



**DEVELOPMENT REVIEW**

**Property Information**

Property address or Location 2480 South Jenkins Road, Fort Pierce, FL 34947  
 Parcel ID #(s) 2419-232-0003-000-6  
 Project description New Development- Hotel

**Application Type**

- Site Plan       Conditional Use w/New Construction       Conceptual Development Plan  
 Minor Amendment       Major Amendment

**Site Information**

*Non-Residential:* Proposed Sq. Ft.: 48,100      Site Acreage: 4.735  
*Residential:* Proposed Units: \_\_\_\_\_ Proposed Sq. Ft.: \_\_\_\_\_ Site Acreage: \_\_\_\_\_

**Mehul Patel**

Property Owner(s)

60 Service Lane

Street Address

Ringgold                      GA    30736

City                                      State      Zip

423.313.1477

Phone Number

mehul@phmigroup.com

Email Address

**PHMI WS FORT PIERCE LLC**

Applicant/Representative, Title, Company

60 Service Lane

Street Address

Ringgold                      GA    30736

City                                      State      Zip


423.313.1477

Phone Number

mehul@phmigroup.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](mailto:PLANNING_DL@CITYOFFORTPIERCE.COM)

For more information, please refer to the website:

<https://www.cityoffortpierce.com/971/Application-Submittal-for-Technical-Rev>

General Information

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



**Site Plan submittal requirements:**

**Submit one (1) original, one (1) hard copy and one (1) Flash Drive of the following. Additional copies will be required of subsequent submittals.**

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



## DESIGN REVIEW

### Property Information

Property address or Location 2480 South Jenkins Rd, Fort Pierce, FL 34947

Parcel ID #(s) 2419-232-0003-000-6

Project description New Development Hotel

PHMI WS FORT PIERCE LLC

**Property Owner(s)**

60 Service Lane

Street Address

Ringgold GA 30736

City State Zip

423.313.1477

Phone Number

mehul@phmigroup.com

Email Address

Mehul Patel, Managing Partner, PHMI WS Fort Pierce LLC

**Applicant/Representative, Title, Company**

60 Service Lane

Street Address

Ringgold GA 30736

City State Zip

423.313.1477

Phone Number

mehul@phmigroup.com

Email Address

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## **Design Review Application Checklist** **(City Code of Ordinances 125-314)**

### **Submittal for Administrative Approval**

- a. A survey (1" = 30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of section 123-66, location of bordering streets and, if applicable, wetlands and beaches.
- b. A site analysis study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment, and other site features that may influence design elements.
- c. A draft written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results.
- d. Context photographs of neighboring uses and architectural styles.
- e. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the city's planning department.
- f. ~~Photographs of all existing structures located on the property. If existing structures on the property are more than fifty (50) years of age, documentation of these structures with data from the Florida Master Site File form is also required.~~
- g. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
- h. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
- i. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
- j. Exterior elevations showing architectural character, external architectural features, and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two (2) properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.
- k. Design review concurrent with conceptual development plan procedure according to subsection 125-313 is also available.

### **Submittal for Board Approval**

- a. A written narrative describing how the project conforms to administrative approval and design review guidelines of this section.
- b. A final site plan meeting the requirements of section 125-313.
- c. A final site lighting plan that meets the requirements of subsection 125-313(d)(8).
- d. A final landscape plan that meets the requirements of articles II and III of chapter 123.
- e. Final floor plans and elevation drawings (1/8" = 1'-0" minimum scale), as detailed under administrative approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
- f. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



## CONCURRENCY CAPACITY ANALYSIS

### I. Site Data:

	Existing Use	Future Land Use	Zoning
<b>North</b>	Single Family Home	Offices-Professional and Business Services (OP)	Office Commercial (C-3)
<b>South</b>	Self-Storage Facility	General Commercial (GC)	General Commercial (C-3)
<b>East</b>	Single Family Homes (St. Lucie County Jurisdiction)	Commercial (COM)	Commercial, Office (CO)
<b>West</b>	S. Jenkins Rd. ROW then, Single Family Homes (St. Lucie County Jurisdiction)	Mixed Use (MXD)	Residential, Single-Family - 2

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
<b>Current</b>	General Commercial (GC)	General Commercial (C-3)	Vacant Lot	4.735	Zone X
<b>**Proposed</b>	General Commercial (GC)	General Commercial (C-3)	12,025 SF Hotel	4.735	N/A

### II. Public Facilities Information:

<b>A. Potable Water:</b>	
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 74 x 100 = 7,400
Demand Analysis	Maximum
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>B. Wastewater:</b>	
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 74 x 100 = 7,400
Demand Analysis	Maximum 7,400
Current Zoning/FLU	Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

<b>C. Parks and Recreation (Residential Classifications Only):</b> NA (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

<b>D. Public Schools (Residential Classifications Only):</b> NA Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	<b>K-8</b>	<b>High</b>
School Name		
City		
Distance		
Current Zoning/FLU	Enrollment	
**Proposed Zoning/FLU	Enrollment	
**Change in Demand		

<b>E. Solid Waste: Residential</b> (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

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



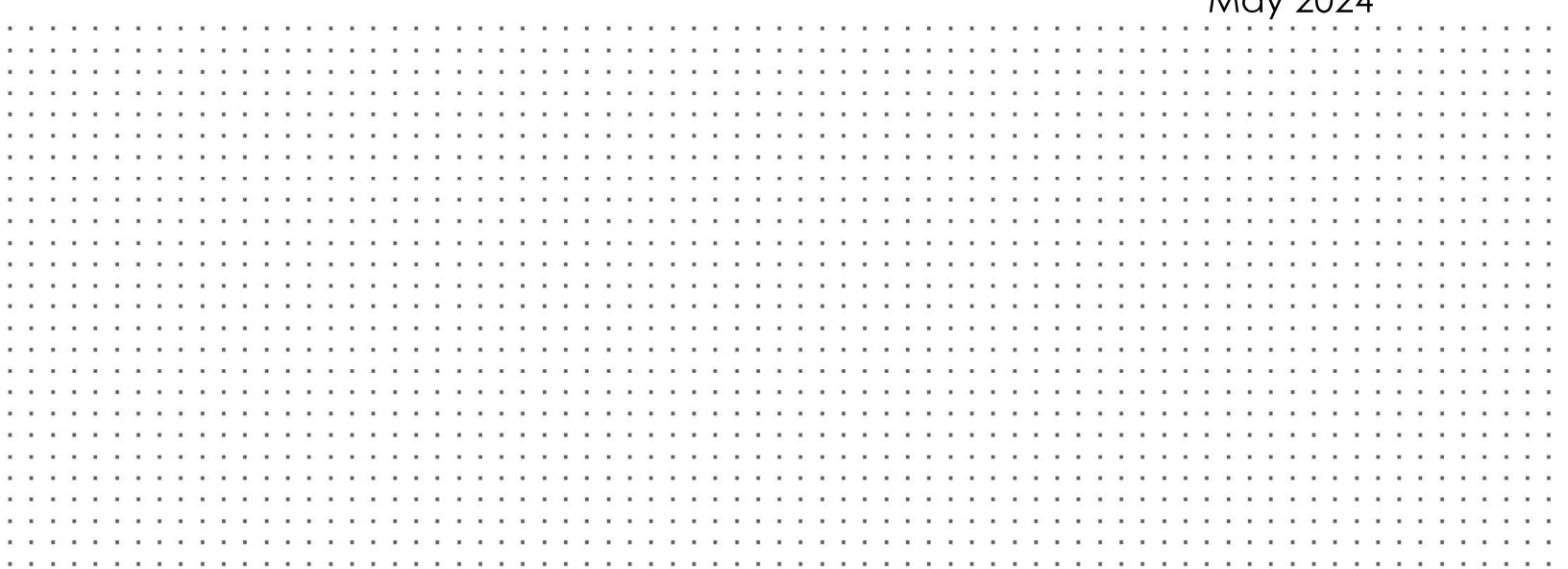


# WoodSpring Suites

Fort Pierce, FL

Narrative / Site Analysis

May 2024



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# Existing Conditions

The development is located at 2480 South Jenkins Road. The site currently consists of undeveloped wooded land. The site is bordered to the North and East by residential properties. The site is bordered to the South by Extra Space Storage (commercial) and to the West by South Jenkins Road.

The existing undeveloped site is very flat and generally drains from North to South to an existing wetland located on the Southeast corner of the site. Immediately South of the existing wetland is an existing dry detention basin serving the properties South of the proposed development. A small portion of the site drains to an existing ditch located adjacent to South Jenkins Road. The watershed for this development is tributary to Canal 38 which is South of the proposed development located South of Okeechobee Road.

There is a total of seventy-four native trees on the property most of which are planned to be removed and mitigated. The existing trees that were identified on the property consist of Cabbage Palms, Laurel Oaks, and Slash Pines. Understory vegetation is to be cleared to develop the property.

Per FEMA map number 12111C0167J the site is in two separate flood classification areas. The first and majority of the site (approximately 60%) is located in the “Other Flood Areas” region, Zone X, which are areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depth of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood. The remainder of the site (approximately 40%) is located in the “Other Areas” region, Zone X, which are areas determined to be outside of the 0.2% annual chance floodplain.

The National Wetland Inventory (NWI) shows the site does not have a wetland on site. However, a Formal Wetland Determination was completed on May 12, 2023 which determined that one wetland was present in the Southeast corner of the property. The existing Wetland will be mitigated as part of this development.

# Proposed Conditions

The WoodSpring Suites development consists of one four-story 12,025 SF hotel building with associated parking and other infrastructure improvements. The total site area is 4.735 acres of which 1.34 acres located in the southwest corner will be lot split for a future use.

The property is zoned C-3 which has a hotel as an allowed use.

Access to the site will be facilitated off South Jenkins Road. Pavement marking improvements will be required to provide a left turn lane into the property for the southbound traffic.

Buffers and setbacks are to comply with the City of Fort Pierce requirements.

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Stormwater Detention is being provided in a wet detention pond located at the north side of the property. An outlet control structure will attenuate the stormwater per the City of Fort Pierce stormwater ordinance.

The proposed building runs east and west with the front of the building facing south.

Landscaping and lighting will be provided to comply with the City of Fort Pierce requirements.

*This instrument prepared by  
and when recorded return to:*

PAXIN CLOSING AND ESCROW, LLC  
OLDE MILTON COMMONS  
3540 OLD MILTON PARKWAY  
ALPHARETTA, GEORGIA 30005  
770-416-1952 2-11150

SPECIAL WARRANTY DEED

THIS INDENTURE is made effective as of the 31st day of May, 2023, by **PEGGY SANCHEZ**, individually, **SANDRA JOY DANIELL**, individually and as Trustee of the Peggy Diane Sanchez Revocable Trust, **AMIR KHOSHBIN**, individually, and **TYL, INC.**, a Florida corporation (collectively, the "Grantor"), and is delivered to **PHMI WS FORT PIERCE LLC**, a Delaware limited liability company ("Grantee"), whose address is 60 Service Lane, Ringgold, Georgia 30736.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee all that tract or parcel of land described on Exhibit A, attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular tenements, hereditaments and appurtenances of Grantor thereto belonging or in anywise appertaining, the rights, members and appurtenances thereof that Grantor may have, subject to the Permitted Exceptions (as hereinafter defined), forever, IN FEE SIMPLE.

This Deed and the warranty of title contained herein are made expressly subject to the items set forth on Exhibit B attached hereto and made a part hereof (the "Permitted Exceptions") but this reference shall not reimpose same.

Grantor will warrant and forever defend the right and title to the Property unto Grantee against the lawful claims of all persons owning, holding or claiming by, through or under Grantor, but not otherwise.

Grantor hereby represents and warrants to Grantee that the Property is not the homestead of Grantor or any other person.

(The words "Grantor" and "Grantee" include all genders, plural and singular, and their respective heirs, successors and assigns where the context requires or permits.)

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed, and delivered in the presence of:

GRANTOR: Peggy Sanchez by Sandra Joy Daniell (SEAL)  
Peggy Sanchez, by Sandra Joy Daniell, as Attorney-in-Fact

Harley Jean Scott  
Signature of Witness 1

Harley-Jean Scott  
Print Name of Witness 1

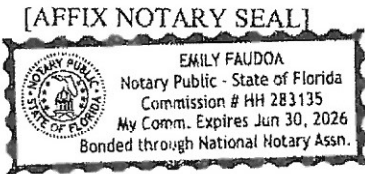
Raymond Fowler  
Signature of Witness 2

Josmin Garcia  
Print Name of Witness 2

STATE OF Florida  
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of May, 2023, by Sandra Joy Daniell, as Attorney-in-Fact for Peggy Sanchez, on behalf of thereof, who is personally known to me or has produced FLDL as identification.

Emily Faudoa  
Print name: Emily Faudoa  
Notary Public, State of Florida at Large  
My Commission expires: Jun 30, 2026



Signed, sealed, and delivered  
in the presence of:

Harley Sean Scott  
Signature of Witness 1

Harley Sean Scott  
Print Name of Witness 1

Alexander J. Jansen  
Signature of Witness 2

Joan Garcia  
Print Name of Witness 2

GRANTOR:

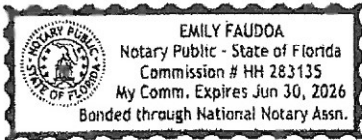
Sandra Joy Daniell (SEAL)

Sandra Joy Daniell, individually and as Trustee  
of the Peggy Diane Sanchez Revocable Trust

STATE OF Florida )  
COUNTY OF Hillsborough )

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ]  
physical presence or [ ] online notarization, this 24<sup>th</sup> day of May, 2023, by Sandra Joy Daniell,  
individually and as Trustee of the Peggy Diane Sanchez Revocable Trust, on behalf of thereof,  
who are personally known to me or have produced FLDL as identification.

[AFFIX NOTARY SEAL]



Emily Faudga  
Print name: Emily Faudga  
Notary Public, State of Florida at Large  
My Commission expires: Jun 30, 2026

Signed, sealed, and delivered  
in the presence of:

*[Handwritten Signature]*

Signature of Witness 1

*BRANDO SIMSON*

Print Name of Witness 1

*[Handwritten Signature]*

Signature of Witness 2

*Emmanuel Auguste*

Print Name of Witness 2

GRANTOR:

*[Handwritten Signature]*

Amir Khoshbin

(SEAL)

STATE OF Florida )  
COUNTY OF Palm Beach )

THE FOREGOING INSTRUMENT was acknowledged before me by means of [ ]  
physical presence or [ ] online notarization, this 24 day of May, 2023, by Amir Khoshbin on  
behalf of thereof, who are personally known to me or have produced Drivers License as  
identification.

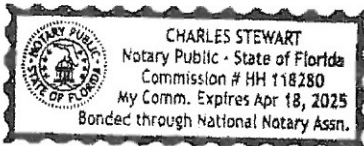
[AFFIX NOTARY SEAL]

*[Handwritten Signature]*

Print name: Charles Stewart

Notary Public, State of FL, at Large

My Commission expires: 04/18/2025



Signed, sealed, and delivered  
in the presence of:

[Signature]  
Signature of Witness 1

Thomas Caughnaw  
Print Name of Witness 1

[Signature]  
Signature of Witness 2

Luke Woodbridge  
Print Name of Witness 2

GRANTOR:

TYL, Inc.,  
a Florida corporation

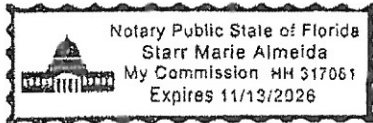
By: [Signature]  
Name: Adrian Fairclough  
Title: President

STATE OF Florida  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization, this 21<sup>st</sup> day of May, 2023, by Adrian Fairclough, as President of TYL, Inc., a Florida corporation, on behalf of thereof, who are personally known to me or have produced FLDL as identification.

[AFFIX NOTARY SEAL]

[Signature]  
Print name: S. Almeida  
Notary Public, State of Florida at Large  
My Commission expires: Nov. 13, 2026



**EXHIBIT A**

**LEGAL DESCRIPTION**

The South 1/2 of the Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 19, Township 35 South, Range 40 East, lying and being in St. Lucie County, Florida, less the West 40 feet thereof for Jenkins Road right-of-way.

**EXHIBIT B**

**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Resolution No. 99-99 of the Board of County Commissioners of St. Lucie County, Florida, including terms and conditions thereof, as recorded in Official Records Book 1230, Page 742, and re-recorded in Official Records Book 1238, Page 2067, of the Public Records of St. Lucie County, Florida.
3. Ordinance No. K-351 of the City of Fort Pierce, Florida, including terms and conditions thereof, as recorded in Official Records Book 2297, Page 2161, of the Public Records of St. Lucie County, Florida.
4. Easement granted to City of Fort Pierce and Fort Pierce Utilities Authority, as more fully set forth in the document recorded in Official Records Book 2853, Page 2427, of the Public Records of St. Lucie County, Florida.
5. Perpetual Easement to State of Florida Department of Transportation, as more fully set forth in the document recorded in Official Records Book 3643, Page 1178, of the Public Records of St. Lucie County, Florida.

### Property Identification

Site Address: 2480 S JENKINS RD  
 Sec/Town/Range: 19/35S/40E  
 Parcel ID: 2419-232-0003-000-6  
 Jurisdiction: Fort Pierce

Use Type: 1000  
 Account #: 27338  
 Map ID: 24/19N  
 Zoning: General Co

### Ownership

PHMI WS FORT PIERCE LLC  
 60 Service LN  
 Ringgold, GA 30736

### Legal Description

19 35 40 S 1/2 OF NW 1/4 OF SW 1/4 OF NW 1/4-LESS W 40 FT FOR RD-  
 (4.75 AC)

### Current Values

Just/Market Value: \$1,086,300  
 Assessed Value: \$801,141  
 Exemptions: \$0  
 Taxable Value: \$801,141



### Property taxes are subject to change upon change of ownership.

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

Taxes for this parcel: SLC Tax Collector's Office [📄](#)  
 Download TRIM for this parcel: [Download PDF](#) [📄](#)

### Total Areas

Finished/Under Air (SF): 0  
 Gross Sketched Area (SF): 0  
 Land Size (acres): 4.75  
 Land Size (SF): 206,910

### Building Design Wind Speed

Occupancy Category	I	II	III
Speed	140	150	160

Sources/links:

### Sale History

Date	Book/Page	Sale Code	Deed	Grantor	Price
May 24, 2023	4997 / 2817	0001	SPWD	Daniell (TR) Sandra Joy	\$1,200,000
Jun 24, 2020	4438 / 2815	0111	QC	Sanchez Peggy	\$100
Aug 9, 2019	4424 / 2368	0111	QC	Sanchez Peggy	\$100
Jan 18, 2008	2931 / 0380	XX00	WD	Veerapen Jerome A	\$1,200,000
Mar 27, 2006	2523 / 0125	XX00	WD	Langel Patrick J	\$1,300,000
Aug 18, 2005	2342 / 0126	XX01	WD	Langel Patrick J	\$100
May 1, 1978	0286 / 0831	XX01	CV		\$0
May 1, 1975	0239 / 1586	XX01	CV		\$0

### Building Information (1 of 1)

Finished Area: 0 SF

Gross Sketched Area: 0 SF

#### Exterior Data

View: Roof Cover: Roof Structure:  
 Building Type: Year Built: N/A Frame:

Grade:  
Story Height:

Effective Year: N/A  
No. Units: 0

Primary Wall:  
Secondary Wall:

Interior Data

Bedrooms: 0  
Full Baths: 0  
Half Baths: 0  
A/C %: 0%

Electric:  
Heat Type:  
Heat Fuel:  
Heated %: N/A%

Primary Int Wall:  
Avg Hgt/Floor: 0  
Primary Floors:  
Sprinkled %: 0%



Image  
or  
Sketch  
unavailable  
for display

Sketch Area Legend

Sub Area Description Area Fin. Area Perimeter

Special Features and Yard Items

Type Qty Units Year Blt

Current Year Values


Current Values Breakdown

Current Year Exemption Value Breakdown

Building: \$0  
Land: \$1,086,300  
Just/Market: \$1,086,300  
Ag Credit: \$0  
Save Our Homes or 10% Cap: \$285,159  
Assessed: \$801,141  
Exemption(s): \$0  
Taxable: \$801,141

Current Year Special Assessment Breakdown

Start Year	AssessCode	Units	Description	Amount
2010	0041	13	Fort Pierce Stormwater Charge	\$897.00
Start Year	AssessCode	Units	Description	Amount
2013	0054	4.75	North St. Lucie Water Management District	\$109.25

This does not necessarily represent the total Special Assessments that could be charged against this property. The total amount charged for special assessments is reflected on the most current tax statement and information is available with the SLC Tax Collector's Office .

### Historical Values

Year	Just/Market	Assessed	Exemptions	Taxable
2023	\$1,086,300	\$801,141	\$0	\$801,141
2022	\$1,086,300	\$728,310	\$0	\$728,310
2021	\$662,100	\$662,100	\$0	\$662,100
2020	\$662,100	\$662,100	\$0	\$662,100

### Permits

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

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All information is believed to be correct at this time, but is subject to change and is provided without any warranty.  
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**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
Hotel	310	122	Rooms	$T = 10.84(X) - 423.51$	50%	50%	450	449	899
<b>TOTALS</b>							<b>450</b>	<b>449</b>	<b>899</b>

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
Hotel	310	122	Rooms	$T = 0.50(X) - 7.45$	56%	44%	30	24	54
<b>TOTALS</b>							<b>30</b>	<b>24</b>	<b>54</b>

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
Hotel	310	122	Rooms	$T = 0.74(X) - 27.89$	51%	49%	32	30	62
<b>TOTALS</b>							<b>32</b>	<b>30</b>	<b>62</b>

Source: ITE 11th Edition Trip Generation Rates





Layout Tab Name: C-402 STRUCTURE TABLES  
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ISSUED FOR PERMITS

STORM STRUCTURE TABLE			
STRUCTURE ID	DESCRIPTION	RIM/GRATE	INVERT
0.0	ECCENTRIC STORM MH 48" DIA	16.91	15" = 12.26 (E) 12" = 11.96 (NW) 12" = 11.96 (SW)
0.1	OUTLET CONTROL STRUCTURE	16.82	15" = 12.43 (E) 15" = 12.43 (W)
0.2	15" FLARED END SECTION		15" = 12.65 (W)
1.0	24" FLARED END SECTION		24" = 10.05 (SE)
1.1	STORM MH 48" DIA	16.67	18" = 10.62 (S) 24" = 10.12 (NW)
1.2	STORM MH 48" DIA	16.65	18" = 10.77 (SW) 18" = 10.77 (N) 8" = 13.32 (E)
1.3	CURB INLET 48" DIA	16.07	18" = 10.81 (SE) 18" = 10.81 (NE)
1.4	CATCH BASIN 48" DIA	15.98	15" = 11.22 (E) 18" = 10.97 (NW)
1.5	CATCH BASIN 48" DIA	15.98	15" = 11.48 (W)
2.0	15" FLARED END SECTION		15" = 12.65 (SE)
2.1	STORM MH 48" DIA	17.03	15" = 13.11 (SE) 15" = 13.11 (NW) 8" = 13.25 (SW)
2.2	CURB INLET 48" DIA	16.45	8" = 13.32 (SW) 15" = 13.32 (NW)
4.0	15" FLARED END SECTION		15" = 14.85 (N)
4.1	15" FLARED END SECTION		15" = 15.25 (S)
R1.0	CLEAN OUT	17.63	8" = 13.64 (E) 8" = 13.64 (W)
R1.1	CLEAN OUT	17.80	8" = 14.17 (E) 8" = 14.17 (W)
R1.2	CLEAN OUT	17.82	8" = 14.57 (W)
R2.0	CLEAN OUT	17.77	8" = 13.41 (W) 8" = 13.41 (NE)
R2.1	CLEAN OUT	17.78	8" = 14.07 (W) 8" = 14.07 (E)
R2.2	CLEAN OUT	17.78	8" = 14.34 (W) 8" = 14.34 (E)

STORM STRUCTURE TABLE			
STRUCTURE ID	DESCRIPTION	RIM/GRATE	INVERT
R2.3	CLEAN OUT	17.78	8" = 14.80 (W) 8" = 14.80 (E)
R2.4	CLEAN OUT	17.78	8" = 15.20 (W) 8" = 15.20 (E)
R2.5	CLEAN OUT	17.78	8" = 15.73 (E)
R2.6	CLEAN OUT	16.93	8" = 13.54 (SW) 8" = 13.54 (NE)
R2.7	CLEAN OUT	17.75	8" = 13.71 (W) 8" = 13.71 (NE)
R2.8	CLEAN OUT	17.80	8" = 13.88 (W) 8" = 13.88 (E)
R2.9	CLEAN OUT	17.81	8" = 14.41 (W) 8" = 14.41 (E)
R2.10	CLEAN OUT	17.81	8" = 14.66 (E)

SANITARY STRUCTURE TABLE			
STRUCTURE ID	DESCRIPTION	RIM	INVERT
A1.0	SANITARY MH 48" DIA	16.93	6" = 12.29 (S) 6" = 12.04 (W)
A1.1	SANITARY MH 48" DIA	16.75	6" = 13.38 (E) 6" = 13.13 (N)
A1.2	CLEAN OUT	17.80	4" = 13.90 (E) 6" = 13.90 (W)
A1.3	CLEAN OUT	17.76	4" = 16.39 (W)

ISSUANCE SCHEDULE  
 NUMBER DATE DESCRIPTION

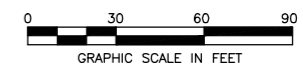
PHMI GROUP  
**WOODSPRING SUITES - FT. PIERCE**

2480 S. JENKINS RD.  
 FT. PIERCE, FL 34947

PROJECT NO: 10016919  
 DATE ISSUED: 11/17/2023  
 DESIGNED BY: XXX  
 DRAWN BY: XXX  
 CHECKED BY: XXX

SHEET NAME:  
 STRUCTURE TABLES

SHEET NO:  
**C-402**



Layout Tab Name: Layout1  
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ISSUED FOR PERMITS

ISSUANCE SCHEDULE  
 NUMBER DATE DESCRIPTION

PHMI GROUP  
**WOODSPRING SUITES - FT. PIERCE**

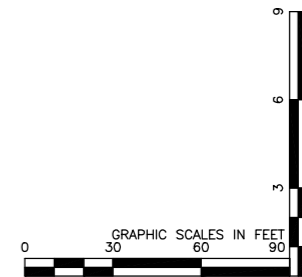
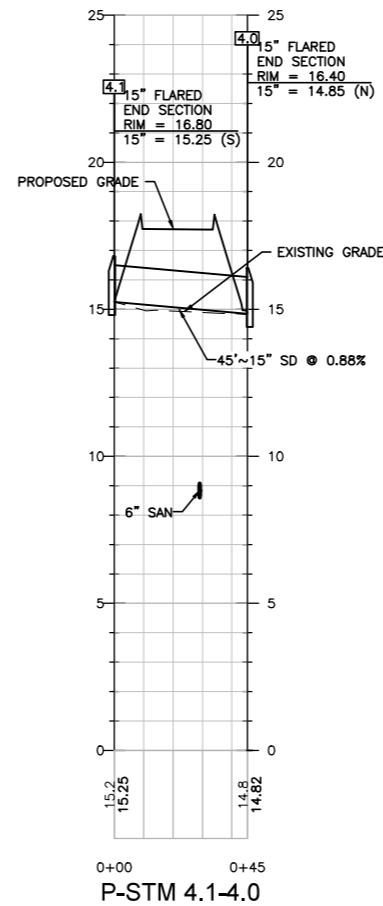
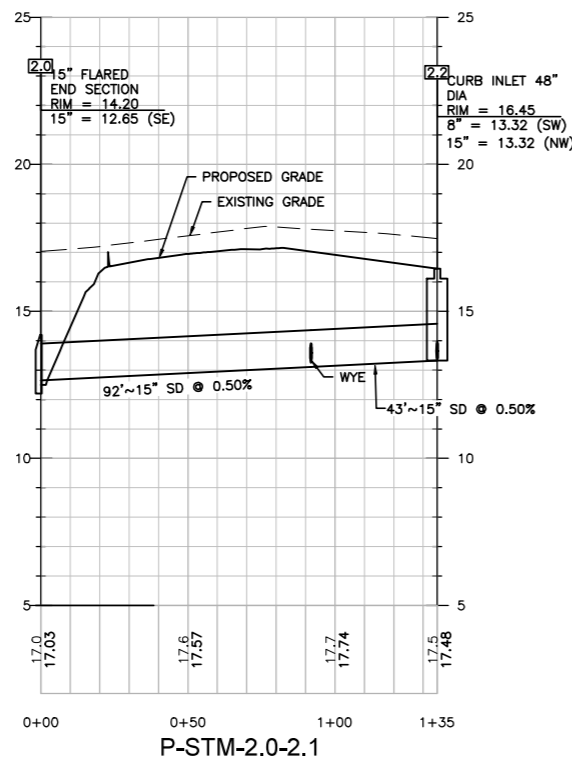
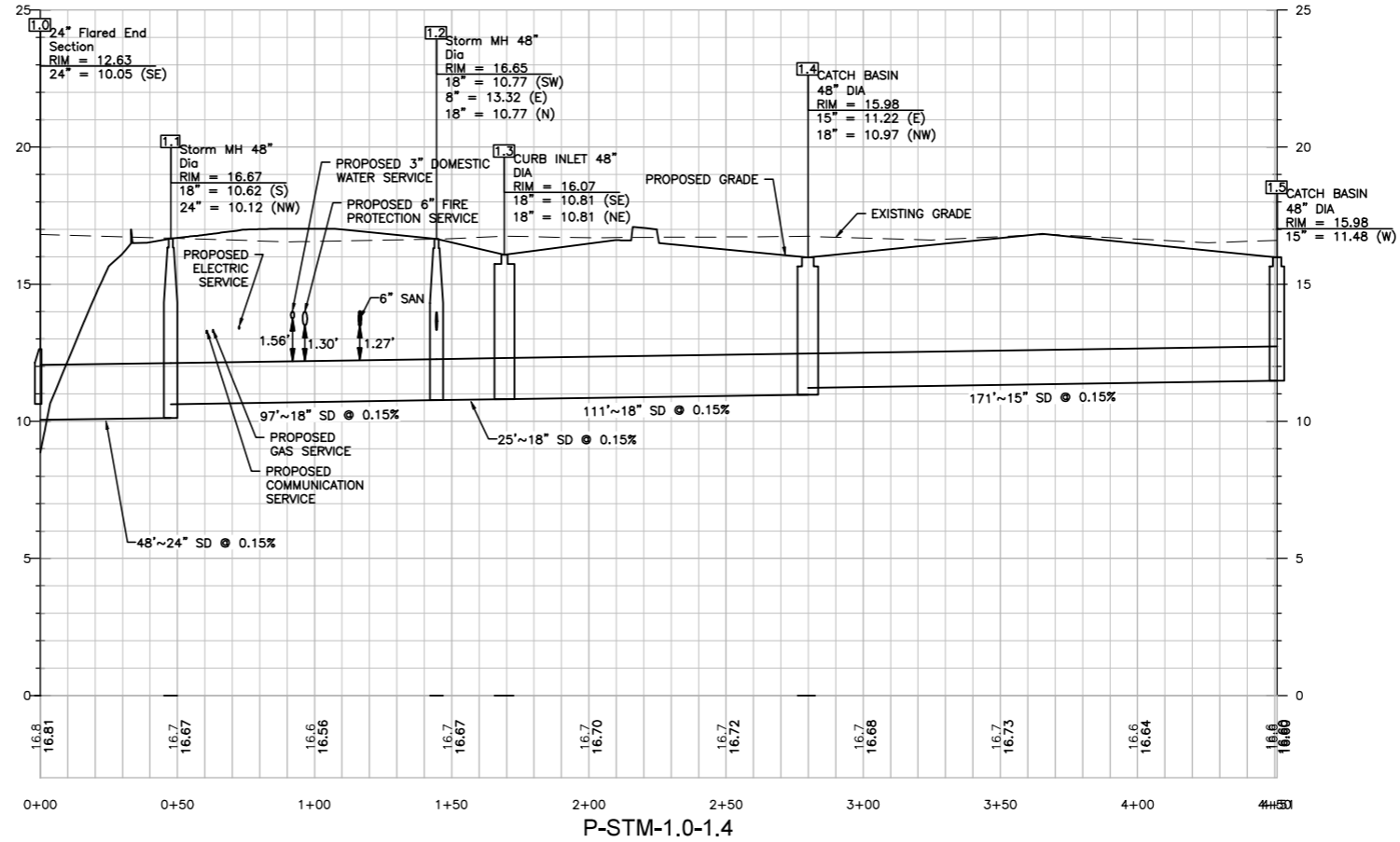
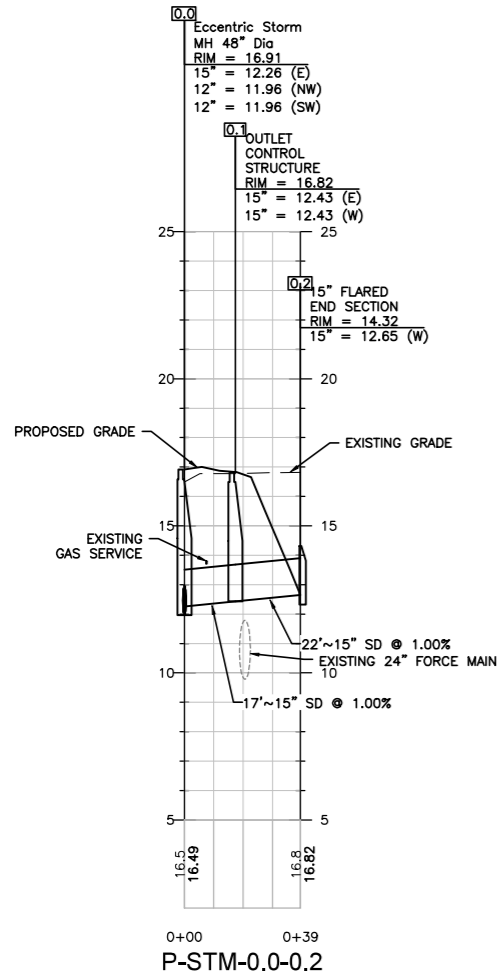
2480 S. JENKINS RD.  
 FT. PIERCE, FL 34947

PROJECT NO: 10016919  
 DATE ISSUED: 11/17/2023  
 DESIGNED BY: NP  
 DRAWN BY: NP  
 CHECKED BY: GM

SHEET NAME:  
 STORM PROFILES

SHEET NO:

**C-501**





**CITY LANDSCAPE NOTES**

ALL LANDSCAPE PLANS SHALL MEET OR EXCEED THE FOLLOWING GENERAL LANDSCAPING REQUIREMENTS WHICH SHALL BE CONSIDERED COMPLIMENTARY TO THE LANDSCAPING PROVISIONS OF ANY OTHER CITY ORDINANCE. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED ON ANY PERMIT FOR THE USE, CONSTRUCTION, REPAIR OR RENOVATION OF ANY STRUCTURE WITHIN THE CITY, WHETHER RESIDENTIAL, COMMERCIAL, INDUSTRIAL OR ACCESSORY, UNLESS APPLICATION FOR ANY SUCH PERMIT IS IS NOT AUTHORIZED TO EXEMPT THE PERMIT APPLICATION FROM ANY REQUIREMENT EXCEPT AS EXPRESSLY PROVIDED FOR IN THIS ACCOMPANIED BY A DETAILED LANDSCAPE PLAN MEETING ALL REQUIREMENTS OF THIS ARTICLE. THE DEPARTMENT ARTICLE.

- (1) REQUIREMENTS FOR PLANT MATERIALS. PLANT MATERIALS USED FOR CONFORMANCE WITH THIS ARTICLE SHALL MEET OR EXCEED THE STANDARDS FOR FLORIDA NO. 1 AS SET OUT IN THE MOST CURRENT EDITION OF GRADES AND STANDARDS FOR NURSERY PLANTS PART 1 AND PART 2, STATE OF FLORIDA, DEPARTMENT OF AGRICULTURE, TALLAHASSEE. THE CLERK'S OFFICE SHALL MAINTAIN A STOCK OF THESE MANUALS TO BE GIVEN TO PERMIT APPLICANTS, PARTICULARLY THOUGH NOT EXCLUSIVELY TO HOMEOWNERS, FOR THE APPLICANT'S USE IN SUBMITTING THE REQUIRED LANDSCAPE PLAN. ALL TREES REQUIRED BY THIS ARTICLE (EXCLUDING PALMS THAT ARE EXEMPT FROM THE GRADES AND STANDARDS) SHALL HAVE A FLORIDA NO. 1 OR BETTER GRADES AND STANDARDS CERTIFICATION TAG ATTACHED AT TIME OF DELIVERY THROUGH FINAL INSPECTION. GRASS SOD SHALL BE CLEAN AND FREE OF WEEDS, PESTS AND DISEASES.

- a. TREES.
  - 1. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE SPECIES WHICH WHEN PLANTED HAVE A HEIGHT OF AT LEAST 12 FEET AND HAVE TRUNKS WHICH CAN BE MAINTAINED IN A CLEAN CONDITION FOR OVER FIVE FEET OF CLEAR WOOD. AT PLANTING, THE TREES SHALL HAVE A DIAMETER OF AT LEAST 2 1/2 INCHES AT A POINT 4 1/2 FEET ABOVE GROUND LEVEL AND A SPREAD OF AT LEAST FIVE FEET (EXCEPT FOR PALMS WHICH SHALL HAVE A MINIMUM CLEAR TRUNK OF TEN FEET).
  - 2. TREES USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL ALSO BE SPECIES WHICH IN THE COUNTY NORMALLY GROW IN A MANNER SUCH THAT AT MATURITY THEY WILL HAVE A MINIMUM CROWN SPREAD OF 15 FEET AND A MINIMUM HEIGHT OF 15 FEET. TREES WHICH CAN MEET THE HEIGHT REQUIREMENT AT MATURITY BUT NOT THE CROWN REQUIREMENTS MAY BE GROUPED TO FORM A WIDER CROWN, BUT WILL BE COUNTED AS ONE TREE. THREE PALMS MAY BE SUBSTITUTED FOR ONE TREE PROVIDED THAT 50 PERCENT OF REQUIREMENT SHALL BE TREES.
  - 3. FIFTY PERCENT OF THE REQUIRED TREES SHALL BE SPECIES OTHER THAN PALM TREES (PALMACEAE FAMILY) EXCEPT WHEN PLANTED IN ACCORDANCE WITH AN APPROVED PLAN PREPARED BY A STATE-REGISTERED LANDSCAPE ARCHITECT.
  - 4. TREES OF SPECIES WHOSE ROOTS ARE KNOWN TO CAUSE DAMAGE TO PUBLIC ROADWAYS OR OTHER PUBLIC WORKS SHALL NOT BE PLANTED CLOSER THAN 12 FEET TO SUCH PUBLIC WORKS, UNLESS THE TREE ROOT SYSTEM IS COMPLETELY CONTAINED WITHIN A BARRIER FOR WHICH THE MINIMUM INTERIOR CONTAINING DIMENSIONS SHALL BE THREE FEET TIMES FIVE FEET AND FIVE FEET DEEP, AND FOR WHICH THE CONSTRUCTION REQUIREMENTS SHALL BE SIX-INCH THICK CONCRETE WITH FIBER MESH AND NO WIRE MESH OR BY A ROOT BARRIER PRODUCT APPROVED BY THE CITY ENGINEER.
  - 5. NONE OF THE FOLLOWING TREES SHALL BE PLANTED IN THE CITY AND WHERE THEY PRESENTLY EXIST WHEN PERMIT APPLICATION IS MADE, THEIR REMOVAL SHALL BE A CONDITION OF ANY FINAL DEVELOPMENT ORDER: MELALEUCA, LEUCADENDRON (PUNK TREE), SCHINUS TEREBINTHIFOLIUS (BRAZILIAN PEPPER) AND CASUARINA SPP. (AUSTRALIAN PINE). NOR MAY ANY OF THE FOLLOWING TREES BE PLANTED FOR PURPOSES OF COMPLIANCE WITH REQUIREMENTS OF THIS ARTICLE: ANY SPECIES DESIGNATED AS CATEGORY I ON THE EXOTIC PLANT PEST COUNCIL'S CURRENT LIST OF FLORIDA'S MOST INVASIVE SPECIES, CUPANIOPSIS ANACARDIODES (CARROTWOOD), DALBERGIA SISSOO (ROSEWOOD), ALBIZZIA LEBBECK (WOMAN'S TONGUE), ARAUCARIA HETEROPHYLLA (NORFOLK ISLAND PINE), GREVILLEA ROBUSTA (SILK OAK), MELIA AZADARACHA (CHINABERRY), FICUS SPP. (NON-NATIVE FICUS), EUCALYPTUS SPP. (EUCALYPTUS).
- b. SHRUBS AND HEDGES. SHRUBS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE A MINIMUM OF 24 INCHES IN HEIGHT WHEN PLANTED. HEDGES, WHERE REQUIRED, SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A 36-INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN.
- c. GROUND COVERS. GROUND COVERS USED IN LIEU OF GRASS, OR IN PART, TO MEET THE REQUIREMENTS OF THIS SECTION, SHALL BE PLANTED IN SUCH A MANNER AS TO PRESENT A FINISHED APPEARANCE AND REASONABLY COMPLETE COVERAGE WITHIN THREE MONTHS AFTER PLANTING.
- d. GRASS. GRASS USED TO MEET THE REQUIREMENTS OF THIS SECTION SHALL BE PLANTED WITH SPECIES NORMALLY GROWN AS PERMANENT LAWNS IN THE COUNTY. GRASS AREAS WILL BE SODDED, EXCEPT THAT PLUGGING, SPRIGGING OR SEEDING OF GRASSY AREAS IS PERMISSIBLE WITH RESPECT TO SINGLE-FAMILY AND TWO-FAMILY RESIDENTIAL LOTS, AS TO ALL LOTS, SOLID SOD SHALL BE USED IN SWALES, DETENTION OR RETENTION AREAS AND OTHER AREAS SUBJECT TO EROSION.
- e. EXISTING PLANT MATERIAL. WHEN PLANT MATERIAL EXISTS ON A SITE PRIOR TO THE DATE APPLICATION FOR A PERMIT IS MADE, CREDIT MAY BE ALLOWED FOR SUCH PLANT MATERIAL PROVIDED THAT IT IS PROTECTED DURING CONSTRUCTION AND INCORPORATED INTO THE REQUIRED LANDSCAPING IN A MANNER WHICH SATISFIES THE REQUIREMENTS OF THIS ARTICLE.

- (1) LANDSCAPED AREAS. EACH SEPARATE LANDSCAPED AREA SHALL HAVE AT LEAST ONE TREE, ONE OR MORE SHRUBS AS APPROVED BY THE DEPARTMENT, OR ONE OR MORE HEDGES, AND GROUND COVER. SO AS TO SUPPORT LONG-TERM PLANT HEALTH, PLANTING SOIL FOR ALL LANDSCAPED AREAS SHALL CONSIST OF EXISTING SOIL MIXED WITH 50 PERCENT RECYCLED TOP SOIL. SUCH PLANTING SOIL SHALL BE FREE OF DEBRIS, ROOTS, CLAY, STONES, PLANTS OR OTHER FOREIGN MATERIALS. THE PLANTING SOIL MEETING REQUIREMENTS OF THIS SUBSECTION SHALL EXTEND TO AN APPROPRIATE DEPTH SO AS TO ELIMINATE ANY HINDRANCE TO PLANTING OPERATIONS OR DETRIMENT TO GOOD PLANT GROWTH. COMPLIANCE WITH THESE SOIL REQUIREMENTS SHALL BE VERIFIED AS PART OF THE FINAL INSPECTION.
- (2) LANDSCAPING DESIGN STANDARDS. FOR COMMERCIAL, PROFESSIONAL, MULTIFAMILY, INDUSTRIAL AND INSTITUTIONAL STRUCTURES, THESE DESIGN STANDARDS ARE IN ADDITION TO, AND NOT IN PLACE OF, OTHER REQUIREMENTS IMPOSED BY THIS ARTICLE.
- (3) LANDSCAPE STRIPS. BETWEEN STREET RIGHTS-OF-WAY AND VEHICULAR USE, BUILDING AND RETENTION/DETENTION AREAS, THERE SHALL BE A LANDSCAPED STRIP OF LAND, EXCEPT WHERE DRIVEWAYS ARE LOCATED, MEETING THESE REQUIREMENTS:
  - a. THE STRIP SHALL BE AT LEAST SIX FEET WIDE FOR LOTS UNDER 10,000 SQUARE FEET IN SIZE AND AT LEAST TEN FEET WIDE FOR LOTS 10,000 SQUARE FEET OR LARGER;
  - b. THE LANDSCAPE STRIP SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 300 SQUARE FEET OF REQUIRED LANDSCAPED AREA. THE REMAINDER OF THE REQUIRED LANDSCAPED AREA SHALL BE COMPLETELY COVERED WITH GRASS, GROUND COVER OR OTHER LANDSCAPED TREATMENT AND SHALL ADDITIONALLY CONTAIN A SCREEN OF LANDSCAPING WHICH SHALL BE INSTALLED AND MAINTAINED SO AS TO FORM A 36-INCH OR HIGHER CONTINUOUS, UNBROKEN, SOLID, VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER THE LANDSCAPING TAKES PLACE, EXCEPT IN CLEAR VISION AREAS REQUIRED IN SECTION 125-308.

**CITY LANDSCAPE NOTES**

- (1) OTHER PROPERTY. ALL PROPERTY, OTHER THAN THE REQUIRED LANDSCAPE STRIP LOCATED BETWEEN STREET RIGHT-OF-WAY AND BUILDINGS, SHALL BE COMPLETELY COVERED WITH GRASS OR OTHER GROUND COVER EXCEPT TO THE EXTENT THERE ARE PERMITTED, IMPERVIOUS SURFACE STRUCTURE SUCH AS SIDEWALKS, PLAZAS AND DRIVEWAYS.

- (2) VEHICULAR USE, BUILDING, RETENTION/DETENTION AREAS ADJACENT TO OTHER PROPERTY. LANDSCAPE STANDARDS FOR THESE AREAS ARE AS FOLLOWS:
  - a. WHERE A VEHICULAR USE AREA DOES NOT ABUT A STREET RIGHT-OF-WAY BUT ABUTS OTHER PROPERTY, THERE WILL BE A LANDSCAPED STRIP OF LAND WHICH IS AT LEAST TEN FEET WIDE. WHEN A PROPERTY LINE ABUTS A BUILDING, ANOTHER STRUCTURE, A JOINT DRIVEWAY OR JOINT PARKING AREA, SUCH LANDSCAPED STRIP SHALL NOT BE REQUIRED.
  - b. THE LANDSCAPING STRIP REQUIRED BY THE IMMEDIATELY FOREGOING SUBSECTION SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 200 SQUARE FEET OF THE REQUIRED LANDSCAPE AREA. THE REMAINDER OF THE REQUIRED LANDSCAPE AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPE TREATMENT. WHEN THE AREA TO BE SCREENED ABUTS RESIDENTIALLY ZONED PROPERTY, A SITE-OBSCURING FENCE OR PLANTED MATERIAL WHICH IS NOT LESS THAN SIX FEET IN HEIGHT SHALL BE INCLUDED. IF PLANTED MATERIAL IS USED, IT SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A THREE-FOOT OR HIGHER CONTINUOUS, UNBROKEN, SOLID VISUAL SCREEN WITHIN A MAXIMUM OF ONE YEAR AFTER PLANTING. THE PLANTED MATERIAL SHALL BE A SPECIES WHICH IN THE COUNTY NORMALLY GROWS TO A HEIGHT OF SIX FEET OR MORE.

- (1) INTERIOR VEHICULAR USE AREAS. THE FOLLOWING ARE STANDARDS RELATING TO LANDSCAPING OF INTERIOR VEHICULAR USE AREAS:
  - a. LOTS WITH VEHICULAR USE AREAS THAT ARE 4,000 OR MORE SQUARE FEET IN SIZE SHALL HAVE AT LEAST ONE SQUARE FOOT OF INTERIOR LANDSCAPING FOR EACH 15 SQUARE FEET OF VEHICULAR USE AREA, EXCEPT THAT AREAS IN AN I-1 OR I-2 ZONE SHALL ONLY BE REQUIRED TO HAVE AT LEAST ONE SQUARE FOOT OF INTERIOR LANDSCAPING FOR EACH 30 SQUARE FEET OF VEHICULAR USE AREA. EACH SEPARATE LANDSCAPED AREA SHALL BE CURBED AND CONTAIN A MINIMUM OF 100 SQUARE FEET OF AREA AND SHALL BE AT LEAST TEN FEET WIDE AND TEN FEET DEEP EXCLUSIVE OF CURBING IN ALL LOCATIONS. PROGRESSIVE URBAN PARKING AREA DESIGN MAY BE USED TO PROVIDE ADEQUATE SPACE FOR MULTIPLE TREE PLANTINGS AND ALLOW FOR PROPER TREE ROOT DEVELOPMENT SO SHADE TREES CAN GROW AND DEVELOP LARGE CANOPIES TO REDUCE PARKING LOT HEAT ISLANDS.
  - b. INTERIOR LANDSCAPING SHALL INCLUDE AN AVERAGE OF AT LEAST ONE TREE FOR EACH 100 SQUARE FEET OF REQUIRED LANDSCAPED AREA. THE REMAINDER OF THE REQUIRED LANDSCAPED AREA SHALL BE LANDSCAPED WITH GRASS, GROUND COVER OR OTHER LANDSCAPED TREATMENT. SUCH LANDSCAPED AREAS SHALL BE LOCATED IN SUCH A MANNER AS TO DIVIDE AND BREAK UP THE EXPANSE OF PAVING AND AT STRATEGIC POINTS TO GUIDE TRAFFIC FLOW AND DIRECTION.
  - c. WHEN TREES EXIST ON A SITE PRIOR TO SITE DEVELOPMENT, THE AMOUNT OF THE REQUIRED INTERIOR LANDSCAPED AREA MAY BE REDUCED BY THE FOLLOWING AMOUNT FOR PRESERVING EXISTING TREES, PROVIDED THAT THE TOTAL AMOUNT OF THE INTERIOR LANDSCAPED AREA IS NOT REDUCED BY MORE THAN 50 PERCENT.

DIAMETER OF TREE	REDUCTION IN INTERIOR
4.5 FEET ABOVE GROUND LEVEL	LANDSCAPED AREAS
OVER 12 INCHES	500 SQUARE FEET
6 INCHES TO 12 INCHES	400 SQUARE FEET
UNDER 6 INCHES BUT OVER 3 INCHES	100 SQUARE FEET

THESE REDUCTIONS IN THE INTERIOR LANDSCAPED AREAS SHALL ONLY APPLY WHERE THE PRESERVED TREE IS IN A PLANTING AREA WHICH HAS DIMENSIONS NOT LESS THAN THE RADIUS OF THE CROWN SPREAD MEASURED FROM THE TRUNK CENTER AND WHERE NO GRADE CHANGES WITHIN THE LANDSCAPED AREA MAY BE ANTICIPATED.

- (1) LANDS ADJACENT TO STREET RIGHT-OF-WAY. LANDS IMMEDIATELY ADJACENT TO STREET RIGHT-OF-WAY SHALL MEET THE FOLLOWING REQUIREMENTS:
  - a. TREES WILL BE PLANTED ALONG THE PUBLIC RIGHT-OF-WAY IN A MANNER DIRECTED BY THE DEPARTMENT SO AS TO ENSURE SHADING FOR SIDEWALKS AND TO CONTRIBUTE TO THE STREETScape DESIGN OF THE ROADWAY.
  - b. PALMS, TREES AND SHRUBS MAY BE REQUIRED FOR DRIVEWAY ENTRANCES OR OTHER KEY POINTS AS DETERMINED BY THE DEPARTMENT. THE HEIGHT TO THE EXTENT THAT SUCH PLANTINGS DO NOT EXCEED REQUIREMENTS SET FOR CLEAR VISION AREAS AS SPECIFIED BY SECTION 125-308.
- (1) OTHER AREAS. WHEN AN AREA OTHER THAN A VEHICULAR USE AND RETENTION/DETENTION AREA OF A DEVELOPED LOT IN A C-1, C-2, C-3, C-4, C-5, I-1, OR I-2 ZONE ABUTS A LOT IN AN E-1, R-1, R-2, R-3, R-4, R-5, OS-1, OR OS-2, SUCH AREA IN A COMMERCIAL OR INDUSTRIAL ZONE SHALL HAVE A SITE OBSCURING FENCE OR PLANTED MATERIAL SO AS TO PROVIDE A VISUAL AND NOISE BUFFER BETWEEN SUCH AREAS AND THE LOT IN THE RESIDENTIAL OR OPEN SPACE ZONE. SUCH FENCE WILL BE CONSTRUCTED FROM WOOD, STONE, BRICK OR OTHER SUITABLE MATERIAL AND BE A MINIMUM OF SIX FEET HIGH. IF PLANTED MATERIAL IS USED, IT SHALL BE PLANTED AND MAINTAINED SO AS TO FORM A 36-INCH OR HIGHER CONTINUOUS, UNBROKEN SOLID SCREEN. THERE SHALL BE AT LEAST ONE SHRUB, BUSH OR VINE PLANTED ALONG THE FENCE FOR EACH TEN FEET OF FENCE FOR THE PURPOSE OF BEAUTIFYING THE FENCE. SLATS SHALL NOT BE PUT INTO CHAIN-LINK FENCE TO OBSCURE THE VIEW. THE PLANTED MATERIAL SHALL BE A SPECIES WHICH IN THE COUNTY NORMALLY GROWS TO A HEIGHT OF SIX FEET OR MORE.
- (2) SCREENING OF REFUSE COLLECTION AREAS. REFUSE AND RECYCLING DUMPSTERS UTILIZED BY MULTIFAMILY RESIDENTIAL COMPLEXES, IN COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL FACILITIES SHALL BE SCREENED FROM VIEW ON ALL SIDES AND SHALL BE GATED. GATES MAY BE LEFT OPEN ONLY ON SCHEDULED PICK UP DAYS AND MUST BE CLOSED FOLLOWING PICK UP. SUCH SCREENING SHALL CONSIST OF A SIX-FOOT-HIGH MASONRY WALL OR WOODEN FENCE. IN ADDITION, WHEN FEASIBLE, ONE SHRUB OR HEDGE SHALL BE PLANTED AT TWO-FOOT CENTERS ALONG THE OUTSIDE PERIMETER OF THE SCREEN. DUMPSTERS SHALL BE LOCATED IN AN AREA THAT MINIMIZES PUBLIC VIEW. THIS SUBSECTION SHALL APPLY TO DUMPSTERS SERVICING STRUCTURES BUILT ON OR AFTER JUNE 1, 1996.
- (3) INSTALLATION OF LANDSCAPING. ALL LANDSCAPING REQUIRED BY THIS ARTICLE SHALL BE INSTALLED IN COMPLIANCE WITH THESE REQUIREMENTS:
  - a. LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN, INCLUDING ALL SPECIFIED CONDITIONS TO A PARTICULAR LANDSCAPE APPROVAL, AND INSPECTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SUCH INSPECTION SHALL INCLUDE VERIFICATION THAT PLANTING SOIL MEETS SPECIFIED COMPOSITION AND DEPTH REQUIREMENTS. IN THE EVENT THERE ARE ANY CHANGES TO THE APPROVED LANDSCAPE PLAN, SUCH CHANGES MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT AND NOTED ON THE PLAN PRIOR TO NOTIFICATION FOR THE FINAL INSPECTION FOR A CERTIFICATE OF OCCUPANCY.
  - b. LANDSCAPED AREAS SHALL BE COVERED IN THEIR ENTIRETY WITH SHRUBS,

**CITY LANDSCAPE NOTES**

GROUND COVER, TURF, OR THREE INCHES OF BULK ORGANIC MULCH OR OTHER SUITABLE MATERIAL WHICH PERMITS PERCOLATION AND IS APPROVED BY THE DEPARTMENT. WHERE MULCH IS USED, IT MUST BE PROTECTED FROM WASHING OUT OF THE PLANTING BED. INORGANIC MULCH, SUCH AS GRAVEL OR ROCK, SHOULD ONLY BE USED WHERE WASHOUTS OCCUR. THE FINAL INSPECTION PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, SHALL INCLUDE VERIFICATION THAT ANY MULCH IS INSTALLED AT THE REQUISITE DEPTH.

- c. TREES WHICH ARE BALLED AND BURLAPED MUST HAVE THE BURLAP REMOVED OR FOLDED DOWN AT THE TIME OF THE PLANTING. ALL TWINE OR ROPE MUST BE REMOVED. IF WIRE BASKETS ARE USED, THE UPPER ROWS MUST BE CUT BEFORE PLANTING. REMOVE ALL SOIL FROM ABOVE THE ROOT FLARE AND PLANT THE TREE SO THE TOP OF THE ROOT BALL IS TEN PERCENT ABOVE THE LANDSCAPE SOIL. DO NOT PLACE ANY SOIL OR MULCH OVER THE ROOT BALL. IF STAKES OR GUIDE WIRES ARE USED TO SUPPORT A TREE, THE WIRE MUST BE COVERED WITH PROTECTIVE MATERIAL WHERE IT IS IN CONTACT WITH THE TREE AND THE STAKES OR GUIDE WIRES MUST BE REMOVED AFTER ONE YEAR.
- d. ALL LANDSCAPING REQUIRED BY THE CITY MUST BE PROTECTED FROM VEHICULAR AND PEDESTRIAN TRAFFIC BY THE INSTALLATION OF CURBING, WHEEL STOPS OR OTHER PROTECTIVE DEVICES ALONG THE PERIMETER OF ANY LANDSCAPING WHICH ADJOINS VEHICULAR USE AREAS OR SIDEWALKS. THESE PROTECTED DEVICES SHALL HAVE A MINIMUM HEIGHT OF SIX INCHES ABOVE GRADE.
- e. NO PARKING, DISPLAY OF VEHICLES OR OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PERMITTED IN OR OVER ANY REQUIRED LANDSCAPE AREA, NOR ARE VEHICLES PERMITTED TO OVERHANG ANY REQUIRED LANDSCAPED AREA.
- f. SOIL, EXCEPT FOR PLANTING SOIL, IN WHICH REQUIRED LANDSCAPE IS TO BE INSTALLED MUST BE GENERALLY INDIGENOUS TO THE LOCALE. SOIL MUST BE LOOSE, FRIABLE, AND FREE OF LIMESTONE AND OTHER CONSTRUCTION MATERIALS, ROAD BASE MATERIAL, ROCKS, WEEDS, GRASSES, HARD PAN, CLAY OR OTHER DEBRIS. PH SHALL BE ADJUSTED WHERE NECESSARY TO BE COMPATIBLE WITH THE PLANT SPECIES BEING INSTALLED. SOIL SHALL BE SLIGHTLY SWALED TO RETAIN SURFACE STORMWATER. BACKFILL SOIL MATERIAL SHALL BE THOROUGHLY WATERED IN AND AROUND PLANT ROOT BALLS TO PREVENT ANY AIR POCKETS. THE USE OF AMENDED AND ENRICHED SOILS MAY BE REQUIRED BY THE DEPARTMENT WHERE NECESSARY TO INCREASE THE WATER RETENTION CAPABILITIES OF SOIL IN ORDER TO REDUCE THE AMOUNT OF WATERING NEEDED TO MEET THE LANDSCAPING WATER REQUIREMENT. FINAL INSPECTION OF REQUIRED LANDSCAPE PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY SHALL INCLUDE PH TESTING TO VERIFY COMPATIBILITY WITH PERMITTED PLANTINGS.
- g. TO MINIMIZE TRAFFIC HAZARDS AT STREET OR DRIVEWAY INTERSECTIONS, ALL LANDSCAPING INSTALLATIONS MUST PROVIDE UNOBSTRUCTED VIEWS AS REQUIRED IN SECTION 125-308.
- h. ANY IRRIGATION SYSTEM PLACED ON CITY RIGHT-OF-WAY WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER WHO SHALL RELOCATE, REPLACE OR REPAIR THE SYSTEM AS APPROPRIATE IN THE EVENT IT IS DAMAGED DUE TO PERMITTED CONSTRUCTION IN THE RIGHT-OF-WAY.
- i. PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY, FINAL LANDSCAPE INSTALLATION SHALL BE CERTIFIED AS COMPLETE AND IN CONFORMANCE TO THE APPROVED LANDSCAPE PLAN BY SUBMISSION OF A CERTIFICATION LETTER BY A LANDSCAPE ARCHITECT.
- (1) MAINTENANCE OF LANDSCAPING. PROPERTY OWNERS SHALL MAINTAIN ALL REQUIRED LANDSCAPING SO THAT IT CONTINUES TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE FREE OF REFUSE AND DEBRIS, IN CONFORMITY WITH THE FOLLOWING REQUIREMENTS:
  - a. VEGETATION REQUIRED BY THIS ARTICLE SHALL BE REPLACED WITH EQUIVALENT VEGETATION IF IT IS NOT LIVING. ALL TREES FOR WHICH CREDIT IS AWARDED AND WHICH SUBSEQUENTLY DIE SHALL BE REPLACED BY THE SAME NUMBER OF LIVING TREES ACCORDING TO THE STANDARDS ESTABLISHED IN THIS ARTICLE.
  - b. MAINTENANCE SHALL INCLUDE SUFFICIENT WEEDING, WATERING, FERTILIZING, PRUNING, MOWING, EDGING, MULCHING AND OTHER HORTICULTURAL PRACTICES SO AS TO ENSURE THAT THE LANDSCAPING CONTINUES TO MAINTAIN A HEALTHY, NEAT AND ORDERLY APPEARANCE.



ISSUED FOR PERMITS

ISSUANCE SCHEDULE  
 NUMBER DATE DESCRIPTION

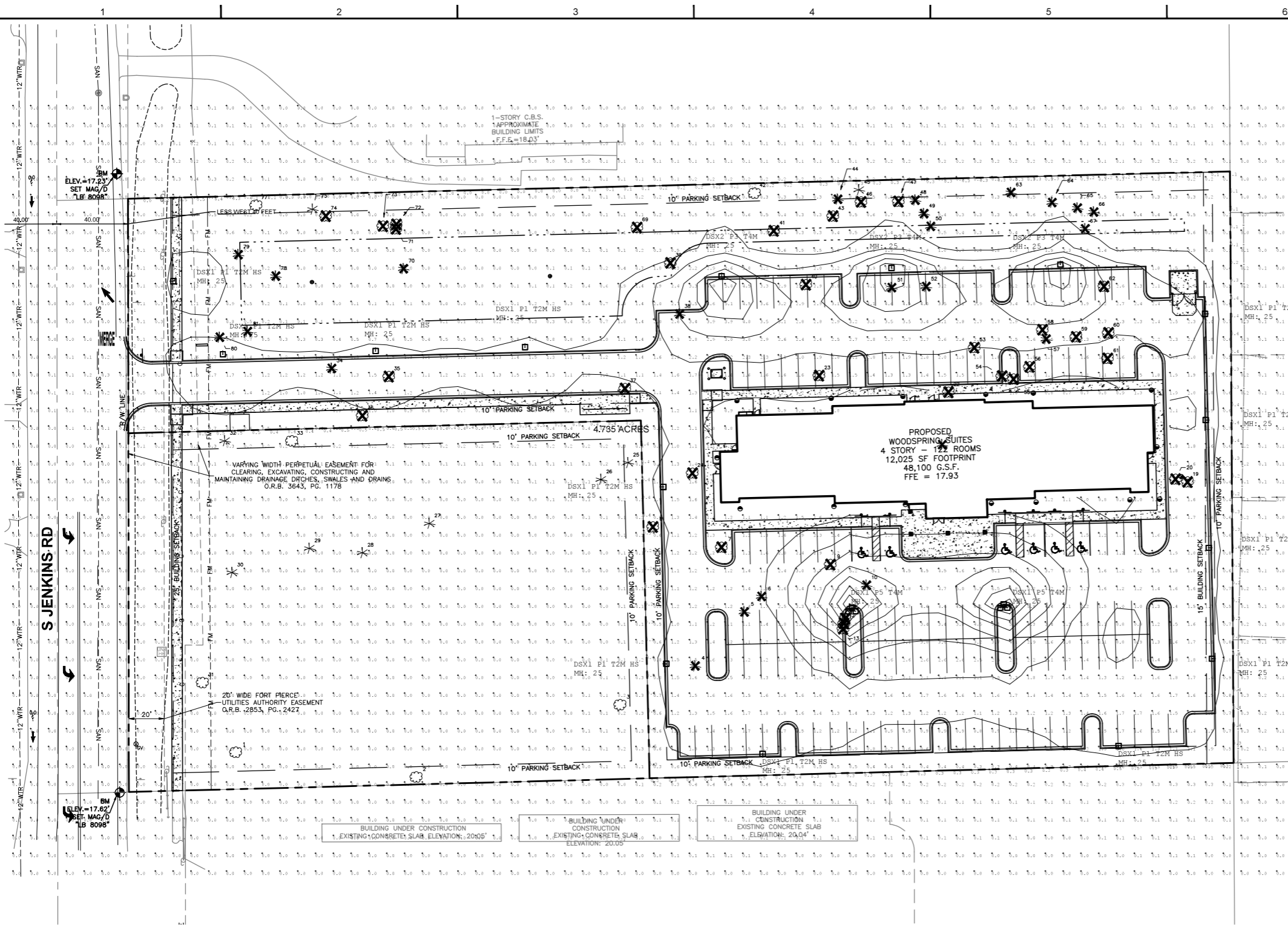
PHMI GROUP  
**WOODSPRING SUITES - FT. PIERCE**  
 2480 S. JENKINS RD.  
 FT. PIERCE, FL 34947

PROJECT NO: 10016919  
 DATE ISSUED: 11/17/2023  
 DESIGNED BY: XXX  
 DRAWN BY: XXX  
 CHECKED BY: XXX

SHEET NAME:  
 CITY LANDSCAPE  
 NOTES

SHEET NO:  
**C-602**

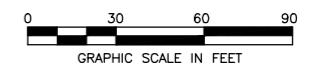
Layout Tab Name: C-701 PHOTOMETRIC PLAN  
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 Path: \\woodperlic.local\Val\_Shores\Shin\NBA\_Dayton\10016919.00\_WSS PHMI Group\10016919.04&.06\_Ft Pierce, FL\4.0 Design Disciplines\4.03 CIVIL\Cadd\Cad\10016919-C700-Photo.dwg Plotted By: Pitzem, Nick Plotted: May 8, 2024, 11:53:54 PM



CALCULATION SUMMARY					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
OVERALL SITE	0.58	9.0	0.0	N.A.	N.A.
PROPERTY LINE	0.29	0.5	0.0	N.A.	N.A.
PARKING LOT	2.28	9.0	0.6	3.80	15.00

Luminaire Schedule					
SYMBOL	QTY	ARRANGEMENT	LLF	CATALOG NUMBER	LUM. WATTS
	12	Single	0.900	DSX1 LED P1 40K T2M MVOLT HS	54
	3	SINGLE	0.900	DSX2 LED P3 40K T4M MVOLT	217
	2	3 @ 90 Degrees	0.900	DSX1 LED P5 40K T4M MVOLT	138

MOUNTING HEIGHT (MH) VARIES. SEE FIXTURE LABEL ON PLAN.  
 HORIZONTAL MEASUREMENTS TAKEN ALONG A HORIZONTAL PLANE AT GRADE.



**WOOLPERT**  
 ARCHITECTURE | ENGINEERING | INTERIOR  
 3333 Warrenville Road, Suite 200  
 Lisle, IL 60532  
 800.414.1045

ISSUED FOR PERMITS

ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE

PHMI GROUP  
**WOODSPRING SUITES - FT. PIERCE**  
 2480 S. JENKINS RD.  
 FT. PIERCE, FL 34947

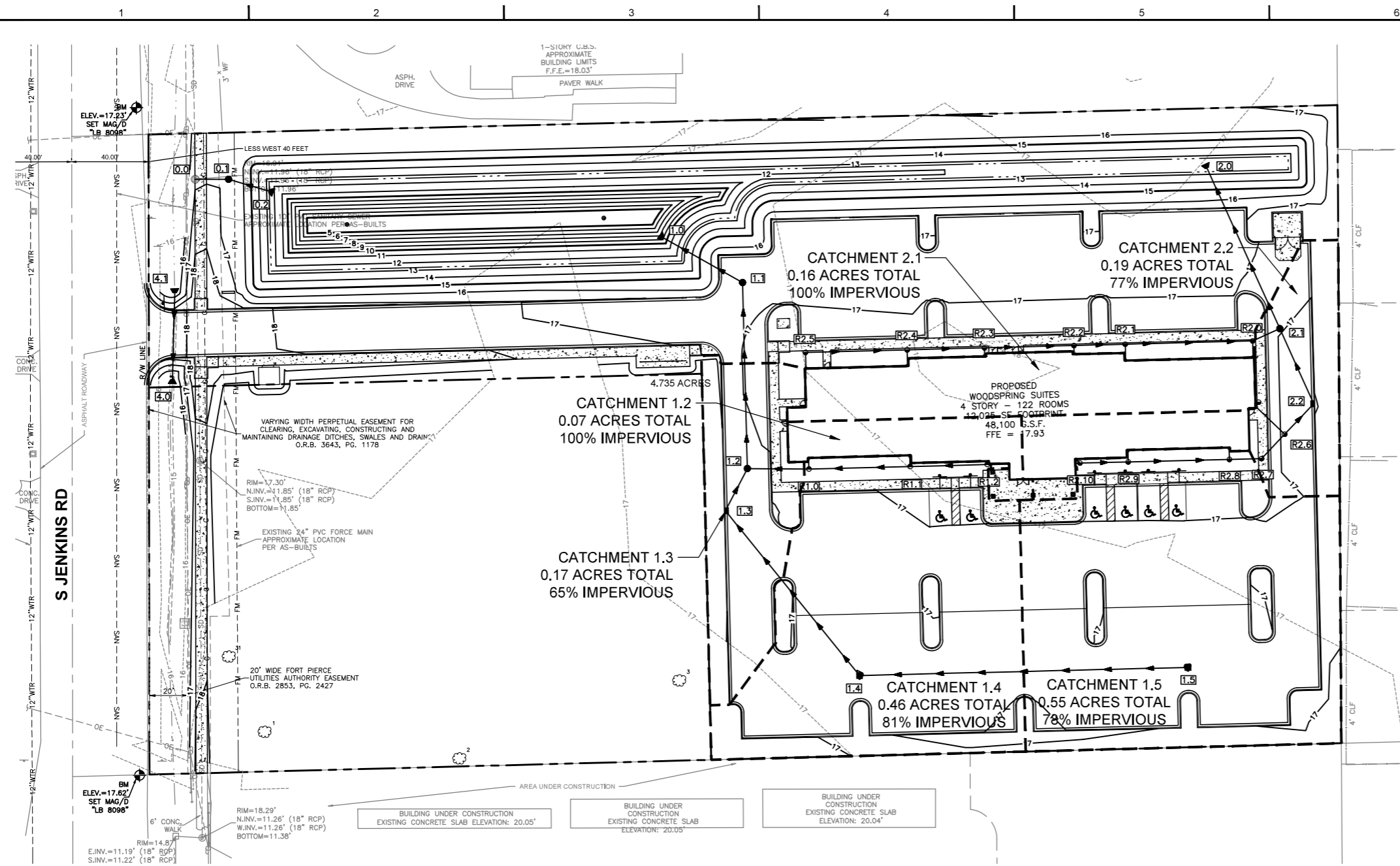
PROJECT NO: 10016919  
 DATE ISSUED: 11/17/2023  
 DESIGNED BY: NP  
 DRAWN BY: NP  
 CHECKED BY: GM

SHEET NAME:  
 asd

SHEET NO:  
**C-701**



Layout Tab Name: EXH-1 TRIBUTARY EXHIBIT  
 Last Saved By: Pitzzen, 12/15/2023 2:03:22 PM  
 \\woodperc\local\All\_Shares\Shrin\Bk\_Dayzon\10016919\_00\_WSS PHMI Group\10016919\_04&06\_Et\_Pierce, FL\4.0 Design Disciplines\4.03 CIVIL\Cadd\Cad\10016919-EXH -Trib.dwg Plotted By: Pitzzen, Nick Plotted: May 8, 2024, 11:58:14 PM



**LEGEND**

- 799 --- EXISTING 1' CONTOUR
- 800 --- EXISTING 5' CONTOUR
- 799 --- 1' CONTOUR
- 800 --- 5' CONTOUR
- SD --- STORM SEWER
- SD --- EXISTING STORM SEWER
- --- PROPOSED BOUNDARY
- --- CURB INLET
- --- STORM MANHOLE
- --- STORM CLEANOUT
- --- STORM STRUCTURE ID
- --- PROPOSED FLARED END SECTION
- --- PROPOSED CLEANOUT
- --- BENCHMARK
- --- EXISTING DRAINAGE STRUCTURE
- --- STORM STRUCTURE TRIBUTARY LIMITS

**NOTES**

- SEE SHEET C-002 FOR GENERAL NOTES.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET WITHIN THIS SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.



**WOOLPERT**  
 ARCHITECTURE | ENGINEERING | INTERIOR  
 3333 Warrenville Road, Suite 200  
 Lisle, IL 60532  
 800.414.1045

ISSUED FOR PERMITS

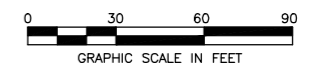
ISSUANCE SCHEDULE	DESCRIPTION
NUMBER	DATE

PHMI GROUP  
**WOODSPRING SUITES - FT. PIERCE**  
 2480 S. JENKINS RD.  
 FT. PIERCE, FL 34947

PROJECT NO: 10016919  
 DATE ISSUED: 11/17/2023  
 DESIGNED BY: NP  
 DRAWN BY: NP  
 CHECKED BY: GM

SHEET NAME:  
 TRIBUTARY EXHIBIT

SHEET NO:  
**EXH-1**





PROPERTY TO NORTH OF SITE



PROPERTY TO SOUTH OF SITE

# FORT PIERCE, FL

## WOODSPRING SUITES



PRECEDENT PHOTOS - HAMPTON INN& SUITES



DAYS INN & SUITES



COMFORT SUITES



AERIAL VIEW OF SITE

# FORT PIERCE, FL

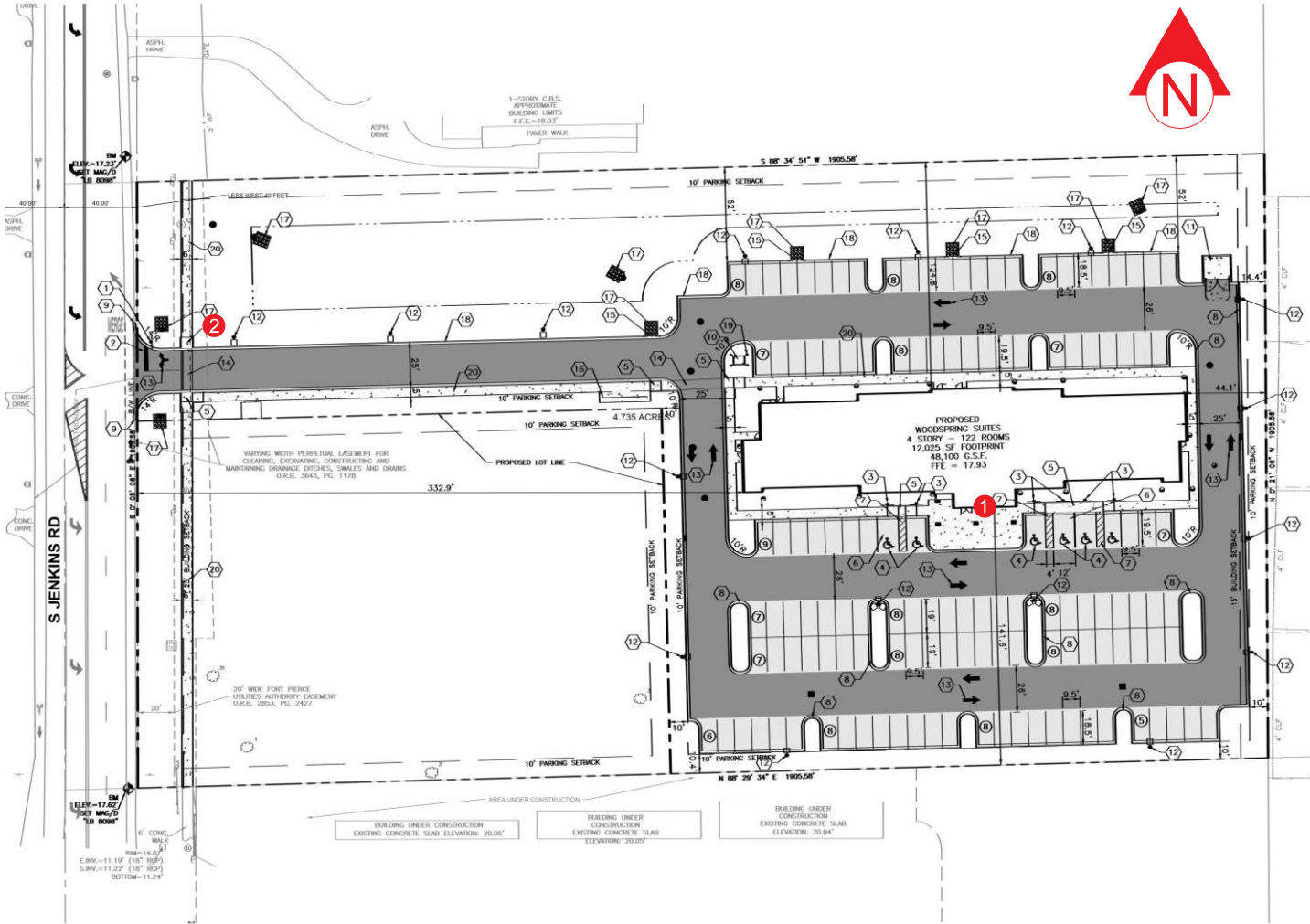
## WOODSPRING SUITES

TABLE D-2d  
TRIP GENERATION SUMMARY—DAILY COMMERCIAL VEHICLE TRIPS PER 1,000 SQUARE FEET (TSF) OF BUILDING SPACE FOR OFFICE AND SERVICES (SIC 60–88)

Location/ (Population)	Land Use Type (SIC)	4-Tire Commercial Vehicles	Single Unit	Combination Unit	All 6+ Tire Commercial Vehicles	All Commercial Vehicles	Date	Notes/Comments
Baltimore, Maryland— Suburban Area	Office Buildings (60–67)	—	—	—	—	0.200	1987	See note 5.
Boston, Massachusetts (4.6 million)	Office (60–67)	0.022	—	—	0.037	0.059	1992	Summed various trucks to get total truck trips/TSF. See note 7.
Boston, Massachusetts (4.6 million)	Office (60–67)	—	—	—	0.110	—	1992	Summed various trucks to get total truck trips/TSF. Converted from one way (arrivals) to two way (total trips).
Boston, Massachusetts (4.6 million)	Hotel (70)	0.012	—	—	0.022	0.034	1992	Summed various trucks to get total truck trips/TSF. See note 7.
Boston, Massachusetts (4.6 million)	Hotel (70)	—	—	—	0.040	—	1992	Summed various trucks to get total truck trips/TSF.
Baltimore, Maryland— Suburban Area	Personal Services (72)	—	—	—	—	2.300	1987	See note 5.
Boston, Massachusetts (4.6 million)	Theater (78)	—	—	—	0.006	—	1992	Summed various trucks to get total truck trips/TSF.
Boston, Massachusetts (4.6 million)	Recreation—Outdoor (79)	—	—	—	0.006	—	1992	Summed various trucks to get total truck trips/TSF.
Boston, Massachusetts (4.6 million)	Office—Medical (80)	—	—	—	0.110	—	1992	Summed various trucks to get total truck trips/TSF.
Boston, Massachusetts (4.6 million)	Hospital (80)	0.005	—	—	0.004	0.009	1992	Summed various trucks to get total truck trips/TSF. See note 7.
Boston, Massachusetts (4.6 million)	Hospital (80)	—	—	—	0.014	—	1992	Summed various trucks to get total truck trips/TSF.
Boston, Massachusetts (4.6 million)	Laboratory (80)	—	—	—	0.110	—	1992	Summed various trucks to get total truck trips/TSF.
Boston, Massachusetts (4.6 million)	School (82)	—	—	—	0.018	0.018	1992	Summed various trucks to get total truck trips/TSF. See note 7.
Boston, Massachusetts (4.6 million)	School—Public (82)	—	—	—	0.010	—	1992	Summed various trucks to get total truck trips/TSF.
Boston, Massachusetts (4.6 million)	School—College (82)	—	—	—	0.015	—	1992	Summed various trucks to get total truck trips/TSF.
Boston, Massachusetts (4.6 million)	Library (82)	—	—	—	0.050	—	1992	Summed various trucks to get total truck trips/TSF.
Median	SIC (60–88)		0.012		0.020	0.046	—	Truck Trips
Average	SIC (60–88)		0.013		0.039	0.437	—	Truck Trips
Minimum	SIC (60–88)		0.005		0.004	0.009	—	Truck Trips
Maximum	SIC (60–88)		0.022		0.110	2.300	—	Truck Trips

Note: SIC = Standard Industrial Classification.

**WOODSPRING SUITES  
2480 S JENKINS RD  
FT. PIERCE, FL**



**PROPOSED SIGNS:**

- 1** 16" CHANNEL LETTERS
- 2** 5'-5 7/16" X 6'-6 1/4" MONUMENT @ 10' OAH

**FRANCHISEE IS RESPONSIBLE FOR REVIEWING READABILITY AND VISIBILITY FROM LOCAL ROADWAYS**



**Persona Signs, LLC**  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com

**Customer:**  
WOODSPRING SUITES  
**Location:**  
FT. PIERCE, FL  
**File Name:**  
451340 - FT. PIERCE, FL

**Project No.:**  
451340  
**Request No.:**  
52280  
**Prepared By:**  
PG  
**Date:**  
12/21/23  
**Revision:**  
0

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.  
  
This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

**Customer Approval (Please Initial):**

**Approval Date:**

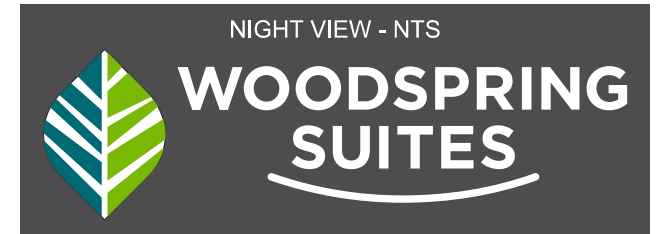
1

# FRONT ELEVATION

SCALE: 1/32" = 1'-0"



GRAPHIC DETAIL  
SCALE: 3/8" = 1'-0"




PROPOSED:  
16" CHANNEL LETTERS  
BOXED AREA: 94.94 SQ FT  
ACTUAL AREA: 27.92 SQ FT



Persona Signs, LLC  
700 21st Street Southwest  
PO Box 210  
Watertown, SD 57201-0210  
1.800.843.9888 • www.personasigns.com

Customer: <b>WOODSPRING SUITES</b>	Project No.: <b>451340</b>	Request No.: <b>52280</b>
Location: <b>FT. PIERCE, FL</b>	Prepared By: <b>PG</b>	
File Name: <b>451340 - FT. PIERCE, FL</b>	Date: <b>12/21/23</b>	Revision: <b>0</b>

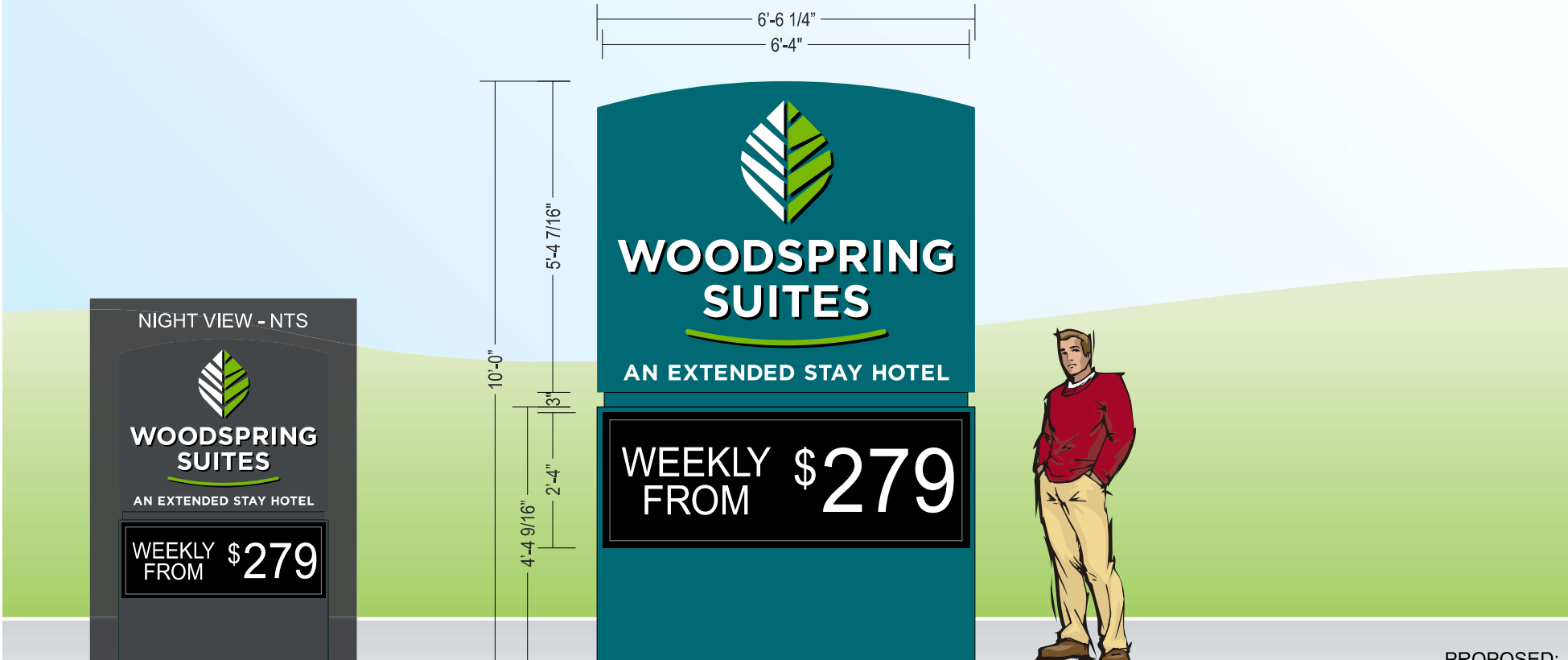
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Customer Approval (Please Initial):

Approval Date:



DOUBLE SIDED

GRAPHIC DETAIL  
SCALE: 3/8" = 1'-0"

PROPOSED:  
5'-4 7/16" X 6'-6 1/4" AT 10' OAH  
BOXED AREA: 35.02 SQ FT  
ACTUAL AREA: 34.07 SQ FT

2'-4" X 6'-4" EMC  
BOXED/ACTUAL AREA: 14.78 SQ FT

Customer: <b>WOODSPRING SUITES</b>	Project No.: <b>451340</b>	Request No.: <b>52280</b>
Location: <b>FT. PIERCE, FL</b>	Prepared By: <b>PG</b>	
File Name: <b>451340 - FT. PIERCE, FL</b>	Date: <b>12/21/23</b>	Revision: <b>0</b>

UL	This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.
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Customer Approval (Please Initial):  
  
Approval Date:

# FRANCHISEE IS RESPONSIBLE FOR REVIEWING READABILITY AND VISIBILITY FROM LOCAL ROADWAYS

SIGN VISIBILITY CHART						
Character Height in Inches	Reading Distance in Feet	Viewing Distance in Seconds According to Speed				
		20 MPH	30 MPH	40 MPH	50 MPH	60 MPH
18	900	30.7	20.5	15.3	12.3	10.2
24	1200	41.0	27.3	20.4	16.4	13.6
30	1500	51.2	34.1	25.6	20.5	17.0
36	1800	61.4	40.9	30.7	24.6	20.5
42	2100	71.7	47.7	35.8	28.6	23.9
48	2400	81.9	54.5	40.9	32.7	27.3
60	3000	102.4	68.2	51.1	40.9	34.1
72	3600	122.9	81.8	61.3	49.1	40.9
84	4200	143.3	95.5	71.6	57.3	47.7
96	4800	163.8	109.1	81.8	65.5	54.5
120	6000	204.8	136.4	102.2	81.9	68.2
144	7200	245.7	163.6	122.7	98.2	81.8



**Persona Signs, LLC**  
 700 21st Street Southwest  
 PO Box 210  
 Watertown, SD 57201-0210  
 1.800.843.9888 • www.personasigns.com

*Customer:*  
**WOODSPRING SUITES**  
*Location:*  
**FT. PIERCE, FL**  
*File Name:*  
**451340 - FT. PIERCE, FL**

*Project No.:*  
**451340**     *Request No.:*  
**52280**  
*Prepared By:*  
**INIT.**  
*Date:*  
**00/00/00**     *Revision:*  
**0**

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This is an original document created by Persona Signs, LLC provided specifically to the client for the client's personal use. This document should not be shared, reproduced, disclosed or otherwise used without written permission from Persona Signs, LLC.

*Customer Approval (Please Initial):*  
  
*Approval Date:*

December 2, 2022

Lawrence M. Bielski  
Prime Hospitality Management, LLC  
60 Service Lane  
Ringgold, GA 30736

**VIA Email:** [larry@phmigroup.com](mailto:larry@phmigroup.com)

**Reference:** **Environmental Assessment**  
S Jenkins Road  
Fort Pierce, St. Lucie County, FL  
Parcel ID # 2419-232-0003-000-6

Dear Mr. Bielski,

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

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

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

Respectfully submitted,  
**EDC, Inc.**



Anthony A. Adams, BS  
Sr. Biologist | Certified Arborist



ENGINEERS • SURVEYORS • ENVIRONMENTAL

# ENVIRONMENTAL ASSESSMENT

Parcel ID: 2419-232-0003-000-6  
S Jenkins Road  
Fort Pierce, St. Lucie County, FL

Date: December 2, 2022  
Project # 22-378

**Prepared For:**  
Prime Hospitality Management, LLC  
Attn: Lawrence M. Bielski  
60 Service Lane  
Ringgold, GA 30736  
[larry@phmigroup.com](mailto:larry@phmigroup.com)

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

The subject property evaluated as part of this Environmental Assessment consists of one (1) parcel, approximately 4.75-acres in size, (Parcel ID #2419-232-0003-000-6) located east of S Jenkins Road and north of Okeechobee Boulevard in Fort Pierce, St. Lucie County, Florida. According to the St Lucie County Property Appraiser, the subject property has a land use code of 1000 – General Commercial.

This environmental assessment was completed as a precursor to permitting and review by a governmental agency as an applicable document for the supporting information associated with a building permit or land development application. EDC, Inc. staff visited the property on December 1, 2021 in order to ascertain the status and composition of any critical habitats, such as wetlands and native uplands that may be onsite.

**VEGETATION:**

It is the opinion of EDC that there is no native upland habitat located on site. The only vegetation observed were grasses and palms.

The following native vegetation was found on site:

<b>Common Name</b>	<b>Species Name</b>
<b>Cabbage Palm</b>	<i>Sabal Palmetto</i>
<b>Slash Pine</b>	<i>Pinus densus.</i>
<b>Saw Palmetto</b>	<i>Serenoa repens</i>
<b>Laurel Oak</b>	<i>Quercus imbricaria</i>

The following invasive vegetation was found on site:

<b>Common Name</b>	<b>Species Name</b>
<b>Melaleuca</b>	<i>Melaleuca quinquinervia</i>
<b>Guava</b>	<i>Psidium guajava</i>
<b>Brazilian Pepper</b>	<i>Schinus terebinthifolia</i>
<b>Earleaf Acacia</b>	<i>Acacia auriculiformis</i>
<b>Sword Fern</b>	<i>Polystichum munitum</i>
<b>Rosary Pea</b>	<i>Abrus precatorius</i>

**WETLAND DELINEATION:**

According to aerial photographs and site visit, it appears that there are wetlands on site. Based on the State definition, a wetland consists of three components: 1). Hydric soils. 2). Wetland plants. 3). Hydrologic patterns. All three of these components were found during the field reconnaissance on the property. An estimate of wetland areas on the subject property is provided in the Florida Land Use Cover and Classification System (FLUCCS) Map, attached.

A wetland delineation will be required.

**WILDLIFE EVALUATION:**

EDC, Inc. conducted a pedestrian survey throughout the property to investigate for the presence of any plant or animal listed species. No gopher tortoises or any other state or federally listed plant/animal species were found on site.

**SOIL COMPOSITION:**

Based on a review of the USDA Web Soil the site is composed of:

**Nettles sand-** is a poorly drained, nearly level soil found in areas of broad flatwoods. Typically the surface layer is 11 inches thick. Black sand comprises the upper 5 inches, very dark gray sand in the next three inches and dark gray sand in the lower 3 inches. Subsurface layer is light gray sand 22 inches thick. The water table is typically at a depth of 10 inches for 2 to 4 months during wet seasons, and at a depth of 10 to 40 inches for 6 months or longer in most years. Natural vegetation includes slash pine, cabbage palm, saw palmetto, wax myrtle, inkberry, fetterbush, creeping bluestem, chalky bluestem, Florida threeawn, and pineland threeawn. This soil has severe limitations for cultivated crops unless water control and other food management practices are provided. This soil has potential for improved pasture grasses and high potential for dwellings without basements, small commercial buildings, and roads.

**Oldsmar fine sand-** This poorly drained soil is found typically in broad areas in the flatwoods. Typically, the surface layer is black fine sand about 5 inches thick. The water table is at a depth of less than 10 inches for 2 to 4 months during the wet season and within a depth of 40 inches for more than 6 months. Natural vegetation consists of slash pine, saw palmetto, inkberry, rusty lyonia, black root, penny royal, pineland threeawn, chalky bluestem, panicum and various grasses. The soil is well suited for pasture and hay crops.

#### **SITE HISTORY:**

According to the St. Lucie County Property Appraiser, the most recent sale was on 06/24/2020. The earliest historical aerials available on Google Earth show that the site has remained undeveloped since 1995.

#### **CITY OF FORT PIERCE REGULATIONS:**

##### **Sec. 123-64. - Permit required.**

(a) *Tree removal permit.* No person shall, directly or indirectly, cut down, substantially alter, destroy, remove, relocate, damage or authorize any such act involving a protected tree situated on land within the city, without first obtaining a tree removal permit.

This site will require a tree mitigation plan for impacts proposed to native trees with a Diameter Breast Height (DBH) measurement of 14" or greater. A Tree Report has been completed and has been submitted under separate cover.

##### **4.8 Objective:**

*Wetlands and natural functions of wetlands shall be preserved and protected pursuant to FDEP. Uses shall be directed away from wetlands and development shall be designed to preserve and protect wetlands and the natural functions of wetlands. Mitigation may be considered as one means to compensate for loss of wetland functions.*

The City of Fort Pierce follows all applicable State of FL rules and regulations regarding wetlands. A wetland delineation will be required for the wetland observed on site. Permitting will go through the South Florida Water Management District (SFWMD) due to the commercial nature of this project. A formal determination would be recommended at this time, so as to start a regulatory timeclock to receive an approved determination. This wetland is currently estimated to be smaller than 0.5-acres, which - according to the State Environmental Resource Handbook, Chapter 10.2.2.1 would not require mitigation if the current delineation estimate is accepted by the State.

If the wetland on the subject parcel is determined to be larger than 0.5 acres, a mitigation plan must be established using the Universal Mitigation Assessment Method (UMAM) process required by SFWMD.

**SUMMARY:**

It is the professional opinion of EDC that there is no native upland habitat on site, due to the heavy presence of exotic and invasive plant species. In addition, wetlands were found on site, and a jurisdictional determination by SFWMD will be necessary. A Tree Report has been contracted and completed, submitted under separate cover. Furthermore, no gopher tortoises or any other state or federally listed plant/animal species were observed at the time of the site visit.



# Environmental Site Assessment

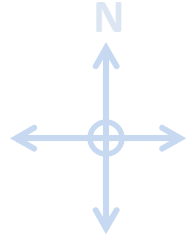
Jenkins Road  
Fort Pierce, St. Lucie County, FL

## Location Map

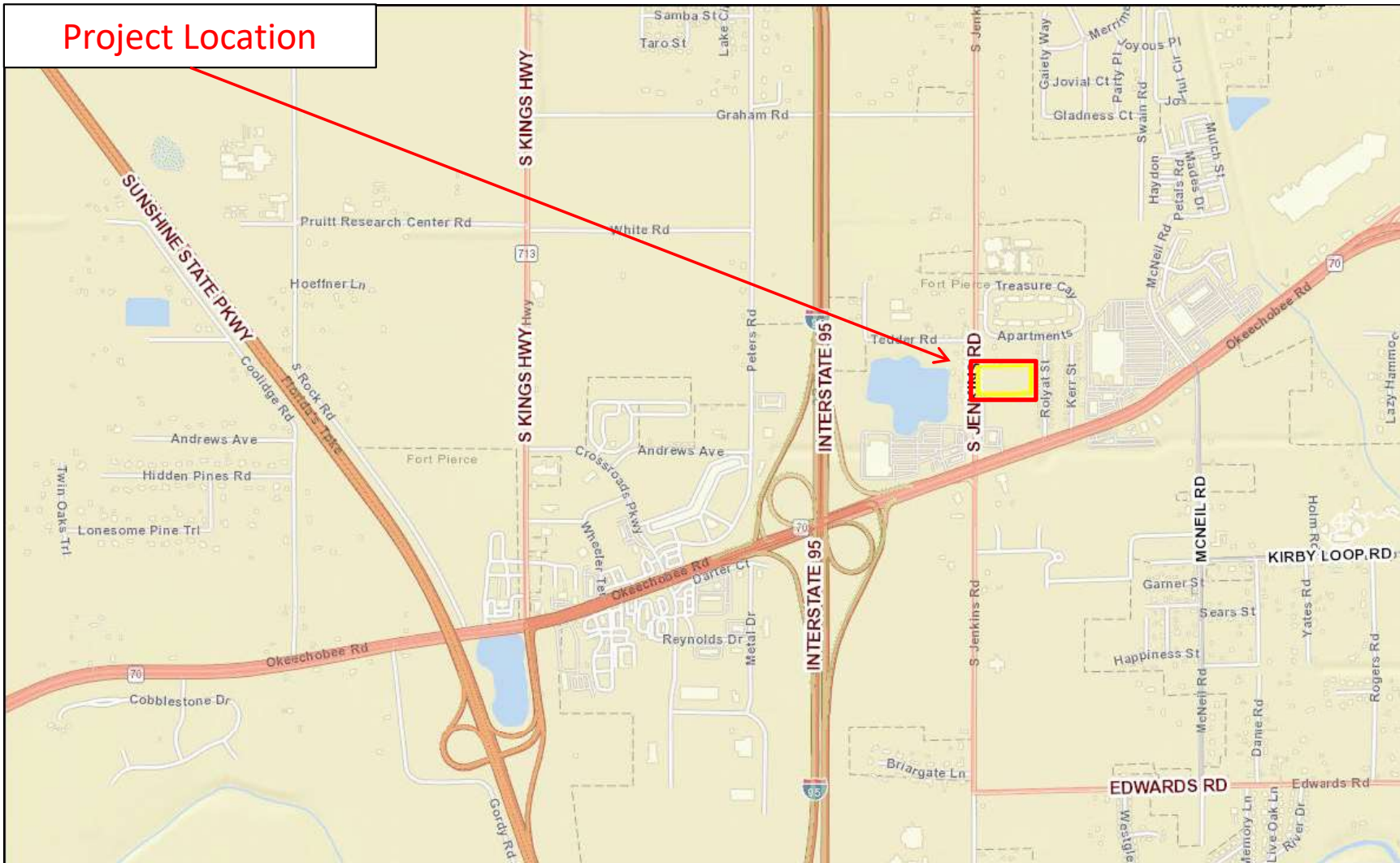
Project: 22-378

PHMI, LLC

12/02/2022



### Project Location





# Environmental Site Assessment

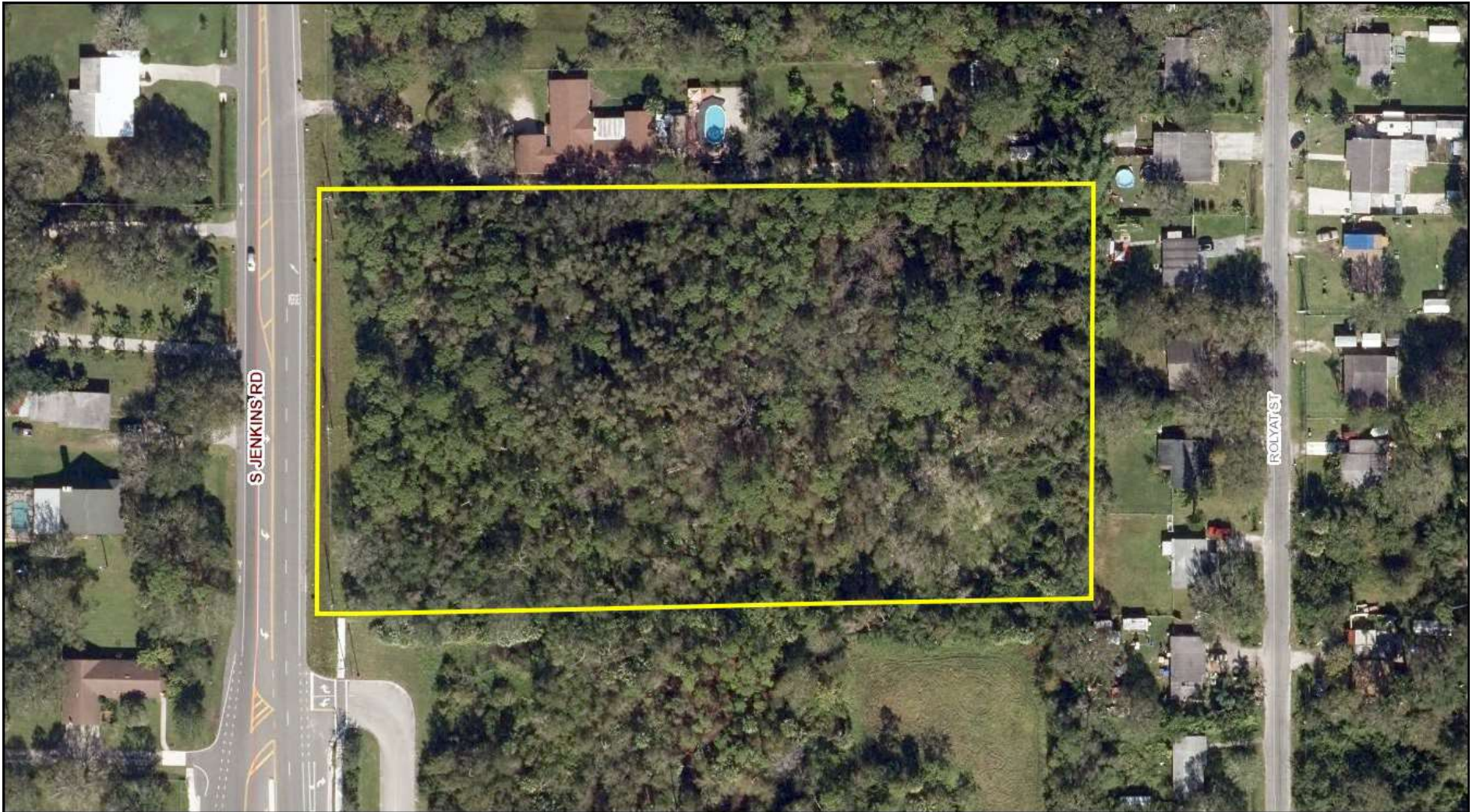
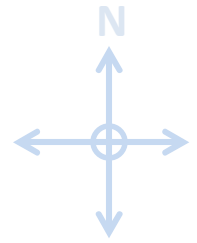
Jenkins Road  
Fort Pierce, St. Lucie County, FL

## Property Appraiser Map

Project: 22-378

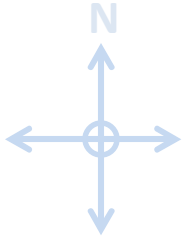
PHMI, LLC

12/02/2022





<b>Environmental Site Assessment</b>		
Jenkins Road Fort Pierce, St. Lucie County, FL		
<b>Soil Map</b>		
Project: 22-378	PHMI, LLC	12/02/2022

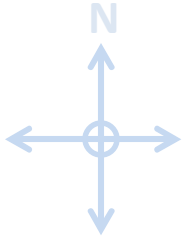


St. Lucie County, Florida (FL111)			
St. Lucie County, Florida (FL111)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
25	Nettles and Oldsmar sands	4.8	100.0%
<b>Totals for Area of Interest</b>		<b>4.8</b>	<b>100.0%</b>



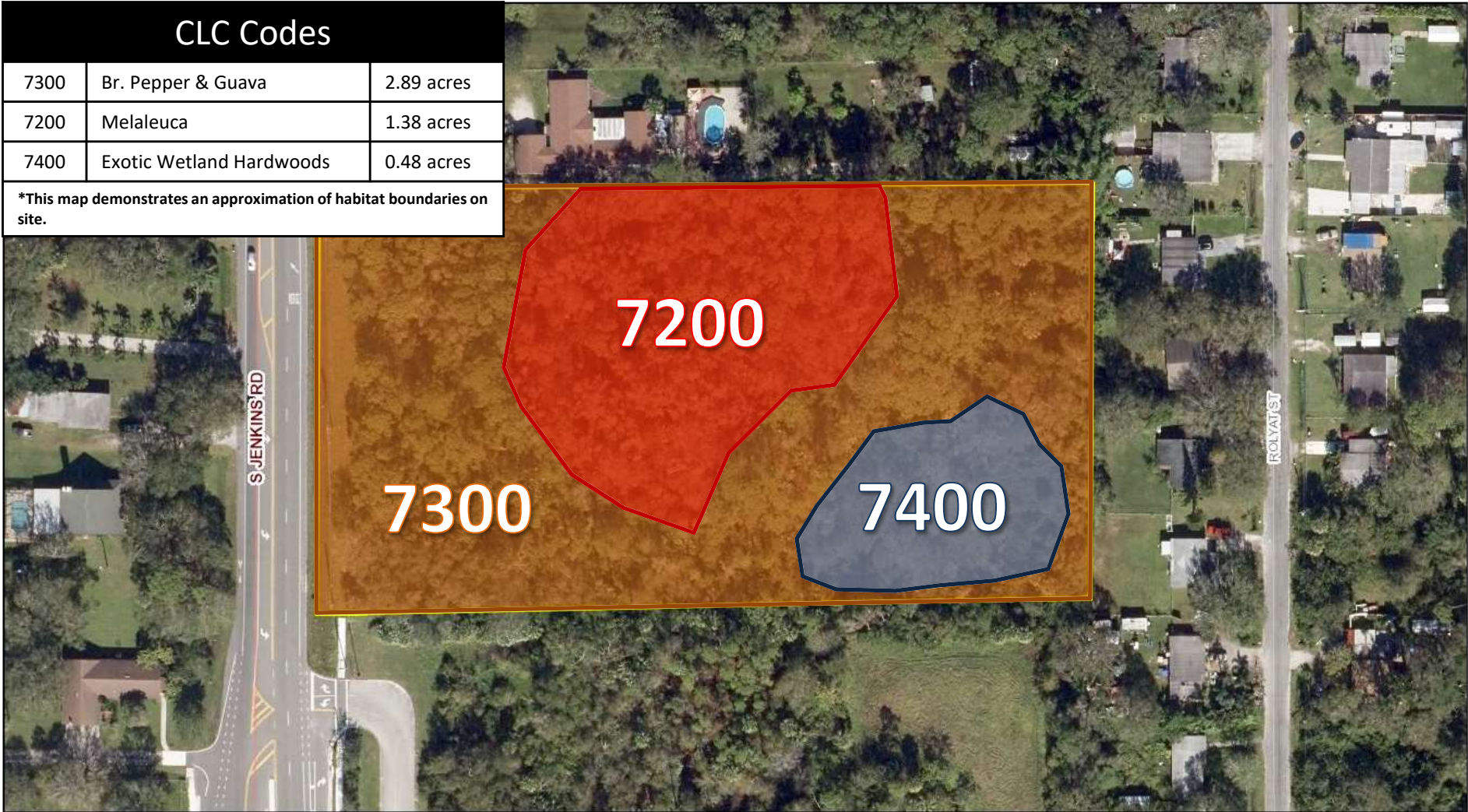


<h2>Environmental Site Assessment</h2> <p>Jenkins Road Fort Pierce, St. Lucie County, FL</p>		
<h3>Florida Land Cover Classification System</h3>		
Project: 22-378	PHMI, LLC	12/02/2022



CLC Codes		
7300	Br. Pepper & Guava	2.89 acres
7200	Melaleuca	1.38 acres
7400	Exotic Wetland Hardwoods	0.48 acres

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



December 2, 2022

Lawrence M. Bielski  
Prime Hospitality Management, LLC  
60 Service Lane  
Ringgold, GA 30736

**VIA Email:** [larry@phmigroup.com](mailto:larry@phmigroup.com)

**Reference: Tree Report**  
S Jenkins Road – 4.75 acres  
Parcel ID # 2419-232-0003-000-6  
Fort Pierce, Florida

**Prepared by:** Anthony A. Adams  
International Society of Arboriculture Certified Arborist FL-9472A

### **Certification of Performance**

I, Anthony A. Adams, certify to the best of my knowledge, and abilities:

That I have personally inspected the tree(s) and or the property referred to in this report.

That it is my professional opinion, that the following report is true, and the conclusions and results stated are correct based on the information received about the property evaluated and the evaluation methods followed.

That the reported analyses, opinions, and conclusions are only limited by the reported assumptions, methods and limiting conditions and my personal, unbiased professional analyses, opinions and conclusions.

That EDC, Inc. acts as an independent tree, and environmental consultant.

That this Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.

Signature: \_\_\_\_\_



Date: \_\_\_\_\_

12/02/2022

# REPORT

## I. Introduction

This Report is written for Larry Bielski of Prime Hospitality Management, LLC. It is based on information obtained from the site visit(s), to provide and assign values to the trees located on the subject property. This subject property is currently vacant. Site visits to review the trees were performed on December 1st, 2022.

## II. Property Involved

The subject property evaluated as part of this Environmental Assessment consists of one (1) parcel, approximately 4.75-acres in size, (Parcel ID #2419-232-0003-000-6) located east of S Jenkins Road and north of Okeechobee Boulevard in Fort Pierce, St. Lucie County, Florida. According to the St Lucie County Property Appraiser, the subject property has a land use code of 1000 – General Commercial.

## III. Data Collection

The property/trees were evaluated by site visit to determine environmental conditions. This appraisal is based on value of subject as per ISA “Rule 14-40.030, Florida Administrative Code”. See Appendix A for full tree data.

## IV. Limiting Conditions

This “Arboriculture Report” includes only the listed trees, landscape conditions in the immediate area where the tree is located, and conditions caused by or attributable to the trees on this property.

### Limits of the Assignment

1. This report is not intended as and does not represent legal advice and should not be relied upon to take the place of such advice.
2. This report is limited to documenting the condition of the tree on the dates given. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Sketches and photographs used in this report are intended as visual aids only and are not necessarily to scale.

## V. Discussion

There is a total of seventy-four (74) native trees on the subject parcel that meet City of Fort Pierce requirements for mitigation. The break-down by species is as follows:

Laurel Oak (Quercus Laurifolia) | Cabbage Palm (Sabal Palmetto) | Slash Pine (Pinus Elliottii)  
Cabbage Palms: 38                      Slash Pine: 33  
Laurel Oak: 13

## VI. Conclusions and Recommendations

Values are calculated for trees 14" D.B.H and greater as per City of Fort Pierce code.

Formula(s) used:

### Trees

(Total D.B.H. Inches) x (\$250) = Mitigation Costs - Tree Removal

### Palms

(Total # of Palms) x (\$250) = Mitigation Costs - Palms

**Trees** = (806.8in.) x \$250 = \$201,700.00

**Palms** = (28) x \$250 = \$7,000.00

**Max. Mitigation Cost = \$208,700.00 fee**

The calculated fee of \$208,700.00 is the **\*\*maximum\*\*** amount of tree mitigation fee that is possible – if every tree on the subject parcel was to be cleared.

However, a Planner or Landscape Architect can use the information in this report to avoid impacts to high-value trees, preserve trees, or create a replanting plan in order to reduce mitigation costs to zero.

For reference, a 15" tree costs \$3,750 to mitigate if fully removed.

Please see attached Tree Location Map and Table, in **Appendix A**.

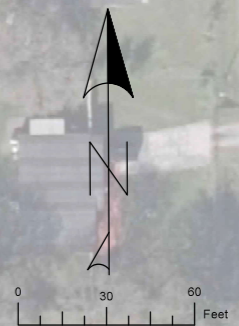
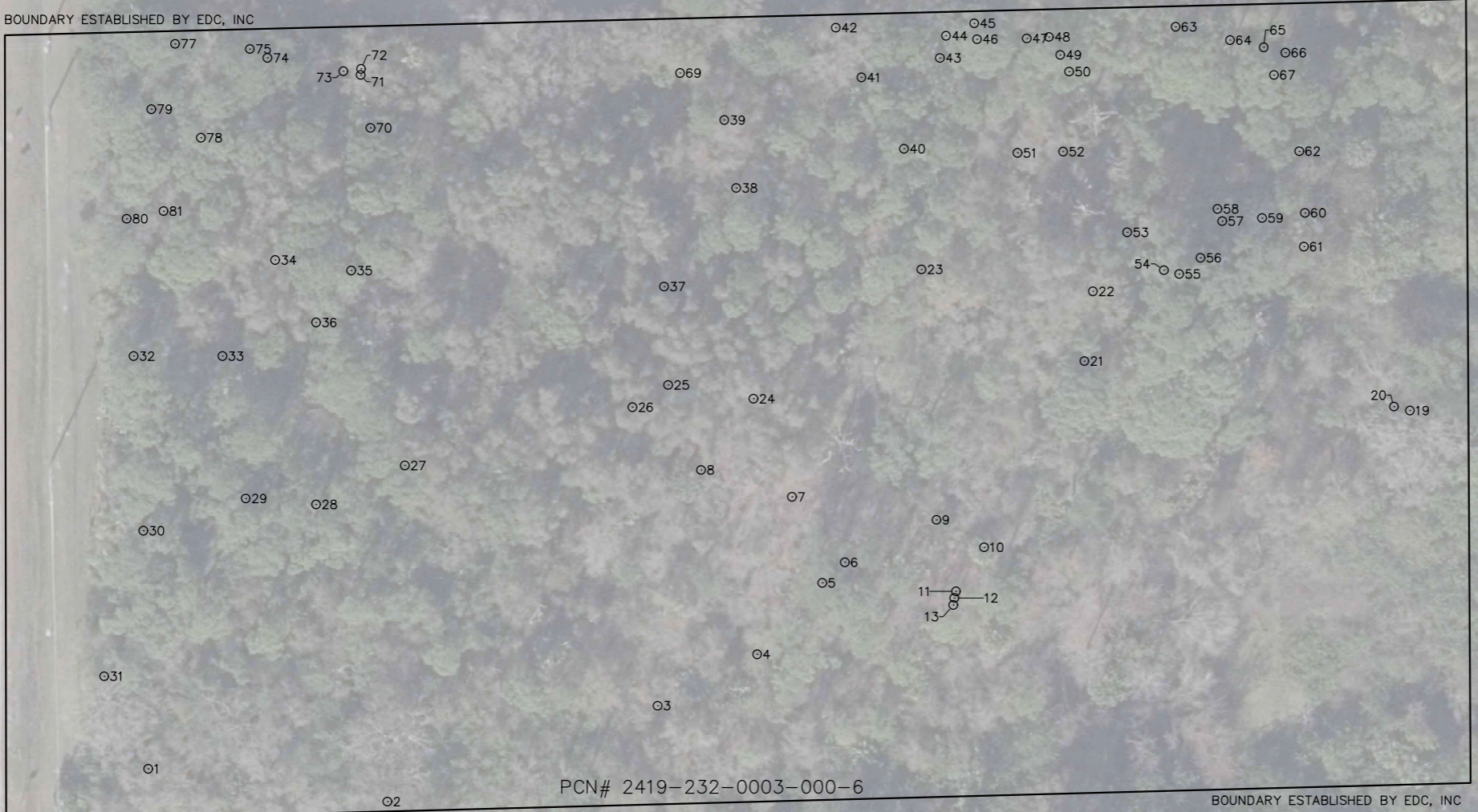
This Report, or parts of this Report, have not been revealed to any party other than the Client named and will not be revealed to any other party unless authorized to do so by Client named or by due process of law or by legally required public testimony by this firm of these results.

This report is written in good faith and all rights are reserved by EDC, Inc. It is for use by the client named only.

# Appendix A

Tree Location Map & Tree Table

S JENKINS ROAD



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

F.B.P.E. CERTIFICATE OF AUTHORIZATION 6695  
L.B. CERTIFICATE OF AUTHORIZATION 8098

DESIGNED BY	AAA
DRAWN BY	25/03/2022
FILE NAME	PMHI
PROJECT	AS SHOWN
SCALE	1:500
DATE	12/01/2022

REVISION COMMENTS	
DATE	
#	

22-378 PMHI GROUP

TREE LOCATION MAP

FLORIDA

SAINT LUCIE COUNTY

DEC-2022

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

22-378

1 OF 1

#	TYPE	DBH
1	LA OAK	22.5
2	LA OAK	16.9
3	PALM	
4	PINE	14
5	PINE	14.5
6	PINE	15.2
7	LA OAK	20.8
8	PALM	
9	PALM	
10	PINE	15.7
11	PALM	
12	PALM	
13	PALM	
19	LA OAK	29.5
20	PALM	
21	PINE	20.6
22	LA OAK	14.4
23	PALM	

24	PALM	
25	PINE	17
26	PINE	14.2
27	PINE	14.2
28	PINE	18.3
29	PINE	14.9
30	PINE	15.2
31	LA OAK	20.3
32	PINE	15.5
33	PALM	
34	PINE	15.4
35	PALM	
36	PALM	
37	LA OAK	15.8
38	PINE	14
39	LA OAK	16.6
40	PALM	
41	PALM	
42	LA OAK	21.5

43	PALM	
44	PINE	21.5
45	PINE	17.8
46	PALM	
47	PALM	
48	PINE	18.4
49	PINE	15
50	PINE	18.2
51	PINE	18.2
52	PINE	18.5
53	PALM	
54	PALM	
55	PALM	
56	PALM	
57	PINE	22
58	PALM	
59	PALM	
60	PALM	
61	PALM	

62	PALM	
63	PINE	21.7
64	PINE	15.8
65	PINE	15.6
66	PINE	17.3
67	PINE	15
69	LA OAK	14.1
70	PINE	16.5
71	PALM	
72	LA OAK	21
73	PALM	
74	LA OAK	21.4
75	PINE	18.3
77	LA OAK	17.6
78	PINE	19.5
79	PINE	15
80	PINE	14.4
81	PINE	17











# SOUTH FLORIDA WATER MANAGEMENT DISTRICT

May 12, 2023

*\* Delivered via email*

Larry Bielski \*  
Prime Hospitality Management, LLC  
60 Service Lane  
Ringgold, GA 30736

**Subject: 22-378 - PMHI Hotels**  
**Petition for Formal Determination of Wetlands and Surface Waters**  
**Permit No. 56-108626-P**  
**Application No. 230116-37200**  
**St Lucie County**

Your petition for a formal determination of wetlands and other surface waters is approved. This action is taken based on Chapter 373, Part IV of Florida Statutes (F.S.) and the rules in Chapters 62-330 and 62-340, Florida Administrative Code (F.A.C.). Please read this entire agency action thoroughly and understand its contents.

This action is subject to:

- Not receiving a filed request for a Chapter 120, F.S., administrative hearing.
- All referenced Exhibits.

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

## CERTIFICATE OF SERVICE

I hereby certify that this Formal Wetland Determination and Notice of Rights have been mailed or electronically submitted to the addressee (and the persons listed on the attached distribution list) on May 12, 2023 in accordance with Section 120.60(3), F.S. Notice was also electronically posted on this date through a link on the home page of the District's website ([www.sfwmd.gov/ePermitting](http://www.sfwmd.gov/ePermitting)).

Sincerely,

A handwritten signature in blue ink, appearing to read "Gary R. Priest".

Gary R. Priest, P.E.  
Engineering Section Administrator, Environmental Resource Bureau

**South Florida Water Management District  
Formal Wetland Determination Permit No. 56-108626-P  
Date Issued: May 12, 2023**

**Project Name:** 22-378 - PMHI Hotels

**Petitioner:** Larry Bielski  
Prime Hospitality Management, LLC  
60 Service Lane  
Ringgold, GA 30736

**Application No.** 230116-37200

**Location:** St Lucie County, See Exhibit 1

**Acres:** 4.75

**Expiration Date:** May 12, 2028

**Type:** Certified Survey

**Summary**

On October 21, 2022, the District received a request for a formal determination of the boundary of wetlands and other surface waters (OSWs) on a 4.75-acre property known as 22-378 - PMHI Hotels. The landward extent of wetlands and other surface waters was established by the petitioner and revised and verified by District staff on February 2, 2023 pursuant to Rule 62-330.201 F.A.C. The methodology used for the determination is consistent with Chapter 62-340, F.A.C.

**Site Description**

The 4.75-acre property is located in Section 19, Township 35 South, Range 340 East, St. Lucie County. More specifically, the property is located on the eastern side of South Jenkins Road, just north of Okeechobee Road, St. Lucie County, Florida. Refer to Exhibit No. 1.0 for a location map. Land use consists of undeveloped land. Vegetative communities on the property are upland pine flatwoods and herbaceous wetland.

**Wetland Delineation Procedure**

One wetland, as defined by Subsection 373.019(27), F.S. and Chapter 62-340, F.A.C., was identified on the property. The wetland was delineated using the methods established in Chapter 62-340, F.A.C.; more specifically, using the Wetland Definition, B and D Tests. The wetland delineated on the property totaled 0.38 acres. A certified survey of the onsite wetland, dated March 29, 2023, is depicted as Exhibit No. 2.0. Wetland delineation information, including delineation data forms and representative photographs of the wetland and upland areas, can be found in the permit file, on the District's epermitting site. The wetland delineation data forms were filled out by District staff during the February 2, 2023 field inspection.

**Wetland and Upland Description**

The site contains one 0.38-acre herbaceous wetland located on the southeastern portion of the property. This wetland contains native canopy and groundcover species (*Acer rubrum*, *Sabal palmetto*, *Quercus laurifolia*, *Polygonum spp.*, *Commelina spp.*, *Ludwigia repens*, *Eleocharis spp.*), as well as exotics such as *Schinus terebinthifolia* and *Urena lobata*. The wetland soils contain muck at the surface and meet the Muck Presence (A8) and stripped matrix (S6) soil field indicators. Hydrologic indicators, such as standing water, elevated lichen lines, algal matting, and adventitious rooting was observed in the deepest portions of the wetland. Based on a map

produced using National Resource Conservation Service (NRCS) soil data, the soils supporting the wetland are mapped as Nettles and Oldsmar Fine Sands (non hydric). Soil pits from the wetland and upland near the boundary were dug and the profiles examined by staff; the soil pit data are included in the data forms.

### **Formal Determination of Wetlands and OSWs**

This Formal Determination of Wetlands and OSWs is the District's determination of the landward extent (boundaries) of wetlands and OSWs within the property based on the documentation submitted by the petitioner and field application of Chapter 62-340, F.A.C.

This action does not authorize any construction activities or constitute conceptual approval of any anticipated projects or activities in wetlands or OSWs. It does not in any way establish boundaries of sovereign submerged lands, high water elevations or other elevations/ boundaries.

Pursuant to Subsection 373.421 (4), F.S., the Governing Board may revoke the Formal Wetland Determination (FWD) upon a finding that the petitioner has submitted inaccurate information to the District.

The FWD shall be binding for the stated duration provided physical conditions on the property do not change so as to alter the boundaries of wetlands and OSWs during that period.

## **Distribution List**

Drew Liddick, EDC, Inc \*

Anthony Adams, EDC, Inc \*

Florida Department of Environmental Protection SLERC \*

St. Lucie County Planning and Development Services \*

FDEP, Port St. Lucie Branch Office \*

Florida Department of Environmental Protection - Environmental Administrator \*

## **Exhibits**

The following exhibits to this permit are incorporated by reference. The exhibits can be viewed by clicking on the links below or by visiting the District's ePermitting website (<http://my.sfwmd.gov/ePermitting>) and searching under this application number 230116-37200.

[Exhibit No. 1.0 Location Map](#)

[Exhibit No. 2.0 Wetland Map](#)

## **NOTICE OF RIGHTS**

As required by Chapter 120, Florida Statutes, the following provides notice of the opportunities which may be available for administrative hearing pursuant to Sections 120.569 and 120.57, Florida Statutes, or judicial review pursuant to Section 120.68, Florida Statutes, when the substantial interests of a party are determined by an agency. Please note that this Notice of Rights is not intended to provide legal advice. Some of the legal proceedings detailed below may not be applicable or appropriate for your situation. You may wish to consult an attorney regarding your legal rights.

### **RIGHT TO REQUEST ADMINISTRATIVE HEARING**

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

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

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

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

### **FILING INSTRUCTIONS**

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

Additional filing instructions are as follows:

- Filings by mail must be addressed to the Office of the District Clerk, 3301 Gun Club Road, West Palm Beach, Florida 33406.
- Filings by hand-delivery must be delivered to the Office of the District Clerk. Delivery of a petition to the District's security desk does not constitute filing. It will be necessary to request that the District's security officer contact the Office of the District Clerk. An employee of the District's Clerk's office will receive and process the petition.
- Filings by e-mail must be transmitted to the Office of the District Clerk at [clerk@sfwmd.gov](mailto:clerk@sfwmd.gov). The filing date for a document transmitted by electronic mail shall be the date the Office of the District Clerk receives the complete document.

### **INITIATION OF ADMINISTRATIVE HEARING**

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

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

### **MEDIATION**

The procedures for pursuing mediation are set forth in Section 120.573, Florida Statutes, and Rules 28-106.111 and 28-106.401–.405, Florida Administrative Code. The District is not proposing mediation for this agency action under Section 120.573, Florida Statutes, at this time.

### **RIGHT TO SEEK JUDICIAL REVIEW**

Pursuant to Section 120.68, Florida Statutes, and in accordance with Florida Rule of Appellate Procedure 9.110, a party who is adversely affected by final District action may seek judicial review of the District's final decision by filing a notice of appeal with the Office of the District Clerk in accordance with the filing instructions set forth herein within 30 days of rendition of the order to be reviewed, and by filing a copy of the notice with the appropriate district court of appeals via the Florida Courts E-Filing Portal.