IN RED ON THE "AS BUILT" DRAWINGS PRIOR TO THE REQUEST FOR A LETTER OF RELEASE TO PLACE THE CONSTRUCTION INTO SERVICE. THE SAMPLE NUMBERS WILL CORRESPOND TO THOSE ON THE BACTERIOLOGICAL SAMPLE LAB SHEETS.

WATER / SEWER SEPARATION:

1. SANITARY SEWERS (INCLUDING LATERALS), FORCE MAINS, AND STORM SEWERS SHALL CROSS UNDER WATER MAINS WHENEVER POSSIBLE. SANITARY SEWERS, FORCE MAINS AND STORM SEWERS CROSSING WATER MAINS SHALL BE INSTALLED TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE.
2. A FULL, UNCUT LENGTH OF WATER MAIN PIPE, AT LEAST 20 FEET IN LENGTH, SHALL BE CENTERED AT THE POINT OF CROSSING OF ALL WATER AND SEWER PIPING, REGARDLESS OF THE VERTICAL SEPARATION.
3. WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET HORIZONTALLY FROM PIPES CARRYING RAW WASTEWATER, AND 10 FEET HORIZONTALLY FROM PIPES CARRYING RECLAIMED WATER. THE DISTANCE SHALL BE MEASURED FROM OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE. WATER MAINS SHALL BE LAID TO PROVIDE A SEPARATION OF AT LEAST 18 INCHES BETWEEN THE BOTTOM OF WATER MAIN AND THE TOP OF SEWER OR RECLAIMED WATER PIPE. WATER MAINS SHALL CROSS ABOVE SEWER OR RECLAIMED WATER PIPE WITH A VERTICAL SEPARATION OF AT LEAST 18 INCHES.

WASTEWATER COLLECTION SYSTEMS

1. MATERIALS AND INSTALLATION FOR WASTEWATER COLLECTION SYSTEM INCLUDING, BUT NOT LIMITED TO, GRAVITY SEWERS, MANHOLES, SERVICE LATERALS, FORCEMAINS, LIFT STATIONS, AND TESTING REQUIREMENTS SHALL CONFORM TO THE FORT PIERCE UTILITY AUTHORITY UTILITY STANDARDS AND THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC GRAVITY SEWER SHALL BE SDR-26.
2. WYE GRAVITIES FOR LATERAL SERVICE SHALL BE SIX (6) INCHES I.D.
3. PLUGS SHALL BE OF THE SAME MATERIAL AS THE PIPE, GASKETED, AND SHALL WITHSTAND THE REQUIRED TEST PRESSURE.
4. LEAKAGE TEST SHALL BE IN ACCORDANCE WITH CITY OF FORT PIERCE AND AWWA C-600, SECTION 5.2.

GENERAL SEPARATION NOTE:

1. ALL UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE)

NOTE:

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

WATER DISTRIBUTION SYSTEMS

1. MATERIALS AND INSTALLATION FOR WATER DISTRIBUTION SYSTEM INCLUDING, BUT NOT LIMITED TO, PIPE FITTINGS, VALVES, JOINT RESTRAINTS, FIRE HYDRANTS, SERVICE LINES, TESTING, AND DISINFECTION SHALL CONFORM TO THE FORT PIERCE UTILITY AUTHORITY UTILITY STANDARDS AND THE CITY OF FORT PIERCE LAND DEVELOPMENT CODE AND ALL APPLICABLE FDEP REGULATIONS. ALL PVC PIPE SHALL BE SDR-18 UNLESS SPECIFIED OTHERWISE.

WATER AND SEWER UTILITY NOTES

1. THE CONTRACTOR SHALL CONSTRUCT GRAVITY SEWER LATERALS, MANHOLES GRAVITY SEWER LINES AND DOMESTIC WATER AND FIRE PROTECTION SYSTEM AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL FURNISH ALL NECESSARY MATERIALS, EQUIPMENT, MACHINERY, TOOLS, MEANS OF TRANSPORTATION AND LABOR NECESSARY TO COMPLETE THE WORK IN FULL AND COMPLETE ACCORDANCE WITH THE SHOWN, DESCRIBED AND REASONABLY INTENDED REQUIREMENTS OF THE CONTRACT DOCUMENTS AND JURISDICTIONAL AGENCY REQUIREMENTS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
2. ALL EXISTING UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS FOR UTILITY LOCATION AND COORDINATION IN ACCORDANCE WITH THE NOTES CONTAINED IN THE GENERAL CONSTRUCTION SECTION OF THIS SHEET.
3. THE CONTRACTOR SHALL RESTORE ALL DISTURBED VEGETATION IN KIND, UNLESS SHOWN OTHERWISE.
4. DEFLECTION OF PIPE JOINTS AND CURVATURE OF PIPE SHALL NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS. SECURELY CLOSE ALL OPEN ENDS OF PIPE AND FITTINGS WITH A WATERTIGHT PLUG WHEN WORK IS NOT IN PROGRESS. THE INTERIOR OF ALL PIPES SHALL BE CLEAN AND JOINT SURFACES WIPED CLEAN AND DRY AFTER THE PIPE HAS BEEN LOWERED INTO THE TRENCH. VALVES SHALL BE PLUMB AND LOCATED ACCORDING TO THE PLANS.
5. ALL PHASES OF INSTALLATION, INCLUDING UNLOADING, TRENCHING, LAYING AND BACK FILLING, SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER. ALL PIPE AND FITTINGS SHALL BE CAREFULLY STORED FOLLOWING MANUFACTURER'S RECOMMENDATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE TO THE COATING OR LINING IN ANY D.I. PIPE FITTINGS. ANY PIPE OR FITTING WHICH IS DAMAGED OR WHICH HAS FLAWS OR IMPERFECTIONS WHICH, IN THE OPINION OF THE ENGINEER OR OWNER, RENDERS IT UNFIT FOR USE, SHALL NOT BE USED. ANY PIPE NOT SATISFACTORY FOR USE SHALL BE CLEARLY MARKED AND IMMEDIATELY REMOVED FROM THE JOB SITE, AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. WATER FOR FIRE FIGHTING SHALL BE AVAILABLE FOR USE PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE.
7. ALL UTILITY AND STORM DRAIN TRENCHES LOCATED UNDER AREAS TO RECEIVE PAVING SHALL BE COMPLETELY BACK FILLED IN ACCORDANCE WITH THE GOVERNING JURISDICTIONAL AGENCY'S SPECIFICATIONS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
8. UNDERGROUND LINES SHALL BE SURVEYED BY A STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR PRIOR TO BACK FILLING.
9. CONTRACTOR SHALL PERFORM, AT HIS OWN EXPENSE, ANY AND ALL TESTS REQUIRED BY THE SPECIFICATIONS AND/OR ANY AGENCY HAVING JURISDICTION. THESE TESTS MAY INCLUDE, BUT MAY NOT BE LIMITED TO, INFILTRATION AND EXFILTRATION, TELEVISION INSPECTION AND A MANDREL TEST ON GRAVITY SEWER. A COPY OF THE TEST RESULTS SHALL BE PROVIDED TO THE UTILITY PROVIDER, OWNER AND JURISDICTIONAL AGENCY AS REQUIRED.

GENERAL STRIPING AND SIGNAGE NOTES:

1. ALL STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH FDOT AND LATEST EDITION OF MUTCD.

PAVING, GRADING AND DRAINAGE NOTES

1. THE CONTRACTOR AND SUBCONTRACTORS SHALL OBTAIN A COPY OF THE FLORIDA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND BECOME FAMILIAR WITH THE CONTENTS PRIOR TO COMMENCING WORK, AND, UNLESS OTHERWISE NOTED, ALL WORK SHALL CONFORM AS APPLICABLE TO THESE STANDARDS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL CLEAR AND GRUB ALL AREAS UNLESS OTHERWISE INDICATED, REMOVING TREES, STUMPS, ROOTS, MUCK, EXISTING PAVEMENT AND ALL OTHER DELETERIOUS MATERIAL.
3. ALL PAVING, CONSTRUCTION, MATERIALS, AND WORKMANSHIP WITHIN CITY'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY ENGINEERING STANDARDS FOR LAND DEVELOPMENT LOCAL REGULATIONS.
4. ALL UNPAVED AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE REGRADED AND SODDED.
5. TRAFFIC CONTROL ON ALL FDOT, LOCAL AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
6. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL REGRADE WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL UNTIL A GRASS STAND IS WELL ESTABLISHED OR ADEQUATE STABILIZATION OCCURS.
7. ALL OPEN AREAS WITHIN THE PROJECT SITE SHALL BE SODDED UNLESS INDICATED OTHERWISE ON THE LANDSCAPE PLAN.
8. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS.
9. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND REPLACE THE PAVEMENT WITH THE SAME TYPE AND DEPTH OF MATERIAL AS EXISTING OR AS INDICATED.
10. WHERE NEW PAVEMENT MEETS THE EXISTING PAVEMENT, THE CONTRACTOR SHALL SAW CUT THE EXISTING PAVEMENT A MINIMUM 2" DEEP FOR A SMOOTH AND STRAIGHT JOINT AND MATCH THE EXISTING PAVEMENT ELEVATION WITH THE PROPOSED PAVEMENT UNLESS OTHERWISE INDICATED.
11. THE CONTRACTOR SHALL INSTALL FILTER FABRIC OVER ALL DRAINAGE STRUCTURES FOR THE DURATION OF CONSTRUCTION AND UNTIL ACCEPTANCE OF THE PROJECT BY THE OWNER. ALL DRAINAGE STRUCTURES SHALL BE CLEANED OF DEBRIS AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
12. STRIP TOPSOIL AND ORGANIC MATTER FROM ALL AREAS OF THE SITE AS REQUIRED. IN SOME CASES TOPSOIL MAY BE STOCKPILED ON SITE FOR PLACEMENT WITHIN LANDSCAPED AREAS BUT ONLY AS DIRECTED BY THE OWNER.
13. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AGENCY OR TO FDOT STANDARDS. IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED AS PER PLANS. THE AREAS SHALL THEN BE SODDED OR SEEDED AS SPECIFIED IN THE PLANS, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. ALL EARTHEN AREAS WILL BE SODDED OR SEEDED AND MULCHED AS SHOWN ON THE LANDSCAPING PLAN.
15. ALL CUT OR FILL SLOPES SHALL BE 4 (HORIZONTAL) :1 (VERTICAL) OR FLATTER UNLESS OTHERWISE SHOWN.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
17. THE CONTRACTOR SHALL TAKE ALL REQUIRED MEASURES TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO THE INSTALLATION OF TURBIDITY BARRIERS AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. TURBIDITY BARRIERS MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES THE WATER QUALITY STANDARDS IN CHAPTER 17-302, FLORIDA ADMINISTRATIVE CODE.
18. SOD, WHERE CALLED FOR, MUST BE INSTALLED AND MAINTAINED ON EXPOSED SLOPES WITHIN 48 HOURS OF COMPLETING FINAL GRADING, AND AT ANY OTHER TIME AS NECESSARY, TO PREVENT EROSION, SEDIMENTATION OR TURBID DISCHARGES.
19. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE ENVIRONMENTAL RESOURCE PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS IN GOOD CONDITION AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY WATER MANAGEMENT DISTRICT REPRESENTATIVES.
20. THE CONTRACTOR SHALL ENSURE THAT ISLAND PLANTING AREAS AND OTHER PLANTING AREAS ARE NOT COMPACTED AND DO NOT CONTAIN ROAD BASE MATERIALS. THE CONTRACTOR SHALL ALSO EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED AND PROPERLY DISPOSED OF IN A LEGAL MANNER.
21. THE CONTRACTOR SHALL INSTALL ALL UNDERGROUND STORM WATER PIPING PER MANUFACTURER'S RECOMMENDATIONS.

Mills, Short & Associates
PHONE: 772.226.7282
C.A.#: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

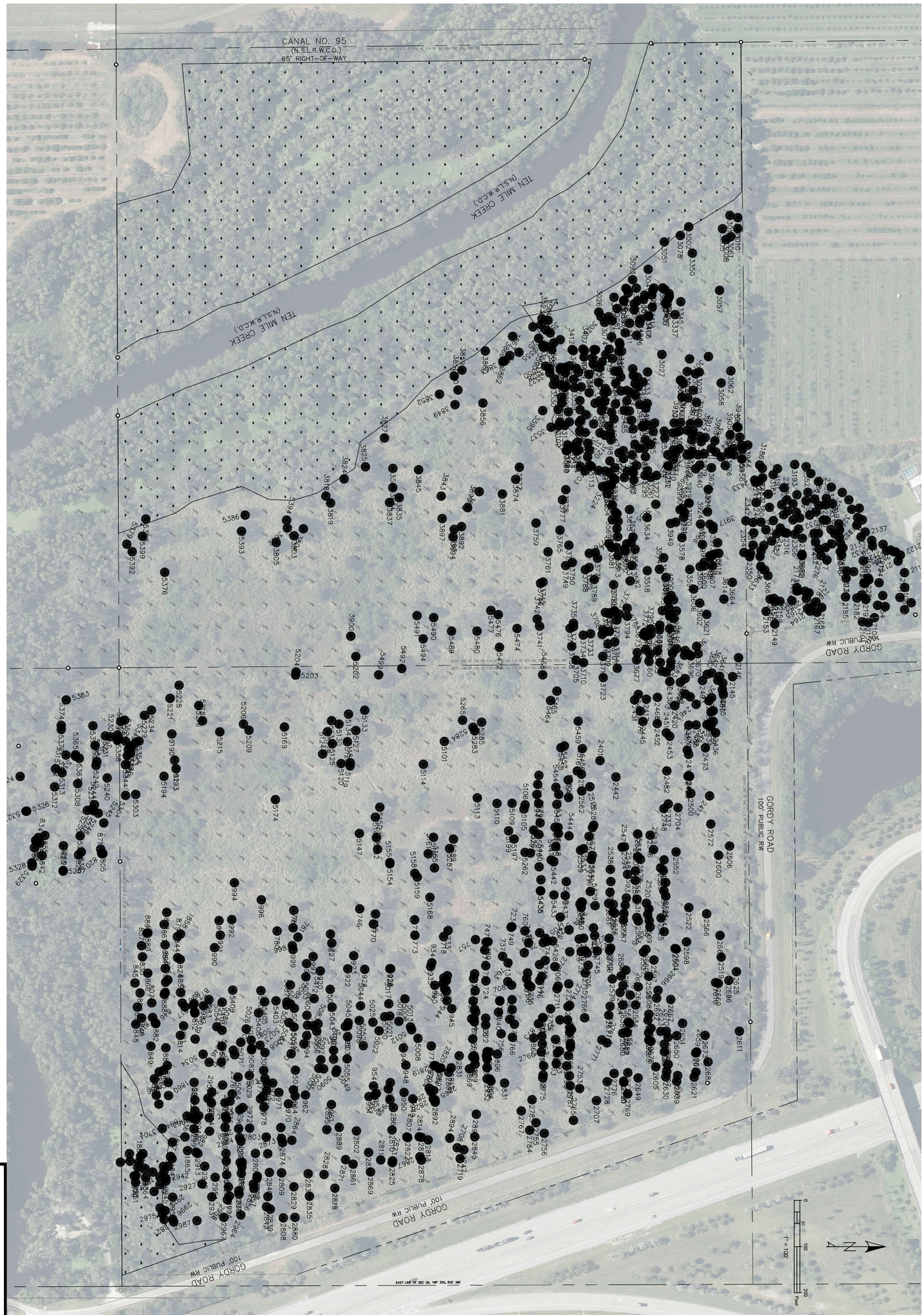
ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: GENERAL NOTES

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-170
DATE 2024.01.26
SHEET NO. G-2



LEGEND:

- EXISTING UTILITY POLE
- EXISTING TELECOM RISER
- EXISTING SPOT ELEVATION
- EXISTING ROAD CENTERLINE
- EXISTING TOP OF BANK
- EXISTING SWALE
- EXISTING CONTOUR LINE
- EXISTING TREE
- EXISTING WETLAND BOUNDARY
- EXISTING OVERHEAD POWER LINES
- PROPERTY LINE

NOTES:

1. REFER TO TREE SURVEY PREPARED BY EDC DATED 03/17/2022 FOR TREE TYPES AND SIZES.
2. ALL NUISANCE EXOTIC VEGETATION EXISTING WITHIN PROJECT SITE PROPERTY MUST BE REMOVED IN CONJUNCTION WITH SITE DEVELOPMENT.
3. ANY WELLS IMPACTED BY DEVELOPMENT MUST BE PROPERLY ABANDONED THROUGH ST. LUCIE COUNTY DEPARTMENT OF HEALTH.

BENCHMARK:

ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.

C-1

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET
EXISTING SITE CONDITIONS

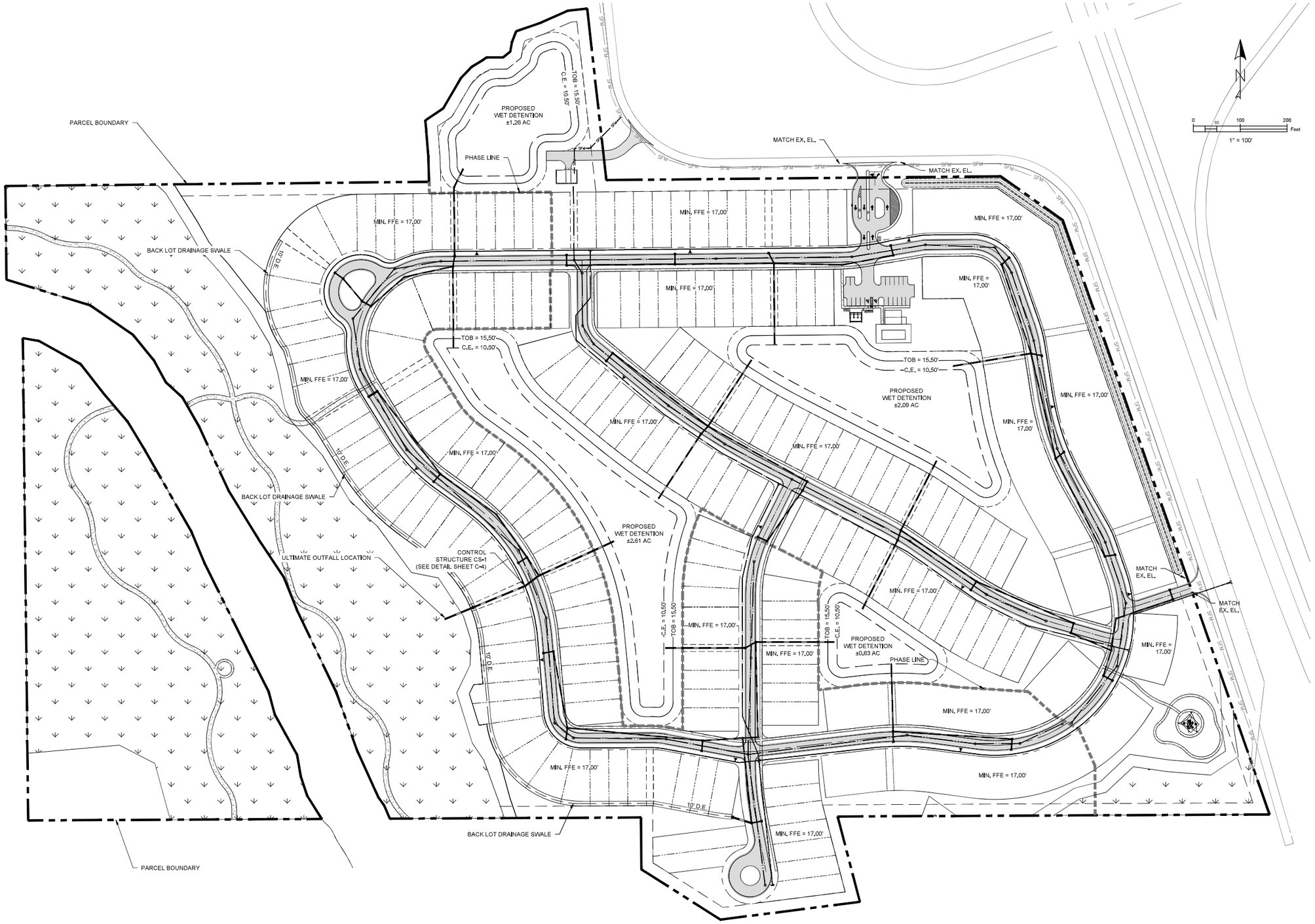
DRAWN BY	CHECKED BY	APPROVED BY	SCALE:
KKR	JWM	JWM	SEE SHEET

PROJ. NO. 24-170
DATE 2024.01.26
SHEET NO.

ISSUE	DATE	COMMENTS

JAMES W. MILLS No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

Mills, Short & Associates
PHONE: 772.226.7282
C.A. #: 30698
WEBSITE:
www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960



PGD LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- TOB — PROPOSED LAKE CONTROL ELEVATION CONTOUR
- (D) — PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE

DRAINAGE AND GRADING NOTES:

1. TOPOGRAPHIC INFORMATION IS TAKEN FROM A TOPOGRAPHIC SURVEY BY LAND SURVEYORS.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORDS OF ST. LUCIE COUNTY UTILITIES AND THE VARIOUS APPLICABLE UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES TO REQUEST EXACT FIELD LOCATION OF UTILITIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. ANY CONDITIONS NOT ALLOWING WATER TO FLOW AS SHOWN SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD FOR RESOLUTION.
4. CONTRACTOR SHALL REVIEW PROPOSED GRADES TO ENSURE COMPATIBILITY WITH CHANGES IN ELEVATION WITHIN THE PROPOSED PLAN.
5. THE STORM WATER DRAINAGE DESIGN IS INTENDED TO CONTAIN ALL REQUIRED SITE STORM WATER RUNOFF AND DISCHARGE INTO AN APPROVED STORM WATER SYSTEM. CONTRACTOR SHALL NOTIFY ENGINEER, SHOULD THE ADJACENT PROPERTY GRADES VARY FROM THOSE SHOWN ON THE PLAN AND CHANGE THE INTENT OF STORM WATER DESIGN.
6. ONSITE EXCAVATED MATERIAL TO BE USED FOR ONSITE PURPOSES ONLY. IF MATERIAL IS TO BE HAULED OFFSITE, MINING PERMIT MAY BE REQUIRED. CONTRACTOR TO CONTACT ENGINEER OF RECORD IF MATERIAL IS TO BE HAULED OFFSITE.
7. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES.
8. FIELD DENSITY TESTS SHALL BE TAKEN AT INTERVALS IN ACCORDANCE WITH THE SPECIFICATIONS AND LOCAL JURISDICTIONAL AGENCY.
9. ELEVATIONS SHOWN AT CURB LINE ARE EDGE OF PAVEMENT UNLESS OTHERWISE SPECIFIED.
10. ALL CUT OR FILL SLOPES SHALL BE 4H:1V OR FLATTER UNLESS OTHERWISE NOTED.
11. ALL DISTURBED AREAS ARE TO BE SODDED AND/OR STABILIZED. CONTRACTOR SHALL RE-GRADE RAINFALL WASHOUTS WHERE THEY OCCUR UNTIL ADEQUATE STABILIZATION OCCURS.
12. ELEVATIONS SHOWN HEREON ARE IN FEET. REFERENCED TO NAVD 88.

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945
THIS SHEET: OVERALL GRADING AND DRAINAGE PLAN

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-170
DATE 2024.01.26
SHEET NO. C-2

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg DATE: 3/15/2024 TIME: 6:42 PM

GORDY CREEK RESIDENTIAL

CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET
PHASE 1 GRADING AND DRAINAGE PLAN (CONCEPTUAL)

DRAWN BY	CHECKED BY	APPROVED BY	SCALE
KKR	JWM	JWM	SEE SHEET

PROJ. NO.	24-170
DATE	2024.01.26
SHEET NO.	C-3A

ISSUE	DATE	COMMENTS

Mills, Short & Associates

PHONE: 772.226.7282 WEBSITE:
C.A.#: 30636 www.MillsShortAssociates.com

700 22nd Place, Suite 2C2D
Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

N

0 20 100 200 Feet

1" = 100'

SFM

MATCH EX. EL.

MIN. FFE = 17.00'

TOB = 15.50'
C.E. = 10.50'

PROPOSED WET DETENTION ±2.09 AC

PROPOSED WET DETENTION ±0.63 AC

PROPOSED WET DETENTION ±1.26 AC

PROPOSED WET DETENTION ±2.61 AC

PHASE LINE

10' D.E.

BACK LOT DRAINAGE SWALE

CONTROL STRUCTURE CS-1 (SEE DETAIL SHEET C-4)

ULTIMATE OUTFALL LOCATION

PARCEL BOUNDARY

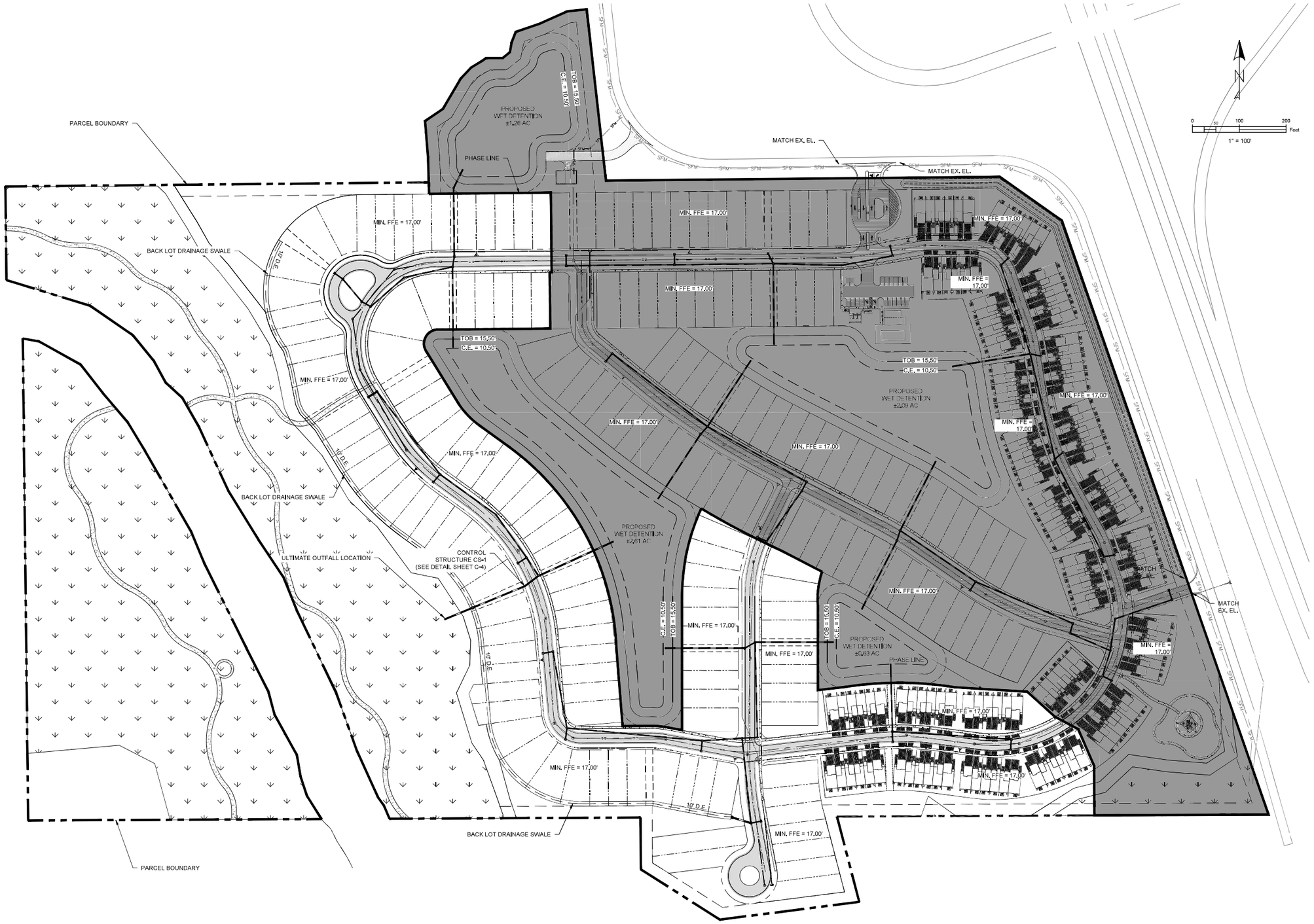
PGD LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- PROPOSED LAKE CONTROL ELEVATION CONTOUR (TOB)
- PROPOSED DRAINAGE STRUCTURE (D)
- PROPOSED DRAINAGE PIPE

NOTE:
PHASE 1 AREA SHOWN.
ALL PONDS TO BE CONSTRUCTED AS PART OF PHASE 1.

PHASE 2

FILE: C:\Users\KatieMills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg DATE: 3/15/2024 TIME: 6:42 PM



PGD LEGEND:

- PROPOSED ASPHALT PAVEMENT
- PROPERTY BOUNDARY
- TOB — PROPOSED LAKE CONTROL ELEVATION CONTOUR
- (D) — PROPOSED DRAINAGE STRUCTURE
- PROPOSED DRAINAGE PIPE

NOTE:

PHASE 2 AREA SHOWN.
ALL PONDS TO BE CONSTRUCTED AS PART OF PHASE 1.

Mills, Short & Associates
PHONE: 772.226.7282
C.A.#: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945

THIS SHEET: PHASE 2 GRADING AND DRAINAGE PLAN (CONCEPTUAL)

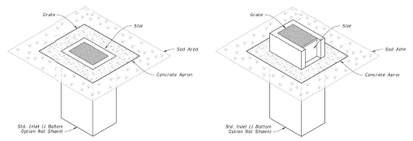
DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-170
DATE 2024.01.26
SHEET NO.

C-3B

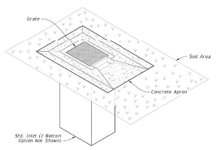
FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-2 OVERALL GRADING AND DRAINAGE PLAN.dwg DATE: 3/15/2024 TIME: 6:42 PM

TIME: 6:43 PM
DATE: 3/15/2024
FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-4 GRADING AND DRAINAGE DETAILS.dwg



DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Without Slot - Type D, E, and H Similar, Pipe Connection Not Shown)

DITCH BOTTOM INLET TYPE C
NON-TRAVERSABLE
(Slot > 7" Shown - Type D, E, and H Similar, Pipe Connection Not Shown)



DITCH BOTTOM INLET TYPE C
TRAVERSABLE
(Single Slot, 1" Shown, Double Slot, Type D, and E Similar, Pipe Connection Not Shown)

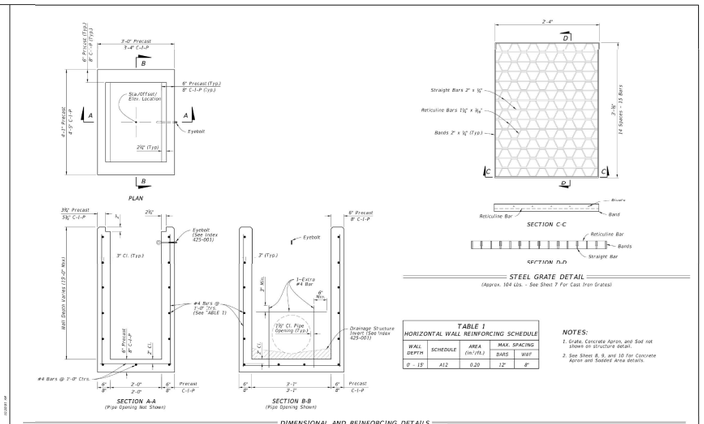
GENERAL NOTES:

1. Work this Index with Index 425-001 and Idex 425-010.
2. Chamfer all exposed edges and corners ¾" chamfer or tooled to ¾" radius.
3. All reinforcing is Grade 60 bars with 2" minimum cover unless otherwise noted. Cut or bend bars for 7½" clearance around pipe opening. Provide one additional #4 bar above and at each side of pipe opening.
4. Use Concrete Apron on inlets without slots and inlets with non-traversable slots only when called for in the Plans.
5. Quantities are for informational and estimating purposes only.

TABLE OF CONTENTS:

Sheet	Description
1	General Notes and Contents
2	Type C – Dimensional, Reinforcing, and Grate Details
3	Type D – Dimensional, Reinforcing, and Grate Details
4	Type E – Dimensional, Reinforcing, and Grate Details
5	Type H (2 & 3 Grate) – Dimensional, Reinforcing, and Steel Grate Details
6	Type H (4 Grate) – Dimensional, Reinforcing, and Steel Grate Details
7	Cast Iron Grate Details
8	Non-Traversable Inlet Details
9	Traversable Inlet Without Slot Details
10	Traversable Inlet With Slot Details
11	Case 1 – Add Traversable Slots to Existing Inlets
12	Case 2 – Add Traversable Slots (Partial) to Existing Inlets
13	Case 3 – Add Traversable Slots (Partial) to Existing Inlets and Ditch Block
14	Alternate A Structure Bottom – Top Slab Details

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX 425-052	SHEET 1 of 14



DIMENSIONAL AND REINFORCING DETAILS

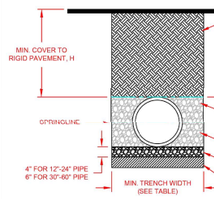
TABLE 1
HORIZONTAL WALL REINFORCING SCHEDULE

WALL DEPTH	SCHEDULE	AREA (in²/ft.)	MAX. SPACING BARS	MAX. SPACING WWF
9' - 15'	A12	0.20	12"	8"

NOTES:
1. Grate, Concrete Apron, and Slot not shown on structure detail.
2. See Sheet 8, 9, and 10 for Concrete Apron and Slotted Area details.

TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRATE DETAILS

LAST REVISION 11/01/20	DESCRIPTION:	FDOT FY 2021-22 STANDARD PLANS	DITCH BOTTOM INLET TYPE C, D, E, AND H	INDEX 425-052	SHEET 2 of 14



RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4" (100mm)	21" (533mm)
6" (150mm)	23" (584mm)
8" (200mm)	26" (660mm)
10" (250mm)	28" (711mm)
12" (300mm)	30" (762mm)
15" (375mm)	34" (864mm)
18" (450mm)	39" (991mm)
24" (600mm)	48" (1219mm)
30" (750mm)	56" (1422mm)
36" (900mm)	64" (1626mm)
42" (1050mm)	72" (1829mm)
48" (1200mm)	80" (2032mm)
60" (1500mm)	96" (2438mm)

NOTES:

1. ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST ADDITION
2. MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
3. FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER. AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
4. BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER, UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm), 6" (150mm) FOR 30"-60" (750mm-1500mm).
5. INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING TO THE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
6. MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOTATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT. FOR TRAFFIC APPLICATIONS WITH LESS THAN FOUR FEET OF COVER, EMBEDMENT OF THE PIPE SHALL BE USING ONLY A CLASS I OR CLASS II BACKFILL.

© 2020 ADS, INC.
ADVANCED DRAINAGE SYSTEMS, INC. ("ADS") HAS PREPARED THIS DETAIL BASED ON INFORMATION PROVIDED TO ADS. THIS DRAWING IS ADVANCED TO DEPICT THE COMPONENTS AS REQUESTED. ADS HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICES FOR THIS PROJECT, NOR HAS ADS INDEPENDENTLY VERIFIED THE INFORMATION SUPPLIED. THIS INSTALLATION DETAILS PROVIDED HEREIN ARE GENERAL RECOMMENDATIONS AND ARE NOT SPECIFIC FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION. IT IS THE DESIGN ENGINEERS RESPONSIBILITY TO ENSURE THE DETAILS PROVIDED HEREIN MEETS OR EXCEEDS THE APPLICABLE NATIONAL, STATE, OR LOCAL REQUIREMENTS AND TO ENSURE THAT THE DETAILS PROVIDED HEREIN ARE ACCEPTABLE FOR THIS PROJECT

REV	DESCRIPTION	BY	MM/DD/YY	CHK'D
0	INITIAL BACKFILL	JAB	04/02/20	

TRENCH INSTALLATION DETAIL (N-12 PER AASHTO)
DRAWING NUMBER: STD-101

ADS ADVANCED DRAINAGE SYSTEMS, INC. 4649 TRUEMAN BLVD HILLIARD, OHIO 43026

Drawn: TJR | Date: 12/29/16 | Scale: NTS | Page: 1 OF 1

MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS**:

PIPE DIAM.	SURFACE LIVE LOADING CONDITION H-25	HEAVY CONSTRUCTION (75T AXLE LAOD) *
12" - 48" (300mm - 1200mm)	12" (305mm)	48" (1219mm)
60" (1500mm)	24" (610mm)	60" (1524mm)

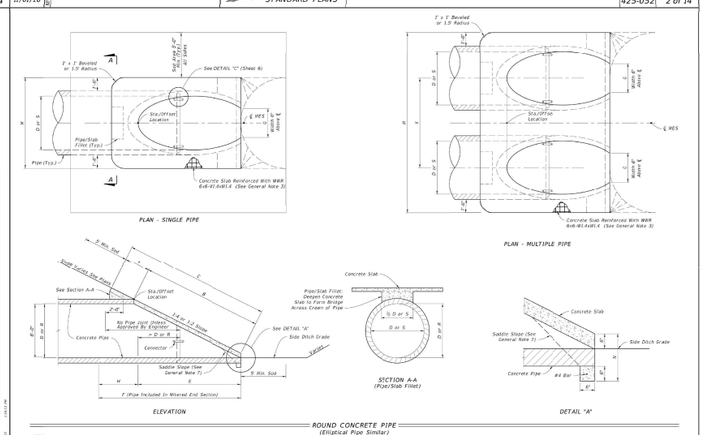
* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER
**SEE BACKFILL REQUIREMENTS IN NOTE 6.

MAXIMUM RECOMMENDED COVER BASED ON VECHICLE LOADING CONDITIONS

PIPE DIAM	CLASS I COMPACTED	CLASS I DUMPED	CLASS II 95%	CLASS II 90%	CLASS III 95%
4" (100mm)	37 (11.3m)	18 (5.5m)	25 (7.6m)	18 (5.5m)	18 (5.5m)
8" (150mm)	44 (13.4m)	20 (6.1m)	29 (8.8m)	20 (6.1m)	21 (6.4m)
8" (200mm)	32 (9.8m)	15 (4.6m)	22 (6.7m)	15 (4.6m)	16 (4.9m)
10" (250mm)	38 (11.6m)	18 (5.5m)	26 (7.9m)	18 (5.5m)	18 (5.5m)
12" (300mm)	35 (10.7m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
15" (375mm)	38 (11.6m)	17 (5.2m)	25 (7.6m)	17 (5.2m)	18 (5.5m)
18" (450mm)	36 (11.0m)	17 (5.2m)	24 (7.3m)	17 (5.2m)	17 (5.2m)
24" (600mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
30" (750mm)	28 (8.5m)	13 (4.0m)	20 (6.1m)	13 (4.0m)	14 (4.3m)
36" (900mm)	26 (7.9m)	12 (3.7m)	18 (5.5m)	13 (4.0m)	13 (4.0m)
42" (1050mm)	23 (7.0m)	11 (3.4m)	16 (4.9m)	11 (3.4m)	11 (3.4m)
48" (1200mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)
60" (1500mm)	25 (7.6m)	11 (3.4m)	17 (5.2m)	11 (3.4m)	12 (3.7m)

FILL HEIGHT TABLE GENERATED USING AASHTO SECTION 12, LOAD RESISTANCE FACTOR DESIGN (LRFD) PROCEDURE WITH THE FOLLOWING ASSUMPTIONS:
NO HYDROSTATIC PRESSURE,
UNIT WEIGHT OF SOIL (γs) = 120 PCF

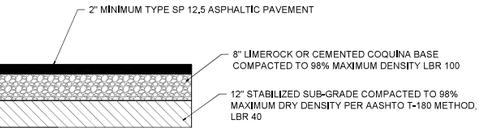
LAST REVISION 11/01/19	DESCRIPTION:	FDOT FY 2023-24 STANDARD PLANS	CROSS DRAIN MITERED END SECTION	INDEX 430-021	SHEET 2 of 6



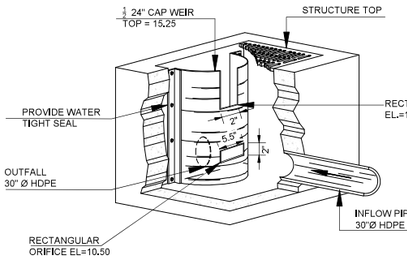
NOTE: See Table 1 on Sheet 3 for Dimensions and Quantities.

ROUND CONCRETE PIPE
(Elliptical Pipe Similar)

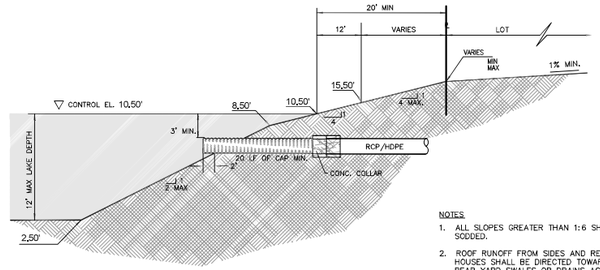
SINGLE AND MULTIPLE CONCRETE PIPE



ASPHALT PAVEMENT
SCALE: N.T.S.

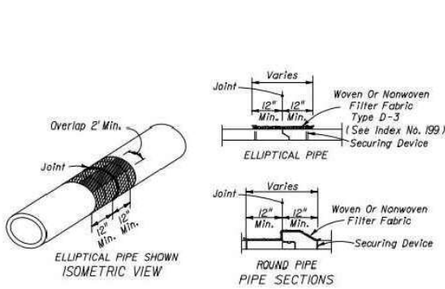


CONTROL STRUCTURE CS-1
FDOT TYPE 'C' STRUCTURE
SCALE = N.T.S.



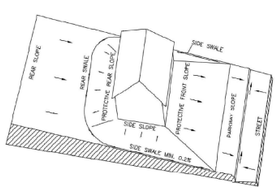
NOTES
1. ALL SLOPES GREATER THAN 1:6 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES OR DRAINS ACCORDINGLY.

TYPICAL LAKE SECTION
SCALE: N.T.S.



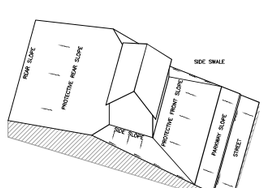
Cost of filter fabric jacket to be included in cost of pipe culverts.
FOR ALL PIPE TYPES - CONCRETE PIPE SHOWN

FILTER FABRIC DETAIL
SCALE: N.T.S.



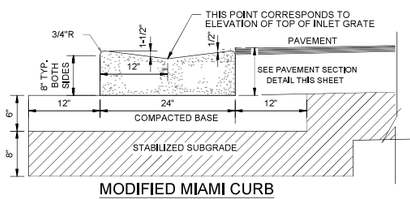
TYPE 'A' LOT GRADING DETAIL
N.T.S.
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)
ALL LOTS

NOTES
1. ALL SLOPES GREATER THAN 1:6 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.
3. YARD GRADING MUST BE IN CONFORMANCE WITH FBC.
4. MIN. FINISHED FLOOR MUST BE 18" ABOVE CROWN OF ROAD.
5. FINISHED FLOOR ELEV. TO BE APPROVED THROUGH BLDG PERMIT PLOT PLANS.



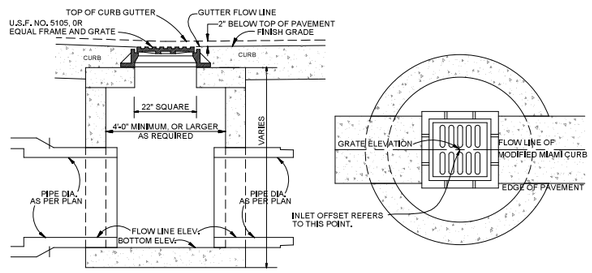
TYPE 'B' LOT GRADING DETAIL
N.T.S.
(DRAINAGE TO BOTH STREET AND REAR LOT LINE)
ALL LOTS

NOTES
1. ALL SLOPES GREATER THAN 1:6 SHALL BE SODDED.
2. ROOF RUNOFF FROM SIDES AND REAR OF HOUSES SHALL BE DIRECTED TOWARD SIDE AND REAR YARD SWALES ACCORDINGLY.
3. YARD GRADING MUST BE IN CONFORMANCE WITH FBC.
4. MIN. FINISHED FLOOR MUST BE 18" ABOVE CROWN OF ROAD.
5. FINISHED FLOOR ELEV. TO BE APPROVED THROUGH BLDG PERMIT PLOT PLANS.



NOTE:
CONTROL CUTS @ 10' O.C. 3/4" DEEP MINIMUM WITHIN 48 HOURS OF POURING.

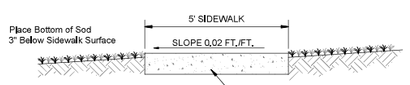
MODIFIED MIAMI CURB
SCALE: N.T.S.



ELEVATION TOP VIEW

NOTE:
1. FOR JUNCTION BOX USE STANDARD STRUCTURE BOTTOM AND TOP SLAB "TYPE P" OR "TYPE J". IN ACCORDANCE WITH F.D.O.T. STANDARD INDEX No. 200.

TYPICAL MODIFIED MIAMI CURB INLET
SCALE: N.T.S.



SIDEWALK NOTES:
1. ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH THE "SUGGESTED SPECIFICATIONS FOR CONCRETE AREAS" PREPARED BY THE PORTLAND CEMENT ASSOCIATION.
2. CONTROL JOINTS SHALL BE CONSTRUCTED AT A MAXIMUM OF 8-FEET.
3. AT LEAST THREE (3) COMPRESSIVE STRENGTH CYLINDER SAMPLES SHALL BE TAKEN FOR EACH 10,000 SQUARE FEET OF PAVEMENT OR FIVE (5) PER JOB, WHICHEVER IS GREATER, SLUMP SHALL BE 2 TO 4 INCHES (AASHTO T-119), COMPRESSIVE STRENGTH SHALL BE REPORTED AT 7, 14, AND 28 DAYS.
4. CONSTRUCT UPON FIRM, STABILIZED GROUND, COMPACTED TO 95% MAXIMUM DRY DENSITY.
5. SURFACE WITH BROOM FINISH.

SIDEWALK DETAIL
N.T.S.

Mills, Short & Associates
PHONE: 772.226.7282
C.A.#: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

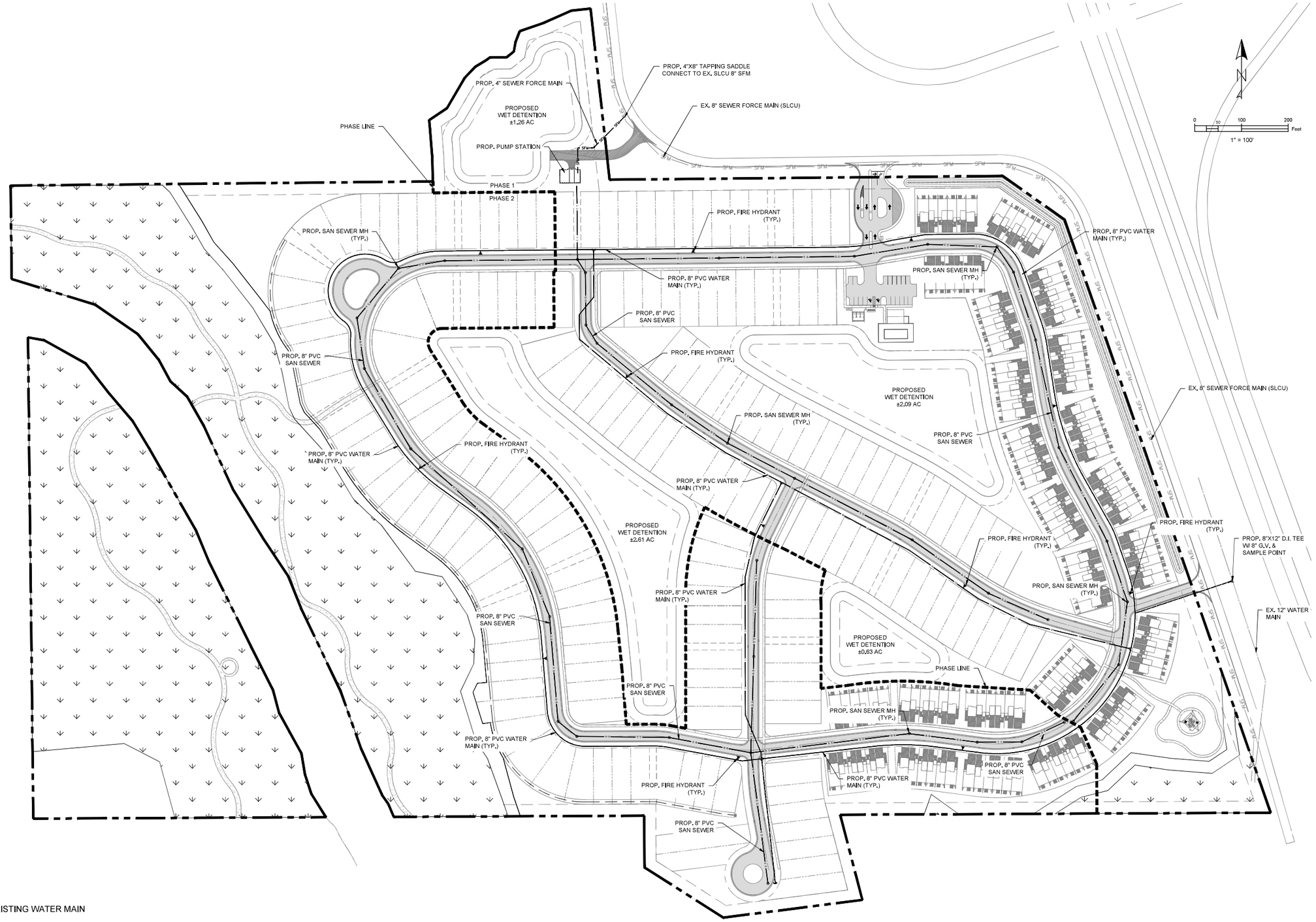
JAMES W. MILLS
No. 74145
STATE OF FLORIDA
PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945
THIS SHEET: GRADING AND DRAINAGE DETAILS

SCALE: SEE SHEET
APPROVED BY: JWM
CHECKED BY: JWM
DRAWN BY: KKR

PROJ. NO. 24-170
DATE 2024.01.26
SHEET NO. C-4



UTILITY LEGEND

- EXISTING WATER MAIN
- EXISTING SAN. SEWER FORCE MAIN
- PROPOSED WATER LINE
- PROPOSED SAN SEWER LINE
- PROPOSED FORCE MAIN
- PROPOSED FDC
- PROPOSED FIRE HYDRANT
- PROPOSED SAN SEWER MANHOLE

CONTRACTOR'S NOTE:

EXISTING UTILITY LOCATIONS ARE BASED ON MAPS FROM ST. LUCIE COUNTY UTILITIES. FIELD VERIFY IMMEDIATELY UPON START OF CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES REGARDING SIZE, LOCATION, AND FEASIBILITY OF TIE-INS.

GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS TO EXISTING UTILITIES.

BENCHMARKS

ALL ELEVATIONS REFER TO NORTH AMERICAN VERTICAL DATUM OF 1988.

Mills, Short & Associates
WEBSITE: www.MillsShortAssociates.com
PHONE: 772.226.7282
C.A. #: 30698
700 22nd Place, Suite 2C/2D
Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

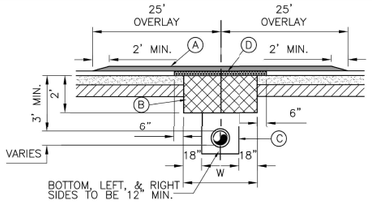
ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945
THIS SHEET: CONCEPTUAL UTILITY PLAN

DRAWN BY: KKR
CHECKED BY: JWM
APPROVED BY: JWM
SCALE: SEE SHEET

PROJ. NO. 24-170
DATE 2024.01.26
SHEET NO. C-5

FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-5 CONCEPTUAL UTILITY PLAN.dwg
DATE: 3/15/2024
TIME: 6:43 PM



(A) OVERLAY 25 FEET FROM CENTER LINE OF TRENCH, BOTH SIDES OF OPEN CUT WITH 1" MINIMUM TYPE SP-9.5 ASPHALT OR MATCH EXISTING SURFACE MATERIAL WHEN POSSIBLE.

(B) CONSTRUCT 2.0' DEEP X WIDTH AND LENGTH OF TRENCH WITH CEMENTED COQUINA CR LIMEROCK (LBR 100). SEE SPECIFICATIONS NOTE #2 EELOW FOR COMPACTION REQUIREMENTS.

(C) PROVIDE CLEAN BACKFILL. BACKFILL SHALL BE REPLACED IN 6" LAYERS. EACH LAYER SHALL BE MECHANICALLY COMPACTED TO A MINIMUM 100% DENSITY AS DETERMINED BY AASHTO T-99, METHOD "C".

(D) DITCH WIDTH (W)+12", MATCH EXISTING TYPE AND THICKNESS OF ASPHALT (MINIMUM OF 2" OF TYPE SP-9.5)

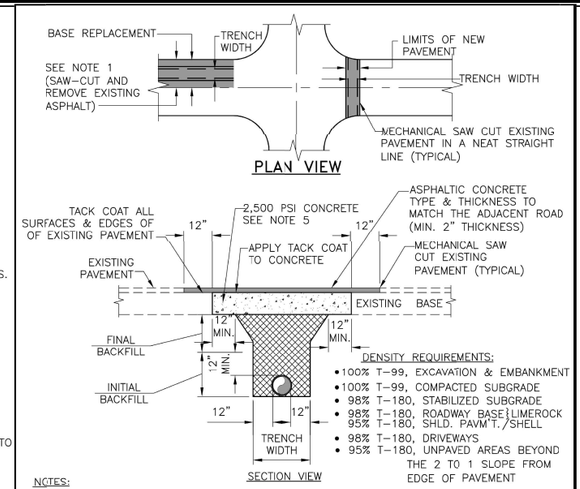
NOTES:

1. REPLACED BASE MATERIAL OVER DITCH SHALL BE AS SHOWN ABOVE.
2. BASE MATERIAL SHALL BE PLACED IN 6" LAYERS OR AS OTHERWISE APPROVED AND EACH LAYER THOROUGHLY MECHANICALLY COMPACTED TO (98%) DENSITY AS DETERMINED BY AASHTO T-180.
3. ASPHALT CONCRETE PAVEMENT JOINTS SHALL BE LAPPED AND FEATHERED.
4. ALL PAVEMENT JOINTS SHALL BE MECHANICALLY SAWED.
5. SURFACE MATERIAL WIL. BE CONSISTENT WITH EXISTING SURFACE OR AS OTHERWISE DIRECTED (TYPE SP-9.5) AND PLACED IN ACCORDANCE WITH FDOT REQUIREMENTS.
6. A MINIMUM OF TWO DENSITY TESTS SHALL BE TAKEN FOR EACH SIX (6) INCH LIFT OF SUBGRADE AND EACH OPEN CUT CROSSING. WHEN THE SPECIFIED COMPACTED BASE IS GREATER THAN SIX AND ONE-HALF (6-1/2) INCHES THE BASE SHALL BE CONSTRUCTED IN TWO OR MORE COURSES. PROCTORS FOR MATERIALS USED IN BACK-FILLING SHALL BE OBTAINED BY A CERTIFIED LABORATORY. DENSITY TESTS SHALL BE CONDUCTED BY A CERTIFIED LABORATORY OR THE PERMITTEE'S CONSULTANTS. THE PERCENTAGE OF MAXIMUM DENSITY REQUIRED SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. A COPY OF ALL COMPLETED AND ACCEPTED DENSITY TESTS SHALL BE FURNISHED TO THE ENGINEER'S OFFICE PRIOR TO FINAL INSPECTION.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

FLEXIBLE PAVEMENT REPLACEMENT DETAIL

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: G-7



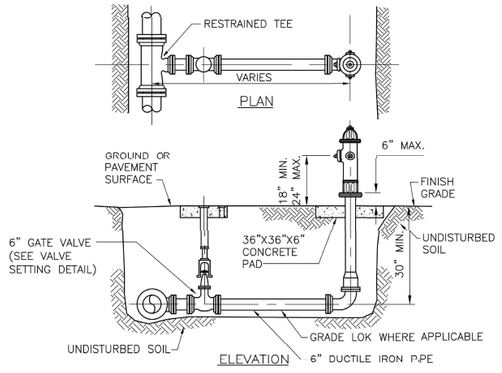
NOTES:

1. PAVEMENT RESTORATIONS FOR LONGITUDINAL CUTS IN ALL STREETS SHALL BE FULL LANE WIDTH, WITH FULL LANE WIDTH RESURFACING FOR EACH LANE WITHIN THE LIMITS OF THE CUT.
2. WHEN AN ARTERIAL OR MAJOR COLLECTOR STREET IS OPEN CUT WITHIN THE LIMITS OF THE ROADWAY INTERSECTION, THE ENTIRE INTERSECTION SHALL BE OVERLAID WITH ASPHALTIC CONCRETE.
3. WHEN STREETS OTHER THAN ARTERIALS OR MAJOR COLLECTORS ARE OPEN CUT MORE THAN TWO TIMES AT THE INTERSECTION, THE ENTIRE INTERSECTION SHALL BE OVERLAID WITH ASPHALTIC CONCRETE. TWO OPEN CUTS OR LESS AT THE INTERSECTION WILL REQUIRE OVERLAYING WITH ASPHALT ONLY IN THE OPEN CUT AREA.
4. THE CONTRACTOR SHALL BE REQUIRED TO DOCUMENT ALL PAVEMENT MARKINGS PRIOR TO OVERLAY. THE CONTRACTOR SHALL THEN PLACE NEW PAVEMENT MARKINGS AT THE SAME LOCATIONS. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE TO F.D.O.T. SECTION 711.
5. 2500 PSI CONCRETE THICKNESS SHALL MATCH EXISTING BASE THICKNESS (6" MIN.)

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

UTILITY ROAD CUT PAVEMENT RESTORATION

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: G-8



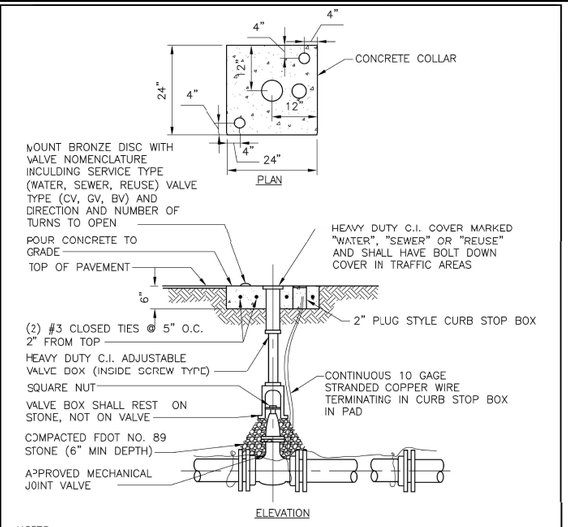
NOTES:

1. HYDRANTS SHALL BE INSTALLED PLUMB AND TRUE.
2. VALVES SHALL BE PLACED ADJACENT TO MAIN, AND TIED TO TEE.
3. PUMPER NOZZLE SHALL FACE STREET.
4. ALL HYDRANTS SHALL BE CONNECTED TO THE MAIN WITH RESTRAINED TEE.
5. HYDRANTS SHALL NOT BE PLACED IN SIDEWALK, ROADWAYS OR BIKEPATHS.
6. ALL PIPE AND FITTINGS SHALL BE RESTRAINED.
7. HYDRANT BARREL COLOR TO BE RED.
8. THE CONNECTOR PIPE SHALL BE CEMENT LINED DUCTILE IRON, CLASS 350.
9. HYDRANT EXTENSIONS SHALL NOT BE ALLOWED.
10. NEWLY CONSTRUCTED FIRE HYDRANTS THROUGHOUT THE PROJECT SHALL HAVE A RED "OUT OF SERVICE" DISK (JOSEPH G. POLLARD CO. OR EQUAL) ATTACHED TO 6" PUMPER NOZZLE CAP. DISK TO BE REMOVED AFTER WATER SYSTEM HAS BEEN APPROVED FOR SERVICE BY THE DISTRICT.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

FIRE HYDRANT INSTALLATION DETAIL

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: W-6



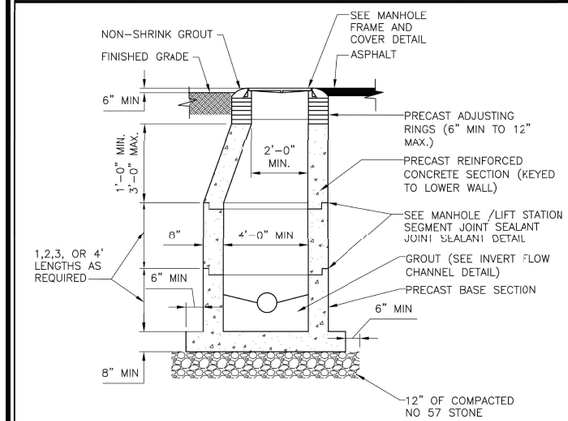
NOTES:

1. WHEN TOP OF OPERATING NUT IS DEEPER THAN 42", A STAINLESS STEEL EXTENSION WILL BE REQUIRED TO BRING OPERATING NUT 12" BELOW FINISHED GRADE. A STAINLESS STEEL CENTERING PLATE, WELDED TO THE EXTENSION, IS ALSO REQUIRED.
2. COVER SHALL BE PAINTED FEDERAL SAFETY BLUE FOR WATER MAINS, GREEN FOR SEWER MAINS AND PURPLE FOR RECLAIMED MAINS.
3. C900 P.V.C. OR D.I.P. RISER PIPE SHALL BE ADDED TO EXTEND THE VALVE BOX AS REQUIRED.
4. REFLECTIVE PAVEMENT MARKERS (RPM) SHALL BE 6" FROM THE EDGE OF PAVEMENT AS PER DOT INSTALLATION SPECIFICATIONS. WATER RPM'S "BLUE", SEWER RPM'S "GREEN" AND RECLAIMED WATER RPM'S "PURPLE".

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

VALVE SETTING DETAIL (GATE VALVE)

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: G-16



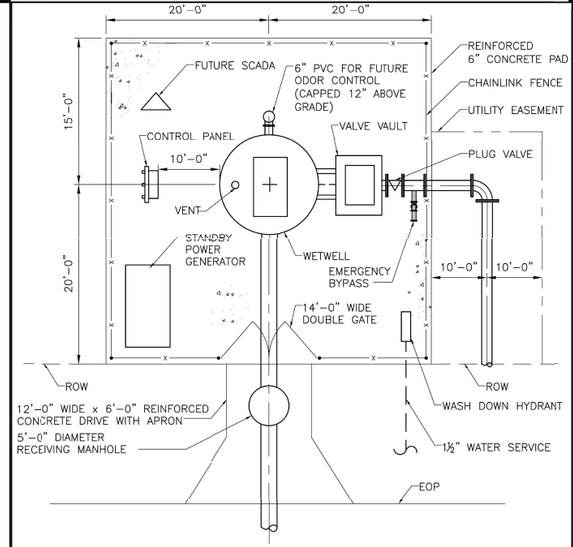
NOTES:

1. MANHOLES SHALL BE DESIGNED IN ACCORDANCE WITH ASTM C478.
2. CONNECTIONS AND GROUTING IN MANHOLE NOT SHOWN. SEE DRAWINGS FOR PIPE SIZE, LOCATIONS AND INVERTS.
3. PAINT OUTSIDE OF MANHOLE WITH TWO COATS OF CCAL TAR EPOXY (BITUMASTIC 50)
4. LINE INSIDE OF MANHOLE WITH AN APPROVED LINING MATERIAL.
5. ALL PIPE PENETRATIONS SHALL BE PRECAST.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

STANDARD PRECAST MANHOLE DETAIL

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S-5



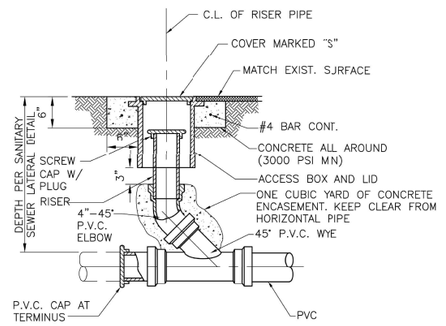
NOTES:

1. APPLIES TO LIFT STATIONS SERVING 500 ERCS OR GREATER OR RECEIVING FLOW FROM ONE OR MORE LIFT STATIONS
2. ALTERNATE LIFT STATION LAYOUTS WILL BE CONSIDERED BY THE DISTRICT ON A CASE-BY-CASE BASIS.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

TYPICAL LIFT STATION PLAN (LARGE)

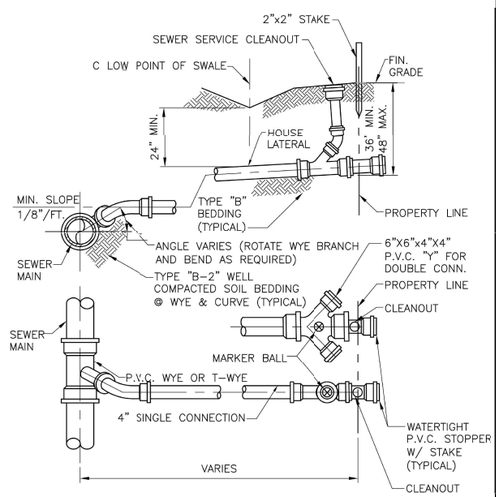
DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S-15



ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

SEWER SERVICE CLEANOUT

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S-2



NOTES:

1. INVERT OF LATERAL TO BE 36" FROM FINISHED GRADE EXCEPT ON " WATER 1. LINE SIDE " OF STREET R/W WHERE IT SHALL DROP TO 48" AS SOON AS DEPTH OF SEWER MAIN PERMITS.
2. INSTALL MAGNETIC MARKERS AT THE END OF EACH SERVICE LINE OR OPPOSITE WYES AND RECORD LOCATION.

ST. LUCIE COUNTY WATER & WASTEWATER CONSTRUCTION STANDARDS

SANITARY SEWER LATERAL DETAIL

DATE APPROVED: DECEMBER 2015 | DRAWING NUMBER: S-1

Mills, Short & Associates
PHONE: 772.226.7282
C.A.#: 30698
WEBSITE: www.MillsShortAssociates.com
700 22nd Place, Suite 202D
Vero Beach, Florida 32960

JAMES W. MILLS LICENSE No. 74145 STATE OF FLORIDA PROFESSIONAL ENGINEER

ISSUE	DATE	COMMENTS

GORDY CREEK RESIDENTIAL
CITY OF FORT PIERCE
FLORIDA 34945
THIS SHEET: UTILITY DETAILS

SCALE: SEE SHEET
APPROVED BY: JWM
CHECKED BY: JWM
DRAWN BY: KKR

PROJ. NO. 24-170
DATE 2024.01.26
SHEET NO. C-6

TIME: 6:43 PM
DATE: 3/15/2024
FILE: C:\Users\katie\Mills, Short & Associates\Common - Documents_Projects\24-170 Zentex Residential\CADD\Civil Sheets\C-6 UTILITY DETAILS.dwg

Technical Review Committee **1. e.**

Meeting Date: 05/16/2024

REQUESTED ACTION

Text Amendment - Innovative Residential Development - Sec.125-243

SUMMARY

Proposed Code amendments to promote innovative residential developments which achieve a more creative and imaginative housing environment , by employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Please submit comments to kfreeman@cityoffortpierce.com

LOCATION

Citywide

RESPONSIBLE STAFF

Kev Freeman, Planning Director. kfreeman@cityoffortpierce.com

RECOMMENDATION

Provide Comments.

Attachments

Proposed - Clean

Proposed - Mark-up

Form Review

Form Started By: Kev Freeman Started On: 05/02/2024 02:55 PM

Final Approval Date: 05/02/2024

Sec. 125-243. Innovative residential developments.

(a) *Purpose.* Innovative residential developments are developments which achieve a more creative and imaginative housing environment than normally occurs by use of the clustering technique, by employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Density bonuses and reductions in various building restrictions are used to encourage these developments.

(b) *General standards for approval.* The city commission shall consider the approval of an innovative residential development only if the commission determines that the development fulfills the purpose of this section and complies with applicable standards referred to in this section and section 125-236, additional zoning ordinance provisions not in conflict with the intent of this section and other city laws.

(c) *Potential uses.* The following uses are allowed in an innovative residential development if the city commission considers them appropriate for the particular development being proposed:

(1) Single-family dwellings and townhomes if each have their own separate lot.

(2) Duplexes, quadraplexes, triplexes, and multifamily housing developments, when permitted in the zone.

(3) Nonresidential uses permitted in the zone when these uses are not an obstacle to providing a suitable mixed-use living environment for residents of the innovative residential development.

(d) *Minimum site size.* Minimum lot size is determined by the maximum density authorized in the comprehensive plan, net of the land area required to be set aside for subdivision roads, sidewalks, stormwater ponds, open space, landscape buffers, and any other mandatory land development regulations that require land to be set aside that could otherwise be used for the development of single-family homes, two-family homes, and fee simple, single-family townhouses.

(e) Residential densities. Maximum densities will not exceed the density allocated within the city's comprehensive plan for the underlying future land use.

(f) *Development standards.*

(1) Area, width, depth, yard, and lot coverage requirements for lots in an innovative residential development shall be determined by the city commission based, but not limited to, the following considerations:

a. Compatibility with surrounding development

b. Constraints of existing Physical features.

c. Availability of utilities.

d. Transportation capacity.

e. Enhanced landscaping, streetscape, open spaces, and recreation areas.

f. Creative site design, such as, but not limited to, visual focal points, variation in building setbacks and use of existing site features.

g. Architectural styles, building materials and variation of building types.

h. Character of the development within the street scene.

(2) Additional setback requirements may be imposed by the city commission to provide adequate light, ventilation, privacy' and other appropriate features.

(3) The maximum building height shall not exceed those building heights presented in the applicable zoning district and the city commission may further limit heights.

(h) *Compatibility with adjacent development.* If topographical or other barriers near the perimeter of the innovative residential development do not provide reasonable privacy for existing or potential uses adjacent to the development, the city commission shall require buildings in the innovative residential development to be set back an adequate distance from the perimeter of the innovative residential development or require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms.

(i) *Unified control.* All land intended to be included in the innovative residential development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(j) *Maintenance of common areas.* Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

(1) The property will be conveyed under one of the following options:

a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or

b. To an association of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions that are acceptable to the city commission as providing for the continuing care of the property.

(2) The property may not be put to a use not specified in the development plans unless the development plans are first amended to permit the use. However, no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.

(3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:

a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.

b. The association must be responsible for liability insurance, local taxes, and the maintenance of property.

c. Owners and tenants must pay their pro rata share of the cost.

d. The association must be able to adjust assessments to meet changing needs.

e. The city must be authorized to enforce these and other provisions governing the use, improvement, and maintenance of the property.

(4) If the property is not conveyed to a public agency, then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:

a. A legal description of the property upon which the dwelling units are to be constructed;

b. A statement of the total area contained within such description;

c. A statement of the number of existing or proposed units located on the subject property;

d. A statement of the number of dwelling units for which the application is made;

e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

(k) *Utility easements.* Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.

(l) *Other standards.* All innovative residential developments will comply with regulations affecting signs referred to in section 125-310, and applicable portions of the city's regulations governing subdivisions. The city commission may also establish additional requirements which it considers necessary to ensure that an innovative residential development conforms to the intent of this section.

(m) *Special application requirements.* When an application is submitted for conditional use approval of an innovative residential development, the following items will be submitted in addition to other information submitted in accordance with section 125-236, the city's subdivision regulations or other city laws:

(1) Statements describing in detail the character and intended use of the development.

(2) Material which presents firm evidence of unified control of the entire area within the proposed innovative residential development, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.

(3) A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the innovative residential development, such as land areas and dwelling units.

(4) A statement indicating the justification for any desired density bonuses.

(5) Agreements, provisions, and covenants which govern the use, maintenance, and continued protection of the innovative residential development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(6) Additional information needed to demonstrate compliance with the standards in this section and those referred to in section 125-242.

(Code 1983, § 22-82; Ord. No. H-186, § 30-82, 6-15-1981; Ord. No. 21-008, § 3, 4-5-2021)

Sec. 125-243. Innovative residential developments.

(a) *Purpose.* Innovative residential developments are developments which achieve a more creative and imaginative housing environment than normally occurs by use of the clustering technique, by employing various other methods to achieve distinctiveness and excellence in siting, design and/or landscaping. Density bonuses and reductions in various building restrictions are used to encourage these developments.

(b) *General standards for approval.* The city commission shall consider the approval ofe an innovative residential development only if the commission determines that the development fulfills the purpose of this section and complies with applicable standards referred to in this section and section 125-236, additional zoning ordinance provisions not in conflict with the intent of this section and other city laws.

(c) *Potential uses.* The following uses are allowed in an innovative residential development if the city commission considers them appropriate for the particular development being proposed ~~and if other applicable standards are satisfied~~:

(1) Single-family dwellings and~~,~~ townhomes ~~detached or attached,~~ if each ~~has its~~ have their own separate lot.

(2) Duplexes, quadraplexes, triplexes, and multifamily housing developments, when permitted in the zone ~~as a semi-restricted use or a conditional use~~.

(3) Nonresidential uses permitted in the zone ~~as a semi-restricted or conditional use~~ when these uses are not an obstacle to providing a suitable mixed-use living environment for residents of the innovative residential development.

(d) *Minimum site size.* Minimum lot size is determined by the maximum density authorized in the comprehensive plan, net of the land area required to be set aside for subdivision roads, sidewalks, stormwater ponds, open space, landscape buffers, and any other mandatory land development regulations that require land to be set aside that could otherwise be used for the development of single-family homes, two-family homes, and fee simple, single-family townhouses. ~~Innovative residential developments shall be established on parcels of land which are suitable for the proposed development.~~

(e) *Residential densities.* Maximum d~~D~~ensities will not exceed the density allocated within the city's comprehensive plan for the underlying future land use. ~~level which the city commission determines is appropriate due to natural features of the area, public facility and service needs and capacities, transportation needs and capacities and compatibility with nearby development. If it determines that density bonuses should be allowed in accordance with the following criteria, the maximum gross density allowed may be up to eight units per acre in an R-3 zone, 12 units per acre in an R-4 zone and 18 units per acre in an R-5 zone. Density bonuses awarded for the following criteria are cumulative:~~

~~(1) *Landscaping.* The gross density may be increased up to one unit per acre for landscaping plans which provide for effective use of existing vegetation and/or for approved landscape plans for streetscapes, pedestrian ways, bicycle paths, areas near buildings, open spaces and/or recreation areas. This increased density may only be awarded if the landscaping of the innovative residential development will exceed the requirements in section 125-314 for landscaped area by ten percent, for amount of trees by ten percent and/or in terms of qualitative characteristics of the landscaping.~~

~~(2) *Siting.* The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for creative placement of buildings and/or other facilities in terms of visual focal points, use of existing physical features such as topography, views, sun and wind orientation, the circulation pattern, variation in building setbacks and/or building and facility groupings.~~

~~(3) *Design.* The gross density may be increased (up to one-half unit per acre in R-3 and R-4 zones and one unit per acre in an R-5 zone) for imaginative design features including architectural styles, harmonious use of building materials, varied use of housing types and/or other design elements of the innovative residential development.~~

(f) ~~*Basic use*~~*Development standards.*

(1) Area, width, depth, yard, and lot coverage requirements for lots in an innovative residential development shall be determined by the city commission based, but not limited to, the following considerations:

~~on the basis of relevant characteristics of the use, the rest of the innovative residential development and the surrounding area, including those characteristics relating to use~~

a. Ce~~C~~ompatibility with surrounding development

b. ~~, p~~Constraints of existing Physical features. ~~constraints~~

c. ~~-~~ ~~and~~ Availability of utilities. ~~y and~~

d. ~~t~~Transportation capacity~~ies~~.

e. Enhanced landscaping, streetscape, open spaces and recreation areas.

f. Creative site design, such as, but not limited to, visual focal points, variation in building setbacks and use of existing site features.

g. Architectural styles, building materials and variation of building types.

h. Character of the development within the street scene.

(2) ~~No building within the innovative residential development shall be located closer than 15 feet to any street or street right-of-way. No building with residential dwellings shall be closer than 20 feet to any nonaccessory building, except single-family dwellings may be attached or less than 20 feet apart.~~ Additional setback requirements may be imposed by the city commission to provide adequate light, ventilation, privacy' and other appropriate features.

(3) The maximum building height shall not exceed those building heights presented in the applicable zoning district and the city commission may further limit heights.

~~(g) *Open spaces.* Innovative residential developments which receive density bonuses in accordance with subsection (e) of this section shall comply with the following provisions:~~

~~(1) In all such innovative residential developments at least 40 percent of the site, exclusive of aquatic areas, shall be devoted to open space. Of this required open space area, no more than 25 percent may be utilized privately by individual owners or users of the innovative residential development. At least 75 percent of the required open space area must be common open space.~~

~~(2) No area may be considered as common open space within an innovative residential development unless it meets the following requirements:~~

~~a. The location, shape, size and character of the common open space is suitable for the development.~~

~~b. The common open space is for amenity or recreational purposes and the uses authorized are appropriate to the scale and character of the development based on consideration of its size, density, expected population, topography and the number and type of dwellings provided.~~

~~c. The common open space will be suitably improved for its intended use, except that common space containing natural features worthy of preservation should be left unimproved. The buildings, structures and improvements to be permitted in the common open space are appropriate to the uses which are authorized for the common open space.~~

~~d. No parking facilities will be included in areas designated as common open space unless the parking facilities are intended to provide access to the common open space area and are not intended to meet the ordinance requirements for other uses. No streets will be designated as common open space.~~

~~e. If buildings or structures are to be constructed in the common open space, the developer will provide a bond or other adequate assurances that the buildings and structures will be completed. The planning director shall release the bond or other assurances when the buildings and structures have been completed according to the development plan.~~

(h) *Compatibility with adjacent development.* If topographical or other barriers near the perimeter of the innovative residential development do not provide reasonable privacy for existing or potential uses adjacent to the development, the city commission shall require buildings in the innovative residential development to be set back an adequate distance from the perimeter of the innovative residential development or require an attractively designed and maintained buffer in the form of vegetation, fencing, walls and/or berms. ~~In no case shall buildings in the innovative residential development be closer than 25 feet to an adjacent lot in an E-1, R-1, R-2, R-3, R-4 or R-5 zone.~~

(i) *Unified control.* All land intended to be included in the innovative residential development shall be under the legal control of the applicant, whether that applicant be an individual, partnership or corporation or group of individuals, partnerships and/or corporations.

(j) *Maintenance of common areas.* Common open space, streets and any area or facility designated by the city commission as a shared area will comply with the following provisions:

(1) The property will be conveyed under one of the following options:

a. To a public agency which agrees to maintain the property and buildings or structures placed on it; or

b. To an association of owners and/or tenants, created as a nonprofit corporation under the laws of the state, which shall adopt and impose articles of incorporation and bylaws and adopt and impose a declaration of covenants and restrictions that are acceptable to the city commission as providing for the continuing care of the property.

(2) The property may not be put to a use not specified in the development plans unless the development plans are first amended to permit the use. However, no change of use may be considered as a waiver of any of the covenants limiting the use of the property, and all rights to enforce these covenants against any use permitted are expressly reserved.

(3) If the property is not conveyed to a public agency, the covenants and restrictions that govern the association of owners and/or tenants will at least include the following provisions:

a. Membership must be mandatory for each home buyer or tenant and each successive buyer or tenant.

b. The association must be responsible for liability insurance, local taxes and the maintenance of property.

c. Owners and tenants must pay their pro rata share of the cost.

d. The association must be able to adjust assessments to meet changing needs.

e. The city must be authorized to enforce these and other provisions governing the use, improvement, and maintenance of the property.

(4) If the property is not conveyed to a public agency, then, in addition to those requirements set forth hereinabove, there shall be delivered to the building official at or before the time the first building permit is obtained an instrument in recordable form containing:

a. A legal description of the property upon which the dwelling units are to be constructed;

b. A statement of the total area contained within such description;

c. A statement of the number of existing or proposed units ~~situate~~ located on the subject property;

d. A statement of the number of dwelling units for which the application is made;

e. A restriction prohibiting any further development or construction beyond what is set forth in the instrument.

The building official shall thereafter issue permits in accordance with what is set forth in the aforesaid instrument provided all other requirements of this chapter are met and thereafter no further permits shall be issued for any additional units on the tract described. The instrument shall be recorded to place all persons on notice of its contents and limitations upon further building.

(k) *Utility easements.* Easements necessary for the orderly extension and maintenance of public utilities may be required as a condition of approval.

(l) *Other standards.* All innovative residential developments will comply with regulations affecting signs referred to in section 125-310, and applicable portions of the city's regulations governing subdivisions. The city commission may also establish additional requirements which it considers necessary to ensure that an innovative residential development conforms to the intent of this section.

(m) *Special application requirements.* When an application is submitted for conditional use approval of an innovative residential development, the following items will be submitted in addition to other information submitted in accordance with section 125-236, the city's subdivision regulations or other city laws:

(1) Statements describing in detail the character and intended use of the development.

(2) Material which presents firm evidence of unified control of the entire area within the proposed innovative residential development, including a certificate of apparent ownership and encumbrance with the opinion of counsel representing the applicant establishing that the applicant has the unrestricted right to impose all of the covenants and conditions upon the land as are contemplated by the provisions of these regulations.

(3) A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the innovative residential development, such as land areas and dwelling units.

(4) A statement indicating the justification for any desired density bonuses.

(5) Agreements, provisions, and covenants which govern the use, maintenance, and continued protection of the innovative residential development and any of its common open space or other shared areas. This material shall include material which binds successors in title to any commitments concerning completion of the project and its maintenance and operation.

(6) Additional information needed to demonstrate compliance with the standards in this section and those referred to in section 125-242.

(Code 1983, § 22-82; Ord. No. H-186, § 30-82, 6-15-1981; Ord. No. 21-008, § 3, 4-5-2021)

Technical Review Committee **1. f.**

Meeting Date: 05/16/2024

REQUESTED ACTION

Text Amendment - Sign Code - Chapter 117

SUMMARY

The amendment re-organizes and tabulates the existing sign code in order to simplify and clarify the regulations.
Please review the attached DRAFT code revision and return comments for the attention of Kev Freeman, kfreeman@cityoffortpierce.com

LOCATION

Citywide.

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Please provide review comments.

Attachments

Draft Ordinance

Form Review

Form Started By: Kev Freeman Started On: 04/10/2024 10:34 AM
Final Approval Date: 04/12/2024

ORDINANCE NO. 24-NNN

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FORT PIERCE, FLORIDA; AMENDING CHAPTER 117 - SIGNS; PROVIDING FOR A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES OR PARTS THEREOF IN CONFLICT; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, an amendment to Chapter 117…….; and

WHEREAS, the City of Fort Pierce Planning Board held a properly noticed hearing at a regularly scheduled meeting to consider the revisions, and at their_____, 2024, meeting, voted _____ to recommend _____of the request.

NOW, THEREFORE BE IT ORDAINED by the City Commission of the City of Fort Pierce, Florida as follows:

SECTION 1. Chapter 125, Article IV, Section 125-187, Subsection (g) is hereby amended, so the same shall read as follows:

Chapter 117 - Signs

Sec. 117-1. Definitions.

The following words, terms and phrases, when used in this chapter, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

A-frame or sandwich sign means a portable upright, rigid supporting sign in the form of a triangle or an inverted V.

Advertising structure means a sign or sign structure erected or intended for advertising purposes, with or without advertisement displayed thereon, situated upon or attached to real estate, upon which any poster, bill, printing, painting or device is fastened, affixed or displayed.

Animated sign means a sign which depicts action or motion or which changes color. An animated sign differs from a flashing sign in that it uses movement to create a special effect or scene, rather than as an attention-getting technique.

Banner sign means a sign made of cloth, fabric, paper, nonrigid plastic or similar type of material.

Billboard. (See *Off-premises sign.*)

Completely obliterated means not only complete removal of old signage such that it will not be visible, but also that restoration of the wall area upon which the signage was affixed shall be in the same color, and of the same texture, and materials as the rest of the wall.

Construction project sign means a temporary sign identifying an active construction project.

Directional sign means:

(1) A sign erected by an official government agency to denote the name of any thoroughfare; to point out the route to any city, educational institution, public building, historic place or hospital; to direct and regulate traffic; and to denote any

railroad crossing, bridge or other transportation facility for the convenience and safety of the general public.

(2) A sign giving directions or information about an establishment without advertising except that business logos are permitted. Such name and/or logo shall not exceed 50 percent of sign area. Directional signs may be used to identify entrances, exits, parking areas, clearances, standpipes, business hours, restrictions and traffic directions and order boards.

Facade. (See *Wall face.*)

Flag of the United States of America, often referred to as the American flag, consists of 13 equal horizontal stripes of red (top and bottom) alternating with white, with a blue rectangle in the canton (referred to specifically as the union) bearing 50 small, white, five-pointed stars arranged in nine offset horizontal rows, where rows of six stars (top and bottom) alternate with rows of five stars.

Flag, all other, means a piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole or rope and used as the symbol or emblem of a country or institution or as a decoration during public festivities.

Flashing sign means any sign which contains a continually intermittent or sequential flashing light source.

Ground sign means a sign affixed to the ground, either flush or on poles, and not attached to any building for support, which may include a reader board (also called a detached, pole or freestanding sign).

Group of establishments means two or more commercial, industrial or public establishments that share common frontage, access points, off-street parking, loading and identity containing one or more structures approved as a single development.

Illuminated sign means any sign designed to emit artificial light or designed to reflect light from one or more sources of artificial light.

Interchange of copy means the change or replacement of lettering on a sign without the replacement of the sign face itself.

Main street means an abutting public right-of-way which has the greatest vehicular design capacity or current traffic volume relative to all other abutting public rights-of-way.

Marquee means any hood, awning or canopy of permanent construction which projects from the wall face of a building.

Marquee sign means a sign which is attached to a marquee.

Message sign means an electronically changeable sign upon which graphic displays, symbols or words can be varied upon the face or faces of the sign by a computer controller.

Mural means a painting or artistic work composed of graphics, photographs or arrangements of color, that displays a noncommercial message and is painted on the walls of a building or similar rigid surface. The definition of the term "mural" includes any painting, regardless of content, when the painting is done by a paid or unpaid artist and the artist; or when the painting is done by any other person or entity without compensation.

Obscene means the status of material which the average person, applying contemporary community standards, would find, taken as a whole, appeals to the prurient interest, or depicts or describes, in a patently offensive way, sexual conduct, or taken as a whole lacks serious literary, artistic, political or scientific value.

Off-premises sign means any sign which advertises a use, establishment, product or service that is sold, produced, manufactured or furnished at a place other than on the property on which said sign is located. (Also called an outdoor advertising sign or billboard.)

On-premises sign means a sign which advertises or directs attention to a use or establishment located on-premises or a product or service available on-premises.

Out parcel means a parcel of property containing a single structure with one tenant located within a group of establishments which may be separately owned or leased from the owner of the group of establishments.

Parapet means a false front or wall extension above the roof line.

Pedestrian sign means a sign which is attached to the underside of a cantilevered roof, portico or overhang that extends from the wall face of an establishment or use and covers a pedestrian passageway.

Pennant means any relatively long, tapering flag or banner.

Pole banner means a banner that is attached to and displayed upon an upright pole or staff; also called a vertical banner or feather banner.

Portable sign means a moveable sign not secured or permanently attached to the ground. (Also a trailer, A-frame or sandwich sign.)

Projecting sign means a sign which is affixed to and extends from the outside wall or facade of a building.

Reader board means a sign upon which copy is manually changed periodically to advertise special sales or to otherwise convey a message to the public.

Roof sign means any sign erected over or on the roof of a building.

Sign means any exterior identification, description, illustration or device which directs attention to a product, service, place, activity, person, establishment, institution or business; or any emblem, painting, banner, pennant, placard or temporary sign designed to advertise, identify or convey information.

Sign areas means:

(1) *Ground and projecting signs.* The entire area within and enclosed by the exterior perimeter of all cabinets or modules within a single, continuous geometric figure, including, but not limited to, all written copy, logos, symbols, decorative embellishments and border or roof treatments. This shall include all open areas within said perimeters and all space separating said cabinets or modules. Only one face (the largest) of any multiple-faced sign shall be counted in calculating sign area.

(2) *Wall signs.* The entire area within a single continuous perimeter composed of squares, rectangles or other geometric figures which enclose the extreme limits of all sign elements affixed to the wall, including, but not limited to, cabinet structures, written copy, logos, symbols and illustrations.

Sign face means the part of a sign that is or may be used for advertising purposes.

Sign structure means all the interrelated parts and materials, such as beams, poles, and mounts, which are constructed for the purpose of supporting or displaying a message or informative content.

Special event sign means a sign which calls attention to activities of a temporary nature.

Temporary sign means a sign which advertises, for a limited period of time, issues, including, but not limited to, political candidates, parties or issues; active construction projects and proposed development projects; real estate for sale, rent or lease; business grand openings, sales events or other types of special events that do not require a special event permit under section 28-78.

Trailer sign means an advertising structure mounted on skids, wheel or wheels, constructed for the sole purpose of advertising, licensed or unlicensed.

Vehicular sign means a sign affixed to a vehicle or trailer for the purpose of advertising. For the purposes of this chapter, such signs shall only be applicable when

said vehicle or trailer is temporarily or permanently located on a parcel for the primary purpose of conveying a business message.

Wall face means the entire building front, including the parapet.

Wall sign means a sign erected parallel to the outside wall facade of any building including flat, painted, individual letter or cabinet signs. Mansard and marquee signs shall conform to wall sign provisions.

Window sign means a sign which is painted on or displayed within a storefront window or door.

Sec. 117-2. Purpose and intent.

The purpose and intent of this chapter is to establish requirements for the replacement, installation and maintenance of signs, in order to protect and preserve the health, safety, welfare, appearance and general wellbeing of the citizens of the city.

(Code 1960, § 23A-1; Code 1983, § 15-2; Ord. No. 17-019 , § 1, 6-19-2017)

Sec. 117-3. Administration and enforcement.

(a) *General.* The requirements of this chapter shall be administered and enforced by the city manager or his designee.

(b) *Removal of signs.*

(1) *Vacant premises.* A sign shall be removed by the property owner or lessee of the premises when the establishment which it advertises is no longer active or shall replace the sign face with an opaque, blank face on both sides. Upon the premises becoming vacant, the owner or lessee thereof shall remove and keep the windows clean and free from any lettering or advertising signs of the previous business or profession. Signs painted on or affixed to such premises advertising a previous business or profession shall be removed or completely obliterated after the premises becomes vacant. If the owner or lessee fails to remove any such signs, or to modify the sign face as aforesaid, the owner shall be given 30 days' written notice to remove it. Upon failure to comply with said notice, the sign shall be declared a nuisance and abated in accordance with section 24-22.

(2) *Maintenance.* All signs and advertising structures regulated by this chapter shall be maintained in accordance with the provisions of chapter 5. The owner or lessee of any sign that is unsightly because of a deterioration or lack of maintenance shall be notified in writing and allowed 30 days to correct said violations. Upon failure to comply with said notice, the sign shall be declared a nuisance and abated in accordance with section 24-22.

(3) *Nuisance; abatement.* Any sign which is erected, used or maintained in violation of this chapter is hereby declared to be a public and private nuisance and shall be forthwith removed, obliterated or abated in accordance with section 24-22. For such purpose city staff or duly contracted vendor may enter upon private property without incurring any liability therefor. However, if any such sign bears the name of the owner thereof, and said owner holds an unexpired permit issued under this chapter, the said owner shall be given written notice of the violation in accordance with the provisions of section 24-22.

(c) *Emergency removal.* In cases where it reasonably appears that there is imminent danger to life or safety of any person unless a sign located on public or private property is immediately altered, repaired, or removed, the sign is hereby declared unsafe. All such unsafe signs are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with the provisions of the International Property Maintenance Code, subject to all amendments, modifications or deletions, or other local ordinance, including article II of chapter 24.

Sec. 117-4. Nonconforming signs.

(a) *General.* Any sign or advertising structure within the city on the effective date of the ordinance from which this chapter is derived, or a sign or advertising structure existing within any area annexed to the city after the effective date of this chapter, which, by its height, size, zone, location, or use does not conform to the requirements of this chapter, shall be termed nonconforming.

(b) *Continuation or removal.* All nonconforming signs or advertising structures properly permitted and conforming to the sign ordinances of the city in effect on July 1, 1980, or existing within any area annexed to the city after the effective date of the ordinance from which this chapter is derived may continue in use in accordance with the other provisions of this section.

(c) *Structural alterations.* Nonconforming signs shall not be structurally altered or enlarged unless they are made to conform with all the requirements of this chapter, except that substitution or interchange of copy may be permitted.

(d) *Natural damage.* Nonconforming signs that incur more than 50 percent damage to the sign structure by wind, deterioration or other damage shall be made to conform with all the requirements of this chapter or be completely removed.

(e) *Off-premises signs with less than the minimum separation.* Where two or more off-premises signs, each of which was lawfully installed at its time of installation, are situated closer to each other than permitted by section 117-6(c), then all such signs except the one first installed in the city shall be nonconforming.

Sec. 117-5. Prohibited signs or sign characteristics.

The following signs or types of signs shall be prohibited within the city except for those which are specifically authorized or required by the city commission, state law or court order:

(1) Roof signs.
(2) Portable or trailer signs.
(3) A-frame or sandwich signs that do not comply with section 117-6(d)(1).
(4) Signs attached to any tree, shrub or plant that have the potential to damage the tree, shrub or plant.
(5) Signs located over or on any right-of-way except for approved projecting signs or temporary signs that have been properly permitted.
(6) Signs attached to or placed upon any utility pole, streetlight, sidewalk, curb, fire hydrant, bridge or any other public property.
(7) Vehicular signs except for those affixed to franchised buses, taxis, commercial vehicles or other vehicles during their normal course of business or lawfully parked.
(8) Signs which copy or imitate official signs or which purport to have official status including signs utilizing fluorescent colors in the yellow and red spectrum typically associated with traffic control, safety notices and emergency response.
(9) Signs which obstruct or interfere with any door, fire exit, stairway, ladder or opening intended to provide light, air, ingress or egress for any building.

Sec. 117-6~~7~~. Permitted signs.

The following types and sizes of signs or advertising structures shall be permitted in accordance with Table 117-a.

Table 117-a: Types and sizes of signs or advertising structures permitted by zoning district.

ZONING DISTRICT	E1	E2	E3	R1	R2	R3	R4	R4A	R5	C1	ES	C2	C3	C4	C5	C6	CP	I1	I2	I3	OS1	OS2	A1	A2
TEMPORARY - GROUND - @25FT SEPARATION (TOTAL SQ.FT)	8	8	8	8	8	8				32	32	32	32	32	32	32	32	32	32	32	32	32	32	32
TEMPORARY - WALL - NON ILLUMINATED - (SQ.FT)	1	1	1	1	1	1	1	1	1	2	2													
TEMPORARY - GROUND - PROPERTY >1 ACRE - (SQ.FT)							32	32	32															
TEMPORARY - GROUND - PROPERTY <1 ACRE - (SQ.FT)							8	8	8															
WALL - % OF BUILDING FRONT FACADE AREA - (MAXIMUM TOTAL)										15%	15%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%	20%
GROUND or WALL- ENTRANCE SIGN (TOTAL SQ.FT)							18	18	18															
GROUND - LOT FRONTAGE >60 FT (MAXIMUM 1 SIGN TOTAL SQ.FT)										24	24	0	24	24	0	0	24	24	24	24	0	0	0	0
GROUND - LOT FRONTAGE >60 FT and <500 FT (MAXIMUM 1 SIGN, TOTAL SQ.FT = 1/3 x LOT FRONTAGE)										48	48	25	200	200	25	25	200	200	200	200	25	25	25	25
GROUND - LOT FRONTAGE >500 (MAXIMUM 2 SIGNS, TOTAL SQ.FT = 1/3 x LOT FRONTAGE)													400	400			400	400	400	400				
GROUND - PROPERTY AREA <3 ACRES - MAXIMUM HIEGHT (FT)	6	6	6	6	6	6	6	6	6	6	6	10	10	10	10	10	10	10	10	10	10	10	10	10
GROUND - PROPERTY AREA >3 and <5 ACRES - MAXIMUM HIEGHT (FT)	6	6	6	6	6	6	6	6	6	6	6	12	12	12	12	12	12	12	12	12	12	12	12	12
GROUND - PROPERTY AREA >5 and <10 ACRES - MAXIMUM HIEGHT (FT)	6	6	6	6	6	6	6	6	6	6	6	15	15	15	15	15	15	15	15	15	15	15	15	15
GROUND - PROPERTY AREA >10 and <20 ACRES - MAXIMUM HIEGHT (FT)	6	6	6	6	6	6	6	6	6	6	6	18	18	18	18	18	18	18	18	18	18	18	18	18
GROUND - PROPERTY AREA >20 ACRES - MAXIMUM HIEGHT (FT)	6	6	6	6	6	6	6	6	6	6	6	20	20	20	20	20	20	20	20	20	20	20	20	20
PEDESTRIAN SIGN - 1 PER TENNANT- (SQ.FT)												6	6	6	6	6	6	6	6	6	6	6	6	6
WALL - REAR ENTRANCE - (SQ.FT)												6	6	6	6	6	6	6	6	6	6	6	6	6
WINDOW - MAXIMUM % OF WINDOW AREA												25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%	25%
DIRECTIONAL SIGNS (SQ.FT)							6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6	6
CONDITIONAL GROUND SIGN - MAXIMUM (SQ.FT)	18	18	18	18	18	18	32	32	32															
OFF-PREMISE													C	C			C	C	C	C				

Sec. 117-7. *Planned development and planned unit redevelopment zoning district (PD or PUR).* The types and sizes of signs and advertising structures permitted shall be determined by the city commission as part of the final development or redevelopment plan.

Sec. 117-8. *On Premise signs.*

(1) *Wall signs.*

a. Shall not extend more than 18 inches from the wall or facade of the building to which they are attached.
b. Shall not extend more than 24 inches above the roof or parapet of a building, whichever is greater.
c. Shall be located on the main street wall face of the establishment or building they identify except that up to 50 percent of such permitted sign area may be located on other wall faces.
d. Shall be adequately constructed and installed in accordance with the provisions of the state building code.

(2) *Projecting signs.*

a. Shall provide a vertical clearance of not less than nine feet over any pedestrian walkway or 14 feet over any vehicular driveway.
b. Shall not extend closer (leading edge measured horizontally) than 18 inches to the curb face or, where no curb is installed, to the curblines as established by the city engineer, whichever is less.
c. Shall not extend more than 24 inches above the roof or parapet of a building, whichever is greater.
d. Shall be adequately constructed and installed in accordance with the provisions of the state building code.

(3) *Ground signs.*

a. Sites that are less than or equal to three acres shall have a maximum height of ten feet in height.

    1. Sites that are greater than three acres and less than or equal to five acres shall have a maximum height of 12 feet.
    2. Sites that are greater than five acres and less than or equal to ten acres shall have a maximum height of 15 feet.
    3. Sites that are greater than ten acres and less than or equal to 20 acres shall have a maximum height of 18 feet.
    4. Sites that are greater than 20 acres shall have a maximum height of 20 feet.

b. Any sign which was permitted on or before November 30, 2004, may not be located less than 18 inches from any public right-of-way line, adjacent property line or structure. If such sign structure sustains at least 50 percent damage and requires a new permit for repair or replacement, it shall be reconstructed under current regulations, but may maintain the 18-inch setback requirement. Any sign newly permitted on or after December 1, 2004, shall not be located less than five feet from any public right-of-way line, adjacent property line, or structure.
c. Shall provide a vertical clearance of not less than nine feet over any pedestrian walkway or 14 feet over any vehicular driveway.
d. Shall be adequately constructed and installed in accordance with the provisions of the state building code.
e. Shall conform to the clear vision areas of section 125-308 with support structures limited to a maximum two feet in diameter.

Sec. 117-9. Off-premises signs.

a. Shall not exceed an aggregate sign area of 400 square feet including all trim, molding, or skirting.

b. Shall not exceed a sign dimension of 40 feet horizontally or 12 feet vertically including all trim, molding, or skirting.
c. Shall not exceed a total height above natural ground level of 25 feet.
d. Shall be located a minimum of 25 feet from any right-of-way, property line or structure on the same property, except the minimum setback shall be increased one foot for each ten square feet or portion thereof that the sign exceeds 200 square feet.
e. Shall have the following minimum distances between any two off-premises signs:

    1. Five hundred feet where at least one off-premises sign is more than 100 square feet in sign area.
    2. Five thousand feet where both signs are more than 100 square feet in off-premise sign area.

f. May have two signs situated back-to-back or oriented in a single V having an included angle of not more than 30 degrees.
g. Shall comply with section 117-8 (3) of this code where the off-premises sign is also a ground sign.

Sec 117-10. Temporary signs.

(1) *Temporary movable A-frame—sandwich board type signs.* A single, temporary movable A-frame—sandwich board type sign is permitted. It must be no larger than two feet by three feet and placed within ten feet of the entrance to the business and may not block access to any part of the building or sidewalk per the ADA Code and Florida Accessibility Code regarding clearance standards and accessibility. Temporary A-frame signs may be placed on public sidewalks that have sufficient width to comply with this section but shall not be placed in the parking lot, city right-of-way, landscaping, or swales.

(2) *Special event signs.* Temporary signs announcing special events may be installed subject to an approved special event permit issued under section 28-78. No special event signs may be located within a public right-of-way, except as specifically authorized herein. The signs may be in the form of freestanding signs no larger than six square feet, flags, banners, pennants, or balloons and exhibited only for that period of time specified on the special event permit. The number of special events signs shall not exceed 75 signs.

    a. Special event sign permit applications shall include:

        1. Type of signage proposed. Provided information shall include, but is not limited to, the description of signage, dimensions, materials used, method of construction and placement, including dimensions from driveway, right-of-way and edge of pavement, list of sign locations, and such other information as the city may require.
        2. Responsible agents. Identify the name and phone number of the sponsoring entity and principle contacts responsible for erecting and removing signage.
        3. At the time of submission of an application for a special event sign permit, the applicant shall pay a processing fee in the amount established by resolution.

    b. Shall not be illuminated.
    c. May not be placed for a period in excess of 30 days.
    d. May not impede the clear vision area of driveways or intersections.
    e. May be located on the city right-of-way providing all of the above requirements are met.

(3) *Streamers, pennants, banners and flags.*

    a. Shall be maintained in good condition; torn, weathered or otherwise deteriorated streamers, pennants, pole banners or flags shall be repaired, replaced or removed.

b. Banners shall not exceed 32 square feet in sign area, except that the combined area of all banners shall not exceed the sign area allowed for on-premises wall or projecting signs.
c. Pole banners must be spaced a minimum of 25 feet apart.
d. May not be placed in the right-of-way or in a way that it impedes pedestrian traffic.
e. May not impede the clear vision area of driveways or intersections.

(4) *All other temporary signs.* Temporary signs, as defined in this chapter, shall comply with the following regulations:

a. Shall be maintained in good condition; torn, weathered or otherwise deteriorated signs shall be repaired, replaced or removed.
b. May not impede the clear vision area of driveways or intersections.
c. May not be placed on city property, in the city right-of-way, medians or parks.

Sec. 117-11. Nonconforming signs.

(a) *General.* Any sign or advertising structure within the city on the effective date of the ordinance from which this chapter is derived, or a sign or advertising structure existing within any area annexed to the city after the effective date of this chapter, which, by its height, size, zone, location or use does not conform to the requirements of this chapter, shall be termed nonconforming.

(b) *Continuation or removal.* All nonconforming signs or advertising structures properly permitted and conforming to the sign ordinances of the city in effect on July 1, 1980, or existing within any area annexed to the city after the effective date of the ordinance from which this chapter is derived may continue in use in accordance with the other provisions of this section.

(c) *Structural alterations.* Nonconforming signs shall not be structurally altered or enlarged unless they are made to conform with all the requirements of this chapter, except that substitution or interchange of copy may be permitted.

(d) *Natural damage.* Nonconforming signs that incur more than 50 percent damage to the sign structure by wind, deterioration or other damage shall be made to conform with all the requirements of this chapter, or be completely removed.

(e) *Off-premises signs with less than the minimum separation.* Where two or more off-premises signs, each of which was lawfully installed at its time of installation, are situated closer to each other than permitted by section 117-6(c)?, then all such signs except the one first installed in the city shall be nonconforming.

Sec. 117-13. Prohibited signs or sign characteristics.

The following signs or types of signs shall be prohibited within the city except for those which are specifically authorized or required by the city commission, state law or court order:

(1) Roof signs.
(2) Portable or trailer signs.
(3) A-frame or sandwich signs that do not comply with section 117-6(d)(1)?.
(4) Signs attached to any tree, shrub or plant that have the potential to damage the tree, shrub or plant.
(5) Signs located over or on any right-of-way except for approved projecting signs or temporary signs that have been properly permitted.
(6) Signs attached to or placed upon any utility pole, streetlight, sidewalk, curb, fire hydrant, bridge or any other public property.
(7) Vehicular signs except for those affixed to franchised buses, taxis, commercial vehicles or other vehicles during their normal course of business or lawfully parked.
(8) Signs which copy or imitate official signs or which purport to have official status including signs utilizing fluorescent colors in the yellow and red spectrum typically associated with traffic control, safety notices and emergency response.

(9) Signs which obstruct or interfere with any door, fire exit, stairway, ladder or opening intended to provide light, air, ingress or egress for any building.

Sec. 117-12. Permit procedures.

(a) *General.* No person shall place, erect or maintain the structure of a sign including the removal or replacement of the sign face, or cause to be placed, erected or maintained, any sign or advertising structure or structure or structural alteration thereto except in conformance with the provisions of this chapter.

(b) *Application.* All plans and layouts for a sign or advertising structure shall be accompanied by an application which shall be filed with the building department in accordance with chapter 103 of this Code prior to the issuance of any permit. Said application shall describe and set forth the following:

(1) The type of proposed sign or advertising structure requested as defined in this chapter.
(2) The street address and legal description of the property upon which said sign is to be located.
(3) The square foot area per sign face and message content.
(4) Plans drawn to scale showing:

a. The location of all proposed signs and existing signs to be retained.
b. Complete design specifications of all proposed signs to show methods of construction and installation in accordance with the provisions of the state building code.

(5) Photographs of all existing on-site signs.
(6) The name and address of the person in control or possession of the property upon which said sign is to be located and authorization from same for possession to place said sign upon the property.
(7) The name of the person or contractor erecting the structure.
(8) Such other pertinent information as may be required by the building department.

(c) *Permit.* After the provisions of this chapter have first been complied with, and the sign or advertising structure does not violate any of the terms, conditions or provisions herein or of any other law or ordinance, a permit shall be issued for such sign or advertising structure.

(d) *Fee schedule.* A permit fee shall be paid in accordance with the fee schedule established in section 103-53. Separately, permit fees for special event signs shall be paid in accordance with the fee established in section 117-6(d)?.

(e) *Permit and fee exemptions.* The following types of signs shall not be required to have a permit or subject to the above fees, but shall meet all other appropriate requirements within this chapter:

(1) Temporary signs, except special event signs.
(2) Murals.
(3) Window signs, including, but not limited to, credit card signs, decals or emblems.
(4) Interchange of copy.
(5) Public convenience sign, which identifies the location of restrooms, public telephones or the like, not including signs required for compliance with the state accessibility code for which a permit is required.
(6) Public utility sign, which identifies the location of underground lines, high voltage areas or the like.
(7) Public warning sign, which indicates the dangers of trespassing, swimming, animals or the like.
(8) Flag, emblem or insignia of the United States, the state or the city.
(9) Seasonal display or decoration not advertising a product, service or establishment.

(f) *Contractors.* No person shall engage in the business of construction, erecting, altering or maintaining signs that require a permit within the city until he is state certified or has a valid certificate of competency from the city.

(g) *Stop-work orders.* Upon notice from the building official or his designee that work on any sign or advertising structure is being done contrary to the provisions of this chapter or the Code or in a dangerous or unsafe manner, such work shall be immediately stopped. Such notice shall be in writing and shall be given to the owner of the property or to his agent or to the person doing the work and shall state the condition upon which work may be resumed. Where an emergency exists, no written notice shall be required to be given by the building official.

SECTION 2. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause, or phrase of this Ordinance shall, for any reason, be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance which shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

SECTION 3. All ordinances or parts thereof that may be determined to be in conflict herewith are hereby repealed.

SECTION 4. This Ordinance shall be and become effective immediately upon final passage.

STATE OF FLORIDA

COUNTY OF ST. LUCIE

WE, THE UNDERSIGNED, Mayor Commissioner and the City Clerk of the City of Fort Pierce, Florida, do hereby certify that the foregoing and above Ordinance No. 24-NNN was duly advertised in in the St. Lucie News Tribune on Sunday, _____, 2024 and Sunday, _____, 2024; copy of said Ordinance was made available at the office of the City Clerk to the public upon request; said Ordinance was duly introduced, read by title only, and passed on first reading by the City Commission of the City of Fort Pierce, Florida, on _____, 2024; and was duly introduced, read by title only, and passed on second and final reading _____, 2024, by the City Commission of the City of Fort Pierce, Florida.

IN WITNESS HEREWITH, we hereunto set our hands and affix the Official Seal of the City of Fort Pierce, Florida, this _____of _____, 2024.

_____
Linda Hudson
MAYOR COMMISSIONER

ATTEST

_____
Linda W. Cox
CITY CLERK

(CITY SEAL)

APPROVED AS TO FORM AND
CORRECTNESS:

_____
Sara Hedges, Esq.
CITY ATTORNEY

Technical Review Committee **1. g.**

Meeting Date: 05/16/2024

REQUESTED ACTION

Architectural Design Review Standards

SUMMARY

It is intended to replace the City's architectural design guidelines with a set of architectural design standards. The draft text of the standards is attached. Illustrations of the various elements will be added in the future.

Please review and forward any comments to Kev Freeman, kfreeman@cityoffortpierce.com

LOCATION

Citywide and FPRA

RESPONSIBLE STAFF

Kev Freeman, Planning Director

RECOMMENDATION

Provide comments.

Attachments

Draft Architectural Design Standards

Form Review

Form Started By: Kev Freeman Started On: 04/12/2024 11:04 AM

Final Approval Date: 04/12/2024

FORT PIERCE ARCHITECTURAL DESIGN STANDARDS.

Introduction

These regulations are intended to provide a basic standard for architectural building design for the City of Fort Pierce.

The regulations will facilitate consistency within the review process by denoting clear architectural expectations for both the reviewer and designer.

It should be noted that the regulation will have stricter application within the City's Central Business District, Fort Pierce Redevelopment Area, and the City's Historical Districts.

Single family and duplex residential buildings outside of the Fort Pierce Redevelopment Area (FPRA) are encouraged to take account of these architectural design standards but are not regulated by them.

Design review standards

1. Façades.

a. Building designs shall reflect traditional proportions and architectural vocabularies demonstrated in local precedents or regional building types and styles. Wood vernacular styles include Cracker, Classical Revival and Victorian. Masonry vernacular buildings demonstrate details of Mediterranean styles including Mission and Spanish Eclectic. Streamlined Art Deco and Mid-Century Modern buildings in masonry systems are also imbedded in local and regional vernacular. Elements borrowed and interpreted from Colonial, Prairie and Craftsman styles can be found in wood and masonry systems, or a combination of the two.

b. The ground floor shall have features along a minimum of 50 percent of their horizontal length. Blank wall areas shall not exceed ten feet in vertical direction and 15 feet in horizontal direction of any facade. These features include, but are not limited to, arcades, display windows, entry areas and other such design elements.

c. Recessing and projecting elements in the facade shall provide visual relief and be of sufficient depth to provide shade and shadow on adjacent building surfaces. Building height shall be reduced along the right-of-way to create a more human scale. Colors of wall surfaces shall be chosen to complement this facade

articulation and colors shall be in keeping with the chosen architectural style and character.

d. Materials for facades shall be of stucco, wood clapboard, wood shingles, wood siding, cement siding in clapboard style boards, brick, coral or keystone, textured concrete masonry units. Brick coursework should use traditional methods that enhance elevations and frame fenestration and door openings. Two-dimensional stucco details that mimic three-dimensional articulation or structure shall not be permitted.

e. Proportion and composition of fenestration on new construction shall be compatible with architectural style. Vertical proportions are generally encouraged in all wall openings, especially for traditional architectural vocabulary. Stylistically modern buildings may utilize horizontally proportioned openings where appropriate.

f. Proposed tower elements should respond to corner conditions, public open spaces, the visual axis of a street, and or main building entries.

g. Infill storefront design shall be compatible with the existing architecture of the building and block. Details and architectural features should relate to the entire building and block.

h. Roll down gates, security shutters and bars that are visible from any public right-of-way shall be avoided.

2. Roofs.

a. Principal pitched roofs of wood vernacular styles shall be a symmetrical hip with a slope of 6:12 to 10:12. Pitched roofs of designs reflecting Mediterranean, Mission, Spanish Eclectic, Craftsman and Prairie styles may have slopes of 3:12 to 6:12. A broken pitch roof (a roof which becomes shallower in slope at one-third of the distance from the eave to the peak) is encouraged. Also allowed are gabled hips, flared hips and, where appropriate to mark an architectural feature or civic gesture, gable ends.

b. At a minimum of two locations, the roof edge or parapet shall have a vertical change from the dominant roof design. At least one such change shall be located on a primary façade.

c. Dormers shall light habitable spaces and have shed roofs with a minimum slope of 3:12 or pitched roofs with a slope to match the principal structure.

d. The 32 inches to 40 inches deep overhangs shall be used where appropriate. It shall be variation in roof heights or articulation of a flat roof overhang along the facade to add visual interest to a streetscape and delineation of activity within a structure.

e. Roofs on towers shall be flat or have a slope which matches the primary structure.

f. The finished roofing material for visible pitched roofs shall be one of the following:

1. Cedar shingles with factory treated class B finish;
2. Steel, copper, or factory painted aluminum standing seam, batten seam, or Bermuda roofing;
3. Galvanized steel 5-V crimp roofing panels or pre-finished steel;
4. Galvanized metal or copper shingles of Victorian or diamond shape or pattern;
5. Asphalt dimensional shingles for residential buildings only;
6. Built-up or membrane roof behind parapets;
7. Flat concrete tile;
8. Clay or cement barrel, s-shaped or mission tiles.

f. The fascia around the eaves shall have limited simple detail that complements the fenestration, porch overhangs or entrances.

g. Exposed rafters with simple detailed ends may be substituted for fascia type arrangements.

3 Entrances.

a. Buildings shall have architectural features such as porches or roof overhangs that delineate or emphasize entrances. This entrance shall face the public right-of-way, be well-defined architecturally and readily visible to pedestrian and vehicular traffic.

b. To provide for consistent spatial order of streets, and to accommodate a human scale and pedestrian activity, the inside line of the front yard (setback) shall be considered a frontage line. Exceptions to this requirement may be granted for development in the following zoning districts: OS-1 (Open Space Recreation), OS-2 (Open Space Conservation), I-1 (Light Industrial), CP-1 (Commercial Parkway), C-6 (Marine Commercial), and C-3 (General Commercial) on properties backing onto a highway and fronting an internal access road.

c. Doors shall have detail appropriate to the architectural character of the proposed building.

d. Porches shall have a minimum depth of six feet and may encroach up to six feet into the front yard (setback), or into a side yard that abuts a public right-of-way or public space.

4. Windows.

a. Windows shall have well-defined frames, transoms or sills, and shall be accentuated with shutters or Bahamas awnings where appropriate. Material of frames, shutters and awnings shall be painted or stained wood, aluminum or vinyl-clad wood, steel or aluminum.

b. Reflective or mirrored glass is not permitted, however on side and rear elevations, translucent glass may be used. Minimal tinting to meet energy code requirements may be permitted. Glass block may be used where appropriate to the architectural style.

c. Storefront glass shall be clear and unobstructed from signs and the backs of counters, display racks and merchandise.

d. Windows shall be in scale and compatible with the architectural style of the building. The bottom of the window (knee wall) shall not be lower than 24 inches in residential or office buildings, or higher than 48 inches from grade or sidewalk in retail buildings.

5. Streetscape improvement.

Streetscape improvements include those architectural or functional facilities or structures which occur on site but are not part of the building and which contribute to the overall appearance of the development and encourage and facilitate human interaction with the environment. Examples include, but are not limited to, decorative light fixtures, fountains, sculpture and other civic art, benches and tables, planters, retaining walls, pedestrian and bicycle paths, bicycle parking structures, trash receptacles and enclosures, vendor areas, bollards, and fences. These improvements shall be designed to be consistent with all design standards of this section.

6. Lighting.

a. Exterior lighting shall be designed to coordinate with the building and landscape architecture, building-mounted fixtures shall be compatible with building façade.

b. Exterior architectural, display and decorative lighting visible from all public rights-of-way shall be generated from concealed light source, low-level light fixtures. Color lamps shall not be used.

c. The type of light source shall be consistent throughout a project.

7. Landscaping.

a. All landscape designs and drawings shall conform to chapter 123, article I.

b. Landscaping for the proposed development shall provide visually harmonious and compatible settings for structures on the same lot as well as adjoining or nearby lots and shall blend with the surrounding landscape. The scale of the proposed landscaping shall be in proportion to the building and to the human scale of the streetscape.

c. Screening shall be provided by appropriately designed walls, decorative fencing, and mature plant materials rather than the construction of berms.

8. Walls and fences.

a. Walls and fences shall be considered as an integral part of the design proposal.

b. Concrete walls shall be faced with stucco or stone. Fences shall be wood, an appropriate composition of iron, metal or aluminum, or masonry piers with wood pickets.

9. Signs.

Signage shall be considered as an external architectural feature consistent with and in proportion to the overall design scheme for new construction and renovation.

10. Awnings.

a. Awnings shall only be used where architecturally compatible with the building. The shape of the awning and related hardware should be consistent with the architecture of the building as well as proportionate with the scale of the facade and its surroundings regarding design, color, scale and fabric.

b. Awning fabric shall be made of non-glossy material, such as treated cotton for durability, and ribbing (seams) should run vertically.

c. Awnings should not be backlit; simple down-lighting to illuminate the window, door or sidewalk should be used.

11. Alterations and/or additions.

Alterations shall be compatible with the city's existing and developing character regarding scale, massing, materials and architectural design referenced in the above

sections. Primary facade shall be reconstructed, as appropriate, according to the design review standards for new development.